

EDGEWOOD TOWNE CENTER

EDGEWOOD, PA



SIZE

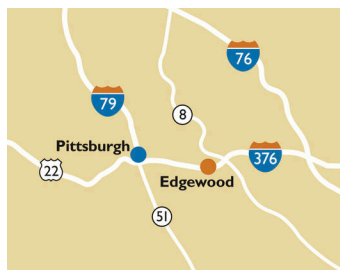
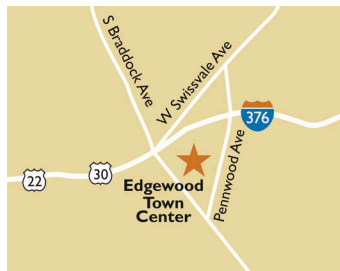
342,610 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
17,266	129,628	307,864
Households		
8,464	60,208	141,097
Median HH Income (\$)		
59,120	55,929	54,171

MAJOR TENANT(S)

Giant Eagle
Planet Fitness
Dollar Tree



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 307,800 people within five miles and more than 114,900 VPD

LEASING CONTACT

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MORE INFO

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SPACE	TENANT	SQ. FT.	
OUT1	AVAILABLE	7,500 SF	
OUT2	Wendy's	4,200 SF	
OUT3	Applebee's	4,340 SF	
OUT4	Edgewood Beer and Tobacco	3,900 SF	
OUT5	Taco Bell	1,944 SF	
OUT6	PNC Bank	2,000 SF	
0100	Giant Eagle	71,008 SF	
0107	Halal African & American Restaurant	1,000 SF	
0107A	Mr. Pete's Barber Shop	1,000 SF	
0108	Hibbett Sports	4,169 SF	
0109	Sneaker Villa	4,950 SF	
0110	Happy Smoke	2,200 SF	
0111	AVAILABLE	5,750 SF	
0113	Pet Supplies Plus	7,800 SF	
0114	Rainbow Shops	6,925 SF	
0115	Wine & Spirits Shoppe	4,425 SF	
0116	Dollar Tree	8,050 SF	
0118	BioLife Plasma Services	14,848 SF	
0118B	Fox Beauty Supply	10,245 SF	
0120	Giant Eagle	90,244 SF	
0201	Wingstop	1,500 SF	
0202	GameStop	1,500 SF	
0203	Bank of America	1,500 SF	
0204A	Hu Nan Cafe	1,500 SF	
0204B	Supernails	1,515 SF	
0205	Cricket	1,200 SF	
0205B	Signs 'N At	1,830 SF	
0206	H&R Block	2,020 SF	
0207	Joe and Pie	2,525 SF	
0208	AVAILABLE	2,525 SF	
0209	COMING AVAILABLE	3,030 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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Edgewood Towne Center Pittsburgh, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	17,266	129,628	307,864
	2027 Projected Population	17,133	129,023	309,138
	2010 Census Population	17,952	133,041	311,029
	2000 Census Population	19,535	147,698	340,554
	1990 Census Population	21,398	162,730	376,353
	Historical Annual Growth 1990 to 2000	-0.91%	-0.96%	-0.99%
	Historical Annual Growth 2000 to 2010	-0.84%	-1.04%	-0.90%
	Estimated Annual Growth 2010 to 2022	-0.31%	-0.20%	-0.08%
	Projected Annual Growth 2022 to 2027	-0.15%	-0.09%	0.08%
	Median Age	42.2	40.5	38.5
Households	Q2 2022 Estimated Households	8,464	60,208	141,097
	2027 Projected Households	8,402	59,939	141,844
	2010 Census Households	8,786	61,737	142,294
	2000 Census Households	9,318	66,492	150,996
	1990 Census Households	9,694	70,757	160,946
	Historical Annual Growth 1990 to 2000	-0.39%	-0.62%	-0.64%
	Historical Annual Growth 2000 to 2010	-0.59%	-0.74%	-0.59%
	Estimated Annual Growth 2010 to 2022	-0.29%	-0.20%	-0.07%
	Projected Annual Growth 2022 to 2027	-0.15%	-0.09%	0.11%
	Population per Household	2.03	2.11	2.07
Population by Race	White	64.9%	58.9%	62.9%
	Black or African American	26.7%	30.6%	26.5%
	Asian & Pacific Islander	2.5%	4.1%	4.5%
	Other Races	2.8%	3.7%	3.6%
	Hispanic Population	3.1%	2.7%	2.5%
Income	Average Household Income	\$83,254	\$86,969	\$81,179
	Median Household Income	\$59,120	\$55,929	\$54,171
	Per Capita Income	\$40,892	\$41,166	\$38,226
Education (Age 25+)	Elementary	1.6%	1.4%	1.5%
	Some High School	2.7%	3.8%	3.9%
	High School Graduate	20.1%	24.6%	26.1%
	Some College	16.5%	15.9%	16.3%
	Associates Degree Only	11.3%	8.5%	9.3%
	Bachelors Degree Only	23.5%	21.3%	21.4%
	Graduate Degree	24.4%	24.4%	21.6%
Business	Number of Businesses	342	2,483	6,952
	Total Number of Employees	4,971	39,746	173,197
	Employees per Business	14.54	16.01	24.91
	Residential Population per Business	50.49	52.21	44.29

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