

SECOND GEN RESTAURANT FOR LEASE
1014 FIFTH AVENUE

PITTSBURGH, PA 15219

Uptown Pittsburgh Next To PPG Paints Arena

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LEGACY
REALTY PARTNERS

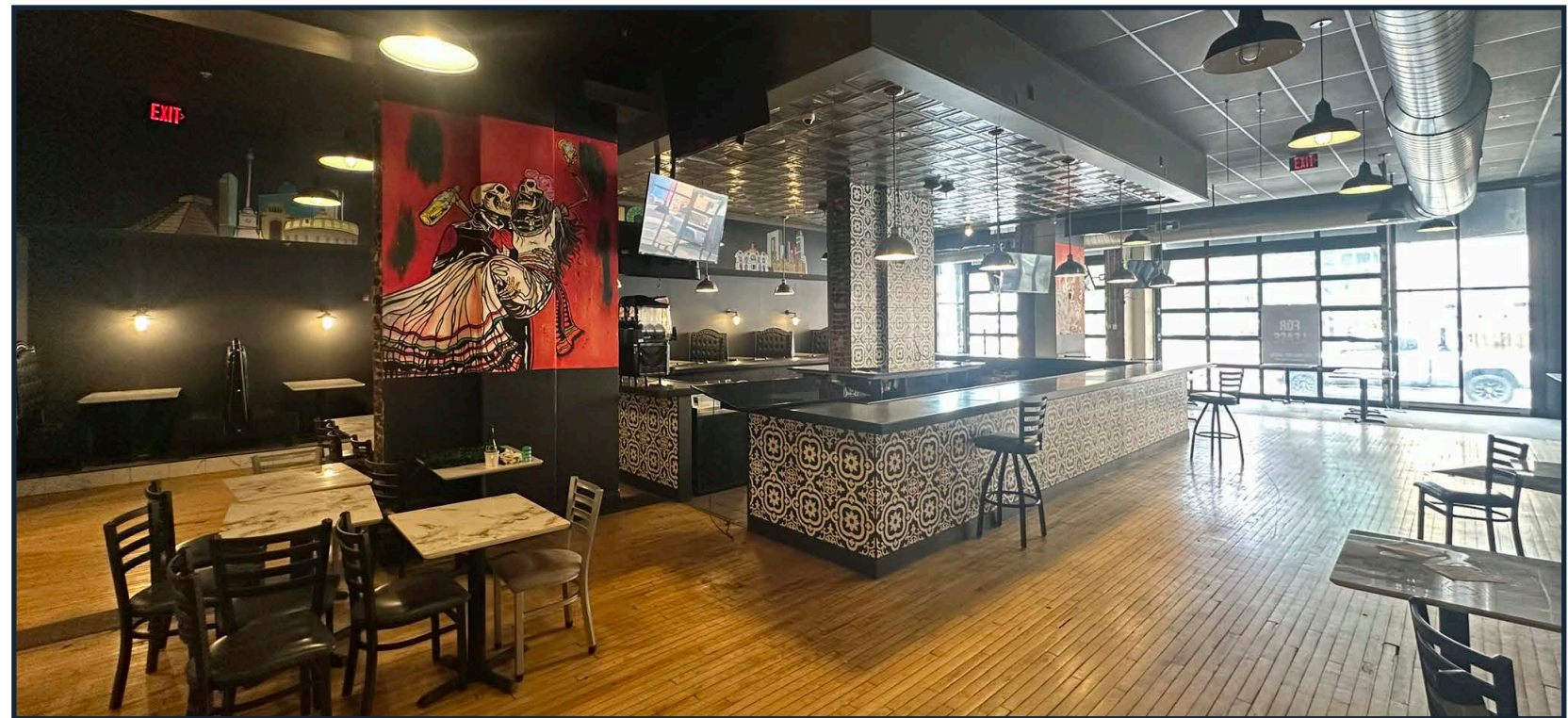
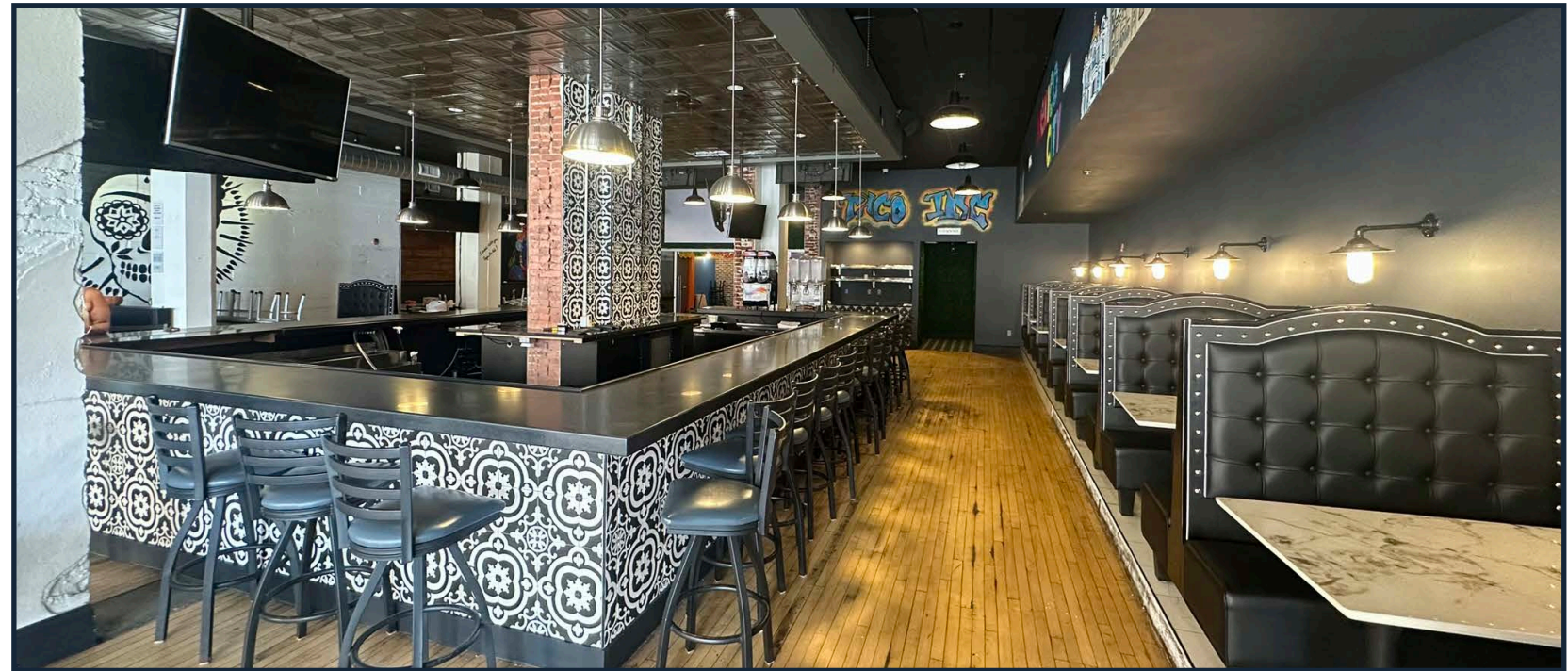
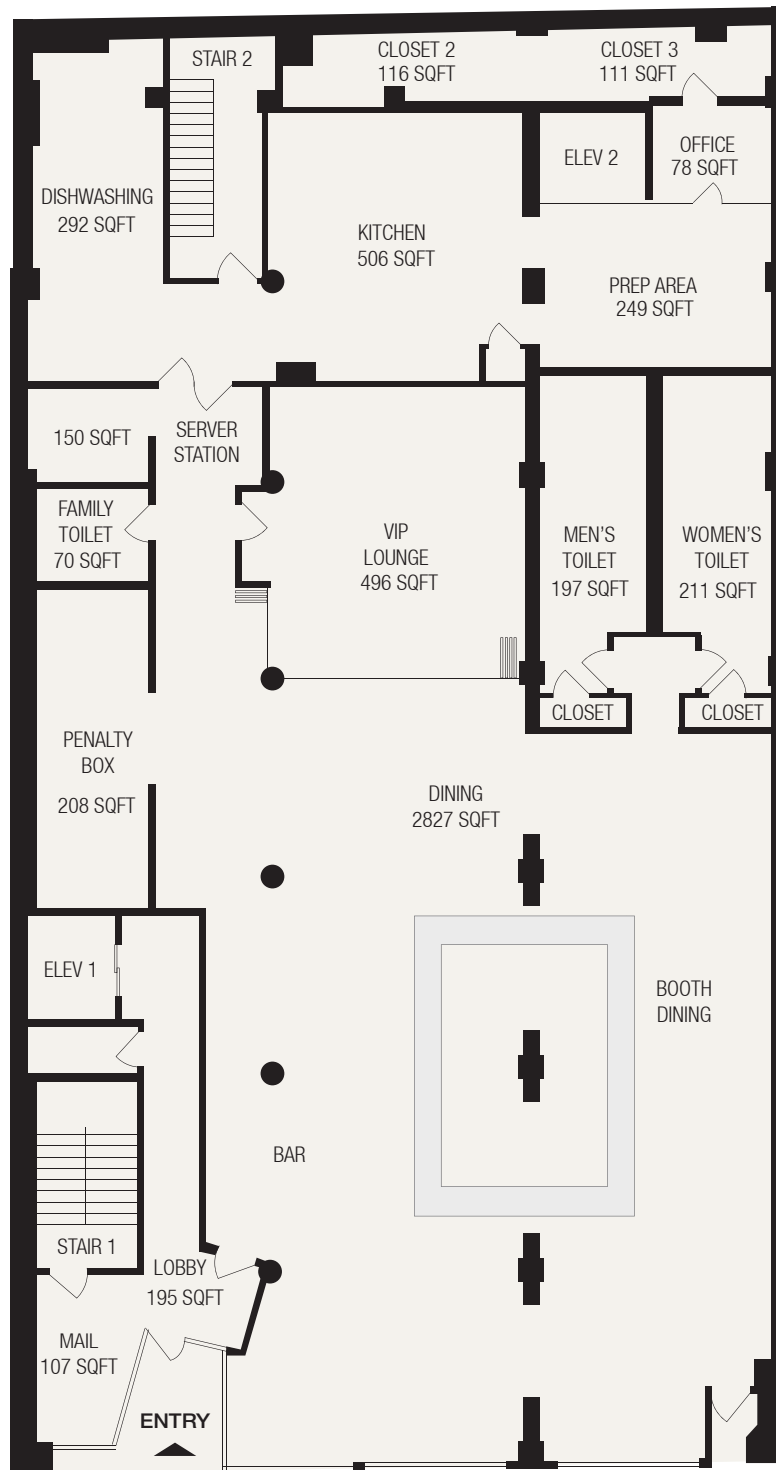


1014 FIFTH AVENUE

Pittsburgh, PA 15219 | Directly Adjacent to PPG Paints Arena

- 6,150 sq. ft. of second generation restaurant/bar space for lease
- Located directly across from PPG Paints Arena, home of the Pittsburgh Penguins and host to over 150 events per year
- Positioned to become the premier pre- and post-event gathering place
- Sits on a major PRT bus line and only a few blocks from Steel Plaza Station
- Situated along Fifth Avenue, a major corridor linking Downtown, UPMC Mercy Hospital, Duquesne University, and Oakland (home to Pitt & CMU)
- CLOSE TO...
 - UPMC Mercy - The new expansion drives daily influx of healthcare workers, patients, and visitors
 - Duquesne University - Provides a young, urban consumer base





28-ACRE MIXED-USE PROJECT - CIVIC ARENA SITE

FNB Financial Center, over 1,000 planned residential units, retail and dining spaces, a future hotel, cultural venues, and public parks.

EPICENTER
In the heart of unprecedented **URBAN GROWTH**

PPG PAINTS ARENA
19,758 SEATS | OPEN

CITY VIEW APT.
391 UNITS MULTIFAMILY | OPEN

CITY'S EDGE
106 UNITS MULTIFAMILY | OPEN

FLATS ON FIFTH
74 UNITS MULTIFAMILY | OPEN

CAMBRIA HOTEL
142 ROOMS | OPEN

UPTOWN FLATS
34 UNITS MULTIFAMILY | UC

1705 FIFTH AVENUE
51 UNITS MULTIFAMILY | OPEN

COLLEGE OF OSTEOPATHIC MEDICINE
100,000 SF | OPENED

STOUGH GROUP
196 UNITS MULTIFAMILY | PLANNED

5TH AVE SCHOOL LOFTS
64 UNITS MULTIFAMILY | OPEN

MCGINLEY HALL
556 BED | RESIDENCE HALL

RANGOS SCHOOL
PLANNED UNIVERSITY BUILDING

UPMC COOPER FIELDHOUSE
3,500 SEATS | COMPLETE

23 MITTENBERGER ST.
34 UNITS MULTIFAMILY | UNDER CONSTRUCTION

UPMC MERCY PAVILION
410,000 SF | COMPLETE

DUQUESNE UNIVERSITY

UPMC | MERCY

PROGRESS BRINGS PEOPLE



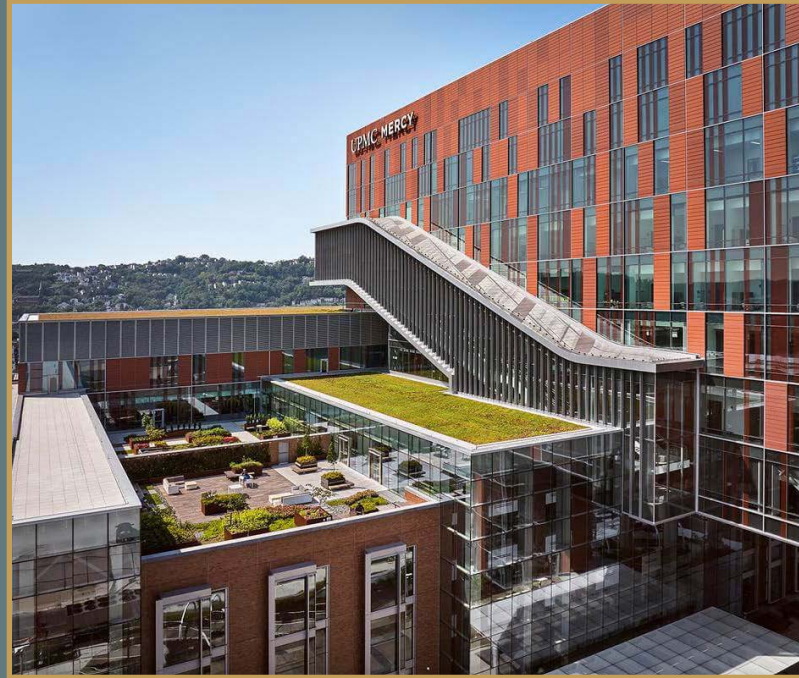
DUQUESNE UNIVERSITY

A+ ranked for campus location by Niche

Named one of the Best 390 Colleges by the Princeton Review

Top 12% of colleges in the U.S. by the
Wall Street Journal/College Pulse

8,282 total enrollment



UPMC MERCY

The new \$450 million expansion spans
410,000 SF

The new facility created permanent jobs related to clinical
care, academic research, and medical innovation.

The steady flow of patients, visitors, and employees boosts
foot traffic in Uptown, driving demand for goods and
services and creating opportunities for new businesses like
restaurants, shops, and cafés.

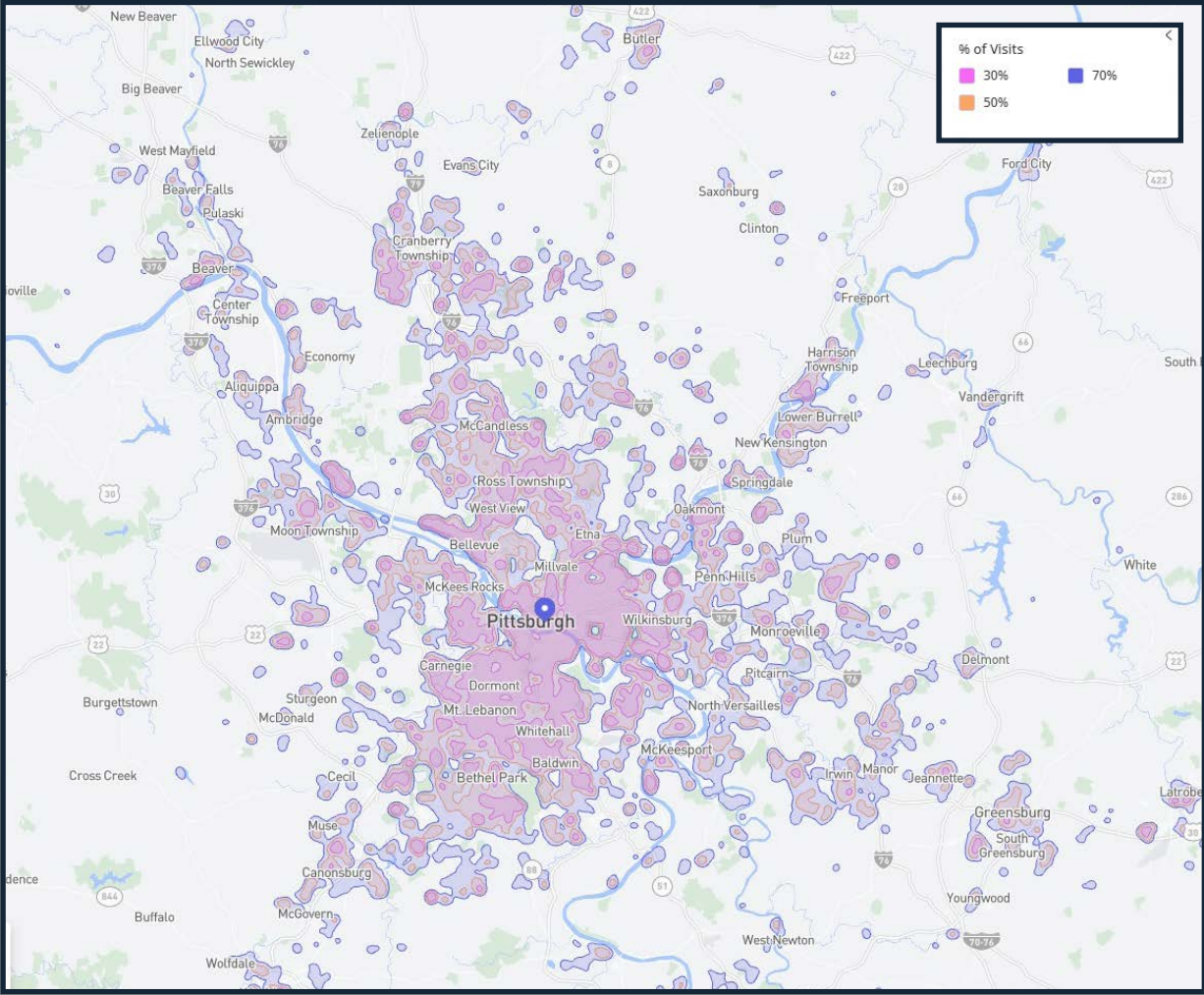


CITIZENS LIVE AT THE WYLIE

4,000-person-capacity, 98,500- SF space that can
accommodate a variety of show sizes, both seated and
standing.

80 and 110 events per year

Will create over 300 new jobs, all with a
base pay of \$20 an hour



Directly across the street from one of the most visited
Arenas in the nation!
Placer.ai July 2025 - June 2026



98% <i>#68 Stadium, Arena, & Athletic Field In Nation out of 6,280</i>	2.3M <i>Visits per Year</i>	\$86,123 <i>Household Median Income 30% Captured Market</i>	\$57,519 <i>Household Median Discretionary Income 30% Captured Market</i>
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