

Retail for Lease



One Alexander Health + Wellness Pavillion

2585 Freeport Road, Pittsburgh, PA 15238



Sample tenants within:



Highlights

- Professionally Maintained Medical Office Building
- Close to Route 28 and PA Turnpike
- Near Major Retailers Within the Trade Area
- 350 Free Parking Spaces

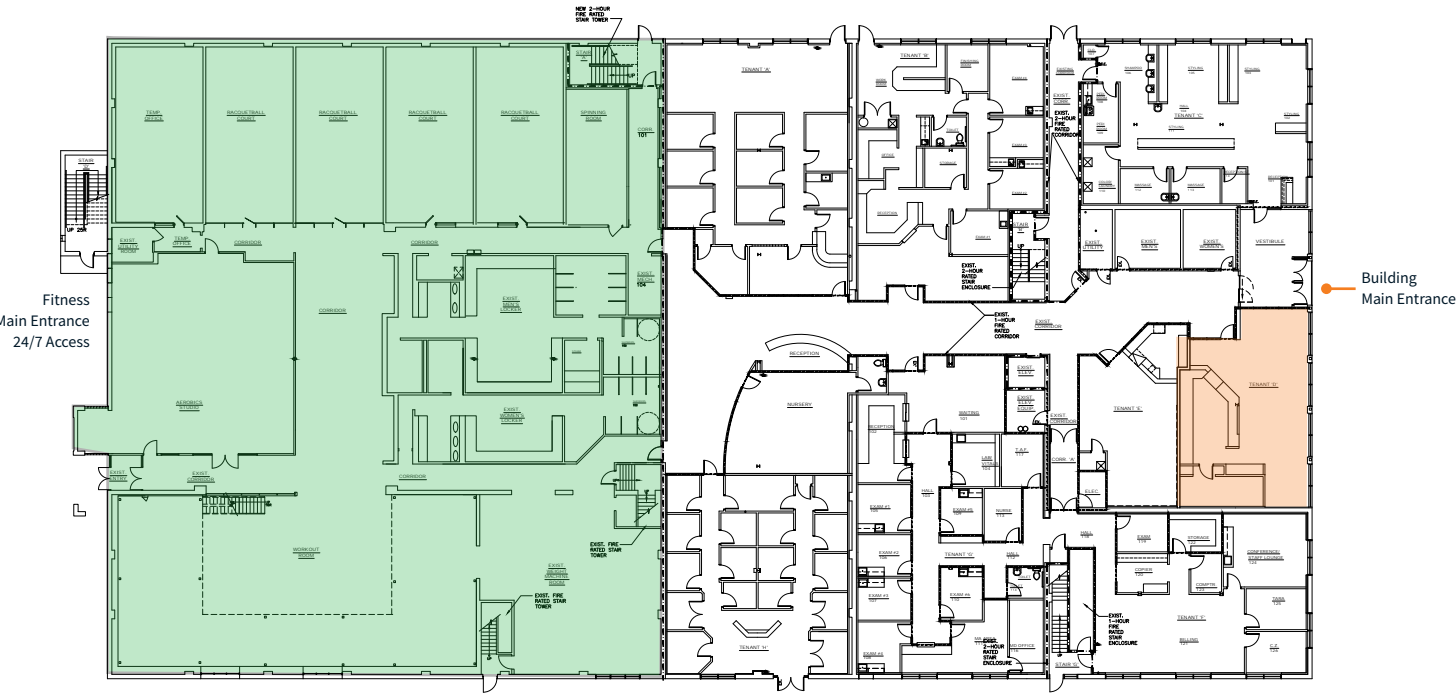
Available

- Fitness Space with FFE Available - 19,000 sf
- Café Space with FFE Available - 1,300 sf

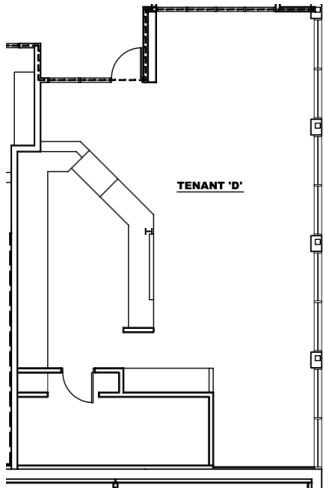
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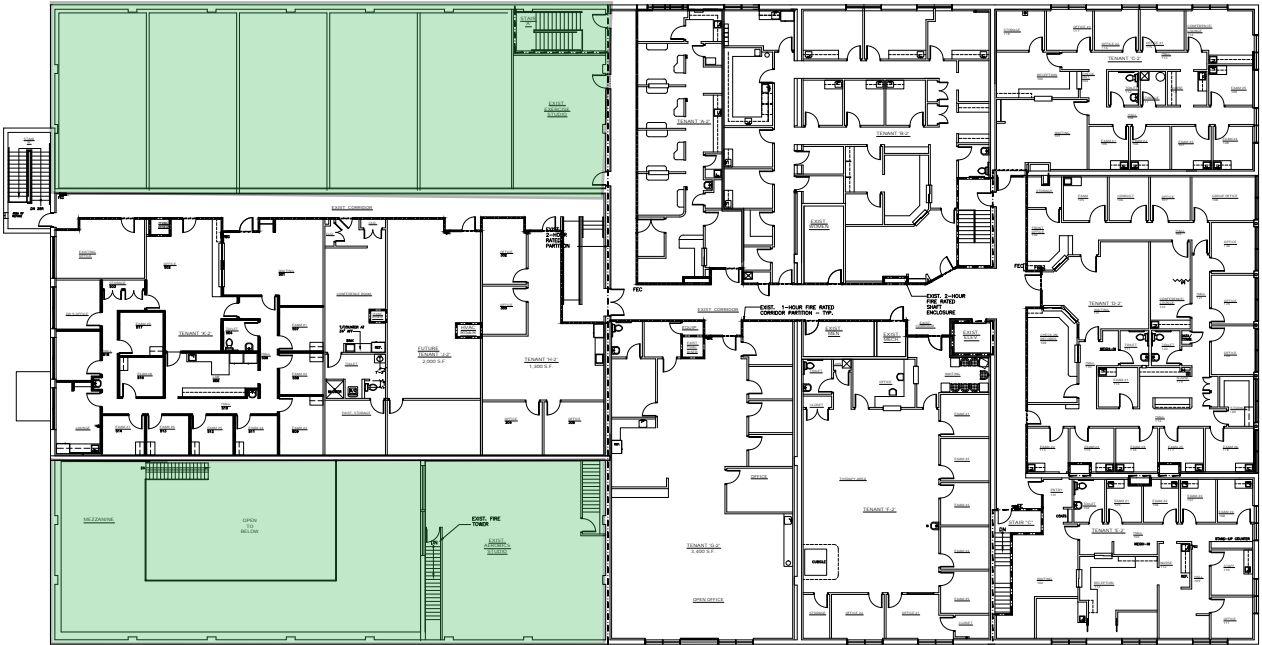
1st Floor



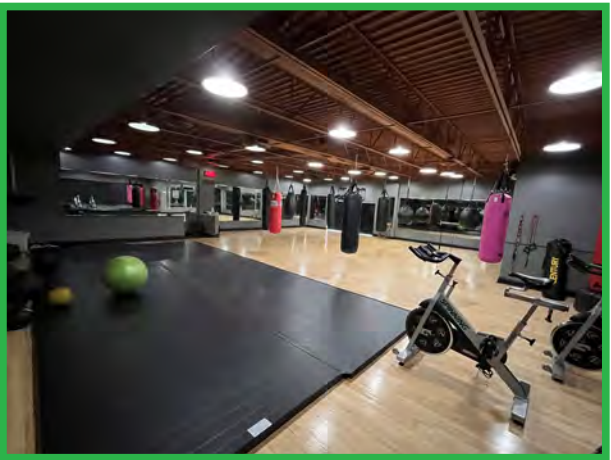
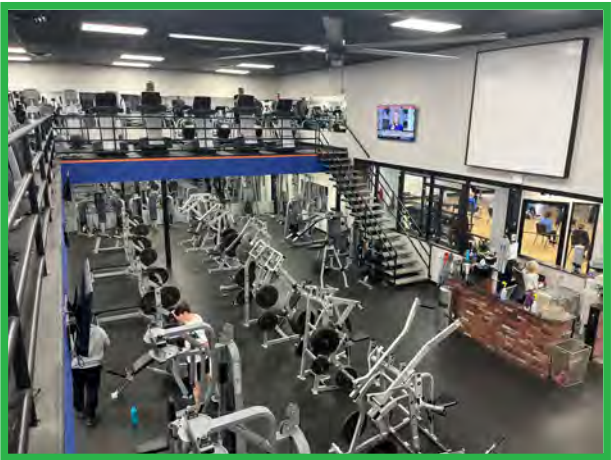
Café Space 1,300 sf



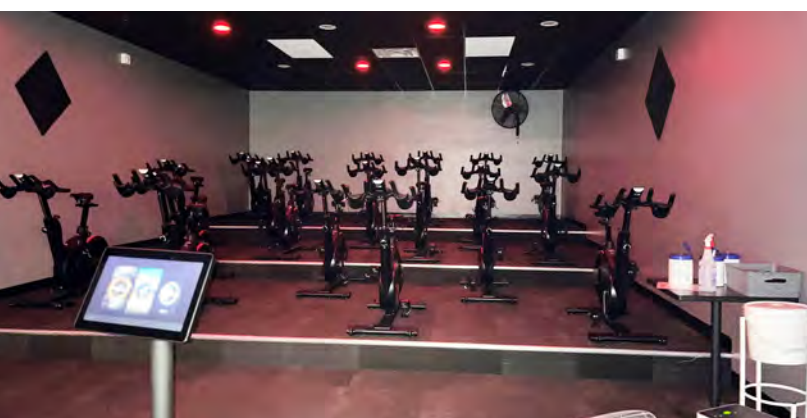
2nd Floor



Fitness Space 19,000 sf



19,000 sf Fitness Space with FFE Opportunities



The fitness space offers state-of-the-art equipment which includes bikes, treadmills, ellipticals and more for cardio training; free weights, dumbbells, racks & machines for strength training; circuit training for a great full-body workout; and group classes for every age and stage of fitness. Work out on single station machines or join a group class for added energy and fun.

Personal training, too, for those who need that extra ounce of guidance and encouragement to discover how to meet their goals — and stick with it!

24/7 ACCESS

With 24/7 hours, members have convenient access to the fitness club space around-the-clock! Workout according to your schedule and routine.

RACQUETBALL

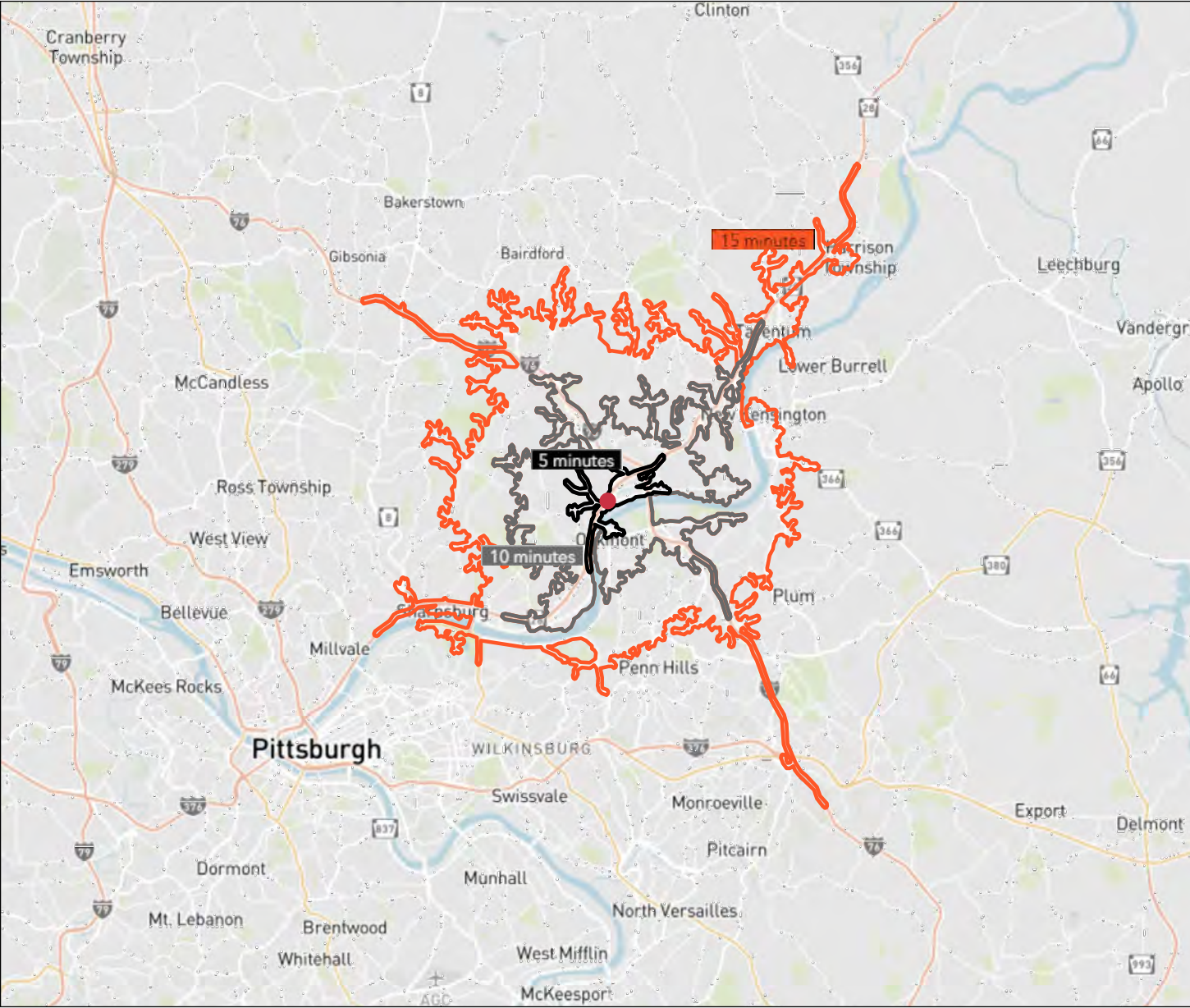
For a rugged sport that's great exercise, try racquetball! The fitness club space features indoor courts for comfortable, temperature-controlled matches.

SENIOR FITNESS

The health club in Pittsburgh values our seniors, and that's why there are selected fitness options like **Silver Sneakers Classic** and **Silver Sneakers Cardio Circuit**.

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Demographics



2023 Demographics	5-Min	10-Min	15-Min
Population	924	25,790	72,491
Wealth Index	125	137	123
Average Household Income	\$121,754	\$128,240	\$117,822
Total Businesses	195	1,515	3,484
Total Employees	3,788	24,146	48,884
Total Residential Population	924	25,790	72,491
Employee/Residential Ratio	410	94	67

Retail Goods & Services - 5 Min	Spending Potential Index	Average Amount Spent	Total
Membership Fees for Clubs	113	\$313	\$158,404
Fees for Participant Sports	112	\$133	\$67,523
Food Away from Home	110	\$4,080	\$2,060,611
Alcoholic Beverages	113	\$761	\$384,319
Retail Trade, Food Services and Drinking Places (NAICS Code 44-45, 722)	119	\$32,643	\$390,845,835
Retail Trade (NAICS Code 44-45)	119	\$27,949	\$334,634,532
Food Services and Drinking Places (NAICS Code 722)	117	\$4,694	\$56,211,302
Special Food Services (NAICS Code 7223)	111	\$15	\$8,028
Drinking Places - Alcoholic Beverages (NAICS Code 7224)	113	\$105	\$53,317
Restaurants & Other Eating Places (NAICS Code 7225)	110	\$4,310	\$2,176,646
Retail Goods & Services - 10 Min	Spending Potential Index	Average Amount Spent	Total
Membership Fees for Clubs	121	\$335	\$4,105,106
Fees for Participant Sports	120	\$143	\$1,718,602
Food Away from Home	117	\$4,359	\$52,201,458
Alcoholic Beverages	121	\$815	\$9,769,447
Retail Trade, Food Services and Drinking Places (NAICS Code 44-45, 722)	119	\$32,643	\$390,845,835
Retail Trade (NAICS Code 44-45)	119	\$27,949	\$334,634, 532
Food Services and Drinking Places (NAICS Code 722)	117	\$4,694	\$56,211,302
Special Food Services (NAICS Code 7223)	118	\$16	\$56,211,302
Drinking Places - Alcoholic Beverages (NAICS Code 7224)	120	\$111	\$1,336,295
Restaurants & Other Eating Places (NAICS Code 7225)	117	\$4,566	\$54,673,643
Retail Goods & Services - 15 Min	Spending Potential Index	Average Amount Spent	Total
Membership Fees for Clubs	111	\$309	\$10,134,917
Fees for Participant Sports	109	\$130	\$4,285,980
Food Away from Home	108	\$4,032	\$132,243,485
Alcoholic Beverages	111	\$746	\$24,473,341
Retail Trade, Food Services and Drinking Places (NAICS Code 44-45, 722)	109	\$29,985	\$983,240,118
Retail Trade (NAICS Code 44-45)	110	\$25,662	\$841,501,957
Food Services and Drinking Places (NAICS Code 722)	108	\$4,322	\$141,738,161
Special Food Services (NAICS Code 7223)	108	\$15	\$507,212
Drinking Places - Alcoholic Beverages (NAICS Code 7224)	109	\$102	\$3,350,304
Restaurants & Other Eating Places (NAICS Code 7225)	108	\$4,204	\$137,880,644

The **Spending Potential Index (SPI)** is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Data reports from ESRI 2023.

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