



SIZE

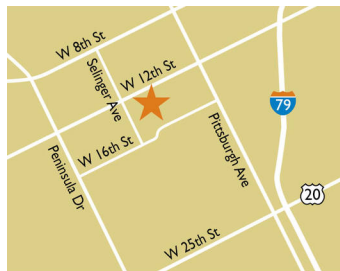
198,418 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,785	69,606	131,502
Households	3,247	30,789	55,111
Median HH Income (\$)	62,276	56,318	54,079

MAJOR TENANT(S)

Giant Eagle
Chick-fil-A
The UPS Store



LOCATION

2525 West 12th Street | Millcreek Township, PA 16505

PROPERTY HIGHLIGHTS

- Anchored by a strong performing Giant Eagle, the region's leading grocer
- Major tenants include The UPS Store, Chick-fil-A, Panera, Saint Vincent Health Center and Pennsylvania Wine & Spirits
- Strategically located in the main retail corridor with good visibility to West 12th Street (21,800 VPD) and easy access to Interstate 79
- More than 70,900 residents and 43,800 employees in the three-mile trade area with an average household income over \$69,200
- Approx. 250K customers made 1.4 million visits to the center over the past 12 months
- In terms of annual visits, Yorktown's Giant Eagle is the #1 ranked grocery in a 5 mile radius

LEASING CONTACT

Scott Faloni
Mobile (410) 693-3248
sfaloni@phillipsedison.com

MORE INFO

www.phillipsedison.com

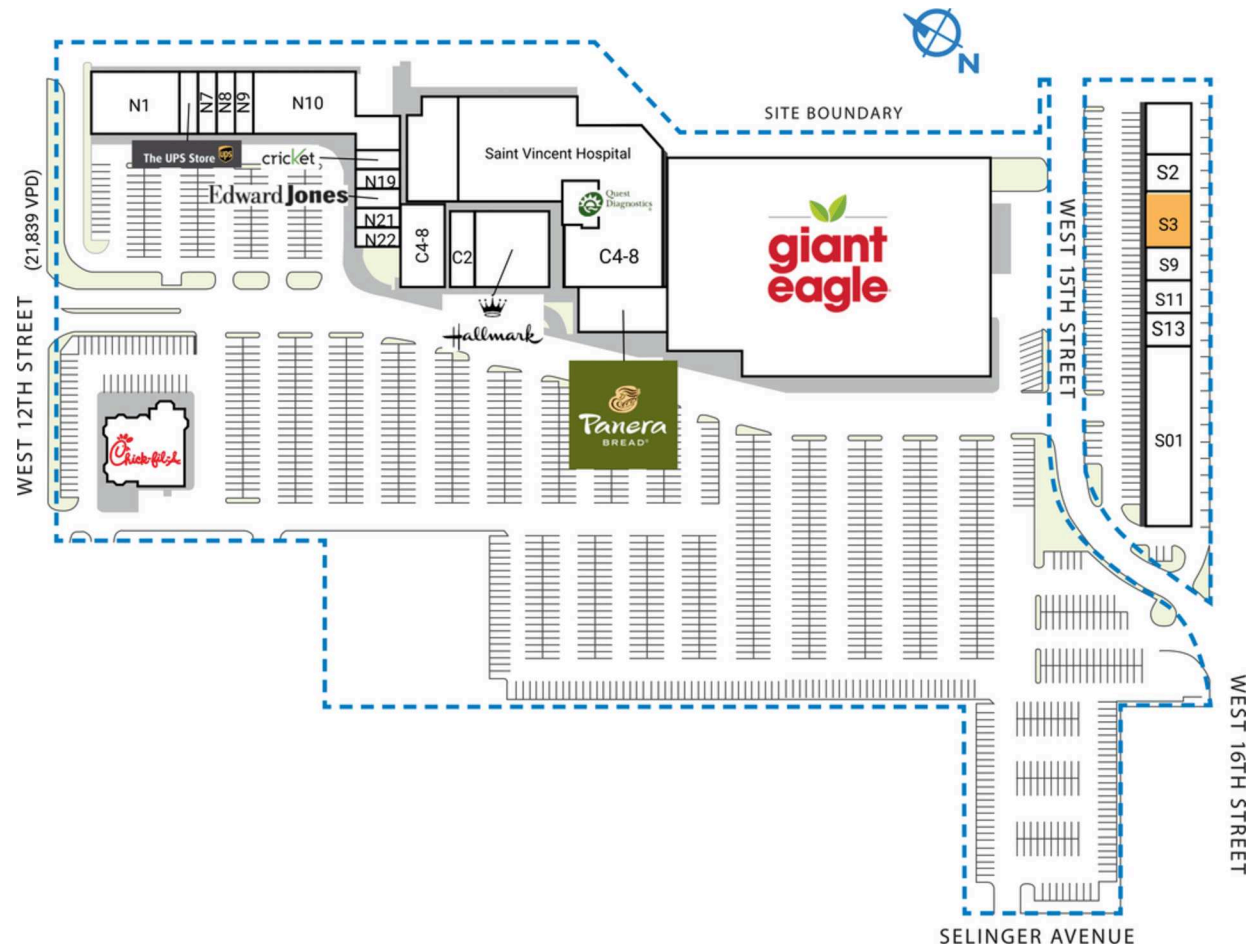


YORKTOWN CENTRE

2525 West 12th Street | Millcreek Township, PA 16505

SPACE	TENANT	SQ. FT.
A01	Giant Eagle	87,347 SF
C11	Panera Bread	5,200 SF
C2	Gem City Eye Care/Hauser Vision	2,102 SF
C3	Hallmark	6,000 SF
C4-8	Saint Vincent Hospital	42,178 SF
C6	Quest Diagnostics	2,051 SF
N1	Panache Salon & Spa	7,000 SF
N10	Pennsylvania Wine & Spirits	9,909 SF
N18	Cricket	1,000 SF
N19	Hot Nails	1,000 SF
N20	Edward Jones	1,000 SF
N21	F & F Poke Bowl	1,000 SF
N22	Dahlkemper Custom Jewelers	1,000 SF
N6	The UPS Store	1,400 SF
N7	Complete Wireless	1,400 SF
N8	Fit-Lab	1,400 SF
N9	Yorktown Tobacco and Vape	1,400 SF
OUT2	Chick-fil-A	5,031 SF
S01	A Bridge to Independence	10,000 SF
S11	Mata Leao Jiu-jitsu	2,000 SF
S13	Consistency Over Perfection	2,000 SF
S2	Erie Jazzercise	2,000 SF
S3	AVAILABLE	3,000 SF
S9	Children's Behavioral Health	2,000 SF
TOTAL SQ. FT.		198,418

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 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.

YORKTOWN CENTRE

2525 West 12th Street | Millcreek Township, PA 16505



YORKTOWN CENTRE

2525 West 12th Street | Millcreek Township, PA 16505



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.101935

Longitude: -80.134681

Yorktown Centre Erie, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,785	69,606	131,502
	2028 Projected Population	6,778	70,220	132,959
	2010 Census Population	7,358	73,579	139,114
	2000 Census Population	7,726	73,755	139,731
	1990 Census Population	8,144	74,647	139,074
	Historical Annual Growth 1990 to 2000	-0.53%	-0.12%	0.05%
	Historical Annual Growth 2000 to 2010	-0.49%	-0.02%	-0.04%
	Estimated Annual Growth 2010 to 2023	-0.59%	-0.40%	-0.41%
	Projected Annual Growth 2023 to 2028	-0.02%	0.18%	0.22%
	Median Age	46.2	40.1	39.7
Households	Q4 2023 Estimated Households	3,247	30,789	55,111
	2028 Projected Households	3,242	31,046	55,740
	2010 Census Households	3,408	31,876	57,125
	2000 Census Households	3,452	31,153	55,849
	1990 Census Households	3,510	29,893	54,562
	Historical Annual Growth 1990 to 2000	-0.17%	0.41%	0.23%
	Historical Annual Growth 2000 to 2010	-0.13%	0.23%	0.23%
	Estimated Annual Growth 2010 to 2023	-0.35%	-0.25%	-0.26%
	Projected Annual Growth 2023 to 2028	-0.03%	0.17%	0.23%
	Population per Household	2.08	2.19	2.28
Population by Race	White	85.6%	80.5%	75.8%
	Black or African American	2.0%	6.4%	10.2%
	Asian & Pacific Islander	1.9%	2.6%	2.9%
	Other Races	6.0%	5.8%	5.5%
	Hispanic Population	4.4%	4.8%	5.6%
Income	Average Household Income	\$74,541	\$74,188	\$75,961
	Median Household Income	\$62,276	\$56,318	\$54,079
	Per Capita Income	\$35,761	\$33,268	\$32,657
Education (Age 25+)	Elementary	1.3%	2.2%	2.7%
	Some High School	4.2%	3.8%	5.0%
	High School Graduate	31.7%	35.1%	34.1%
	Some College	17.4%	17.0%	16.5%
	Associates Degree Only	10.9%	9.8%	9.9%
	Bachelors Degree Only	19.9%	20.6%	19.9%
	Graduate Degree	14.6%	11.4%	11.9%
Business	Number of Businesses	580	2,530	4,435
	Total Number of Employees	6,284	37,618	73,696
	Employees per Business	10.84	14.87	16.62
	Residential Population per Business	11.70	27.51	29.65

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