



**ENCORE**

# RETAIL SPACE FOR LEASE

**2,126 SF  
MOVE-IN READY**

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100 7th Street, Pittsburgh PA 15222

**McCAFFERY**

# Ideally Located at 7th & Fort Duquesne



# Directly Adjacent to New Arts Landing Civic Space





**ENCORIE**

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**One retail space available: 2,126 SF**

**Neighbor newest location of Colombino Coffee opening 2027**

**Move-in ready with HVAC and dedicated built bathrooms**

**Captive audience: Ground floor of 151-unit luxury residential building**

**Outdoor dining opportunity along 7th Street**

**Adjacent to Theater Square Parking Garage**

**Exceptional visibility & Direct access to 6th, 7th and 9th Street  
Bridges and I-279, I-579, I-376**

**Walking distance to Three Rivers Heritage Trail, Point State Park,  
PNC Park and Andy Warhol Museum**

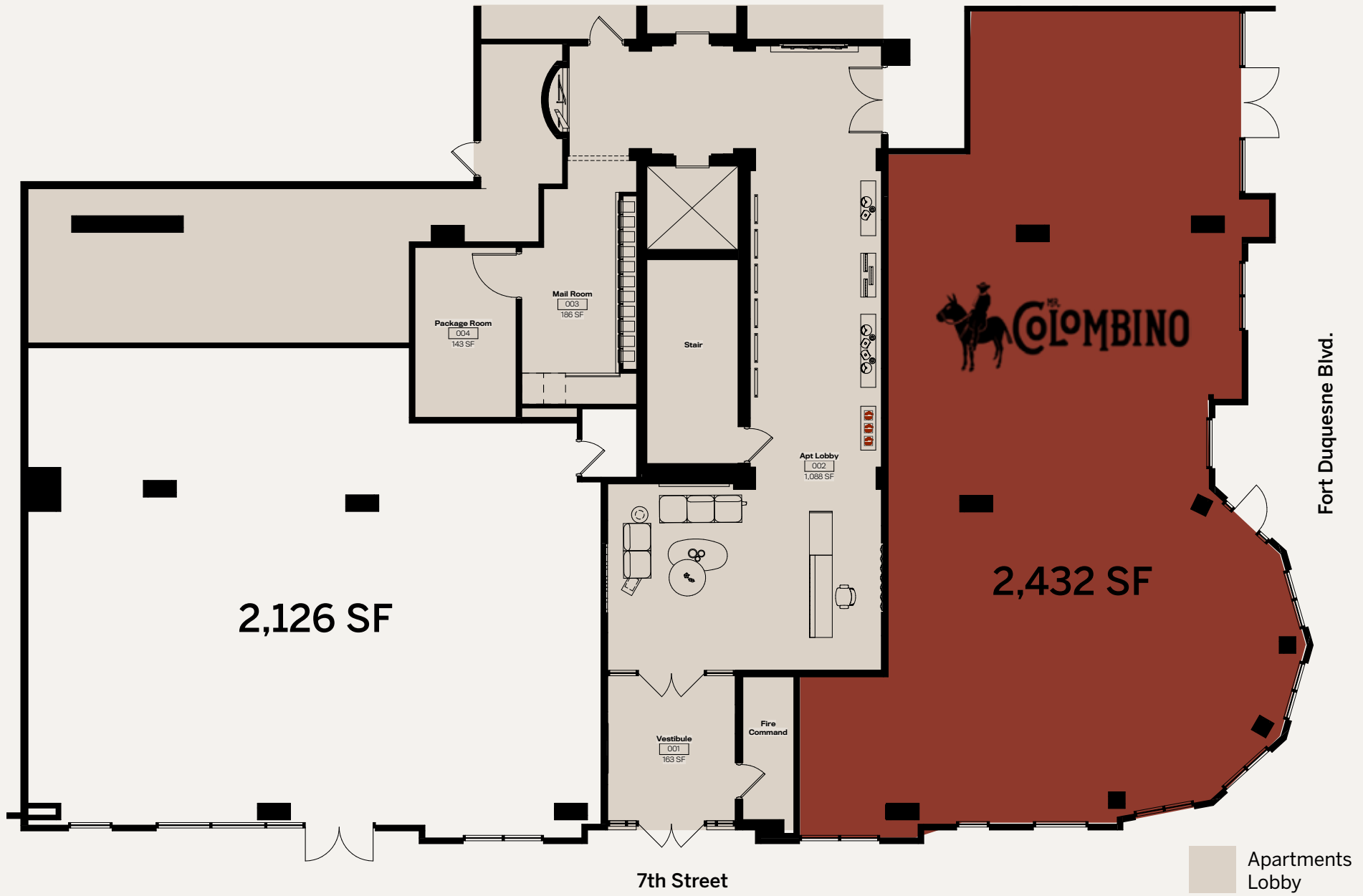
**Directly adjacent to Arts Landing Civic Space**

# Exceptional Space & Ideal Location

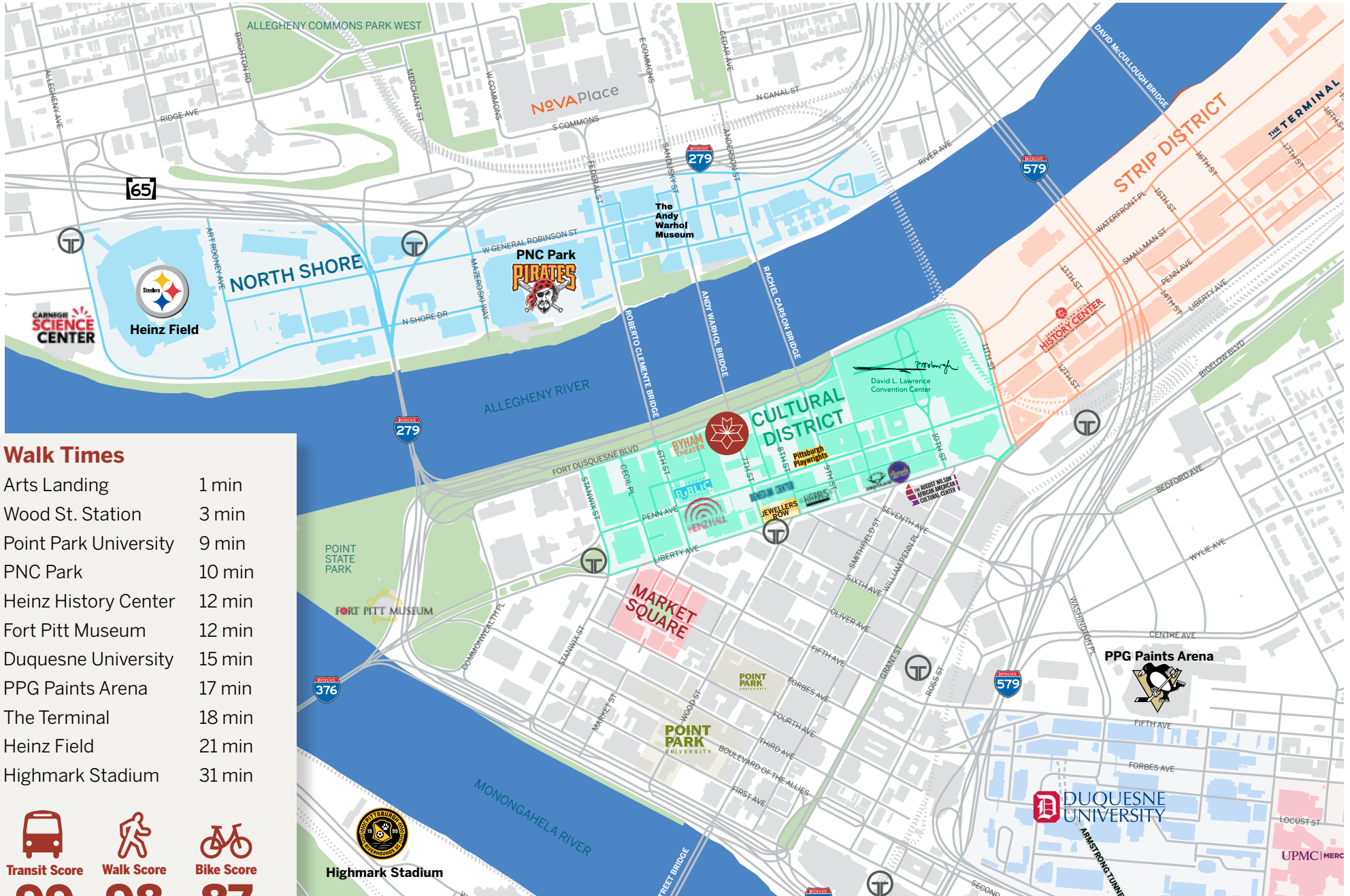


7th St. Space 2,126 SF

# Ground Level Floor Plan



# Walking Distance To It All!



# The Cultural District

The Cultural District is the center of arts and entertainment in the city of Pittsburgh. The district spans a fourteen-block area that includes art galleries, world-class theaters, public parks, retail shops and a variety of dining options that are all within walking distance of Encore.

Every year, millions of visitors travel to the neighborhood to take part in and enjoy a host of live entertainment options and events within Cultural District.



ENCORE



# Find Your Audience at Encore

**34.7%**

**of the population within a quarter-mile of Encore have a bachelor's degree or higher**



**92%**

**of the population within a quarter-mile of Encore have white-collar jobs**



# Strong Demographics



	5-min Walk	Trade Area	Downtown
Population	1,392	2,658	7,891
Daytime Population	15,882	29,823	51,184
Households	639	1,939	2,669
Median age (years)	43.2	40.6	29.6
Bachelor's degree or higher	38.0%	36.9%	20.8%
<b>Avg. Household Income</b>	<b>\$138,862</b>	<b>\$145,437</b>	<b>\$156,115</b>
<b>Avg. Disposable Income</b>	<b>\$95,967</b>	<b>\$100,119</b>	<b>\$107,167</b>
Avg. Home Value	\$303,320	\$309,615	\$326,937
Owner-occupied	11.6%	10.2%	10.4%
Renter-occupied	88.4%	89.8%	89.6%
<b>EXPENDITURES</b>			
Food away from home	\$6.8M	\$12.6M	\$18.6M
Food at home	\$9.5M	\$17.6M	\$25.6M
Entertainment & Recreation	\$5.1M	\$9.5M	\$14.2M
Apparel & Services	\$3.8M	\$7.1M	\$10.4M
<b>ETHNICITY</b>			
White	68.5%	70.6%	59.7%
Black	14.7%	12.7%	31.1%
Asian	12.4%	12.4%	5.4%
Other	0.6%	0.5%	1.2%
Two or more	3.7%	3.6%	2.4%
Hispanic origin (any race)	4.6%	4.7%	5.3%

Data Note: Income is expressed in current dollars.  
Source: U.S. Census Bureau, Census 2020 Summary File 1, Esri forecasts for 2022.

# ENCORE

An aerial photograph of Pittsburgh, Pennsylvania, focusing on the Cultural District. The central focus is the Encore building, a modern high-rise with a distinctive white cylindrical tower. To its left is a historic brick building with a red roof. In the background, PNC Park is visible, surrounded by other city buildings. The Allegheny River flows through the scene, with the yellow suspension bridge crossing it. The word 'ENCORE' is overlaid at the top in a large, white, serif font.

Bring your business to Encore in the heart of Pittsburgh's vibrant Cultural District. Tour Today!

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