

NORTHTOWNE SQUARE

GIBSONIA, PA



SIZE

113,372 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,018	23,855	53,335
Households		
1,521	9,170	20,484
Median HH Income (\$)		
112,605	109,453	107,471

MAJOR TENANT(S)

Giant Eagle
Petco
Dunham's Sports



LOCATION

5600 William Flynn Highway | Gibsonsia, PA 15044

PROPERTY HIGHLIGHTS

- Located in Gibsonsia, 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 23,800 in a three-mile radius with an average household income over \$131,400

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com



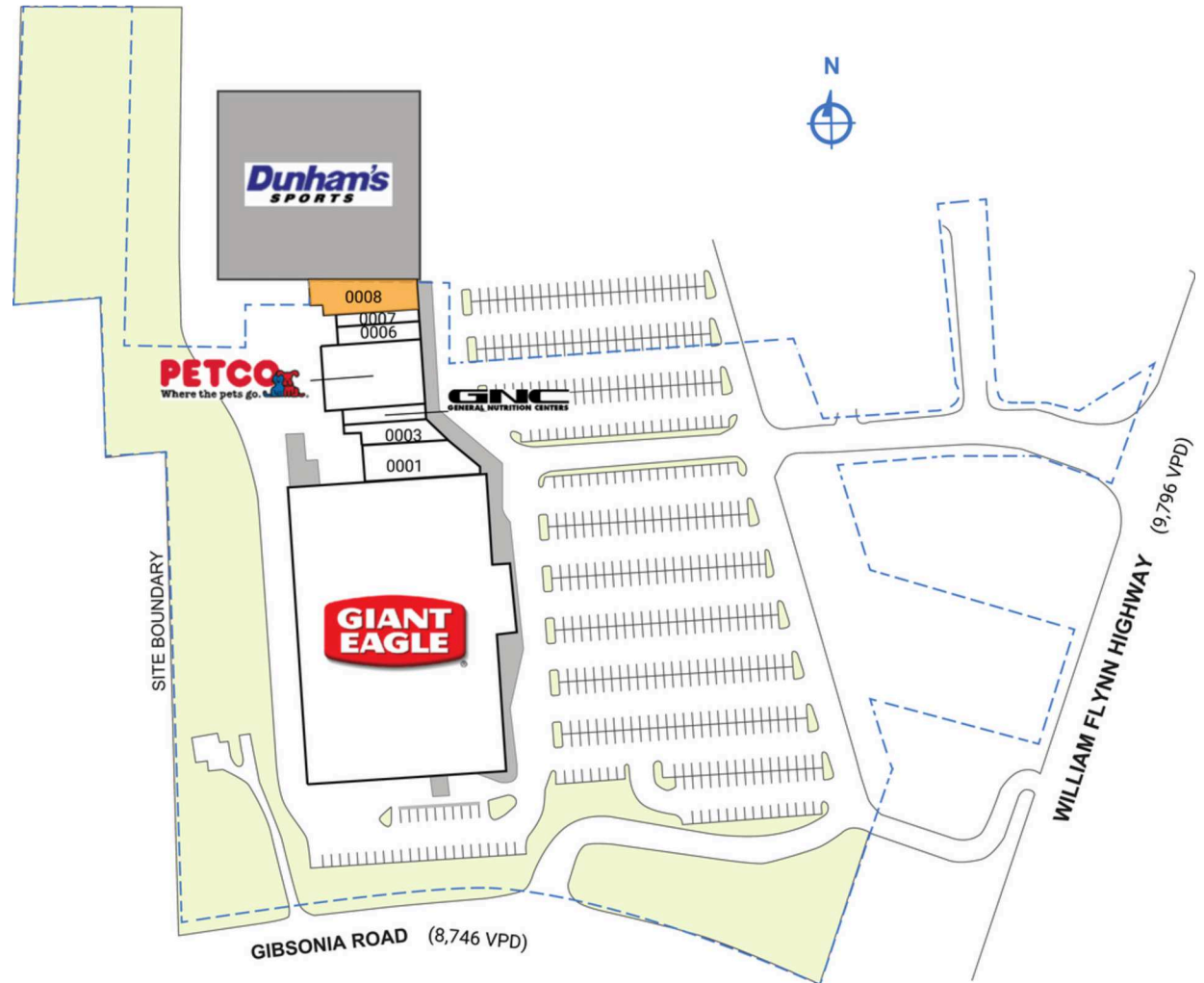
PHILLIPS EDISON & COMPANY®

NORTHTOWNE SQUARE

5600 William Flynn Highway | Gibsonsia, PA 15044

SPACE	TENANT	SQ. FT.
SHDW1	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
0008	AVAILABLE	3,505 SF
0009	Giant Eagle	86,477 SF
TOTAL SQ. FT.		113,372

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.

NORTHTOWNE SQUARE

5600 William Flynn Highway | Gibsonia, PA 15044



NORTHTOWNE SQUARE

5600 William Flynn Highway | Gibsonia, PA 15044



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Northtowne Square Gibsonia, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,018	23,855	53,335
	2027 Projected Population	4,102	24,635	55,441
	2010 Census Population	3,933	22,121	48,038
	2000 Census Population	3,172	20,002	42,475
	1990 Census Population	3,051	17,570	37,639
	Historical Annual Growth 1990 to 2000	0.39%	1.30%	1.22%
	Historical Annual Growth 2000 to 2010	2.17%	1.01%	1.24%
	Estimated Annual Growth 2010 to 2022	0.17%	0.59%	0.82%
	Projected Annual Growth 2022 to 2027	0.41%	0.65%	0.78%
	Median Age	43.9	45.5	46.0
Households	Q2 2022 Estimated Households	1,521	9,170	20,484
	2027 Projected Households	1,553	9,470	21,278
	2010 Census Households	1,491	8,496	18,476
	2000 Census Households	1,177	7,235	15,328
	1990 Census Households	1,110	6,153	13,151
	Historical Annual Growth 1990 to 2000	0.59%	1.63%	1.54%
	Historical Annual Growth 2000 to 2010	2.39%	1.62%	1.88%
	Estimated Annual Growth 2010 to 2022	0.16%	0.60%	0.81%
	Projected Annual Growth 2022 to 2027	0.41%	0.65%	0.76%
	Population per Household	2.63	2.58	2.57
Population by Race	White	94.3%	95.4%	94.7%
	Black or African American	0.5%	0.7%	1.0%
	Asian & Pacific Islander	2.0%	1.7%	1.9%
	Other Races	1.6%	1.2%	1.4%
	Hispanic Population	1.6%	1.0%	1.0%
Income	Average Household Income	\$133,864	\$131,424	\$140,783
	Median Household Income	\$112,605	\$109,453	\$107,471
	Per Capita Income	\$50,951	\$50,956	\$54,623
Education (Age 25+)	Elementary	0.5%	0.7%	0.6%
	Some High School	0.9%	0.9%	1.0%
	High School Graduate	19.1%	20.2%	19.9%
	Some College	15.1%	14.5%	13.5%
	Associates Degree Only	8.5%	8.5%	8.4%
	Bachelors Degree Only	32.7%	33.2%	32.6%
	Graduate Degree	23.1%	22.0%	23.9%
Business	Number of Businesses	136	663	1,302
	Total Number of Employees	1,509	7,424	15,868
	Employees per Business	11.12	11.20	12.19
	Residential Population per Business	29.60	35.99	40.96

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