



SS | SOUTHSIDE W | WORKS

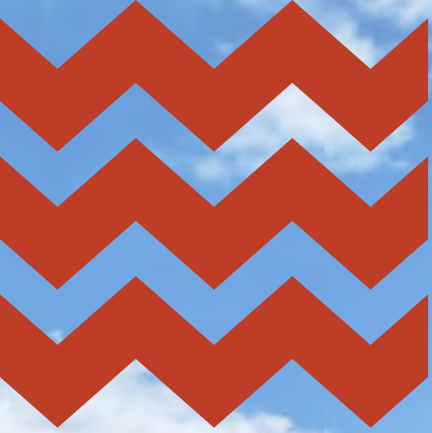
Retail
Space
For
Lease

Coming Soon!



LEGACY
REALTY PARTNERS





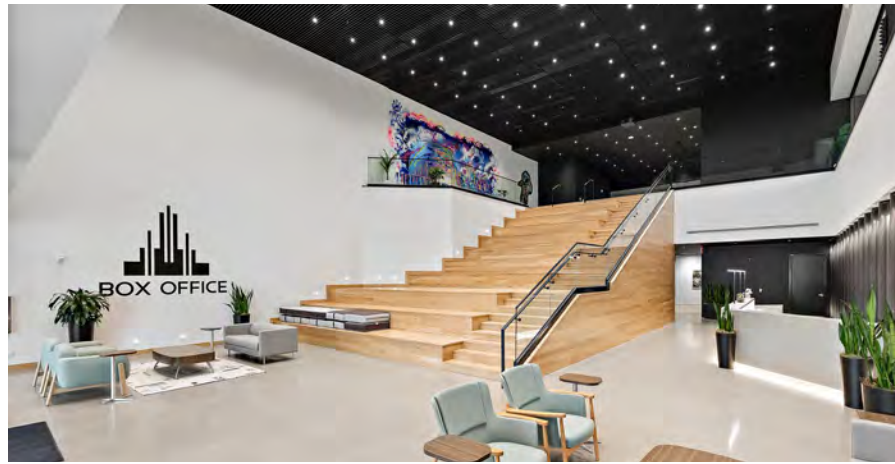
The transformation of **SouthSide Works** is remarkable, breathing new life into Pittsburgh's riverfront. New retailers and restaurants are embracing the vibrant amenities of the reimagined Town Square and Dog Park. Somera Road's committed investment reflects their confidence in the Pittsburgh region and highlights SouthSide Works as the premier example of the live-work-play-stay lifestyle in Western Pennsylvania.



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W | WORKS**



BOX OFFICE



The University of Pittsburgh School of Health & Rehabilitation Sciences anchors the 66,000 SF redevelopment of the former SouthSide Works Cinema. The program hosts 180 students. The Box Office features a large communal stair and video wall for town hall meetings, along with approximately 2,000 RSF of outdoor patio space overlooking the town square and central SouthSide Works community.

DOG PARK



Puppies & Beer - what could be better!? Relax with a cold beer from Levity Brewing Co.'s first Pittsburgh location while watching your dog in the park. The permanent kiosk is next to the dog park between Tunnel Blvd and South Water Street.



TOWN SQUARE

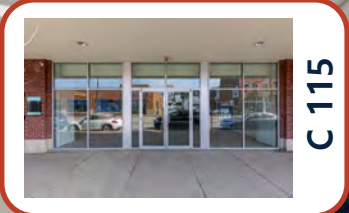
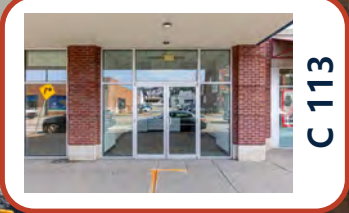


Renewed and fresh. The Town Square focuses on community public space creating an inclusive and inviting, neighborhood vibe. Three new F&B kiosks have been added and are accompanied by seasonal farmers markets, lawn games, live music, movie nights, holiday market, bingo and trivia nights, and much more.

SPORTS COURTS



Play a game and grab a bite to eat. The green space beside the dog park and supports competitive groups with pickle ball, basketball, and volleyball courts.



BUILDING TWO



BUILDING TWO



B 111



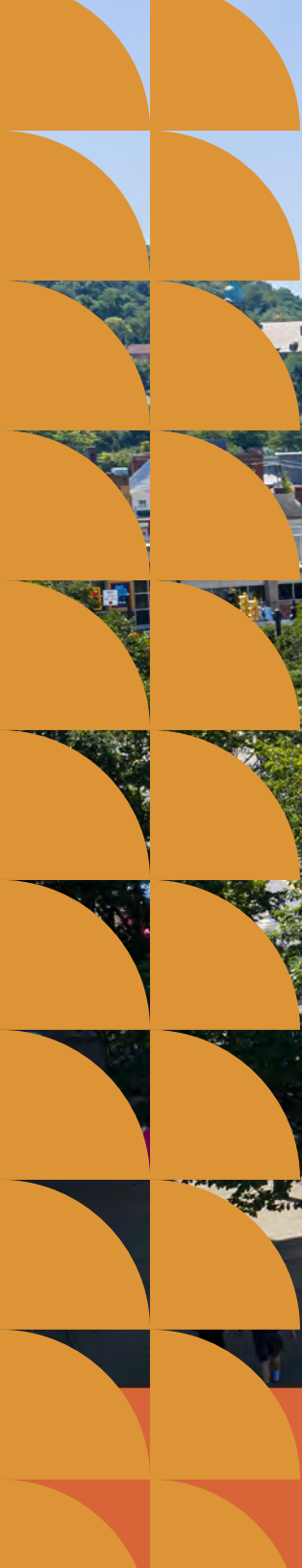
B 115



B 117



THE FLATS



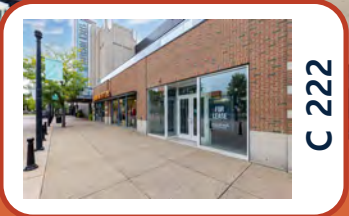
B 121



B 127



THE FLATS



C 222

THE BOX OFFICE

demographics. demographics. demographics.



POPULATION
1 mile | 21,369
3 mile | 181,722
5 mile | 397,200



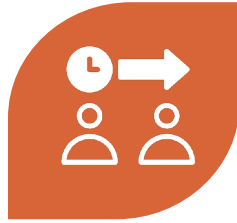
DAYTIME POPULATION
1 mile | 26,326
3 mile | 353,788
5 mile | 532,039



HOUSEHOLDS
1 mile | 10,454
3 mile | 83,047
5 mile | 184,300



AVE HH INCOME
1 mile | \$77,276
3 mile | \$97,725
5 mile | \$93,808



MEDIAN AGE
1 mile | 27.2
3 mile | 31.2
5 mile | 35.1



BACHELORS DEGREE
1 mile | 31%
3 mile | 26.6%
5 mile | 25%



75

Minutes

Average Time Visitors Spend
at SouthSide Works

2.3M

Visits From

July 2025 - August 2026

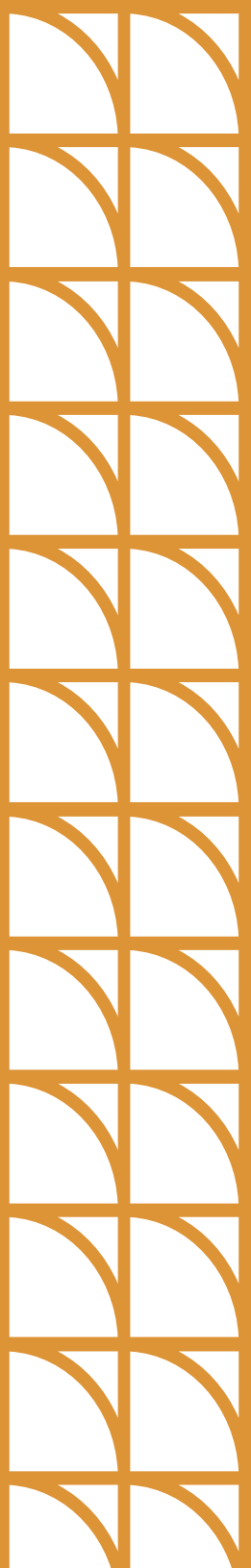
#1

Lifestyle Center in 50 Miles



		SouthSide Works	Monroeville Mall	Ross Park Mall	South Hills Village	The Mall at Robinson
Population	Three Miles	181,671	57,696	71,644	94,492	27,307
	Five Miles	404,390	157,445	164,352	234,638	90,635
	Ten Miles	916,819	582,837	647,381	650,624	500,336
Daytime Population	Three Miles	355,873	61,678	64,250	84,347	44,256
	Five Miles	540,052	143,724	134,283	201,801	102,870
	Ten Miles	1,008,544	618,330	786,607	777,449	573,390
Median Age	Three Miles	31.5	44.3	43.6	44.9	40.9
	Five Miles	35.1	44.1	42.4	43.3	41.9
	Ten Miles	39.5	40	38.1	39.3	40.1
Estimated HH	Three Miles	82,696	26,844	31,104	38,671	11,297
	Five Miles	187,421	74,475	71,448	100,388	40,004
	Ten Miles	413,477	266,649	286,798	282,818	220,764
Housing Units	Three Miles	95,222	29,835	32,912	41,140	12,473
	Five Miles	212,631	83,226	76,818	107,739	43,924
	Ten Miles	459,998	297,999	319,081	313,285	243,894
Income Over \$75,000	Three Miles	76,483	25,040	42,986	61,609	18,378
	Five Miles	179,549	64,552	92,695	139,375	50,937
	Ten Miles	440,073	264,025	331,459	332,469	266,179
Income Over \$100,000	Three Miles	56,136	16,905	39,476	51,120	14,309
	Five Miles	128,596	43,770	83,162	108,403	36,888
	Ten Miles	321,803	191,753	295,853	249,189	199,134
Some College Education, No Degree	Three Miles	21,437	9,404	8,812	10,867	3,550
	Five Miles	53,784	26,136	22,352	31,676	12,870
	Ten Miles	129,271	83,929	82,865	90,437	69,046
Bachelor's Degree	Three Miles	47,234	13,962	23,141	32,694	9,202
	Five Miles	103,524	34,480	50,292	72,738	25,287
	Ten Miles	236,539	138,715	184,504	173,066	141,595
Masters Degree	Three Miles	47,416	8,827	14,329	23,340	5,024
	Five Miles	92,201	22,830	31,391	47,397	13,595
	Ten Miles	179,697	114,819	153,429	124,269	92,562

demographic comparison. demographic comparison.





#1 Metro for College Graduates
Trulia & LinkedIn

Top Ten City Living In the Future
CNN Tech

#3 Most Livable City in the US
The Economist

45,000 Annual Degree Certificate Completions
Wall Street Journal

#1 US Artificial Intelligence Program (Carnegie Mellon)
US News & World Report 2024

Top 10 Best Large City for College: Social Environment
Wallet Hub, 2024

pittsburgh proud. pittsburgh pperfect.



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