



5262 Butler St.
Pittsburgh, PA 15201

FOR LEASE

Butler Street retail space **for lease**

Position your business along one of Pittsburgh's most active neighborhood retail corridors in this newly renovated, 1,000-square-foot opportunity.

This boutique storefront combines historic character with modern updates in the heart of Lawrenceville, surrounded by established retailers, restaurants, and a growing residential population.

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Property Overview

Address	5262 Butler Street, Pittsburgh, PA 15201
Parcel ID	80-D-11
Location	Upper Lawrenceville
Zoning	LNC (Local Neighborhood Commercial)
Suggested Uses	Café, Gift Shop, Book Store, Nail or Hair Salon, Art Studio
Year Built	1920
Year Renovated	2025
Property Size	2,000 SF
Available Space	1,000 SF
Typical Floor	1,000 SF retail on first floor
Parking	Street parking available
Space Condition	Newly renovated
Space Notes	• High ceilings • Private restroom • Open floorplan • Modern drop lighting fixtures • Ornate tin ceiling design

Key Highlights



Recently Updated Interior



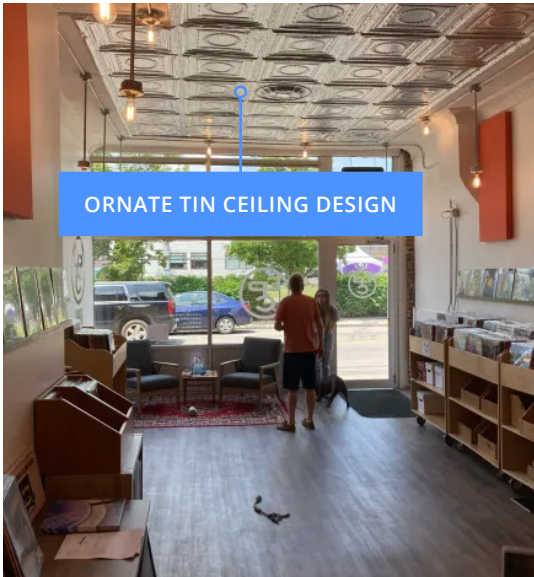
Windowed Façade



10 Mile Population of 800K+



Five Bus Stops Within 1-Block Radius





Positioned Directly Across from
Albion Lawrenceville

5262 Butler Street sits adjacent to a newly opened, **250+** unit **luxury apartment complex**, providing opportunity to capitalize on **immediate access** to an affluent consumer base.



CLICK HERE TO LEARN MORE ABOUT
THE ALBION AND OTHER LOCAL
AMENITIES

Location Demographics

	3 Miles	5 Miles	10 Miles
Population	141,304	324,044	837,048
Average Household Income	\$95,812	\$97,813	\$98,846
Annual HH Spending on Dining Out	\$4,166	\$4,253	\$4,146
Annual HH Spending on Apparel/ Services	\$2,431	\$2,474	\$2,409

- **Dense residential neighborhood** with a growing customer base.
- **Highly walkable** location with access to **public transit**.
- **Street parking** available.

Drive Times

5
MINUTES

→ Route 28

15
MINUTES

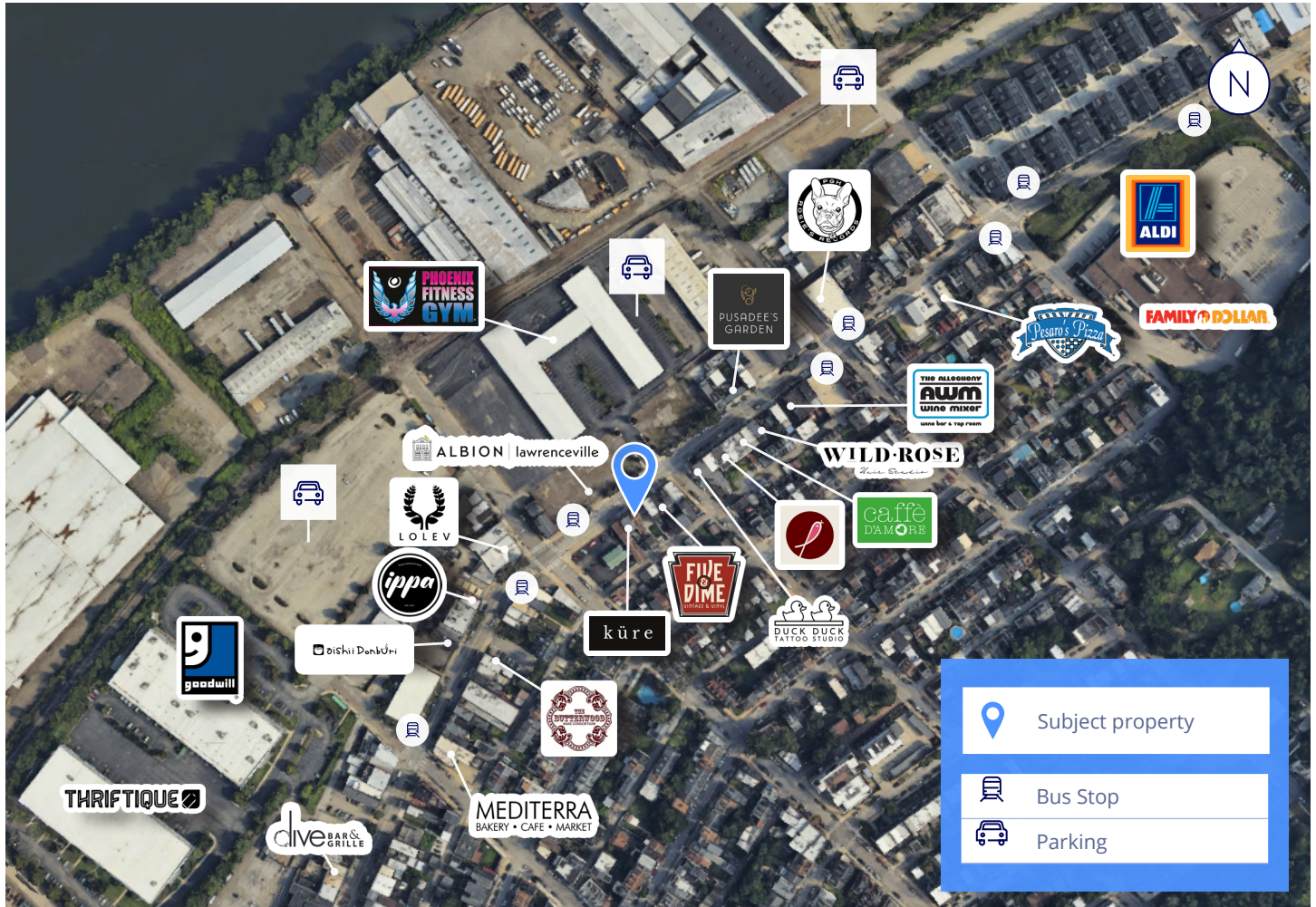
→ Downtown Pittsburgh

→ Strip District

→ I-376

→ I-279

Neighborhood Overview



Lawrenceville

Lawrenceville, one of **Pittsburgh's largest in-city neighborhoods**, is widely considered the trendiest submarkets following an urban revival over the past two decades. Transforming the area into an eclectic community of **award-winning restaurants, boutique shops, and lively nightlife attractions**.

Butler Street is a well-known **destination retail corridor** spanning over two miles between the Strip District and the 62nd Street Bridge and lined with **over fifty shopping, dining, and entertainment options**.

Area Residents: **10,000**

Projected Population Growth: **1.5%**

Median Resident Age: **33**

Number of Shops: **48**

Restaurants & Bars: **52**

Avg. Per Capita Income: **\$56,000**