

THE
CAROLINE
AT UNIVERSITY COMMONS

RETAIL FOR LEASE

NEW CONSTRUCTION STUDENT HOUSING IN OAKLAND

LEGACY
REALTY PARTNERS

WALNUT CAPITAL
THE BEST IN CITY LIVING

THE CAROLINE

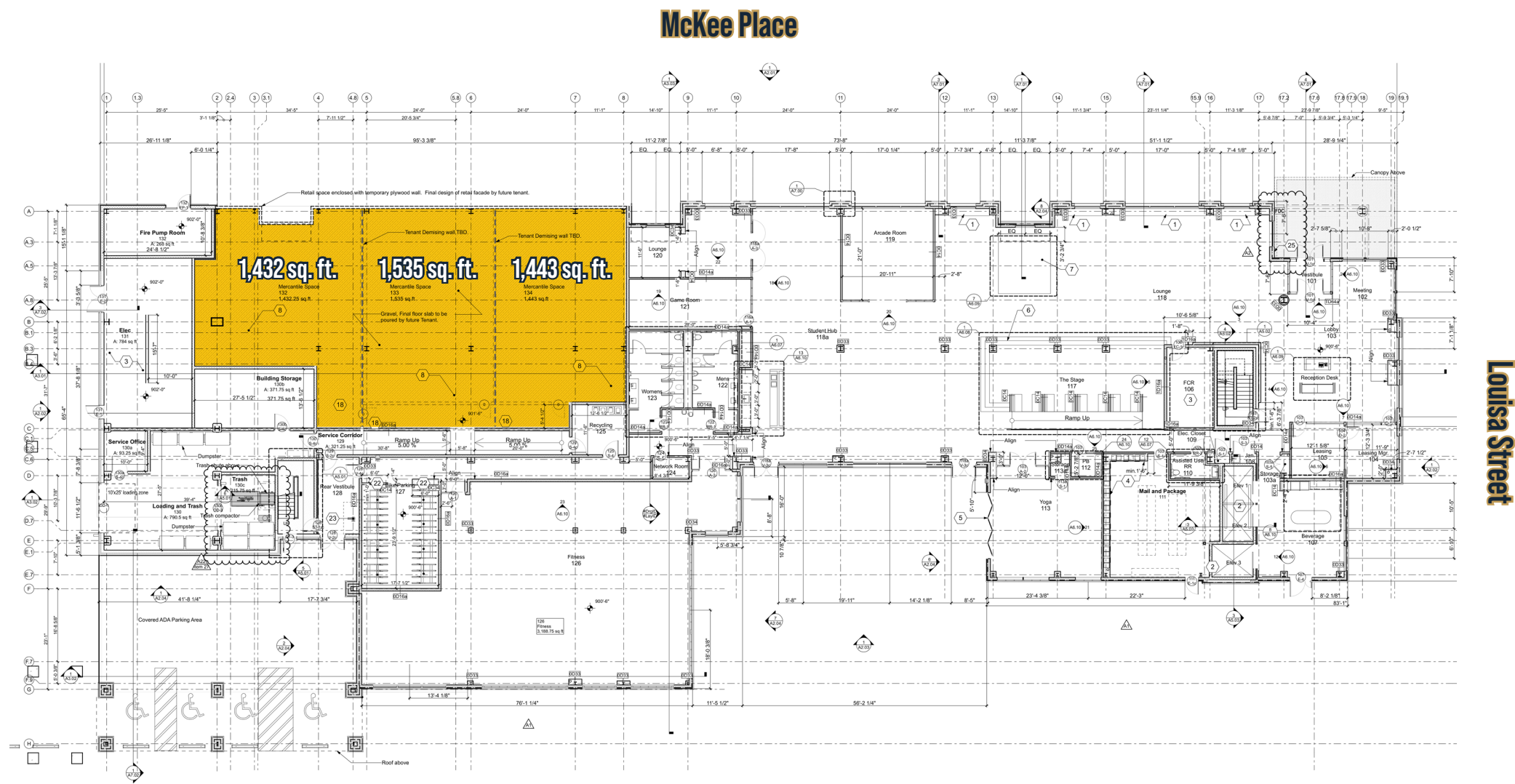
AT UNIVERSITY COMMONS

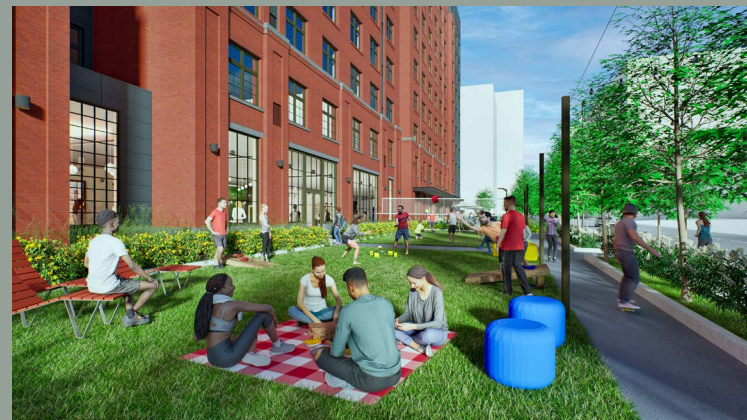
- 160 Units
- 480 Beds
- 2 and 3 Bedroom Units
- Fully Furnished
- Ground Floor Retail
- Fitness Center
- Yoga Studio
- Lounge & Study Areas
- Arcade & Gaming Room
- Opening Fall 2027
- Courtyard & Grilling Areas
- Outdoor Space
- Grab & Go Market



THE RETAIL PLAN

- Total of 4,410 sq. ft. Available
- Subdivideable to 1,432 sq. ft.
- Frontage on McKee Place
- Captive audience of the residents of the 480 bed student housing
- Proximity to the University of Pittsburgh, CMU, and Carlow University Campuses, as well as the UPMC Hospitals make The Caroline an attractive retail option





THE
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AT UNIVERSITY COMMONS

CARLOW
UNIVERSITY
2,453 Students

UPMC
LIFE CHANGING MEDICINE
Montefiore
463 Beds

UPMC
LIFE CHANGING MEDICINE
Presbyterian
1,542 beds

Fifth Avenue

SKYUE
APARTMENTS

Residence INN
BY MARRIOTT

BRIDGE
BY MARRIOTT

Forbes Avenue

CVS
pharmacy

Hilton
Garden Inn

CHIPOTLE
MEXICAN GRILL

HERE.

ROOTS
NATURAL KITCHEN

Starbucks

McDonald's

tropical CAFE
SMOOTHIE

PIADA
ITALIAN STREET FOOD

UPMC
LIFE CHANGING MEDICINE
Magee Womens
262 Beds

THE CAROLINE
AT UNIVERSITY COMMONS

McKee Place

Semple Street

Meyran Avenue

Atwood Street

Louisa Street



31,237 students

THE CAROLINE
AT UNIVERSITY COMMONS

Phipps Conservatory & Botanical Gardens
456K visits per year

Carnegie Mellon University
16,676 students

the heavy hitters



University of
Pittsburgh

132

acre campus in the middle of Oakland

±31K

Students

5,900

Faculty

#50

In the world in the U.S. News Best
Global Universities ranking (2024-25)

Carnegie
Mellon
University

157

acre campus in the middle of Oakland

16,676

Students

1,600

Faculty

#1&2

#1 artificial intelligence program and the
#2 computer science program in the U.S.,
according to U.S. News & World Report.

CARLOW
UNIVERSITY

14

acre campus in the middle of Oakland

2,453

Students

119

Faculty

#23

in the nation, making it the highest-
ranking institution in the Pittsburgh
region for social mobility in 2025

UPMC
LIFE CHANGING MEDICINE
Including three hospitals in Oakland

±40

acre campus in the middle of Oakland

1,200

Beds

±10K

Employees

#1&2

Ranked #1 in Pittsburgh and #2 in
Pennsylvania by U.S. News & World
Report

Strategic Location & **Connectivity**

500 within 500 miles of half the U.S. population

 Accessible within a day's drive of major markets

 90-minute flight reach to nearly half of North America

Major highway, rail, and newly modernized airport infrastructure

Thriving Tech & **Innovative Economy**

1,600+ technology firms across robotics, AI, healthcare, and engineering

Rapidly growing AI and robotics ecosystem with billions in investment



Affordability & **Livability**

Consistently ranked among the most livable U.S. cities



~45% lower housing costs than the national average

Strong appeal for young professionals, families, and retirees

built different
PGH

Culture, Sports & **Lifestyle**

Home to iconic professional teams (NFL, NHL, MLB)



Nationally recognized food scene and cultural institutions



Abundant outdoor amenities with extensive parks, trails, and riverfronts

Growing Population & **Talent Retention**

27% Students make up 27% of the population, with many staying post-graduation



Strong retention supports a sustainable, skilled workforce

World Class **Healthcare Hub**

Major driver of employment, research, and regional economic growth



Anchored by nationally ranked systems like UPMC and Allegheny Health Network

Highly Educated **Workforce**



88

Pipeline from 88 colleges and universities

Home to leading institutions driving innovation and research



Large concentration of college-educated millennials

An architectural rendering of a modern multi-story residential building named Walnut Capital. The building features a mix of dark grey and reddish-brown brickwork. It has numerous windows, many of which are multi-paned. The ground floor appears to have large glass windows and entrances. There are some trees and landscaping at the base of the building. The sky is blue with some light clouds.

LEGACY

REALTY PARTNERS

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WALNUT CAPITAL
THE BEST IN CITY LIVING

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