



# State of the Strip District 2025





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On behalf of the Strip District Neighbors Board of Directors, I am proud to present the 2025 State of the Strip District report. This year’s report underscores the extraordinary transformation our neighborhood has undergone while highlighting the resilience, innovation, and strong community spirit that make the Strip District a unique and thriving destination.

Over the past year, we have witnessed remarkable growth across all sectors—office and employment, housing, retail, hospitality, transportation, and sustainability. From the continued rise of Robotics Row and its cutting-edge technology firms, to the rapid expansion of residential units and an influx of new businesses, the Strip District stands as a model for balanced development that respects both its historic roots and its forward-looking vision. The neighborhood’s diverse mix of industry, culture, and entrepreneurship has not only driven economic vitality but has also reinforced the Strip’s position as one of Pittsburgh’s most dynamic urban hubs.

This year’s report highlights investments of over \$2.4 billion since 2011, with ongoing development projects that are reshaping our skyline while enhancing the quality of life for our residents and visitors. These efforts are complemented by strategic infrastructure improvements, from multimodal transportation projects to sustainability initiatives like urban tree canopy expansion and public EV charging stations. Together, these advancements are creating a safer, greener, and more inclusive community.

I would like to extend my sincere gratitude to our dedicated Board of Directors, community partners, local businesses, and residents whose passion and collaboration have made this progress possible. As we look toward 2026 and beyond—with landmark events like the NFL Draft on the horizon—we remain committed to ensuring that the Strip District continues to grow in ways that celebrate its rich history, support innovation, and foster a vibrant sense of place.

Sincerely,



Pamela Austin  
President and Board Chair  
Strip District Neighbors

# By The Numbers

## OFFICE & EMPLOYMENT



**2.90M SF** of rentable office space  
**833.5K SF** of office space in the pipeline  
Fringe Class A average asking rate: **\$35.56 per SF**  
(1Q 2025, CBRE)  
Fringe Class B average asking rate: **\$23.53 per SF**  
(1Q 2025, CBRE)

\* The Pittsburgh Fringe office submarket captures several urban neighborhoods within the City of Pittsburgh including Lawrenceville, North Side, South Side, Station Square, Strip District, and Uptown.

## RETAIL & HOSPITALITY



**8.6M** annual visits to the Penn Avenue Business District  
(2024)  
**13** new businesses (July 2024-June 2025)  
**10** new businesses in the pipeline (July 2024-June 2025)  
**7** business closings (July 2024-June 2025)  
**427** hotel rooms  
**140** hotel rooms in the pipeline

\* Visitor data is sourced from Placer.ai. Employees working in-person less than 4-days per week are counted as visitors. Employee data represent estimates taken Monday - Friday and exclude major U.S. holidays.

## HOUSING & POPULATION



**3,242** residents  
**320%** increase in residents since 2015 (426% since 2010)  
**2,332** residential units  
**2,509** residential units in the pipeline  
Average rents:  
Studio: **\$1,636**  
One-bedroom: **\$1,906**  
Two-bedroom: **\$2,667**

## TRANSPORTATION



**5** Pittsburgh Regional Transit bus routes  
**6,302** public off-street parking spaces  
**2,855** public off-street parking spaces in the pipeline  
**\$17** average daily parking rate  
**\$183** average monthly parking rate  
Walk Score: **76** most errands can be accomplished by foot  
Transit Score: **59** many nearby public transportation options  
Bike Score: **82** biking convenient for most trips



# 02 Office & Employment





# Office & Employment

## OFFICE

### Strip District office market remains resilient

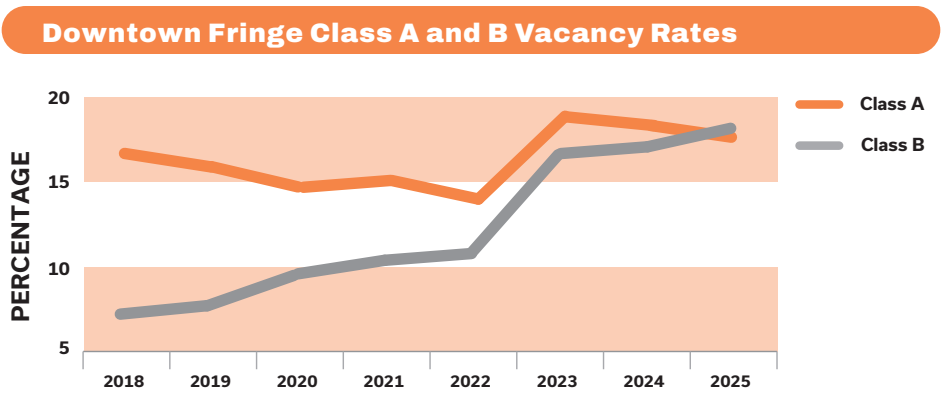
The Strip District and Downtown Fringe office market in Pittsburgh remains relatively resilient amid broader challenges in the office sector. While demand has softened due to hybrid work trends, the area benefits from its appeal to tech firms, walkable environment, and a growing mix of residential and commercial uses.

Leasing activity is driven by smaller tech and creative companies, while larger firms continue to downsize. Modern, flexible office spaces with strong amenities remains in demand. Landlords are offering more concessions and shorter lease terms to attract tenants.

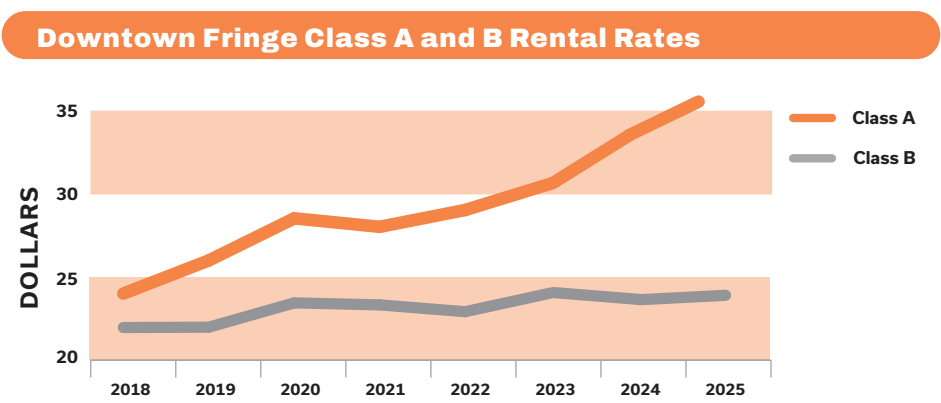
Vacancy rates remain elevated but are slowly improving as new construction slows and older space is repurposed. Rents have stayed stable, with premium buildings like 3 Crossings maintaining strong occupancy due to their location and design.

Construction has cooled, but a few small projects are moving forward. Adaptive reuse of industrial buildings for office or mixed-use purposes is increasing, preserving the Strip’s character while meeting tenant needs.

Looking ahead, the submarket is positioned for gradual recovery through late 2025, supported by its innovation-focused tenant base and lifestyle appeal. Investment continues to focus on well-located, high-performing assets.



Source: CBRE



Source: CBRE



View above 31st Street Bridge

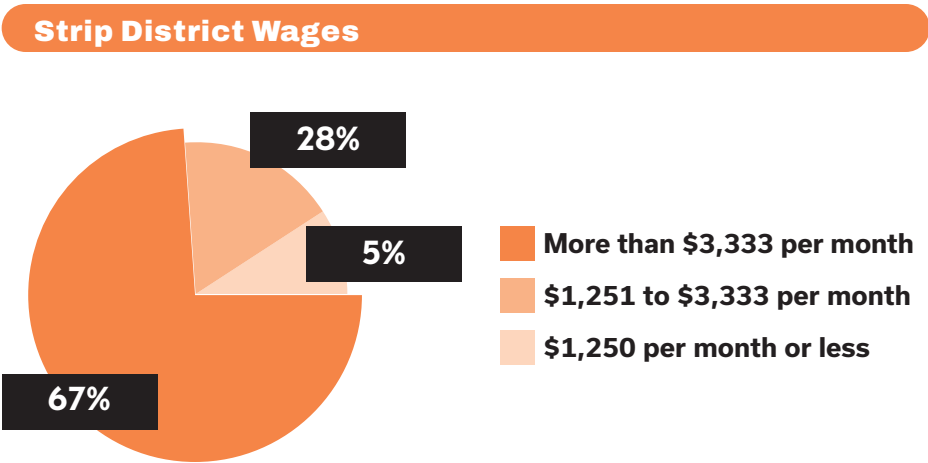
# EMPLOYMENT

## Wages in the neighborhood see a shift toward middle income

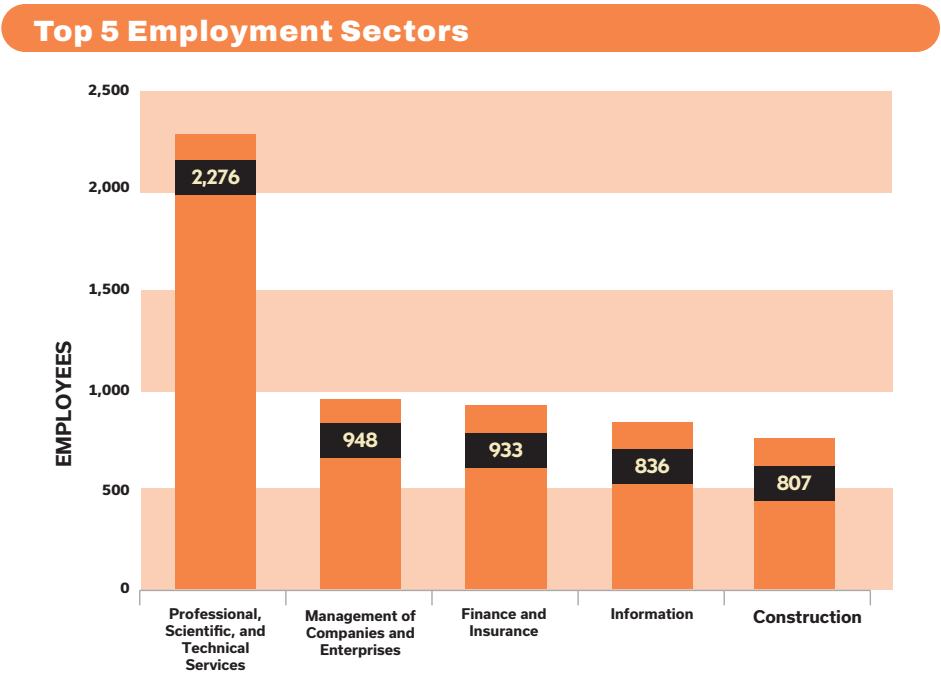
The Strip District continues to thrive as one of Pittsburgh's most dynamic employment centers, balancing its historic industrial roots with a forward-looking economy driven by innovation and technology. Over the past decade, the neighborhood has evolved into a hub for creative companies, robotics firms, and research organizations, many of which are redefining the city's role on the global stage. Despite broader challenges in the office sector and the shift toward hybrid work models, the Strip's unique blend of modern office spaces, walkability, and community energy has allowed it to remain resilient and competitive.

In 2025, the district is home to nearly 10,000 jobs, with professional services, technology, and construction emerging as its leading employment sectors. While traditional large-scale tenants are downsizing, smaller, agile firms—particularly those in robotics and artificial intelligence—continue to drive leasing activity and innovation. This concentration of tech-forward industries has not only reshaped the local economy but also strengthened Pittsburgh's reputation as a center for cutting-edge research and development.

As the flight to quality office product continues, the Strip District has benefited from the move of several large scale financial tenants now calling the neighborhood home.



Source: OnTheMap—Local Employment Dynamics Partnership, U.S. Census Bureau (2022)



Source: OnTheMap—Local Employment Dynamics Partnership, U.S. Census Bureau (2022)

<div>Wilshire</div>	<div>BAIRD</div>	<div>Huntington</div>
<div>NEW YORK LIFE</div>	<div>Clearview</div>	

# ROBOTICS ROW

Pittsburgh’s Strip District has undergone a remarkable transformation over the past decade, evolving from a hub of wholesale markets and warehouses into one of the city’s most dynamic centers for technology and innovation. This riverside neighborhood, once primarily known for its historic produce markets and industrial character, is now attracts both major technology companies and startups alike, particularly those specializing in robotics and artificial intelligence.

The Strip District has become widely recognized as “Robotics Row,” a nickname that reflects its growing concentration of robotics-focused firms. Anchored by Carnegie Mellon University’s world-renowned robotics programs, the area has drawn companies such as Latitude, Aurora, Motional, and Honeywell Robotics, among others. These companies are leveraging the

neighborhood’s ample industrial space for research and development, testing autonomous vehicles, and advancing cutting-edge automation technologies.

The presence of these robotics companies has reshaped the district’s identity, driving new investment and infrastructure improvements. What was once a gritty industrial corridor is now a thriving ecosystem where tech firms, research institutions, and entrepreneurs collaborate.

The growth of Robotics Row has not only positioned Pittsburgh as a leader in robotics innovation but also boosted the city’s reputation on the global technology stage, attracting talent and venture capital from around the world.

LATITUDE		Aurora
EXCELITAS TECHNOLOGIES	EPIC GAMES	ATI
OSHKOSH	Honeywell	Meta
SmithNephew	STACK	Net Health
JLG	BOSCH	ALSTOM
J&J MedTech	bizowie	NICHE



# 03 Housing & Population





# Housing & Population

## POPULATION

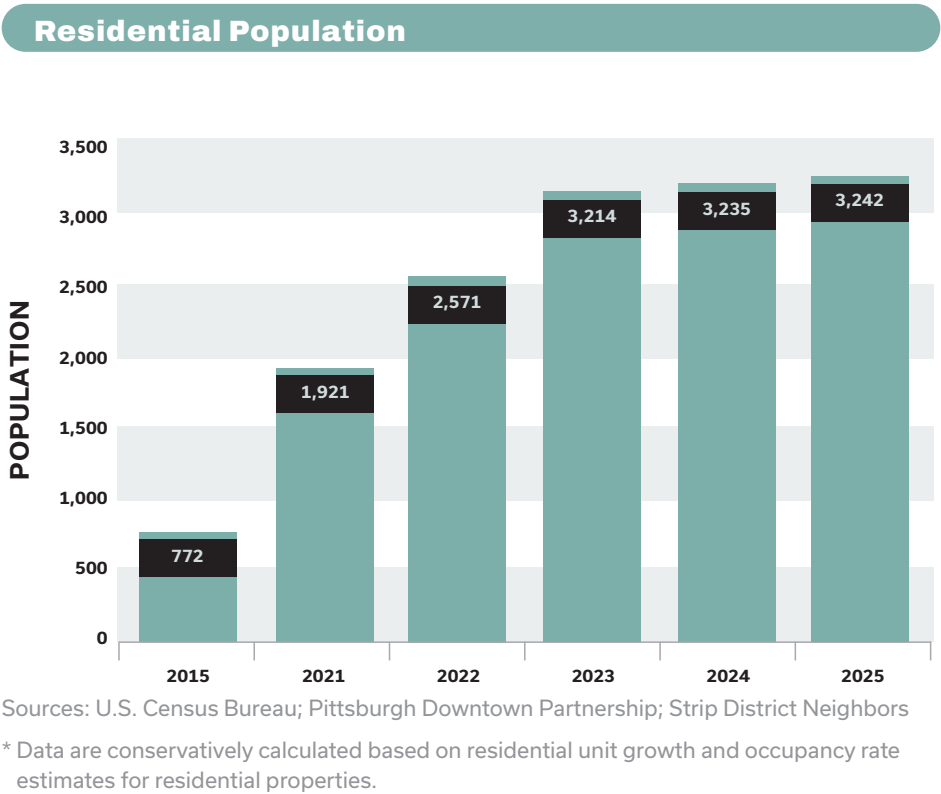
Resident base flattens as only a few housing options were brought on line in 2024.

The resident base of the Strip District remained flat as only a few housing options were brought on line in 2024.

It is estimated that 3,242 residents now live in the Strip District. Since 2015, the residential population has grown 319%.

The Strip currently has 2,332 rental and for-sale units combined, 524 units under construction, and 1,985 units expected to deliver within the next few years.

Once these new units are completed, the Strip is poised to see its current residential population double again - within the next three years.

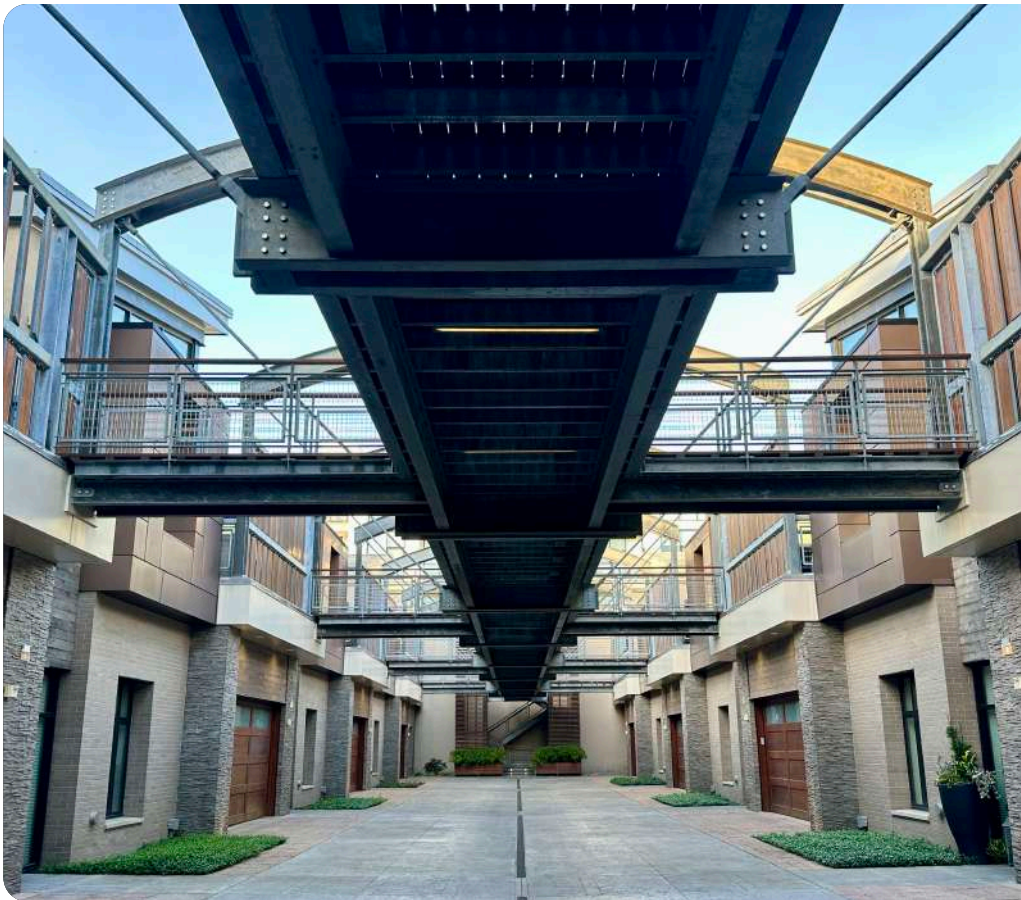


3,242

TOTAL RESIDENTS

Sources: U.S. Census Bureau; Pittsburgh Downtown Partnership; Strip District Neighbors

\*Data is conservatively calculated based on residential unit growth and occupancy rate estimates for residential properties.



2500 Smallman Condominiums Motor Courtyard



# HOUSING

## Rental Market

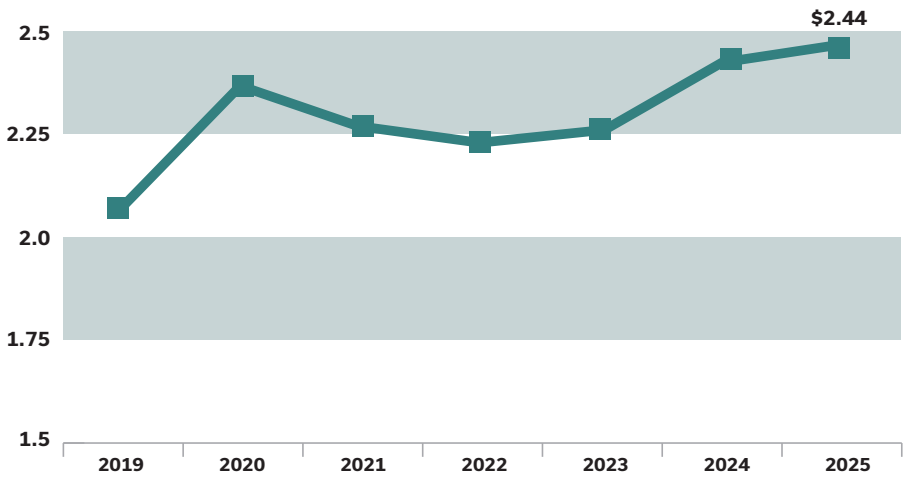
Occupancy in the Strip District dipped slightly in 2024, ending the year at approximately 90%.

Despite this, rental rates in the Strip District have remained the highest among all Pittsburgh submarkets since 2019 and continue to lead by a significant margin. The average unit rents for \$2.44 per square foot per month, compared to \$1.94 in the next-highest sub-market, the Golden Triangle.

Pittsburgh’s overall rental rates have grown modestly over the years due to limited development activity, which has kept vacancy rates low and competition for units high. New construction has been minimal, largely due to high construction costs and elevated interest rates. This supply constraint is expected to support continued rent growth until the next wave of new units is delivered, providing renters with more options.

Although the Strip District represents 25% of the Downtown region’s apartment inventory, it contributes virtually no affordable housing units. One notable exception is Helm on the Allegheny, which has voluntarily offered 33 units under a reduced rent program. Several future developments in the pipeline also plan to include reduced-price units to help address the city’s affordability crisis.

Rental Cost Per Square Foot



Source - Pittsburgh Downtown Partnership

AVERAGE STUDIO RENT

\$1,636

AVERAGE ONE BEDROOM RENT

\$1,906

AVERAGE TWO BEDROOM RENT

\$2,667

Source - Apartments.com



**The Mercer** on Railroad Street is a 199-unit community currently under construction, anticipated to open in spring of 2026.

This uniquely amenitized property will provide 20 units affordable to 50% AMI renters.



# HOUSING

## For Sale Market

In 2024, a total of 39 residential units were sold in the Strip District, down from 51 units in 2023. The bulk of these sales stemmed from the long-anticipated completion of the Penn 23 development.

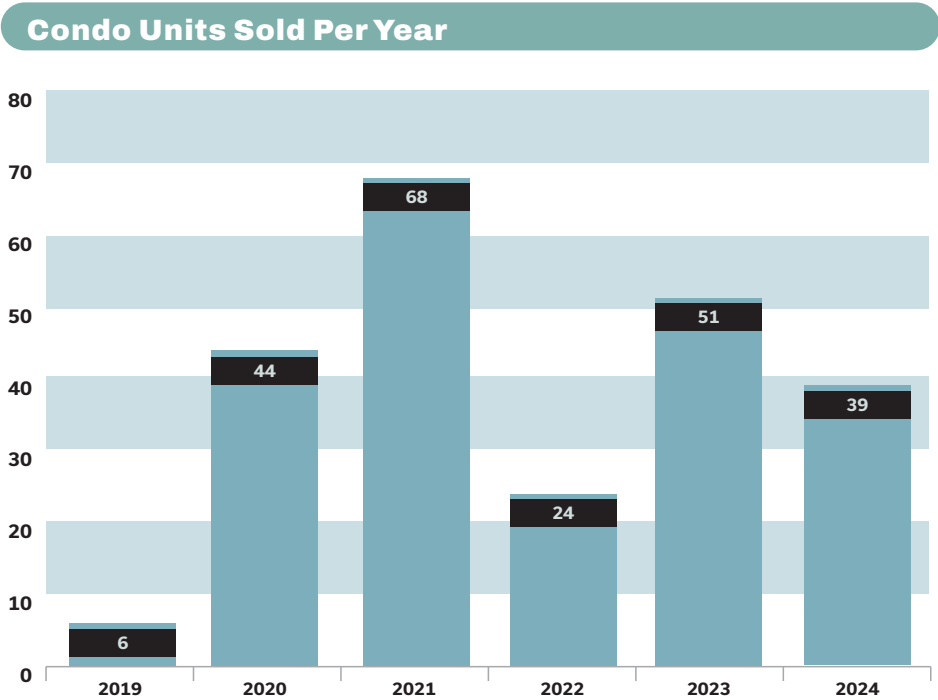
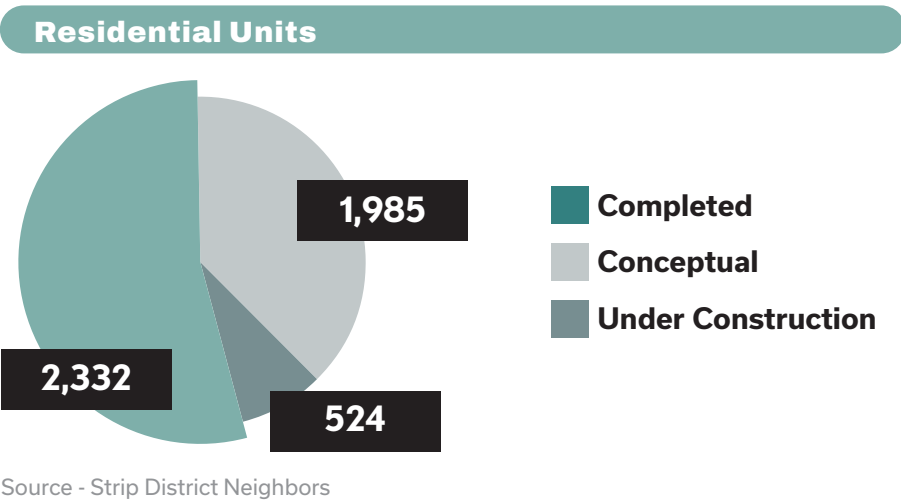
The average sales price rose significantly to \$481 per square foot, up from \$421 in the previous year. If this trend continues, prices could surpass \$500 per square foot in 2025—particularly given the limited inventory, with only five new units expected at 2700 Penn Avenue.

Luxury sales surged with 15 homes sold for more than \$1 million in 2024, up from just four in the previous year. Eight of these luxury sales were at 2330 Penn Avenue. Currently, there are eight homes listed above \$1 million, with one exceeding \$3 million - primarily concentrated in developments like 2500 Smallman, Penn 23, Forte, 2700 Penn, and 3080 Smallman Street.

As reported in the Pittsburgh Business Times highlighted continued demand in the region’s luxury housing market. Real estate agents noted that \$1 million is no longer the benchmark for luxury homes, with \$2 million becoming the new standard in 2024.

# IN THE PIPELINE

A surge of new multifamily projects was announced over the past year, potentially driven by the anticipated inclusionary zoning legislation. The majority of these planned developments are concentrated east of 28th Street.



Sources: Allegheny County Real Estate Department; Western Pennsylvania Multi-List Service – Provided by Piatt Sotheby’s International Realty, Redfin.com, Zillow.com



# 04 Retail & Hospitality





# Retail & Hospitality

## A THRIVING COMMUNITY

The Strip’s dynamic restaurant, entertainment, and shopping scene continues to drive visitors to the neighborhood

Across the country, major retailers such as Walgreens, Big Lots, Joann, and Party City have closed stores, resulting in millions of square feet of vacant retail space. Despite these closures, demand for physical retail locations has remained strong, driving availability to historically low levels.

Locally, the Strip District experienced a notable uptick in store closures—the highest since 2020. However, this was counterbalanced by an assertive pace of new openings and announcements, sustaining the area’s retail growth and momentum.

Recent openings span a variety of sectors, including fast-casual dining, financial services, grocery, fashion, healthcare, beauty and fitness, and private cultural spaces.

The retail pipeline includes eleven new businesses, with the Strip District drawing interest from major national brands—a strong endorsement of the neighborhood’s appeal.

Two standout additions are:

**Design Within Reach**, a global furniture retailer with 70 stores in cities like Chicago, Paris, Dallas, and Denver. Known for showcasing modern design from premium brands such as Herman Miller, Hay, and Knoll, the store is opening at 1600 Smallman, drawn by the area’s clientele and aesthetics.

**Orr’s Jewelers**, with locations in Sewickley and Squirrel Hill, is adding another store to the Strip. The move was approved by luxury brands they carry, including Rolex and David Yurman—further evidence of the Strip’s growing prestige.

Additionally, Sephora will be enhancing the beauty category with a new location in The Terminal.

An old favorite, Isaly’s, is returning to Penn Avenue, bringing back their signature skyscraper ice cream cones and chipped chopped ham deli counters.

Meanwhile, Klavon’s Ice Cream Parlor—purchased in 2024 and recently used as a production set—remains inactive, with its future as a functional parlor still uncertain.



The Dog Penn

### Strip District New Businesses

- ARUBA ISLAND BOWLS
- CLEAN YOUR DIRTY FACE.
- CONN-GREB BOXING CLUB
- CUEVA CAIMAN
- FIRST NATIONAL BANK
- HIEBER’S PHARMACY
- MANY MORE ASIAN MARKET
- MIND FUEL METHOD
- PETVET365
- SHAKE SHACK
- SMILE WAREHOUSE
- STEEL CITY
- THE DOG PENN



# The Sunseris and the Strip

## A Legacy in Transition

For over a century, the Sunseri family has been a pillar of Pittsburgh's Strip District, thanks to the beloved Pennsylvania Macaroni Company—or Penn Mac—founded in 1902 by Augustino, Salvatore, and Michael Sunseri. What began as a pasta business grew into a destination for Italian specialty foods, shaping the character of Penn Avenue and beyond.

But behind the shelves of imported cheese and handmade pasta lies a deeper story—one of legacy, family dynamics, and the evolution of real estate. Over time, the Sunseris quietly assembled a notable portfolio throughout the Strip. As generations passed and priorities shifted, legal wrangling followed. Eventually, Bill Sunseri emerged as the controlling figure after protracted disputes with brothers David and Rick.

In recent years, the family sold eight properties in the heart of the Strip, prompting big questions about the future of this historic neighborhood.

Among the key transactions:

2007, 2009, and 2013 Penn Avenue sold to DCM Realty, with current tenants like Café Raymond and Allegheny Coffee still in place.

2013 Penn Avenue was also purchased by Café Massimo, which is tied to Bill Sunseri. My Sweet Lily remains a tenant.

1814 Penn Avenue was sold to J & Y Property Investment LLC, with redevelopment plans still unclear.

2111 Penn Avenue (Boulevard Glass and Metal) was bought by AG Property Ventures, who plan to open a new Isaly's location.

1700 Penn Avenue, home to Helltown Taproom, was sold to developer Francois Bitz, who has proposed a 12-story condo.

213 21st Street was acquired by The Buncher Company, though future plans are unknown. Jeff's Flowers still operates on the ground floor.

1806 Penn Avenue, a vacant lot currently featuring Moonlit Express, was listed as Salerno's Pizza on Yelp, but no visible changes have occurred.

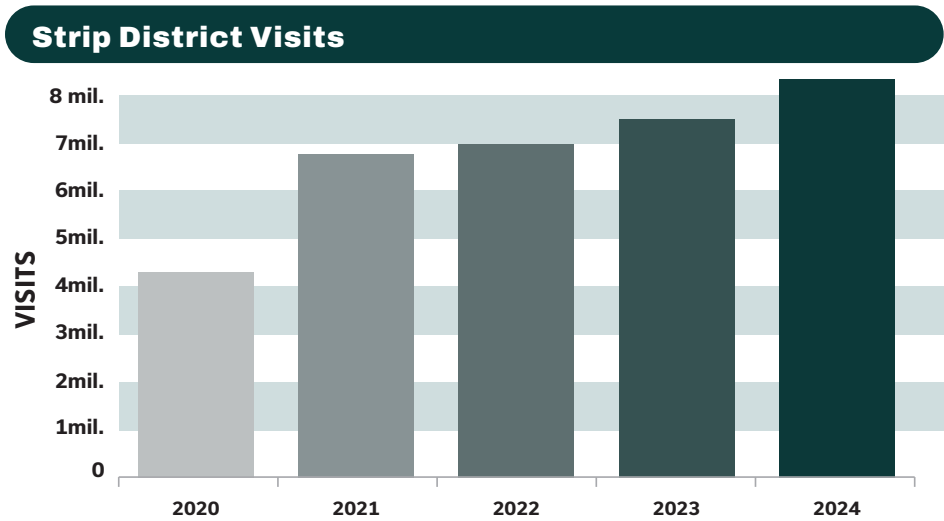
As the Strip transforms, the district finds itself at a crossroads. Will new ownership honor its gritty, flavorful soul—or rewrite it entirely? The Sunseri chapter may be closing, but its influence on Penn Avenue remains etched in brick, mortar, and memory.



Pennsylvania Macaroni



# VISITOR & BUSINESS DATA



Source: Placer.ai

\* Employees working in-person less than 4-days per week are counted as visitors.  
Employee data represent estimates taken Monday - Friday and exclude major U.S. holidays.

NEW BUSINESSES OPENED	13
NEW BUSINESSES IN THE PIPELINE	10
BUSINESSES CLOSED	7

Source: Strip District Neighbors

Steel City Clothing, James Cafe, and Wigle Whiskey





# HOSPITALITY

In 2024, Pittsburgh’s tourism industry experienced remarkable growth, with the Strip District emerging as a standout destination. Hotel occupancy in the city exceeded pre-pandemic levels, reaching an impressive 78%—a 4% increase over 2023. This rate significantly outpaced the national average of 63.6%, according to the American Hotel & Lodging Association. While hotels across the U.S. have surpassed their 2023 performance, most still fall short of pre-pandemic benchmarks.

The Strip District alone offers 427 hotel rooms, conveniently located near the Convention Center—an anchor venue for both business and sports events. Visit Pittsburgh reported that the center welcomed 84,200 business event attendees and 118,600 sports fans.

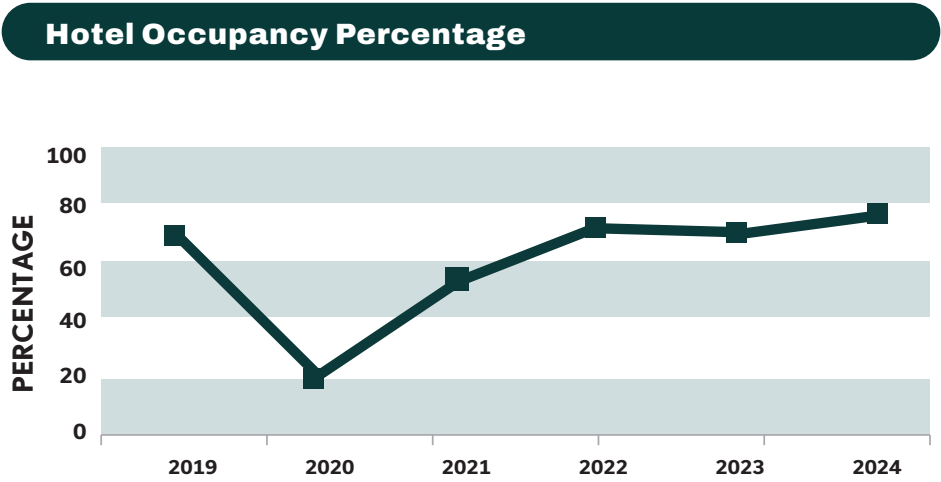
Among the district’s vibrant cultural offerings, the Barrel & Flow Fest, held each fall at 3 Crossings, was recognized as the #1 Beer Festival by USA Today. The area also hosts signature events such as the Monster Pumpkin Festival, Feast of St. Anthony, and TacoFest. In preparation for hosting the 2026 NFL Draft, which is expected to draw 500,000 visitors over three days, the city has initiated major upgrades. As a result, the Three Rivers Arts Festival was temporarily relocated to the Strip District in April.

Pittsburgh’s global reputation continues to rise. The city earned a place on Lonely Planet’s 2025 Global Best in Travel list—one of just ten destinations featured and the only U.S. city selected.

This recognition reaffirms Pittsburgh's status as a premier international travel destination.

Adding to the city’s accolades, the Heinz History Center was once again named #1 History Museum by USA Today.

Looking ahead, Pittsburgh is establishing a Walk of Fame in the Strip District along the Terminal on Smallman Street. Bronze stars will be embedded in the sidewalks, featuring interactive technology that offers in-depth stories of each honored individual. Nominations will occur annually to grow the attraction, which is expected to become another major draw for visitors.



Source: Placer.ai

Sources: Visit Pittsburgh, STR, USOpen.com, NFL.com

Barrel & Flow Fest







## HEINZ HISTORY CENTER EXPANSION

The Heinz History Center was recently recognized as the top history museum in the United States by USA TODAY, marking the second consecutive year it has received this prestigious honor.

In addition, the Smithsonian-affiliated institution was voted the “Best Museum in Pittsburgh” for the fourth year in a row by readers of Pittsburgh Magazine. Located in the Strip District, the museum welcomes more than 325,000 visitors each year, solidifying its status as a major cultural destination.

Looking ahead, the History Center is preparing for a significant 92,000-square-foot campus expansion aimed at ensuring the museum’s long-term sustainability and enhancing its appeal. The expansion plans include the addition of a new orientation theater, expanded exhibition and event spaces, smart classrooms, and other state-of-the-art facilities, all designed to further elevate the museum’s role as a premier cultural institution in Pittsburgh.



# 05 Transportation





# Transportation

## Mobility: Enhancing Access and Connectivity in the Strip District

As the Strip District evolves into a dynamic destination for innovation, commerce, culture, and urban living, targeted transportation investments are being deployed to meet the demands of a growing population and economy. These efforts focus on improving safety, increasing multimodal access, and ensuring that residents, workers, and visitors can move efficiently and reliably throughout the neighborhood.

### LIBERTY AVENUE SAFETY IMPROVEMENTS

The Liberty Avenue Highway Safety Improvement Project (HSIP), funded through a \$9.5 million federal grant, will modernize traffic and pedestrian infrastructure along Liberty Avenue from 11th to Herron Streets. This project is designed to reduce crashes, enhance traffic flow, and improve conditions for transit riders and pedestrians.

Key Features:

- Upgraded and new traffic signals at critical intersections.
- Enhanced pedestrian safety through curb extensions, refuge islands, and countdown signals.
- Improved transit infrastructure, including wider sidewalks and bus shelters.
- Signal optimization and wider travel lanes to improve safety for larger vehicles and commercial deliveries.

Impact:

This initiative supports the Strip’s growing residential, retail, and employment base by modernizing a key corridor. Construction is scheduled for late 2025 through Spring 2027.

### PENN AVENUE RIGHTSIZING INITIATIVE

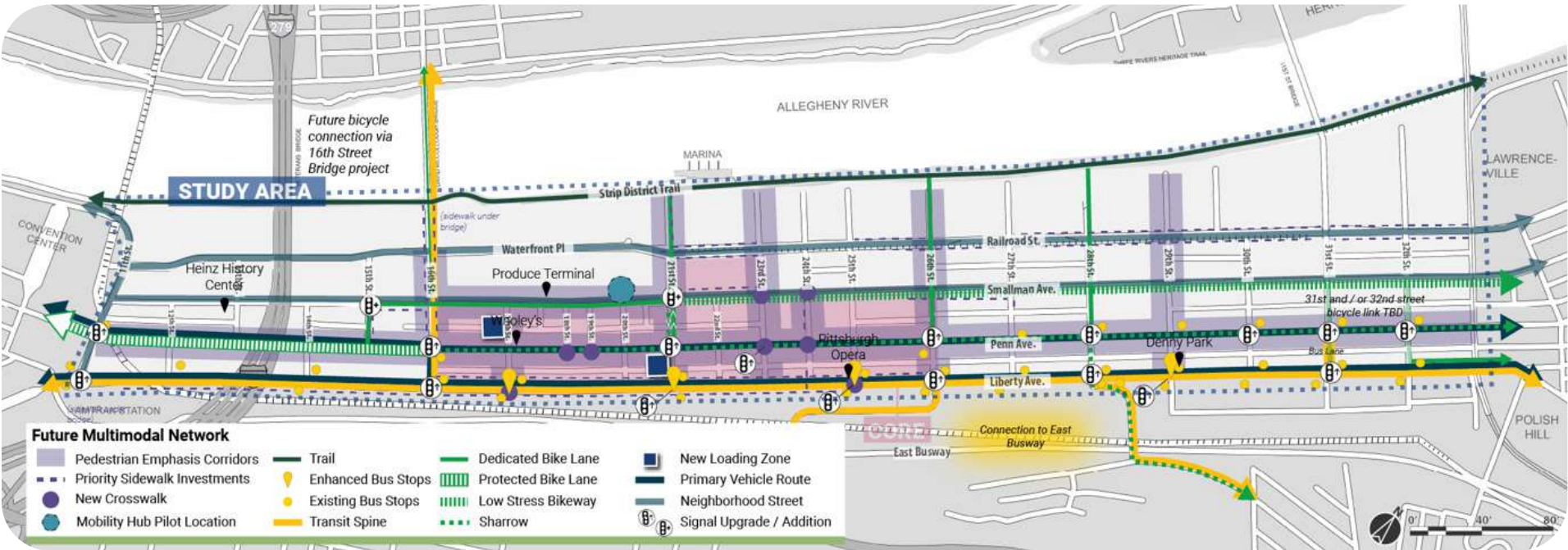
The Penn Avenue Rightsizing Project will reconfigure the corridor between 22nd and 31st Streets to improve traffic safety while accommodating a broader range of users. The project is driven by data showing Penn Avenue as the Strip’s most crash-prone corridor.

Key Features:

- Lane reduction from two inbound lanes to one.
- Installation of a protected inbound bike lane.
- Reorganized curbside uses to include loading zones and preserved parking.
- Side street conversions (23rd & 24th) to one-way for improved traffic circulation.

Impact:

With 115 crashes recorded between 2018–2022, including 13 involving pedestrians, this redesign is expected to reduce crash rates by up to 45%. Quick-build implementation is planned for Summer 2025, with permanent infrastructure upgrades following in 2026.





# Transportation

## Mobility: Enhancing Access and Connectivity in the Strip District

### SMALLMAN STREET MULTIMODAL IMPROVEMENTS

A new multimodal safety initiative on Smallman Street will further reinforce safe and equitable mobility across the Strip District. Funded by the Pennsylvania Local Share Account (LSA) program and the Commonwealth Financing Authority's Multimodal Transportation Fund (MTF), the project will focus on enhancing pedestrian and cyclist safety, while supporting efficient motor vehicle access.

#### Key Features:

- Infrastructure improvements to promote walkability and reduce conflict points.
- Streetscape enhancements aimed at improving accessibility and visual appeal.
- Safety-focused upgrades for all modes of travel, including better crosswalks, traffic calming elements, and cyclist accommodations.

#### Impact:

Thanks to these two grants secured by Representative Aerion Abney, Senator Wayne Fontana, and other state partners, this project supports a safer, more inclusive corridor along one of the neighborhood's busiest east-west routes. The improvements will benefit Strip District residents, workers, and visitors by facilitating access to jobs, cultural amenities, and retail destinations.

### STRATEGIC ALIGNMENT & ECONOMIC RELEVANCE

Together, these three major infrastructure initiatives—Liberty Avenue, Penn Avenue, and Smallman Street—represent a coordinated investment in the Strip District's transportation future. They align with the City's broader mobility and economic development strategy by:

- Improving last-mile access for freight, transit, and delivery services.
- Supporting a high-quality pedestrian experience essential to business activity.
- Enhancing multimodal connectivity that links housing, jobs, and amenities.
- Making the Strip District safer and more attractive for new investment.

More information can be found on the [City of Pittsburgh's Engage website here](#).





# PUBLIC TRANSPORTATION

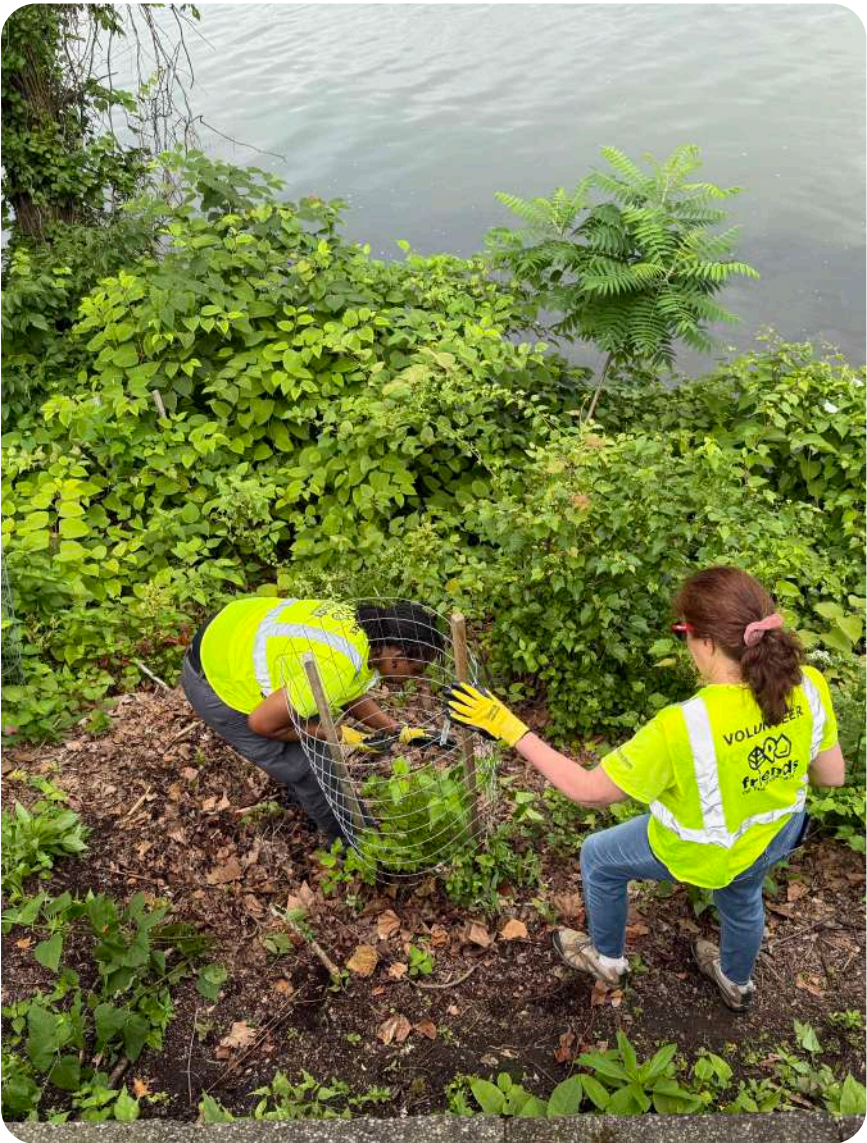
## RIVERLIFE / FRIENDS OF THE RIVERFRONT TRAIL MAINTENANCE

Riverlife is committed to a vision of Pittsburgh where thriving, world-class riverfronts are essential to the region and belong to everyone. For over two decades, they have worked in partnership with the City of Pittsburgh, and key riverfront property owners to transform Pittsburgh’s riverfronts, garnering resources, building coalitions, and moving this vision forward.

Riverlife worked to advance the creation of a first-ever Riverfront Care and Maintenance Fund. This initiative aims to transform Pittsburgh’s riverfront experience by

- 1) building a world-class waterfront rooted in consistent and sustained routine care and maintenance across a 15-mile “Loop” of riverfront parks, trails, and public green spaces;
- 2) structuring riverfront care and maintenance and coordination among public, private, and institutional stakeholders; and
- 3) expanding care and maintenance resources to multiply impacts.

In 4th Quarter 2024 Riverlife secured a landmark \$5 Million investment from a philanthropic partner to seed the permanent Care and Maintenance Fund. The Fund has broad-based support. In preparation for the above-referenced philanthropic investment, Riverlife secured Letters of Intent from property owners who are responsible for over 90% of care and maintenance in the Loop, including the largest public and private owners and all public authorities.



## GETTING AROUND THE STRIP



### BY FOOT

- Takes less than 30 minutes to walk across the 1.5 mile length of the Strip District by foot
- The quarter mile width of the neighborhood allows for easy access to the riverfront trail, commercial core, and transit along Liberty Avenue
- The Three Rivers Heritage Trail is a multi-use, 24-mile riverfront trail system with trail segments in the Strip District



### BY BIKE

- The Strip District has over 1 mile of dedicated bike infrastructure, including trails and bike lanes
- 3 POGO Bike Share Stations and 1 MovePGH mobility hub



### BY PUBLIC TRANSIT

- 5 bus lines across the system serve the Strip District (54 – North Side-Oakland-South Side, 86 – Liberty, 87 – Friendship, 88 – Penn, 91 – Butler Street)



# PUBLIC TRANSPORTATION & PARKING

Proposed changes to Pittsburgh bus lines, as part of Pittsburgh Regional Transit’s Bus Line Redesign, will impact the Strip District. These proposed changes aim to improve the overall transit network and better serve the needs of Allegheny County residents by adjusting routes, increasing frequency on some lines, and improving connections between communities. Specifically, the Strip District will see route modifications, including potential loss of direct service on some routes and changes to bus stop locations

Potential impacts on the Strip District:

- Route D86: The D86 route would be modified to provide a core daily route from Penn Hills into the City of Pittsburgh, connecting Homewood, East Liberty, Bloomfield, the Strip District, and Downtown.
- Route N79: This new route would connect Wilksburg Station to Bloomfield via East Hills, Larimer, and Garfield, serving Friendship Avenue and potentially benefiting the Strip District by improving connections to East End neighborhoods and the East Busway.
- Route D87: This route would provide more direct service between Stanton Heights and Downtown, which could improve connectivity to the Strip District.
- Downtown Access: Routes D86, D88, and O99 would provide direct Downtown access from Bloomfield and Friendship, potentially benefiting commuters or visitors to the Strip District who rely on these connections.

Ongoing process

It’s important to note that the Bus Line Redesign is an ongoing process with several phases of public engagement. PRT has already released Draft Network 1.0 and is currently processing public feedback to develop a second draft. This means that the proposed routes and their specific impact on the Strip District could still evolve. To stay updated on the latest proposals and provide feedback, it is recommended to visit the official [Pittsburgh Regional Transit website](#) and its dedicated Bus Line Redesign pages.

POGOH

With the addition of more stations, adaptive bikes, and e-assist bikes, the popularity of POGO has continued to grow. Ridership doubled in 2024 compared to 2023, and the Strip District also experienced an increase in utilization. The top 5 stations in the network were those located near University of Pittsburgh’s campus.

The Strip District currently has five POGO locations:

- 17th St & Penn Ave
- 21st St & Penn Ave
- Penn Ave & 33rd St
- Burns White Center at 3 Crossings

The most heavily used in 2024 was 21st and Penn Avenue in the very heart of the neighborhood. The next most used was at Burns White Center at 3 Crossings.

Strip District Parking at a Glance

- 6,302 – Publicly available parking spaces
- \$17 – Average Daily Parking Rate
- \$183 – Average Monthly Parking Rate

Cost Comparison Between Transportation Modes

MODE	COST
ConnectCard via Port Authority	\$2.75/full-fare ride (includes transfer within 3 hours of tapping card)
Average Daily Parking Rate	\$17 (up to 12 hours)
POGOH	\$4.50/30 minutes

Top 10 Bus Stops

STOP NAME	
Liberty Ave At 21st Street	Penn Avenue at 11th Street
Liberty Ave Opp 21st St FS	Liberty Ave Opp 11th Street (Amtrak)
Liberty Ave At 12th Street	Liberty Ave Opp 26th Street
Liberty Ave At 17th Street	Liberty Ave At 25th Street
Liberty Ave Opp 17th Street	Liberty Ave At 30th Street



# 06 Sustainability





# Sustainability

## GROWING GREEN

### Trees & Transportation in the Strip District

Over the past several years, the Strip District has experienced measurable gains in urban tree canopy, reinforcing the neighborhood's growing commitment to environmental resilience and livability. Between 2018 and 2023, overall tree canopy coverage increased from 10.83% to 13.02%, representing a net gain of 8.52 acres. While the 2025 data is still under review by the City of Pittsburgh, this upward trend signals a clear movement toward a greener and more climate-adaptive urban core.

Street trees have played a significant role in this progress. Between 2015 and 2025, the Strip added 124 new street trees—a 25% increase over baseline—driven by public investment, streetscape upgrades, and tree planting requirements linked to new developments. Much of the canopy expansion has been concentrated in three areas: the riparian corridor adjacent to the river, new streetscape plantings along key pedestrian routes, and natural regeneration along the East Busway corridor.

Despite these gains, the Strip District still faces significant challenges related to climate vulnerability. Over half of the neighborhood—approximately 542 parcels—is classified as being at major heat risk due to limited vegetation and high surface temperatures. According to current climate modeling, the Strip requires an additional 16.98 acres of canopy to effectively mitigate the expected urban heat island effect by 2050. This translates to approximately 4,096 new trees that must be planted and sustained in order to reach minimum climate safety thresholds.

The map below illustrates the current distribution of tree canopy throughout the Strip District. Continued expansion will require not only planting, but investment in long-term maintenance, tree health, and community-based stewardship.



**Baseline Tree Coverage as of 2025**





# COOLING THE STRIP

While the average summer temperature in Pittsburgh might read 86°F on a weather app, the actual experience of walking through the Strip District can feel significantly hotter—especially in areas with little to no tree cover. Tree canopy plays a critical role in regulating microclimates across the urban landscape, and the contrast between shaded and unshaded streets is striking.

In areas without trees, air temperatures can feel closer to 100°F, with surface temperatures on asphalt or car roofs soaring to between 110°F and 115°F. In contrast, streets shaded by a mature tree canopy remain much closer to true air temperature, generally feeling between 86°F and 88°F, with surrounding surfaces averaging 90°F to 95°F. This temperature differential—often exceeding 15°F—has significant implications for health, comfort, energy use, and quality of life.

The cooling effect of trees comes from two primary sources. First, the shade they provide reduces direct solar exposure on buildings, sidewalks, and streets, which in turn lowers ambient air temperatures. Second, through a process called evapotranspiration, trees release moisture into the air, creating a natural cooling effect that mimics the principles of passive climate control.

For the Strip District, these benefits are more than theoretical. Tree-lined corridors are measurably more walkable, encourage outdoor activity, and make streets more comfortable for pedestrians, cyclists, and residents. Strategically placed trees can also help reduce the cooling burden on adjacent buildings, offering long-term savings on energy costs. More broadly, expanding the neighborhood’s tree

canopy supports the Strip’s ongoing efforts to build a resilient, future-ready urban core that balances growth with livability.

Investing in trees is one of the most cost-effective and impactful strategies we have to improve both public health and environmental performance. As the Strip continues to grow, maintaining a deliberate focus on street-level greening will be essential to ensuring that the district remains not just vibrant—but sustainable, inclusive, and welcoming to all.

## EV CHARGING


As of 2025, the Strip District offers 34 (double checking data) publicly accessible EV charging stations, with additional chargers planned through upcoming multifamily and mixed-use developments. This data will now be tracked annually as part of our sustainability benchmarking.

### Public EV Charging Stations


LOCATION	# of CHARGERS	MAX POWER OUTPUT
THE TERMINAL LOT	6	7kW
CORK FACTORY GARAGE	16	7kW
THE HUB GARAGE	12	6kW
THE HIVE GARAGE	10	6kW

### Street Level Temperature Comparison


CONDITION	AIR TEMP FELT	SURFACE TEMP
WITHOUT TREES	100 F	110 - 115 F
WITH TREE CANOPY	86 - 88 F	90 - 95 F



Shade



Evapotranspiration



Urban Heat Island Reduction



# GREEN INFRASTRUCTURE

## OPEN SPACE

Green infrastructure and access to open space are essential components of the Strip District's evolving urban fabric. As development continues, these natural systems play a critical role in supporting environmental health, neighborhood identity, and overall quality of life.

One prominent example is the pollinator garden installed by the Buncher Company beneath the 16th Street Bridge. Once an overlooked, underutilized space, this area has been transformed into a vibrant pocket of native plantings. It now supports critical pollinator habitats and serves as a visual and ecological enhancement along a major gateway into the neighborhood.

In addition to site-specific improvements, the Strip benefits from broader regional efforts such as the Three Rivers Heritage Trail, a multi-use riverfront trail system stewarded by Friends of the Riverfront. This trail spans over 35 miles across Allegheny County, including well-used segments along the Strip's waterfront. It functions as both a recreational asset and an alternative mobility corridor, helping connect residents and visitors to nature and to one another.

Friends of the Riverfront also leads regular trail maintenance efforts, including invasive species removal and community cleanup events within the Strip. These hands-on initiatives not only preserve trail functionality but also foster environmental stewardship and civic pride among volunteers and neighbors.

Together, these investments in green infrastructure and open space are shaping a more resilient and inviting Strip District—where environmental performance is embedded in the public realm and accessible to all.



**Bunny's Blossom's Pollinator Garden**



# SUSTAINABILITY IN PRACTICE

## Developer - Led Initiatives

As the Strip District continues to evolve, many of its newest developments are embracing forward-thinking sustainability strategies that reflect both environmental responsibility and long-term operational performance. While most projects are not currently pursuing formal green building certifications such as LEED or WELL, the principles underlying those standards are increasingly being embedded into project design, materials, and infrastructure.

One of the most visible sustainability features is the adoption of green roof systems. Developers are incorporating both tray-based and fully habitable green roofs, which offer functional and aesthetic benefits. These systems improve building energy efficiency, manage stormwater runoff, and introduce greenery into the urban skyline—all while contributing to biodiversity and urban cooling.

Another widespread approach is the installation of reflective 'white' roofs with high Solar Reflectance Index (SRI) materials. These roofing systems help mitigate the urban heat island effect by deflecting sunlight and reducing heat absorption—especially critical in densely built environments like the Strip.

Beyond exterior treatments, developers are placing increased emphasis on sustainable building materials for both façades and interiors.

In parallel, the district is seeing an uptick in electric vehicle (EV) charging infrastructure as part of new multifamily and mixed-use developments. By incorporating a percentage of EV-capable parking

stalls, these projects are preparing for the future of transportation while offering immediate environmental benefits through reduced emissions.

Several projects are also rethinking the relationship between private development and public realm. While most new buildings are confined to private parcels, new designs include design elements that contribute to the streetscape—such as pass-through walkways, landscaped buffers, and stormwater features that soften the urban edge and enhance pedestrian experience.

One example is a new multifamily development introducing the Strip District's first on-site apiary. This initiative supports pollinator ecosystems and advances public awareness around biodiversity, while symbolizing a creative, place-based approach to sustainability in the built environment.

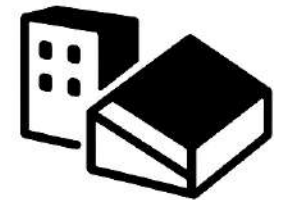
Together, these developer-led efforts are helping shape a greener, healthier, and more future-ready Strip District—where growth is not only measured in square feet, but in ecological and social impact as well.



**Green Roof Systems**



**Reflective 'White' Roofs**



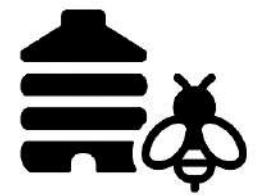
**Sustainable Building Materials**



**EV Charging**



**Public Realm Consideration**



**Apiary**



# 07 Development





# Development

Construction has been robust, and is up from last year. However, some projects in the conceptual phase have stalled.



Source: Strip District Neighbors and Pittsburgh Downtown Partnership

## Strip District Investment

	UNDER CONSTRUCTION	PROJECTS PLANNED
PROJECTS	8	17
OFFICE SPACE	10,000 SF	0 SF
RESIDENTIAL UNITS	524	1,985
HOTEL ROOMS	-	-
RETAIL & RESTAURANT SPACE	15,260 SF	57,000 SF
PARKING SPACES	308	2,547

## CONSTRUCTION

Construction activity in the neighborhood has taken a big leap forward over the past year. Where there was once quiet optimism, there is now real momentum. The Hudson Companies have moved into the framing stage on their two apartment buildings, dubbed The Maxx and The Alex, bringing a combined 238 new units to the neighborhood. Just across Smallman Street, The AM Group is also making progress on The Stanza, an 89-unit building that adds even more residential energy to the area. This year, Hullett Properties has joined the wave with The Mercer, a 179-unit development currently under construction. Smaller-scale residential projects are also moving ahead, including a 21-unit building at 3129 Liberty and five new townhomes at 2700 Penn Avenue. Together, these projects reflect a growing demand for housing and a continued belief in the Strip as a great place to live.

## PROPOSED PROJECTS

That momentum shows no signs of slowing. Several new proposals promise that the Strip will be seeing construction for years to come. McCaffery Investments and Laurel Communities are preparing to break ground on The Brickworks, a 244-unit development planned for the large parking lot next to the Terminal building. It joins Station 28, Oxford’s newest addition to the 3 Crossings development—both projects recently received city approvals. Other major proposals are making their way through the zoning process, including a mixed-use apartment on the Consumer Produce site, a condo and retail project at 1700 Penn, and three residential buildings along 32nd Street by Oxide, the developer behind Mulberry Lofts.

The Strip’s role as a cultural and tourist destination continues to expand as well. Earlier this year, the location of the Pittsburgh Walk of Fame was announced, with the first class of honorees set to be revealed soon. Their names will be enshrined along the sidewalk next to the Terminal building. Just down the street, the Heinz History Center has received approval for an ambitious expansion that will include a new visitor center for VisitPittsburgh, enhanced amenities for the museum, and a vibrant new public plaza along Liberty Avenue, helping to knit together the Strip and downtown with new life and civic presence.

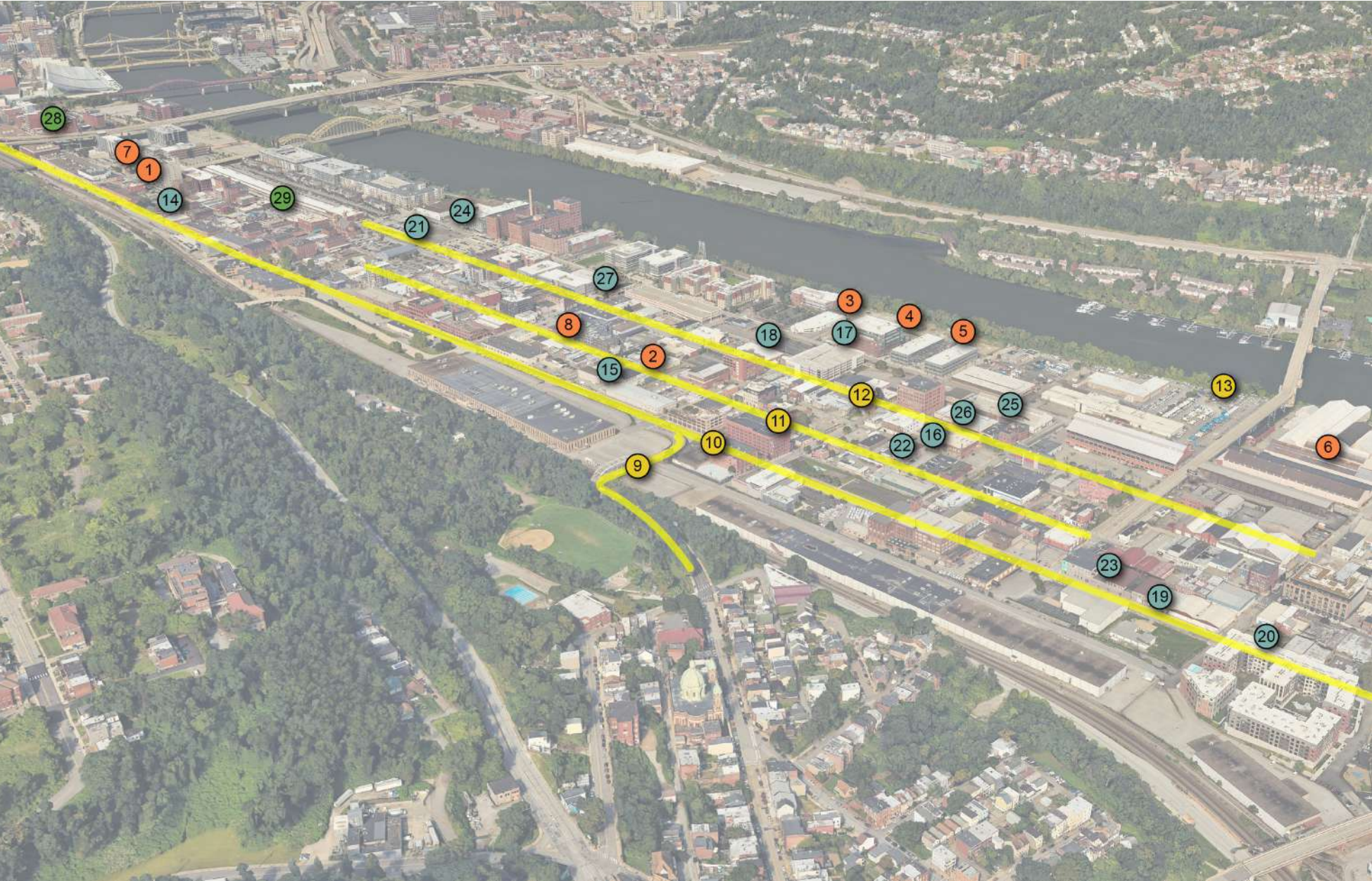
This ongoing list represents active and publicly announced projects in the Strip District as of May 2025.

Projects are listed in three categories: **Announced** means a project has been publicly announced and due diligence is under way; **Active** means that ground has been broken, and **Completed** means there is no longer active construction at the project site. Completed projects are not shown on the map.

Source: Pittsburgh Downtown Partnership and Strip District Neighbors



# Investment Map



## INVESTMENTS FROM JANUARY 2011 - MAY 2024

PROJECTS COMPLETED	\$1,240,565,000
PROJECTS ACTIVE	\$141,350,000
PROJECTS ANNOUNCED	\$1,029,210,238
TOTAL INVESTMENTS	\$2,411,125,238

### OFFICE & RETAIL

- 1. 1501 Penn Avenue\*
- 2. 2709 Penn Avenue\*
- 3. 3 Crossings Phase 2 - Building B
- 4. 3 Crossings Phase 2 - Building F1
- 5. 3 Crossings Phase 2 - Building F2
- 6. 31st Street Studios
- 7. Quatrini Law Group\*
- 8. Social Status\*

### TRANSPORTATION

- 9. 28th Street Bridge
- 10. Liberty Avenue Highway Safety Improvement Program
- 11. Penn Avenue Rightsizing
- 12. Smallman Street Complete Streets
- 13. Strip District Riverfront Park

### RESIDENTIAL

- 14. 1700 Penn Avenue
- 15. 2700 Penn Avenue Townhomes\*
- 16. 2926 Smallman Street\*
- 17. 3 Crossings Phase 2 - Building A
- 18. Station 28 at 3 Crossings
- 19. 3127 Liberty\*325 32nd Street
- 20. Brickworks
- 21. District 29
- 22. Liberty and Penn
- 23. One 21st Street
- 24. The Alex\*
- 25. The Maxx\*
- 26. The Mercer\*

### HOTEL & ENTERTAINMENT

- 27. Heinz History Center Expansion
- 28. Pittsburgh Walk of Fame

\*Indicates a project under construction  
All other projects are in planning or are conceptual.



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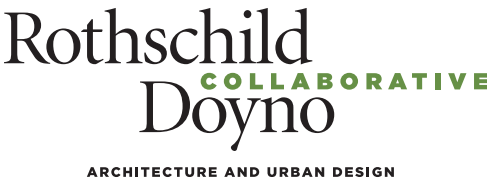
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**THANK YOU TO OUR SPONSORS!**





# ABOUT STRIP DISTRICT NEIGHBORS

Strip District Neighbors is a 501(c)(3) non-profit organization dedicated to promoting economic development and high quality of life while preserving and enhancing the integrity and character of the Strip District neighborhood of the City of Pittsburgh.

This mission is achieved through partnerships with businesses, property owners, residents, governmental agencies, and other organizations.

As an organization we commit ourselves to this mission every day. Join us in our mission and help us to keep the Strip District growing while preserving its uniqueness and special flavor that truly makes it a regional treasure and a one-of-a-kind neighborhood.

## ADVOCACY & PUBLIC POLICY

Strip District Neighbors works to create opportunities for our community to stay connected and well-informed by producing public events like monthly Neighbor Nights and quarterly Town Halls.

## SAFETY & SECURITY

Strip District Neighbors work to ensure the safety of all in the Strip District. We tackle any issues involving crime, traffic, pedestrian and bike safety, property crimes, and more.

We also work with various government agencies and departments to review issues involving nuisance bars, blighted properties, and/ or problem properties.

## COMMUNITY DEVELOPMENT

Strip District Neighbors reviews the changing landscape of the neighborhood to insure optimal land usage, compatibility, and design congruence for new and existing projects.

## MARKETING & PROMOTIONS

Strip District Neighbors actively promotes the many reasons to live, work, play, and visit our vibrant neighborhood.

We work to enhance regional foot traffic, commerce activity, and community growth by promoting neighborhood retailers, businesses, and services.

## EVENTS & PROGRAMMING

Strip District Neighbors works to create opportunities for our community to stay connected and well-informed by producing public events like monthly Neighbor Nights and quarterly Town Halls.



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— N E I G H B O R S —