

EDGEWOOD TOWNE CENTRE

EDGEWOOD, PENNSYLVANIA



DEMOGRAPHICS

3 miles 5 miles 10 miles

Population

3 miles	5 miles	10 miles
132,420	309,699	836,487
Total Households		
61,407	141,511	372,512
Median HH Income		
\$42,437	\$40,194	\$46,090
Total Businesses		
2,439	6,937	22,848

Total Households

Median HH Income

Total Businesses



LOCATION

1763 S. Braddock Avenue | Edgewood, Pennsylvania 15218

PROPERTY HIGHLIGHTS

- 337,678-square-foot shopping center anchored by Giant Eagle, Kmart, CW Price (Conway), Planet Fitness, and Aaron's Rents
- Conveniently located just off I-376 in the Pittsburgh Metro area
- Densely populated area with over 309,600 people within five miles with a median HH income of over \$40,100

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

EDGEWOOD TOWNE CENTER

1789 S BRADDOCK AVE | EDGEWOOD, PA 15218

SPACE TENANT SQ. FT.

100	Giant Eagle	71,008
107	GNC	1,000
107A	VC Chaney's	1,000
	Barber Shop	
108	Foot Locker	4,169
109	Sneaker Villa	4,950
110	Sally Beauty Supply	2,200
111	Aaron's	5,750
113	AVAILABLE	7,800
114	Advance Auto Parts	6,925
115	Wine &	4,425
	Spirits Shoppe	
116	Dollar Tree	8,050
118	CW Price	25,093
120	Kmart	86,479
201	Subway	1,500
202	GameStop	1,500
203	AVAILABLE	1,500
204A	Mirror Image Salon	1,500
204B	Supernails	1,515
205	Cricket	1,200
205B	AVAILABLE	1,830
206	H&R Block	2,020
207	How Lee	2,525
	Chinese Restaurant	
208	RadioShack	2,525
209	Katsur Dental	3,030
	and Orthodontics	
211	Planet Fitness	26,488
211A	Burton's Total Pets	10,612
211C	Habitat for Humanity	25,000
213	Town Cleaners	3,200
O-1	Eat n' Park	7,500
O-2	Wendy's	4,200
O-3	Applebee's	4,340
O-4	Beer Distributorship	3,900
O-5	Taco Bell	1,944
O-6	PNC Bank	2,000

TOTAL SQ. FT. 338,678

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



PHILLIPS EDISON & COMPANY

EDGEWOOD TOWNE CENTRE

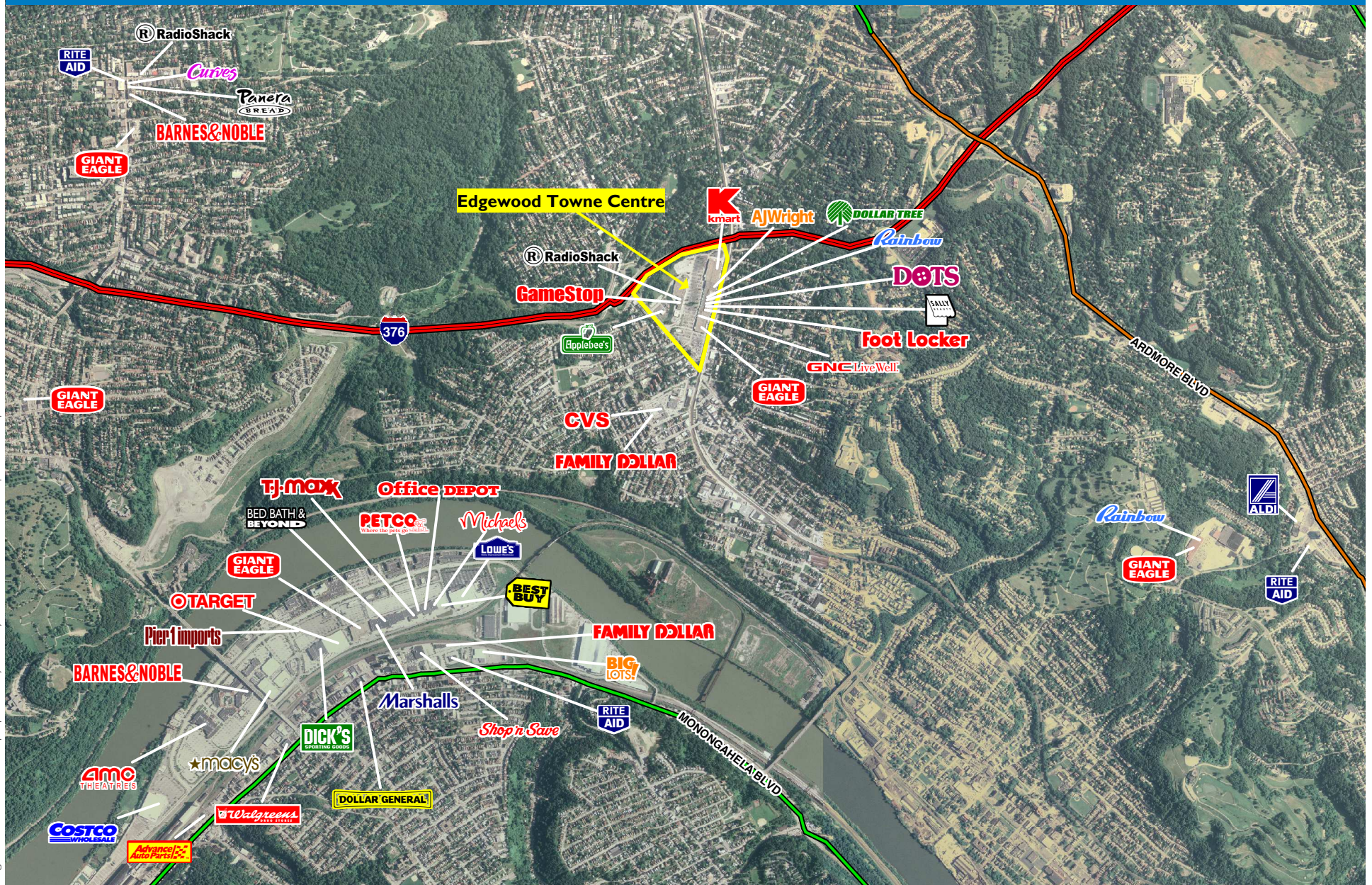
1763 S. Braddock Avenue | Pittsburgh, Pennsylvania 15218



EDGEWOOD TOWNE CENTRE

Braddock Ave at Edgewood Ave | Edgewood, Pennsylvania 15218

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Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 40.424855 Longitude: -79.886378

Edgewood Towne Centre Pittsburgh,PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	17,494	132,420	309,699	836,487
	2018 Projected Population	17,091	130,905	305,692	824,490
	2010 Census Population	17,757	132,888	311,246	840,095
	2000 Census Population	19,335	147,512	340,576	908,034
	1990 Census Population	21,167	162,566	376,405	971,860
	Historical Annual Growth 1990 to 2000	-0.90%	-0.97%	-1.00%	-0.68%
	Historical Annual Growth 2000 to 2010	-0.85%	-1.04%	-0.90%	-0.77%
	Estimated Annual Growth 2010 to 2013	-0.40%	-0.09%	-0.13%	-0.11%
	Projected Annual Growth 2013 to 2018	-0.46%	-0.23%	-0.26%	-0.29%
	Median Age	39.8	39.3	36.9	40.4
Households	Q4 2013 Estimated Households	8,583	61,407	141,511	372,512
	2018 Projected Households	8,387	60,660	139,542	367,062
	2010 Census Households	8,710	61,672	142,324	374,182
	2000 Census Households	9,242	66,405	151,074	388,901
	1990 Census Households	9,599	70,663	161,005	401,148
	Historical Annual Growth 1990 to 2000	-0.38%	-0.62%	-0.63%	-0.31%
	Historical Annual Growth 2000 to 2013	-0.59%	-0.74%	-0.59%	-0.39%
	Estimated Annual Growth 2000 to 2013	-0.39%	-0.11%	-0.15%	-0.12%
	Projected Annual Growth 2013 to 2018	-0.46%	-0.24%	-0.28%	-0.29%
	Population per Household	2.03	2.11	2.08	2.17
Population by Race	White	64.2%	59.3%	63.4%	75.8%
	Black or African American	28.8%	32.1%	27.7%	17.5%
	Asian & Pacific Islander	1.9%	3.8%	4.2%	2.8%
	Other Races	3.0%	2.8%	2.6%	2.2%
	Hispanic Population	2.1%	2.1%	2.0%	1.7%
Income	Average Household Income	\$61,886	\$65,666	\$60,099	\$64,394
	Median Household Income	\$47,791	\$42,437	\$40,194	\$46,090
	Per Capita Income	\$30,421	\$31,402	\$28,448	\$29,302
Education (Age 25+)	Elementary	1.5%	2.4%	2.6%	2.3%
	Some High School	5.6%	5.3%	5.9%	6.1%
	High School Graduate	25.8%	27.2%	30.1%	32.8%
	Some College	16.2%	17.2%	17.9%	17.7%
	Associates Degree Only	8.8%	7.3%	8.0%	9.0%
	Bachelors Degree Only	21.0%	18.9%	17.9%	18.8%
	Graduate Degree	21.2%	21.8%	17.6%	13.4%
Business	Number of Businesses	325	2,439	6,937	22,848
	Total Number of Employees	5,400	44,789	197,028	543,175
	Employees per Business	16.64	18.36	28.40	23.77
	Residential Population per Business	53.91	54.28	44.64	36.61

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