

Retail for Lease



5620 Baum Boulevard | Pittsburgh, PA 15206



Sampling of neighborhood retailers:



5620 Baum Blvd is located in the heart of Pittsburgh's East End. The location is surrounded by UPMC Shadyside Hospital, West Penn Hospital, The Assembly, major universities and world-class tech companies. Meds Eds & Tech is one of the 3 largest economic drivers in the Pittsburgh market. All of these entities have been expanding which further improves the quality of this location.

There are more than 29 colleges and Universities in Pittsburgh, three are in close proximity; The University of Pittsburgh, Carnegie Mellon, and Chatham University. These campuses comprise of more than 50,000 students. Another amenity is that the local trade area includes Aldi and Giant Eagle Supermarket are both within two blocks of 5620 Baum Blvd.

Jarbo Imperatore

jarbo.imperatore@jll.com

+1 412 651 2949

Surrounding Trade Areas: Bloomfield, Shadyside and East Liberty



West Penn Hospital

FRESENIUS KIDNEY CARE

Pep Boys

KFC

CHIPOTE

Pizza Hut

BRUEGGER'S

CENTRE PLAZA

PAPA JOHN'S

PENNY STATION

EMILIANO'S

verizon

SUPERCUTS

FAMILY HOUSE

PARKING DECK

UPMC LUNA GARAGE

HONDA

UPMC

HILLMAN CANCER CENTER

MOREWOOD COURT APTS

BAUM BLVD - 19,659 annual avg daily traffic

COURTYARD

HYATT PLACE

Wendy's

ALDI

RITE AID

WHOLE FOODS

TANA

Advance Auto Parts

THE HOME DEPOT

hotel INDIGO

CVS

target

THE VILLAGE AT EASTSIDE

Tuesday Morning

TRADER JOE'S

STAPLES

GIANT EAGLE

BAKERY SQUARE 2.0

BAKERY SQUARE

Panera BREAD

LAIFITNESS

ANTHROPOLOGIE

west elm

Learning Express

SPRINGHILL SUITES

MARRIOTT

WALNUT STREET

L'OCCITANE EN PROVENCE

J.CREW

SEPHORA

APPLE

RITE AID

lululemon

GAP

BRUEGGER'S

BANANA REPUBLIC

WILLIAMS-SONOMA

COACH

FIRST NIAGARA

TALBOTS

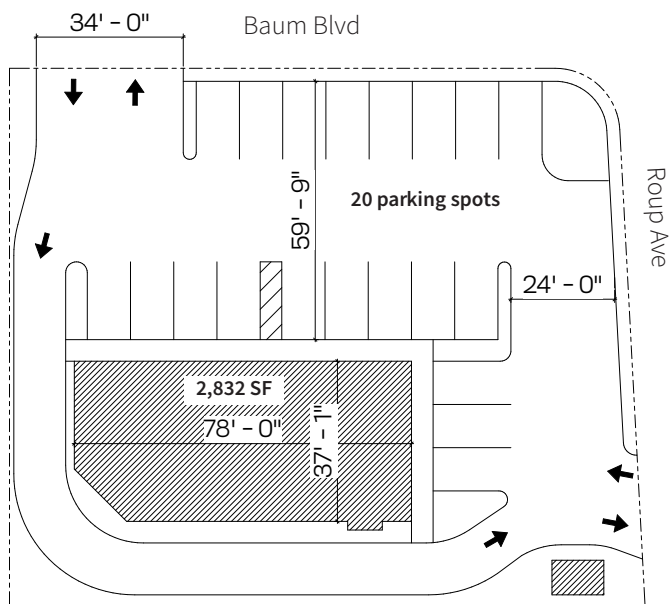
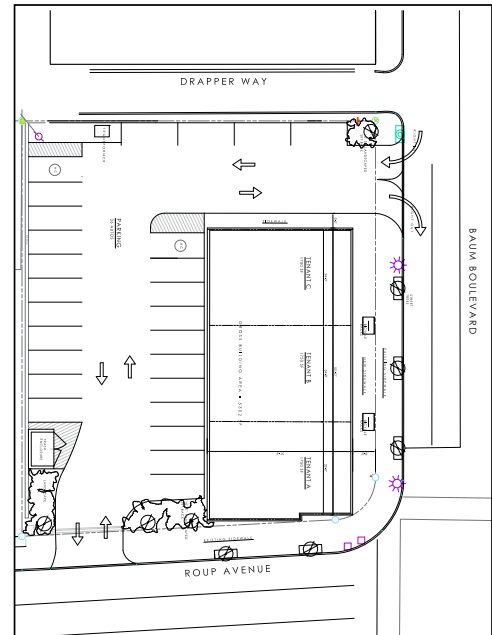




Potential Layout Option 1



Potential Layout Option 2



Demographics

2023 Demographics	1-mile	2-miles	3-miles
Population	41,843	70,797	67,477
Households	22,280	30,388	33,662
Average Household Income	\$98,537	\$106,520	\$89,422
Total Businesses	1,925	2,846	2,955
Total Employees	26,927	143,243	45,018
Employee Residential Population Ratio (per 100 residents)	64	202	67

Data Note:
Source Esri forecasts
for 2023. For complete
demographics please follow-up
with the broker.

KEY FACTS within a 2-mile radius

- Population: 106,045
- Households: 47,145
- Average Household Income: \$75,976

STUDENT POPULATION within a 1-mile radius

- Inventory Units: 13,854
- Units Under Construction: 128
- Market Monthly Rent: \$1,470

BUSINESS within a 1-mile radius

- Total Businesses: 3,238
- Total Employees: 33,931
- **Pittsburgh ranked #2 highest city in the country for amount of money spent on takeout**

EMPLOYMENT within a 1-mile radius

- Health care & social assistance businesses: 1,756
- Health care & social assistance employees: 12,426

SHADYSIDE: A WALKABLE MIX OF SPECIALTIES

East Pittsburgh neighborhood in Allegheny County with a population of 10,653

Quaint Shadyside is a walkable residential area known or its wide-ranging shopping scene, with a mix of upscale boutiques, big-name brand shops and specialty grocers, plus vintage, antiques and home decor stores. The lively bar scene features boisterous late-night pubs, a popular gay club and chilled craft beer spots, joined by tapas restaurants, American eateries, noodle bars and brunch spots.

BLOOMFIELD: PITTSBURGH’S LITTLE ITALY

East Pittsburgh neighborhood in Allegheny County with a population of 7,549

Bloomfield is a neighborhood with deep-rooted history and a wide-ranging dining scene that includes pizzerias and old-school Italian spots, as well as global eateries, hip cafes and burger joints. Lively taverns host bands and DJs, and classic dive bars buzz after dark. Liberty Avenue also has independent shops selling records, books and boutique clothing retailers.

LOCATION HIGHLIGHTS



14,186 residential units in a 1-mile radius



Walk Score® Walker’s Paradise (91)



Transit Score® Excellent Transit (70)

There are 5 bus stops within a block of the site.



57,305 students enrolled across 5 local universities