



# Prime Bar–Restaurant for Lease

## 4717 Butler Street – Lawrenceville

### Fully Equipped – Turnkey

### Full Patio

- **Excellent condition**
- **High-volume, thriving area**
- **Dense population**
- **Medium size, very manageable**
- **Close to all Universities**

**KRE** KEYSTONE  
REAL ESTATE  
ADVISORS

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# Wonderful Lawrenceville



# Destination Lawrenceville

Lawrenceville is one of the largest neighborhood areas in Pittsburgh, and its nightlife and bar-restaurant scene has grown tremendously in recent years, as residents of surrounding neighborhoods and suburbs flock to its numerous restaurants, bars, music venues (and a very cool bowling alley with live music). Some of the best chefs, bars and restaurants in Pittsburgh reside in Lawrenceville.

Lawrenceville draws from over ten surrounding neighborhoods including Downtown Pittsburgh, The Strip District, and all Pittsburgh universities with over 65,000 students.

Lawrenceville is also a unique shopping destination with over 15 blocks of boutiques, funky stores, clothing shops, coffee shops, bakeries, and much more. The fancy clothing boutiques are locally owned, and many sell clothes by spectacular designers who haven't made it big just yet.

**"Lawrenceville is among the 14 coolest hipster neighborhoods in America!" *TripAdvisor***

**Walk Score: 93   Bike Score: 84**



# Lawrenceville Venues





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