

124 NORTH HIGHLAND AVENUE

PITTSBURGH PA 15206

PURCHASE OPPORTUNITY IN EAST LIBERTY



PROPERTY HIGHLIGHTS

- 36,000 SF building on 0.4 acre lot in the heart of Pittsburgh most dynamic neighborhood
- 12,000 sf per floor (1st, 2nd, and basement)
- Excellent redevelopment opportunity
- High ceilings - 18'
- Located at the corner of Kirkwood and North Highland - very favorable pedestrian and vehicle traffic
- Directly adjacent to the Hotel Indigo

- Centrally located in East Liberty, in the East End of Pittsburgh
- 1 minute from Duolingo headquarters
- 2 minutes from Google's Pittsburgh headquarters
- 5 minutes to Oakland, CMU, Highland Park and Shadyside
- 10 minutes to Downtown Pittsburgh
- Next to high grossing Target
- Close to major universities, hospitals and cultural institutions,
- Within walking distance to hotels, restaurants, apartments, entertainment, and Whole Foods



CONTACT

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LOCATION



MINUTES FROM:

- The headquarters for Google, Duolingo, and Phillips
- Carnegie Mellon, University of Pittsburgh, Carlow University, and Chatham Univeristy
- Hundreds of high-end apartment units
- A vast collection of wide ranging restaurants
- Target
- Whole Foods

2023 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	35,017	173,764	327,504
Households	18,637	82,103	155,376
Average HH Income	\$104,800	\$99,093	\$95,410
Daytime Population	33,678	257,829	479,772

