

**1,700 SF
RETAIL
SPACE**

- 1,700 SF Retail Space
- On-Site Parking
- TI Package Available
- 1st Floor Frontage
- Natural Light Throughout



RE/MAX SELECT REALTY

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Property Summary

Space SF:	1,700 SF
Lease Rate:	\$25/SF NNN
Parking Ratio:	2/1000 SF
Parking Price:	\$175/month per space
Year Built:	1990
Zoning:	Commercial

Property Overview

5830 Ellsworth offers beautiful retail space to suit any need. This customizable offering includes 1,700 SF of first floor, highly trafficked space. Featuring a large open space, already built-in restrooms, a wall of windows, and tons of walking traffic make this the perfect space for a range of business opportunities. This space is available immediately. Close to restaurants, coffee shops, bars, public transit, and all Shadyside has to offer! On-site parking is available.

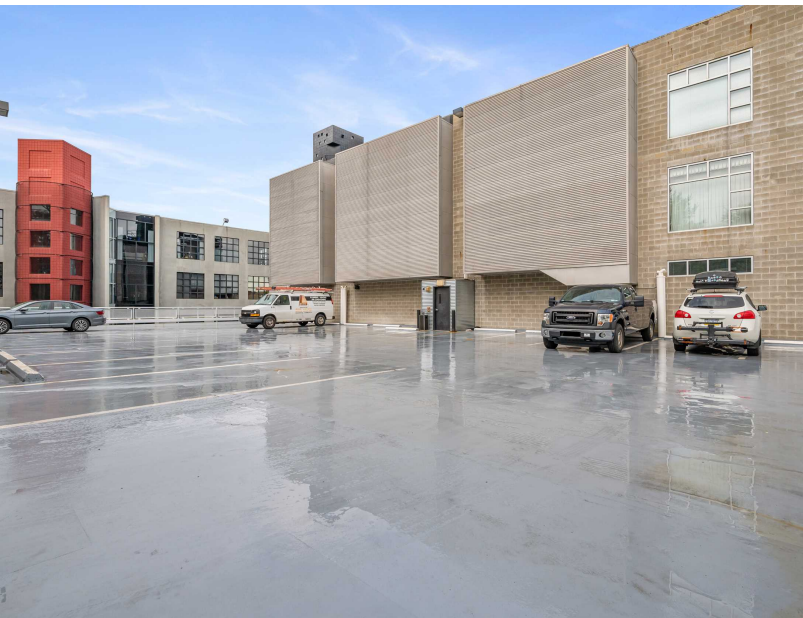
Property Highlights

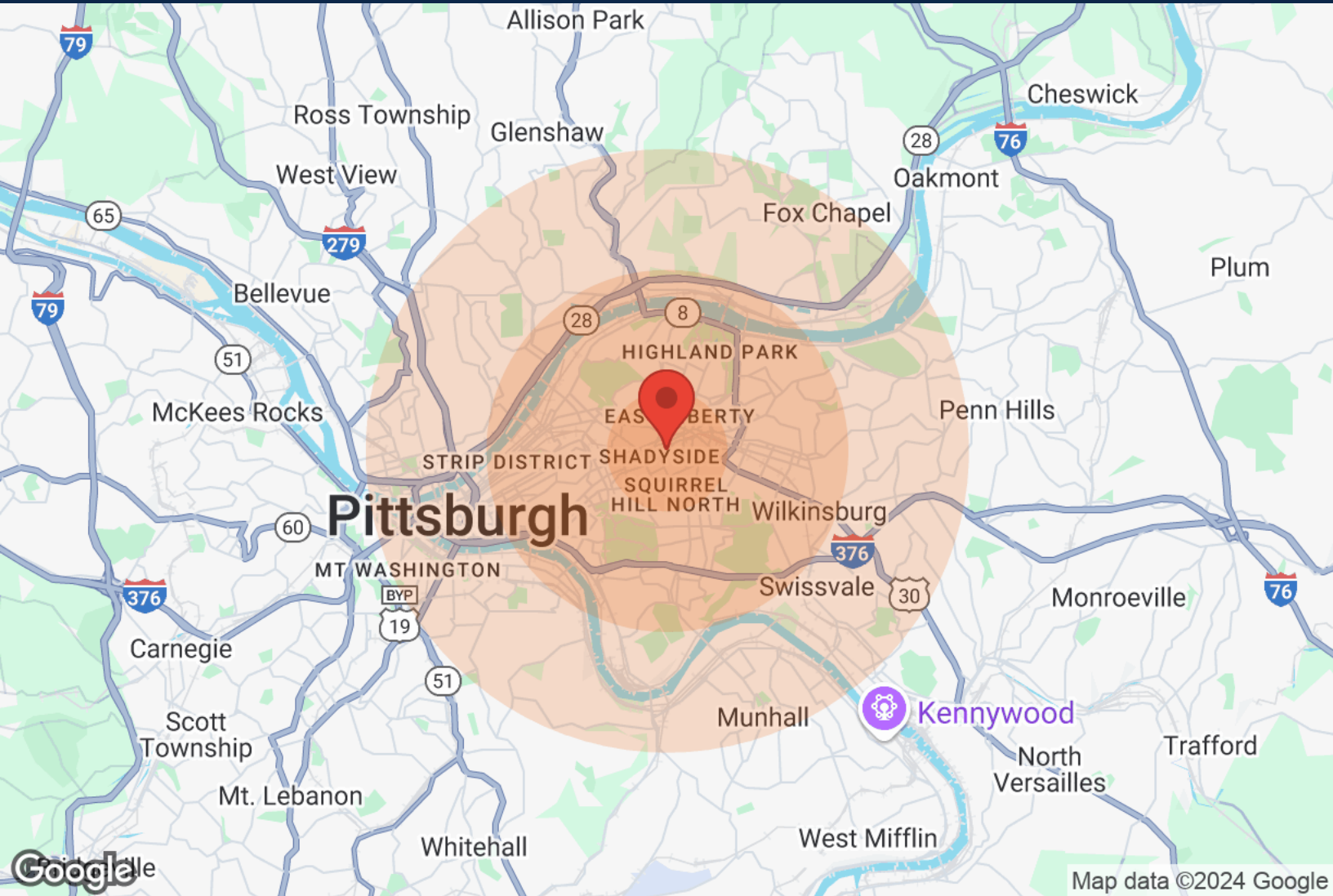
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PROPERTY PHOTOS

ELLSWORTH CENTER I

5830 Ellsworth Avenue
Pittsburgh, PA 15232





Population	1 Mile	3 Miles	5 Miles
Male	17,238	84,248	159,659
Female	17,710	91,476	171,641
Total Population	34,948	175,724	331,300
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,106	23,888	47,960
Ages 15-24	2,430	16,623	34,673
Ages 25-54	19,391	84,179	145,460
Ages 55-64	3,918	20,995	42,185
Ages 65+	5,103	30,039	61,022
Race	1 Mile	3 Miles	5 Miles
White	22,374	118,328	221,555
Black	6,839	43,003	91,310
Am In/AK Nat	8	43	84
Hawaiian	1	6	12
Hispanic	855	2,809	4,340
Multi-Racial	1,628	6,958	12,356

Income	1 Mile	3 Miles	5 Miles
Median	\$39,979	\$36,382	\$37,137
< \$15,000	3,787	18,218	31,828
\$15,000-\$24,999	2,691	11,873	22,372
\$25,000-\$34,999	1,990	9,410	17,284
\$35,000-\$49,999	2,449	11,372	20,894
\$50,000-\$74,999	2,399	11,927	23,027
\$75,000-\$99,999	1,411	6,700	13,107
\$100,000-\$149,999	1,301	5,849	11,555
\$150,000-\$199,999	463	2,287	4,120
> \$200,000	1,283	3,543	5,665

Housing	1 Mile	3 Miles	5 Miles
Total Units	19,590	93,069	177,204
Occupied	17,702	82,178	154,402
Owner Occupied	5,219	34,059	74,719
Renter Occupied	12,483	48,119	79,683
Vacant	1,888	10,891	22,802



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.