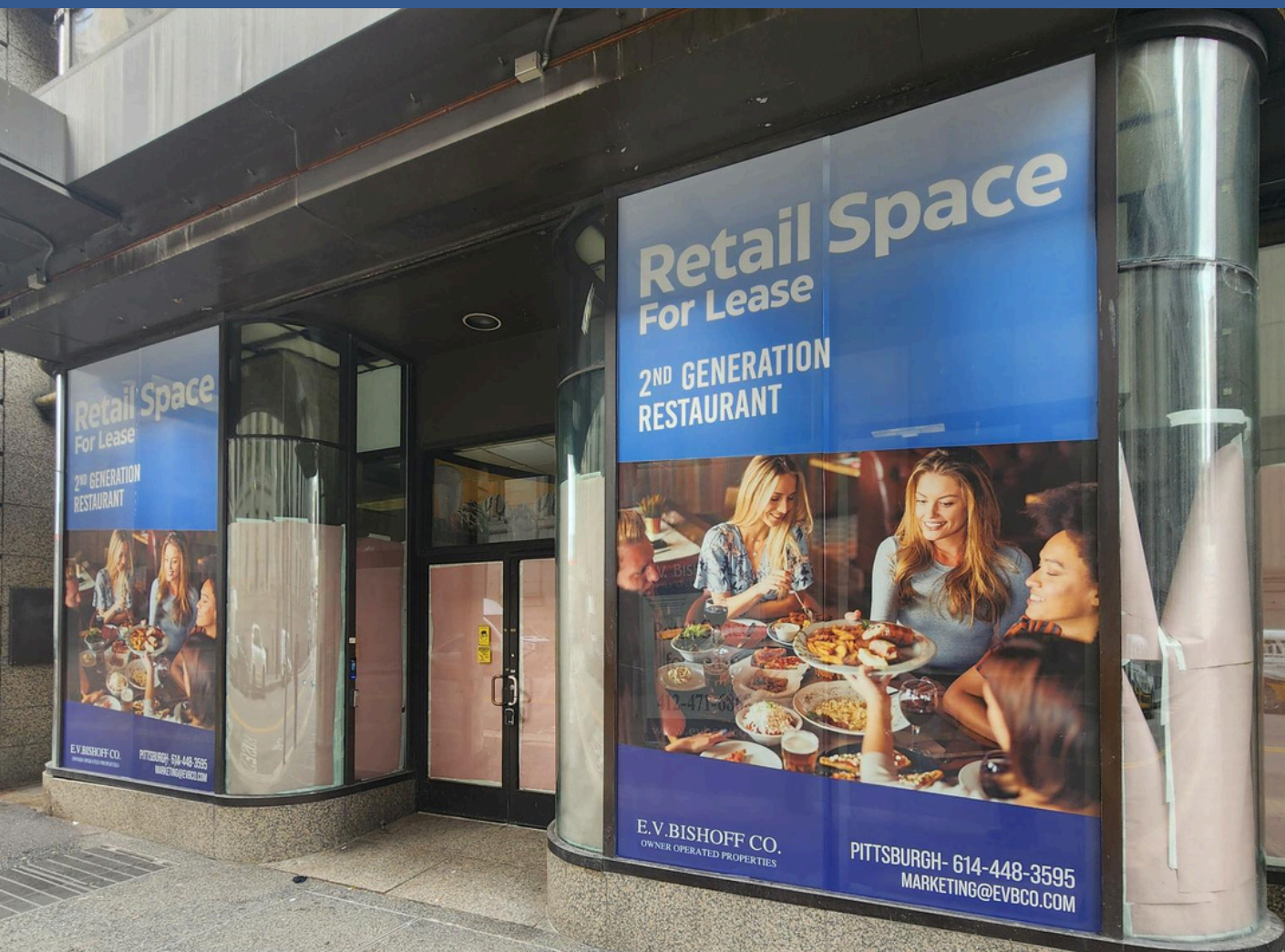




Downtown Pittsburgh Pennsylvania

Restaurant Site Available

355 Fifth Ave, 505 Smithfield St

2nd Generation Restaurant Space

Contact: Weston Bishoff

Phone: 614-448-3593

Email: wbishoff@evbco.com

Leasing Options

Restaurant Lease

This downtown location features an equipped kitchen with a permitted hood and Ansul system. The landlord will work with your kitchen designer for any necessary modifications. Up to two custom-built bars will be added on-site, each with hot and cold water lines and a drain. Tenants benefit from high visibility with extensive exterior signage on Smithfield Street and outdoor seating, plus the opportunity to serve as the exclusive food provider for both the on-site bar and an adjacent bar accessible via the Common Area.

Summary

History

Formerly operating as McDonald's, the restaurant space on the ground floor of the historic Park Building at 505 Smithfield Street served downtown Pittsburgh for many years as a high-traffic fast-food destination. The Park Building itself, completed in 1896, is recognized as Pittsburgh's oldest surviving skyscraper, designed by noted architect George B. Post.

McDonald's occupied a prominent storefront along Smithfield Street, becoming a familiar stop for office workers and pedestrians in the heart of the Golden Triangle. City business listings note the restaurant as a full-service McDonald's operation, employing more than 60 staff members before its eventual closure.

Ownership

Since the closure of McDonald's, the former restaurant footprint has remained a significant retail opportunity within one of Pittsburgh's most architecturally important buildings. As the Park Building continues to evolve—with renewed attention on its Beaux-Arts ornamentation and ongoing preservation efforts—the former McDonald's space stands poised for its next chapter within a landmark that has anchored Fifth Avenue and Smithfield Street for over a century

Executive Summary of Offering Information

- Approx. 5,200 sq ft
- Established Restaurant for 40 years
- Three Commercial Hoods
- Walk-in Cooler
- Patio seating available
- Fire Suppression System in place
- Grease Trap and Plumbing Infrastructure
- Fully Operational Gas and Electric Utilities
- Corner Frontage and Large Windows
- Located Steps away from Target, Marketing Square, Burlington Coat Factory, Capital Grill, Fogo De Chao, Mellon Square.



Features

- Approx. 5,200 sq ft
- Main Dining Room: Approx. 100 seats
- Bar & Lounge Area: Approx. 50-55 seats
- Approx. 1,000 sq ft allocated for prep, storage, and freezer space

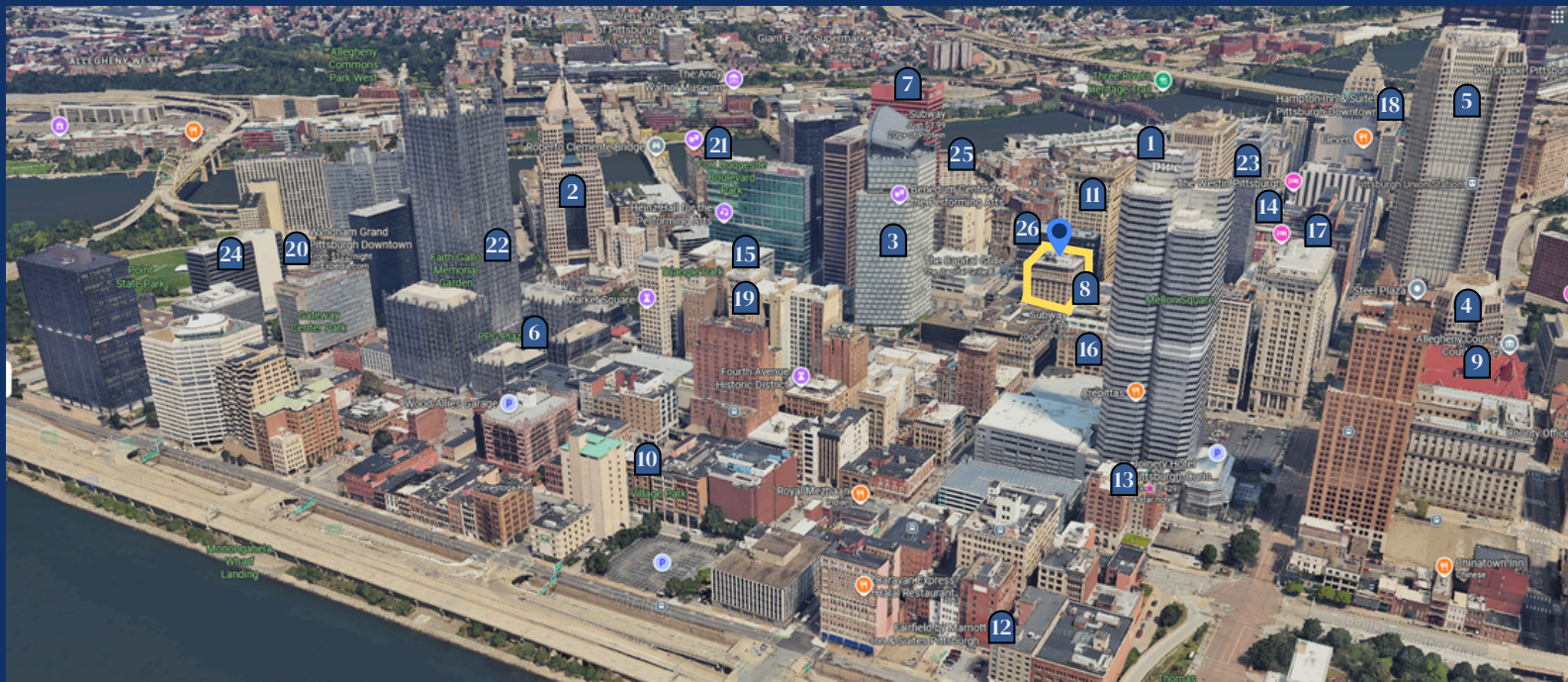
Sales Figures of Neighbors Close by

(Approx.)

Disclaimer: Sales Figures Provided by others. No representation is made or warranty given.

Year	Income
Target 482 Smithfield St, Pittsburgh, PA 15219	≈ 12 million
Fogo De Chao 525 Smithfield St, Pittsburgh, PA 15222	≈ 8 million
Capital Grill 301 Fifth Ave, Pittsburgh, PA 15222	≈ 8 million

RESTAURANT LOCATION Map Perspective



Business Generators

- 1 - University of Pittsburgh Medical Center
- 2 - Highmark Health
- 3 - PNC Plaza
- 4 - BNY Mellon Center
- 5 - U.S. Steel Corporation
- 6 - PPG Industries
- 7 - K&L Gates
- 8 - Target
- 9 - Allegheny County Courthouse
- 10- Point Park University
- 11- Embassy Suites Hotel
- 12- Fairfield Hotel
- 13- Joinery Hotel
- 14- Omni William Penn Hotel
- 15- Hilton Garden Inn Hotel
- 16- EVEN Hotel Pittsburgh
- 17- Kimpton Hotel
- 18- Hampton Inn Hotel
- 19- The Industrialist Hotel
- 20- Wyndham Grand Hotel
- 21- Fairmont Pittsburgh Hotel
- 22- Etage Executive Living Hotel
- 23- The Residences at the Historic Aloca Building Apartment Community
- 24- Apartments at River View Apartment Community
- 25- The Clark Building Apartment Community
- 26- Fogo De Chao

Traffic Counts and Statistics

Annual Average Daily Traffic Count (AADT) shows the volume of traffic in a 24-hour period, 365 days a year. The counts are displayed here:

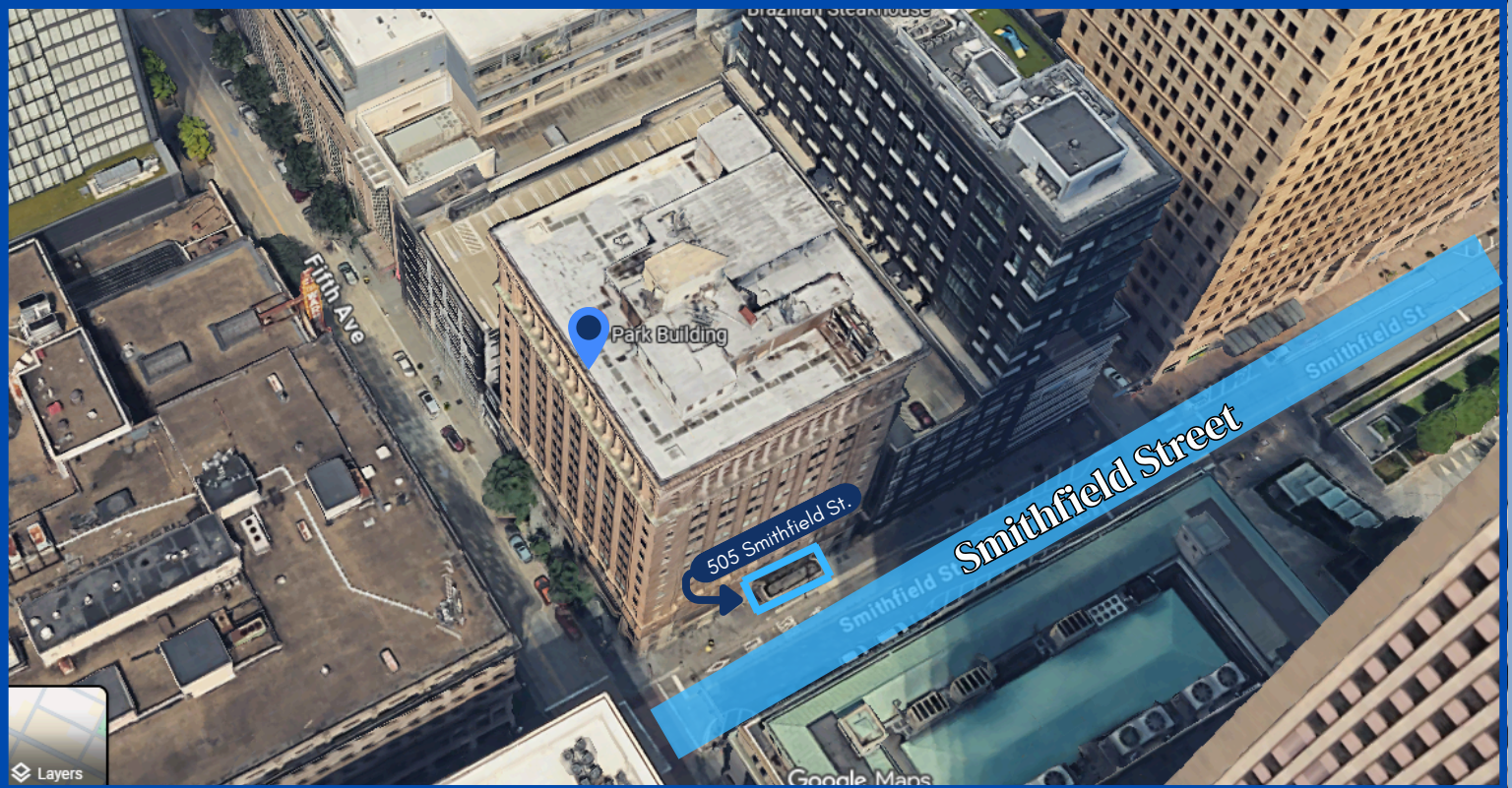
- Traveling on Smithfield Street: 3,521 Per Day
- Traveling Fifth Ave: 7,523 Per Day

The area also shared a score of 99 for walkability and 92 for biking and scooting.



RESTAURANT LOCATION

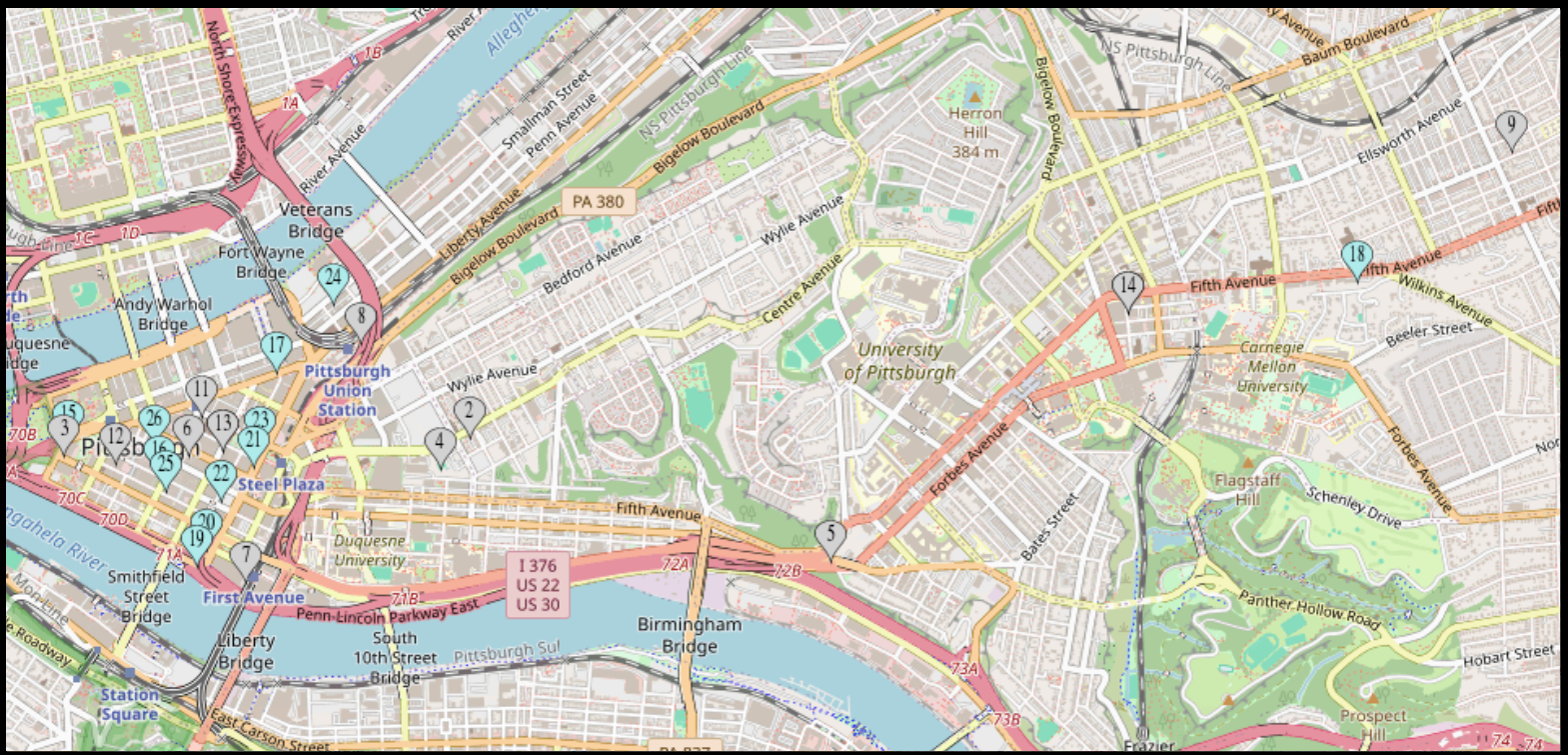
Smithfield St. Reconstruction



The Smithfield Street Reconstruction Project is marking a major step toward fully rebuilding one of Downtown's key corridors. This plan will include a complete roadway reconstruction, wider sidewalks, new curbs, pedestrian safety bump-outs, updated signage and markings, landscaping, and infrastructure for artistic lighting—all aimed at improving safety and creating opportunities for street activation such as outdoor dining. Supported by the City, PennDOT, the Pittsburgh Downtown Partnership, and the Federal Highway Administration. City and Downtown leaders say the transformation of Smithfield Street will strengthen its role as a vital connector and spark new investment in nearby historic buildings and storefronts.



Hotels and Apartments



Apartments – 2873 Total Units

- 1- Flats on 5th Apartment Community, 74 Units
1655 5th Ave, Pittsburgh, PA 15219
- 2- Crawford Square Apartment Community, 426 Units
510 Protectory Pl, Pittsburgh, PA 15219
- 3- River View Apartment Community, 218 Units
300 Liberty Ave, Pittsburgh, PA 15222
- 4- City View Apartment Community, 391 Units
1420 Centre Ave, Pittsburgh, PA 15219
- 5- Portal Place Apartment Community, 47 Units
2635 5th Ave, Pittsburgh, PA 15215
- 6- LiveWell Apartment Community, 253 Units
550 Wood St, Pittsburgh, PA 15222
- 7- Triminal21 Apartment Community, 205 Units
615 1st Ave, Pittsburgh, PA 15219
- 8- The Pennsylvanian Apartment Community, 242 Units
1100 Liberty Ave, Pittsburgh, PA 15222
- 9- Shadyside Apartment Community, 125 Units
5721 Elwood St, Pittsburgh, PA 15232
- 10- The Residences at the Historic Alcoa Building Apartment Community, 241 Units
535 Smithfield St, Pittsburgh, PA 15222
- 11- Clark Building Apartment Community, 278 Units
717 Liberty Ave, Pittsburgh, PA 15222
- 12- Etage Executive Living Apartment Community, 62 Units
424 Stanwix St, Pittsburgh, PA 15222
- 13- Kaufmann's Apartment Community, 311 Units
434 5th Ave, Pittsburgh, PA 15219

Hotels – 3512 Rooms

- 14- Wyndham Grand Pittsburgh Downtown Hotel, 712 Rooms
600 Commonwealth Pl, Pittsburgh, PA 15222
- 15- Hilton Garden Inn Pittsburgh Downtown Hotel, 197 Rooms
250 Forbes Ave, Pittsburgh, PA 15222
- 16- The Westin Pittsburgh Hotel, 616 Rooms
5105 Fifth Ave, Pittsburgh, PA 15232
- 17- The Mansions on Fifth Hotel, 22 Rooms
50 W Broad St, Columbus, OH 43215
- 18- Embassy Suites by Hilton Pittsburgh Downtown Hotel, 225 Rooms
535 Smithfield St, Pittsburgh, PA 15222
- 19- Fairfield by Marriott Inn & Suites Pittsburgh Downtown Hotel, 98 Rooms
435 Fort Pitt Blvd, Pittsburgh, PA 15219
- 20- Joinery Hotel Pittsburgh, Curio Collection by Hilton Hotel, 185 Rooms
453 Boulevard of the Allies, Pittsburgh, PA 15219
- 21- Omni William Penn Hotel, 597 Rooms
530 William Penn Pl, Pittsburgh, PA 15219
- 22- EVEN Hotel Pittsburgh Downtown by IHG Hotel, 160 Rooms
425 Forbes Ave, Pittsburgh, PA 15219
- 23- Kimpton Hotel Monaco Pittsburgh Hotel, 248 Rooms
620 William Penn Pl, Pittsburgh, PA 15219
- 24- Hampton Inn & Suites Pittsburgh Downtown Hotel, 143 Rooms
1247 Smallman St, Pittsburgh, PA 15222
- 25- The Industrialist Hotel, Autograph Collection Hotel, 124 Rooms
405 Wood St, Pittsburgh, PA 15222
- 26- Fairmont Pittsburgh Hotel, 185 Rooms
510 Market St, Pittsburgh, PA 15222