

# NORTHTOWNE SQUARE

GIBSONIA, PA



## SIZE

113,372 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	4,278	24,203	54,323
<b>Households</b>	1,622	9,452	21,029
<b>Median HH Income (\$)</b>	128,465	116,102	115,994

## MAJOR TENANT(S)

Giant Eagle  
Petco  
Dunham's Sports

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

5600 William Flynn Highway | Gibsonia, PA 15044

## PROPERTY HIGHLIGHTS

- Located in Gibsonia, Pennsylvania, a suburb of Pittsburgh about 15 miles north of downtown
- Anchored by an 86,477-square-foot Giant Eagle with strong sales
- More than 18,500 vehicles per day on William Flynn Highway
- Population exceeds 24,200 in a three-mile radius with an average household income over \$141,500



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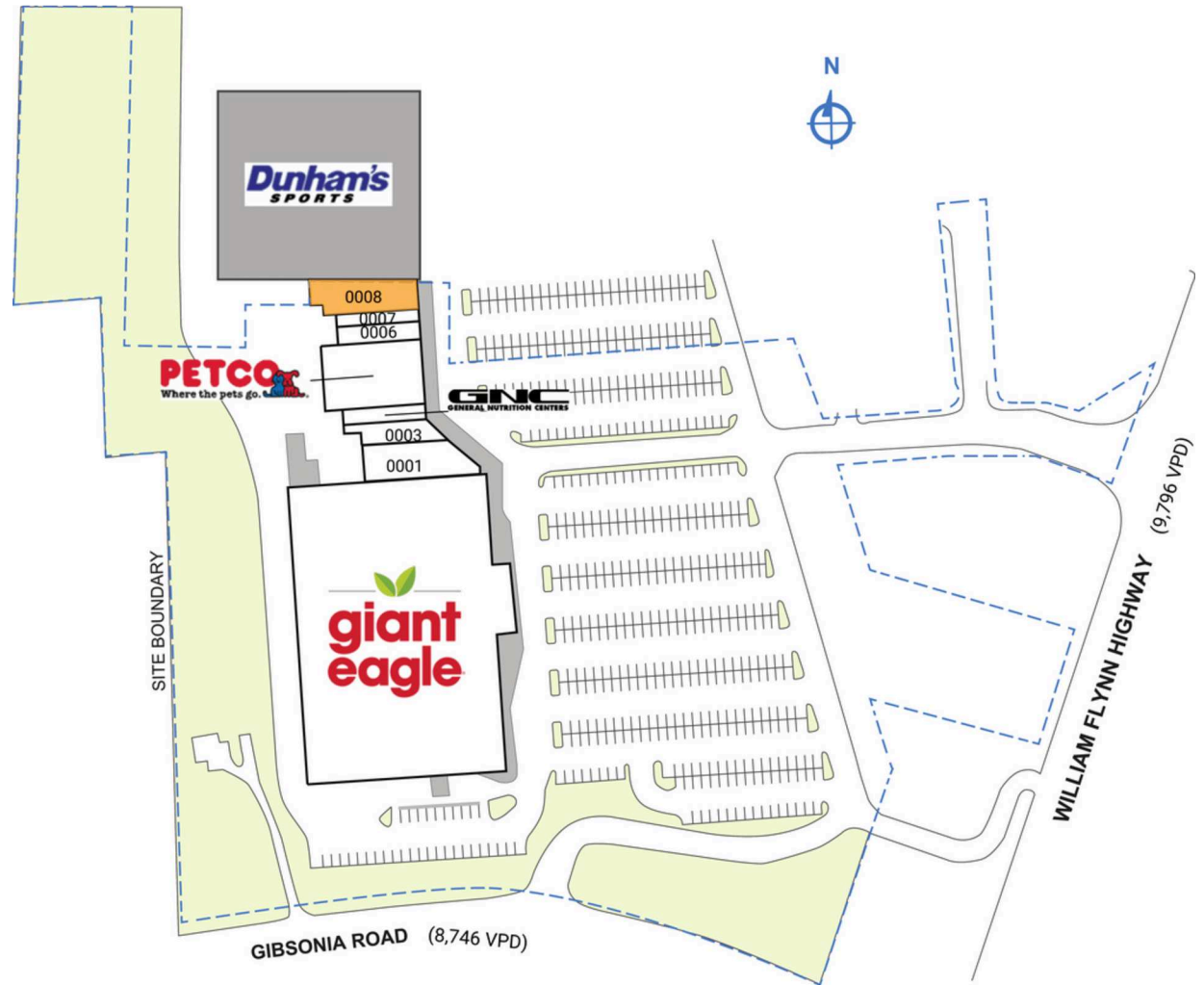
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SPACE	TENANT	SQ. FT.
SHDW1	Dunham's Sports	
SHDW2	112 Northtowne Square	
SHDW3	Wendy's	
SHDW4	Taco Bell	
SHDW5	Nextier Bank	
0001	Wine & Spirits Shoppe	5,688 SF
0003	Centers for Rehab Services	2,712 SF
0004	GNC	2,000 SF
0005	Petco	9,000 SF
0006	Jade Palace	2,490 SF
0007	Unaltered	1,500 SF
0008	AVAILABLE	3,505 SF
0009	Giant Eagle	86,477 SF
<b>TOTAL SQ. FT.</b>		<b>113,372</b>

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFFF; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.636886

Longitude: -79.942505

Northtowne Square Gibsonia, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,278	24,203	54,323
	2028 Projected Population	4,501	25,287	56,570
	2010 Census Population	3,895	22,030	48,485
	2000 Census Population	3,155	19,859	42,922
	1990 Census Population	2,931	17,466	37,701
	Historical Annual Growth 1990 to 2000	0.74%	1.29%	1.31%
	Historical Annual Growth 2000 to 2010	2.13%	1.04%	1.23%
	Estimated Annual Growth 2010 to 2023	0.68%	0.69%	0.83%
	Projected Annual Growth 2023 to 2028	1.02%	0.88%	0.81%
	Median Age	43.5	45.5	45.5
Households	Q4 2023 Estimated Households	1,622	9,452	21,029
	2028 Projected Households	1,707	9,874	21,898
	2010 Census Households	1,474	8,454	18,618
	2000 Census Households	1,168	7,077	15,355
	1990 Census Households	1,074	6,079	13,230
	Historical Annual Growth 1990 to 2000	0.84%	1.53%	1.50%
	Historical Annual Growth 2000 to 2010	2.36%	1.79%	1.95%
	Estimated Annual Growth 2010 to 2023	0.70%	0.81%	0.89%
	Projected Annual Growth 2023 to 2028	1.03%	0.88%	0.81%
	Population per Household	2.64	2.55	2.55
Population by Race	White	90.9%	93.0%	92.6%
	Black or African American	0.5%	0.6%	1.0%
	Asian & Pacific Islander	2.9%	2.2%	2.3%
	Other Races	3.4%	2.7%	2.6%
	Hispanic Population	2.4%	1.5%	1.5%
Income	Average Household Income	\$144,837	\$141,555	\$155,967
	Median Household Income	\$128,465	\$116,102	\$115,994
	Per Capita Income	\$54,935	\$55,584	\$60,861
Education (Age 25+)	Elementary	0.2%	0.6%	0.6%
	Some High School	0.7%	1.1%	1.2%
	High School Graduate	20.0%	21.2%	20.5%
	Some College	16.7%	15.3%	14.2%
	Associates Degree Only	7.0%	7.9%	7.9%
	Bachelors Degree Only	31.3%	31.1%	31.4%
	Graduate Degree	24.1%	23.0%	24.2%
Business	Number of Businesses	103	507	1,148
	Total Number of Employees	799	4,047	10,154
	Employees per Business	7.73	7.98	8.85
	Residential Population per Business	41.35	47.69	47.34

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.