

## SIZE 113,372 square feet

#### **DEMOGRAPHICS**

I mile	3 mile	5 mile				
Populatio 4,278	<b>n</b> 24,203	54,323				
Households 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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#### 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



### MORE INFO

www.phillipsedison.com



## **NORTHTOWNE SQUARE**

SPACE	TENANT	SQ. FT.			
SHDWI	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			
8000	AVAILABLE	3,505 SF			
0009	Giant Eagle	86,477 SF			
TOTAL SQ. FT.					
SITE LEGEND					
Available					







# **Demographic Summary Report**

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 40.636886 Longitude: -79.942505

	ntowne Square	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gibso	onia, PA			
	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
l o	1990 Census Population	2,931	17,466	37,701
Population	•			
obr	Historical Annual Growth 1990 to 2000	0.74%	1.29%	1.31%
<u> </u>	Historical Annual Growth 2000 to 2010	2.13%	1.04%	1.23%
	Estimated Annual Growth 2010 to2023	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
	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
Households	1990 Census Households	1,074	6,079	13,230
seh	Historical Annual Growth 1990 to 2000	0.84%	1.53%	1.50%
no <sub>l</sub>	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
	White	90.9%	93.0%	92.6%
Population by Race	Black or African American	0.5%	0.6%	1.0%
ulatio	Asian & Pacific Islander	2.9%	2.2%	2.3%
opt by	Other Races	3.4%	2.7%	2.6%
-	Hispanic Population	2.4%	1.5%	1.5%
Φ	Average Household Income	\$144,837	\$141,555	\$155,967
Incom	Median Household Income	\$128,465	\$116,102	\$115,994
lnc	Per Capita Income	\$54,935	\$55,584	\$60,861
	Elementary	0.2%	0.6%	0.6%
	Some High School	0.7%	1.1%	1.2%
Education (Age 25+)	High School Graduate	20.0%	21.2%	20.5%
cat e 2!	Some College	16.7%	15.3%	14.2%
Ag	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%
Ø	Number of Businesses	103	507	1,148
nes	Total Number of Employees	799	4,047	10,154
Business	Employees per Business	7.73	7.98	8.85
М	Residential Population per Business	41.35	47.69	47.34

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