

EDGEWOOD TOWNE CENTER

EDGEWOOD, PA



SIZE

342,610 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	16,619	124,478	296,698
Households	8,399	58,777	138,468
Median HH Income (\$)	66,925	61,256	59,409

MAJOR TENANT(S)

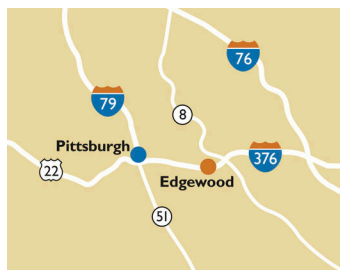
Giant Eagle
Planet Fitness
Dollar Tree

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1775 S. Braddock Avenue | Edgewood, PA 15218

PROPERTY HIGHLIGHTS

- Join national retailers Giant Eagle, Dollar Tree, Pet Supplies Plus, and Planet Fitness
- Other national tenants include GameStop, Hibbett Sports, Citi Trends, Wine & Spirits Shoppe and more
- Conveniently located just off I-376 in the Pittsburgh Metro area
- Densely populated area with over 296.600 people within five miles and more than 114,900 VPD



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.			SQ. FT.
OUT1	Plaza Azteca	7,500 SF	0116	Dollar Tree	8,050 SF
OUT2	Wendy's	4,200 SF	0118	BioLife Plasma Services	14,848 SF
OUT3	Applebee's	4,340 SF	0118B	Fox Beauty Supply	10,245 SF
OUT4	Edgewood Beer and Tobacco	3,900 SF	0120	Giant Eagle	90,244 SF
OUT5	Taco Bell	1,944 SF	0201	Wingstop	1,500 SF
OUT6	PNC Bank	2,000 SF	0202	GameStop	1,500 SF
0100	Giant Eagle	71,008 SF	0203	Bank of America	1,500 SF
0107	Halal African & American Restaurant	1,000 SF	0204A	Hu Nan Cafe	1,500 SF
0107A	Mr. Pete's Barber Shop	1,000 SF	0204B	Supernails	1,515 SF
0108	Hibbett Sports	4,169 SF	0205	Cricket	1,200 SF
0109	Sneaker Villa	4,950 SF	0205B	Signs 'N At	1,830 SF
0110	Happy Smoke	2,200 SF	0206	H&R Block	2,020 SF
0111	Paradise Nails Lounge and Spa	5,750 SF	0207	Joe and Pie	2,525 SF
0113	Pet Supplies Plus	7,800 SF	0208	The Cellular Connection	2,525 SF
0114	Rainbow Shops	6,925 SF	0209 AVAILABLE		3,030 SF
0115	Wine & Spirits Shoppe	4,425 SF	0211	Planet Fitness	26,488 SF
			0211A	Citi Trends	14,023 SF
			0211C	Aaron's	21,756 SF
			0213	Edgewood Laundromat	3,200 SF
			TOTAL SQ. FT.		342,610

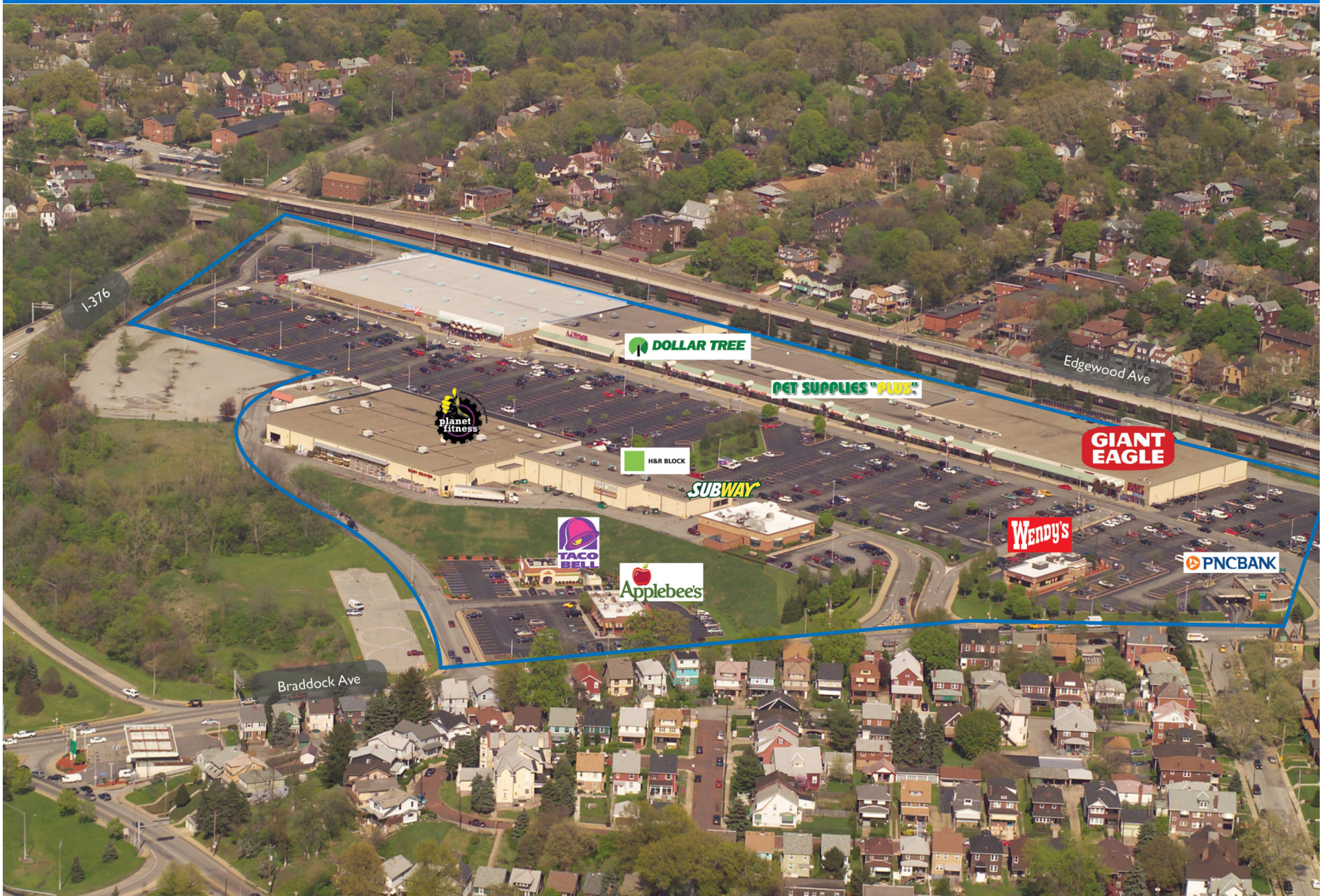
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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.

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Demographic Summary Report

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



Latitude: 40.424855 Longitude: -79.886378

Edgewood Towne Center Pittsburgh, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	16,619	124,478	296,698
	2028 Projected Population	16,418	123,184	299,500
	2010 Census Population	18,077	133,328	310,492
	2000 Census Population	19,434	148,193	339,869
	1990 Census Population	21,372	163,228	375,749
	Historical Annual Growth 1990 to 2000	-0.95%	-0.96%	-1.00%
	Historical Annual Growth 2000 to 2010	-0.72%	-1.05%	-0.90%
	Estimated Annual Growth 2010 to 2023	-0.61%	-0.50%	-0.33%
	Projected Annual Growth 2023 to 2028	-0.24%	-0.21%	0.19%
	Median Age	40.4	39.0	36.7
Households	Q4 2023 Estimated Households	8,399	58,777	138,468
	2028 Projected Households	8,301	58,155	140,114
	2010 Census Households	8,868	61,665	142,074
	2000 Census Households	9,367	66,203	150,860
	1990 Census Households	9,818	70,637	160,734
	Historical Annual Growth 1990 to 2000	-0.47%	-0.65%	-0.63%
	Historical Annual Growth 2000 to 2010	-0.55%	-0.71%	-0.60%
	Estimated Annual Growth 2010 to 2023	-0.39%	-0.35%	-0.19%
	Projected Annual Growth 2023 to 2028	-0.24%	-0.21%	0.24%
	Population per Household	1.98	2.06	2.03
Population by Race	White	63.0%	57.5%	61.0%
	Black or African American	25.8%	28.9%	25.3%
	Asian & Pacific Islander	2.7%	4.9%	5.4%
	Other Races	4.6%	5.3%	5.1%
	Hispanic Population	3.9%	3.4%	3.1%
Income	Average Household Income	\$91,634	\$95,476	\$88,783
	Median Household Income	\$66,925	\$61,256	\$59,409
	Per Capita Income	\$46,358	\$46,126	\$42,597
Education (Age 25+)	Elementary	0.9%	1.1%	1.4%
	Some High School	1.7%	3.2%	3.6%
	High School Graduate	18.6%	23.4%	25.2%
	Some College	17.0%	15.4%	15.7%
	Associates Degree Only	10.9%	9.2%	9.2%
	Bachelors Degree Only	23.9%	22.1%	22.5%
	Graduate Degree	26.9%	25.6%	22.4%
Business	Number of Businesses	380	2,798	10,059
	Total Number of Employees	3,902	30,969	232,529
	Employees per Business	10.28	11.07	23.12
	Residential Population per Business	43.79	44.49	29.50

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