
Demographic Report

PREPARED BY:

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Demographic Report

5 Alpha Dr E, Pittsburgh, PA 15238

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **8,159 SF**
 Year Built: **1994**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$10,422	\$361,871	\$943,723
Total Apparel	\$553	\$19,829	\$52,711
Women's Apparel	218	8,360	21,909
Men's Apparel	129	4,413	11,596
Girl's Apparel	38	1,317	3,663
Boy's Apparel	26	887	2,442
Infant Apparel	24	769	2,092
Footwear	119	4,084	11,010
Total Entertainment & Hobbies	\$1,606	\$55,310	\$143,980
Entertainment	115	3,992	10,694
Audio & Visual Equipment/Service	444	14,718	38,837
Reading Materials	48	1,756	4,447
Pets, Toys, & Hobbies	297	9,857	25,210
Personal Items	703	24,987	64,792
Total Food and Alcohol	\$3,007	\$101,620	\$266,433
Food At Home	1,689	55,762	148,620
Food Away From Home	1,105	38,678	99,605
Alcoholic Beverages	213	7,179	18,208
Total Household	\$1,436	\$53,487	\$138,530
House Maintenance & Repair	313	10,684	28,398
Household Equip & Furnishings	574	21,267	55,127
Household Operations	414	15,732	40,413
Housing Costs	135	5,804	14,591

Demographic Report

5 Alpha Dr E, Pittsburgh, PA 15238

2020 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$2,553	\$85,103	\$222,656
Vehicle Purchases	1,033	33,493	86,910
Gasoline	858	27,401	72,567
Vehicle Expenses	67	3,090	8,210
Transportation	235	9,054	23,627
Automotive Repair & Maintenance	360	12,064	31,341
Total Health Care	\$649	\$22,000	\$56,913
Medical Services	354	12,205	31,414
Prescription Drugs	237	7,736	20,140
Medical Supplies	58	2,059	5,358
Total Education/Day Care	\$617	\$24,521	\$62,499
Education	394	15,543	39,879
Fees & Admissions	223	8,979	22,620

Demographic Detail Report

5 Alpha Dr E, Pittsburgh, PA 15238

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	1,083		30,851		84,619	
2020 Estimate	1,102		31,023		85,292	
2010 Census	1,169		30,992		86,119	
Growth 2020 - 2025	-1.72%		-0.55%		-0.79%	
Growth 2010 - 2020	-5.73%		0.10%		-0.96%	
2020 Population by Age	1,102		31,023		85,292	
Age 0 - 4	48	4.36%	1,375	4.43%	3,914	4.59%
Age 5 - 9	47	4.26%	1,378	4.44%	4,099	4.81%
Age 10 - 14	45	4.08%	1,483	4.78%	4,456	5.22%
Age 15 - 19	49	4.45%	1,741	5.61%	5,033	5.90%
Age 20 - 24	52	4.72%	1,740	5.61%	4,883	5.73%
Age 25 - 29	67	6.08%	1,999	6.44%	5,391	6.32%
Age 30 - 34	69	6.26%	1,921	6.19%	5,145	6.03%
Age 35 - 39	60	5.44%	1,684	5.43%	4,685	5.49%
Age 40 - 44	52	4.72%	1,521	4.90%	4,273	5.01%
Age 45 - 49	60	5.44%	1,801	5.81%	5,058	5.93%
Age 50 - 54	69	6.26%	2,066	6.66%	5,733	6.72%
Age 55 - 59	84	7.62%	2,486	8.01%	6,781	7.95%
Age 60 - 64	89	8.08%	2,606	8.40%	7,025	8.24%
Age 65 - 69	76	6.90%	2,194	7.07%	5,902	6.92%
Age 70 - 74	59	5.35%	1,613	5.20%	4,317	5.06%
Age 75 - 79	49	4.45%	1,212	3.91%	3,175	3.72%
Age 80 - 84	43	3.90%	909	2.93%	2,315	2.71%
Age 85+	85	7.71%	1,294	4.17%	3,107	3.64%
Age 65+	312	28.31%	7,222	23.28%	18,816	22.06%
Median Age	50.20		46.90		45.80	
Average Age	47.30		44.50		43.60	

Demographic Detail Report

5 Alpha Dr E, Pittsburgh, PA 15238							
Radius	1 Mile		3 Mile		5 Mile		
2020 Population By Race	1,102		31,023		85,292		
White	1,076	97.64%	28,873	93.07%	72,731	85.27%	
Black	6	0.54%	952	3.07%	8,057	9.45%	
Am. Indian & Alaskan	0	0.00%	40	0.13%	151	0.18%	
Asian	11	1.00%	774	2.49%	2,330	2.73%	
Hawaiian & Pacific Island	0	0.00%	1	0.00%	8	0.01%	
Other	8	0.73%	382	1.23%	2,016	2.36%	
Population by Hispanic Origin	1,102		31,023		85,292		
Non-Hispanic Origin	1,090	98.91%	30,528	98.40%	83,703	98.14%	
Hispanic Origin	12	1.09%	495	1.60%	1,589	1.86%	
2020 Median Age, Male	46.60		44.00		43.30		
2020 Average Age, Male	44.50		42.60		42.00		
2020 Median Age, Female	53.60		49.40		47.80		
2020 Average Age, Female	49.70		46.20		45.10		
2020 Population by Occupation Classification	953		26,437		71,815		
Civilian Employed	521	54.67%	15,871	60.03%	43,108	60.03%	
Civilian Unemployed	16	1.68%	526	1.99%	1,758	2.45%	
Civilian Non-Labor Force	416	43.65%	10,035	37.96%	26,929	37.50%	
Armed Forces	0	0.00%	5	0.02%	20	0.03%	
Households by Marital Status							
Married	179		6,523		17,327		
Married No Children	124		4,249		11,115		
Married w/Children	55		2,274		6,212		
2020 Population by Education	913		24,613		66,252		
Some High School, No Diploma	101	11.06%	1,408	5.72%	4,492	6.78%	
High School Grad (Incl Equivalency)	302	33.08%	6,847	27.82%	18,924	28.56%	
Some College, No Degree	224	24.53%	6,262	25.44%	17,206	25.97%	
Associate Degree	51	5.59%	1,308	5.31%	3,344	5.05%	
Bachelor Degree	152	16.65%	4,945	20.09%	12,158	18.35%	
Advanced Degree	83	9.09%	3,843	15.61%	10,128	15.29%	

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	989		30,136		82,255	
Real Estate & Finance	32	3.24%	1,120	3.72%	3,214	3.91%
Professional & Management	225	22.75%	8,976	29.78%	23,478	28.54%
Public Administration	9	0.91%	388	1.29%	1,226	1.49%
Education & Health	90	9.10%	4,324	14.35%	12,009	14.60%
Services	81	8.19%	2,354	7.81%	6,613	8.04%
Information	3	0.30%	207	0.69%	711	0.86%
Sales	142	14.36%	4,052	13.45%	10,797	13.13%
Transportation	23	2.33%	558	1.85%	1,443	1.75%
Retail	66	6.67%	1,784	5.92%	5,115	6.22%
Wholesale	33	3.34%	666	2.21%	1,630	1.98%
Manufacturing	89	9.00%	1,728	5.73%	4,438	5.40%
Production	88	8.90%	1,391	4.62%	4,534	5.51%
Construction	43	4.35%	1,039	3.45%	2,781	3.38%
Utilities	42	4.25%	706	2.34%	1,847	2.25%
Agriculture & Mining	0	0.00%	50	0.17%	246	0.30%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	15	0.02%
Other Services	23	2.33%	793	2.63%	2,158	2.62%
2020 Worker Travel Time to Job	498		15,197		41,373	
<30 Minutes	291	58.43%	8,746	57.55%	23,737	57.37%
30-60 Minutes	181	36.35%	5,439	35.79%	14,701	35.53%
60+ Minutes	26	5.22%	1,012	6.66%	2,935	7.09%
2010 Households by HH Size	492		13,823		37,837	
1-Person Households	203	41.26%	4,763	34.46%	12,772	33.76%
2-Person Households	162	32.93%	4,862	35.17%	12,953	34.23%
3-Person Households	59	11.99%	1,906	13.79%	5,546	14.66%
4-Person Households	42	8.54%	1,493	10.80%	4,148	10.96%
5-Person Households	19	3.86%	580	4.20%	1,665	4.40%
6-Person Households	6	1.22%	172	1.24%	539	1.42%
7 or more Person Households	1	0.20%	47	0.34%	214	0.57%
2020 Average Household Size	2.10		2.20		2.20	
Households						
2025 Projection	448		13,801		37,253	
2020 Estimate	458		13,873		37,547	
2010 Census	491		13,823		37,838	
Growth 2020 - 2025	-2.18%		-0.52%		-0.78%	
Growth 2010 - 2020	-6.72%		0.36%		-0.77%	

Demographic Detail Report

5 Alpha Dr E, Pittsburgh, PA 15238					
Radius	1 Mile		3 Mile		5 Mile
2020 Households by HH Income	458		13,873		37,546
<\$25,000	70	15.28%	2,184	15.74%	7,104 18.92%
\$25,000 - \$50,000	166	36.24%	2,971	21.42%	8,290 22.08%
\$50,000 - \$75,000	71	15.50%	2,481	17.88%	6,568 17.49%
\$75,000 - \$100,000	56	12.23%	1,766	12.73%	4,550 12.12%
\$100,000 - \$125,000	46	10.04%	1,338	9.64%	3,525 9.39%
\$125,000 - \$150,000	7	1.53%	796	5.74%	1,994 5.31%
\$150,000 - \$200,000	21	4.59%	1,009	7.27%	2,283 6.08%
\$200,000+	21	4.59%	1,328	9.57%	3,232 8.61%
2020 Avg Household Income	\$71,767		\$93,578		\$87,463
2020 Med Household Income	\$47,941		\$67,087		\$61,107
2020 Occupied Housing	458		13,873		37,547
Owner Occupied	303	66.16%	9,898	71.35%	26,596 70.83%
Renter Occupied	155	33.84%	3,975	28.65%	10,951 29.17%
2010 Housing Units	521		15,320		42,446
1 Unit	447	85.80%	12,527	81.77%	34,248 80.69%
2 - 4 Units	50	9.60%	1,099	7.17%	3,310 7.80%
5 - 19 Units	24	4.61%	985	6.43%	2,442 5.75%
20+ Units	0	0.00%	709	4.63%	2,446 5.76%
2020 Housing Value	303		9,898		26,597
<\$100,000	113	37.29%	2,286	23.10%	8,184 30.77%
\$100,000 - \$200,000	112	36.96%	3,614	36.51%	8,719 32.78%
\$200,000 - \$300,000	24	7.92%	1,698	17.15%	4,004 15.05%
\$300,000 - \$400,000	28	9.24%	918	9.27%	2,150 8.08%
\$400,000 - \$500,000	4	1.32%	430	4.34%	983 3.70%
\$500,000 - \$1,000,000	22	7.26%	858	8.67%	2,189 8.23%
\$1,000,000+	0	0.00%	94	0.95%	368 1.38%
2020 Median Home Value	\$134,375		\$173,685		\$158,659
2020 Housing Units by Yr Built	554		15,526		42,828
Built 2010+	9	1.62%	597	3.85%	1,289 3.01%
Built 2000 - 2010	5	0.90%	436	2.81%	1,754 4.10%
Built 1990 - 1999	23	4.15%	1,257	8.10%	2,526 5.90%
Built 1980 - 1989	29	5.23%	1,514	9.75%	3,209 7.49%
Built 1970 - 1979	82	14.80%	1,737	11.19%	4,698 10.97%
Built 1960 - 1969	54	9.75%	1,749	11.26%	5,846 13.65%
Built 1950 - 1959	112	20.22%	2,742	17.66%	8,322 19.43%
Built <1949	240	43.32%	5,494	35.39%	15,184 35.45%
2020 Median Year Built	1952		1957		1956

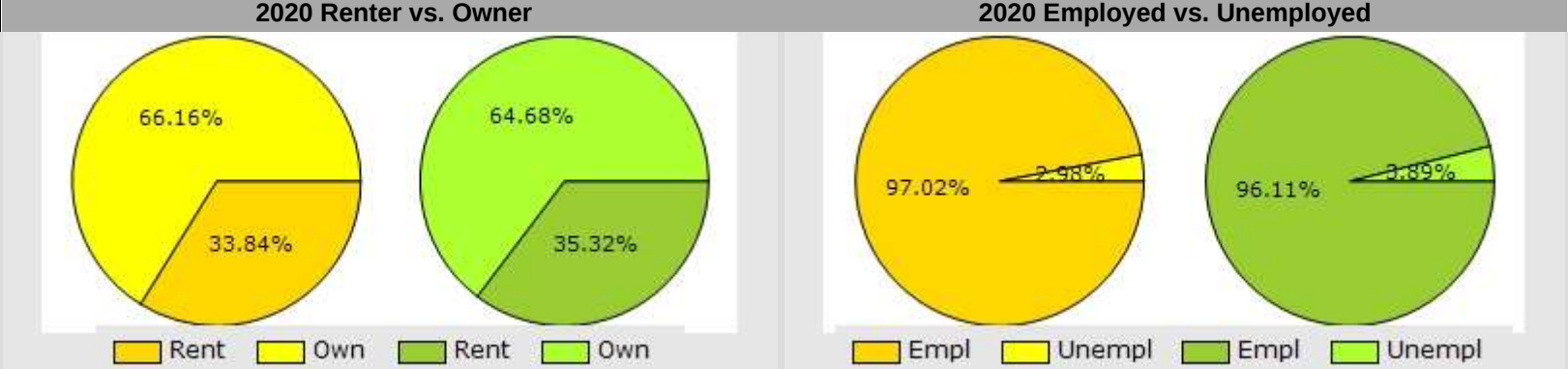
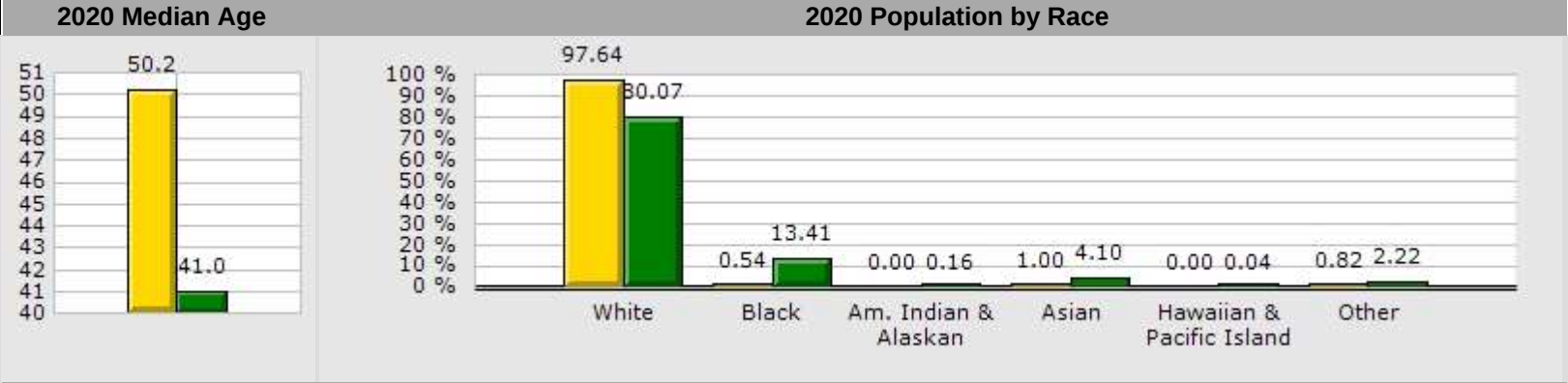
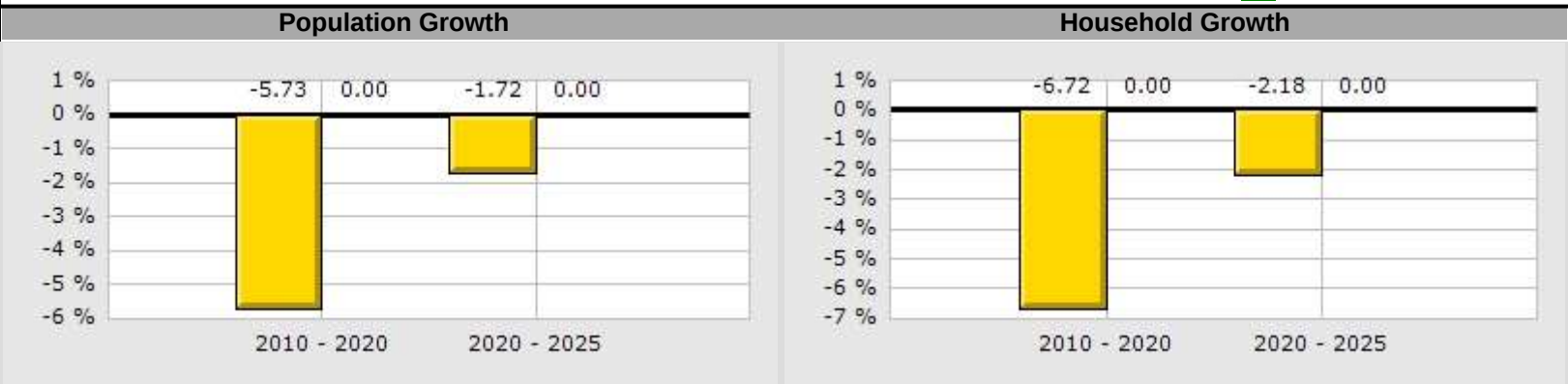
Demographic Market Comparison Report

1 mile radius

5 Alpha Dr E, Pittsburgh, PA 15238

Type: Retail/Restaurant
County: Allegheny

1 Mile
County



Demographic Market Comparison Report

1 mile radius

5 Alpha Dr E, Pittsburgh, PA 15238				
Type:	Retail/Restaurant			
County:	Allegheny			
	1 Mile		County	
Population Growth				
Growth 2010 - 2020	-5.73%		0.00%	
Growth 2020 - 2025	-1.72%		0.00%	
Empl	521	97.02%	628,815	96.11%
Unempl	16	2.98%	25,465	3.89%
2020 Population by Race		1,103	1,215,710	
White	1,077	97.64%	973,360	80.07%
Black	6	0.54%	163,065	13.41%
Am. Indian & Alaskan	0	0.00%	1,938	0.16%
Asian	11	1.00%	49,875	4.10%
Hawaiian & Pacific Island	0	0.00%	440	0.04%
Other	9	0.82%	27,032	2.22%
Household Growth				
Growth 2010 - 2020	-6.72%		0.00%	
Growth 2020 - 2025	-2.18%		0.00%	
Renter Occupied	155	33.84%	187,348	35.32%
Owner Occupied	303	66.16%	343,109	64.68%
2020 Households by Household Income		458	530,457	
Income <\$25K	70	15.28%	110,666	20.86%
Income \$25K - \$50K	166	36.24%	111,111	20.95%
Income \$50K - \$75K	71	15.50%	86,201	16.25%
Income \$75K - \$100K	56	12.23%	66,505	12.54%
Income \$100K - \$125K	46	10.04%	51,889	9.78%
Income \$125K - \$150K	7	1.53%	31,375	5.91%
Income \$150K - \$200K	21	4.59%	33,406	6.30%
Income \$200K+	21	4.59%	39,304	7.41%
2020 Med Household Inc	\$47,941		\$61,174	
2020 Median Age	50.20		41.00	

Demographic Summary Report

5 Alpha Dr E, Pittsburgh, PA 15238

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2025 Projection	1,083		30,851		84,619	
2020 Estimate	1,102		31,023		85,292	
2010 Census	1,169		30,992		86,119	
Growth 2020 - 2025	-1.72%		-0.55%		-0.79%	
Growth 2010 - 2020	-5.73%		0.10%		-0.96%	
2020 Population by Hispanic Origin	13		494		1,588	
2020 Population	1,102		31,023		85,292	
White	1,076	97.64%	28,873	93.07%	72,731	85.27%
Black	6	0.54%	952	3.07%	8,057	9.45%
Am. Indian & Alaskan	0	0.00%	40	0.13%	151	0.18%
Asian	11	1.00%	774	2.49%	2,330	2.73%
Hawaiian & Pacific Island	0	0.00%	1	0.00%	8	0.01%
Other	8	0.73%	382	1.23%	2,016	2.36%
U.S. Armed Forces	0		5		19	
Households						
2025 Projection	448		13,801		37,253	
2020 Estimate	458		13,873		37,547	
2010 Census	491		13,823		37,838	
Growth 2020 - 2025	-2.18%		-0.52%		-0.78%	
Growth 2010 - 2020	-6.72%		0.36%		-0.77%	
Owner Occupied	303	66.16%	9,898	71.35%	26,596	70.83%
Renter Occupied	155	33.84%	3,975	28.65%	10,951	29.17%
2020 Households by HH Income	458		13,873		37,546	
Income: <\$25,000	70	15.28%	2,184	15.74%	7,104	18.92%
Income: \$25,000 - \$50,000	166	36.24%	2,971	21.42%	8,290	22.08%
Income: \$50,000 - \$75,000	71	15.50%	2,481	17.88%	6,568	17.49%
Income: \$75,000 - \$100,000	56	12.23%	1,766	12.73%	4,550	12.12%
Income: \$100,000 - \$125,000	46	10.04%	1,338	9.64%	3,525	9.39%
Income: \$125,000 - \$150,000	7	1.53%	796	5.74%	1,994	5.31%
Income: \$150,000 - \$200,000	21	4.59%	1,009	7.27%	2,283	6.08%
Income: \$200,000+	21	4.59%	1,328	9.57%	3,232	8.61%
2020 Avg Household Income	\$71,767		\$93,578		\$87,463	
2020 Med Household Income	\$47,941		\$67,087		\$61,107	

Demographic Trend Report

1 Mile Radius

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Description	2010		2020		2025	
Population	1,169		1,102		1,083	
Age 0 - 4	49	4.19%	48	4.36%	53	4.89%
Age 5 - 9	46	3.93%	47	4.26%	51	4.71%
Age 10 - 14	40	3.42%	45	4.08%	48	4.43%
Age 15 - 19	56	4.79%	49	4.45%	48	4.43%
Age 20 - 24	54	4.62%	52	4.72%	50	4.62%
Age 25 - 29	62	5.30%	67	6.08%	57	5.26%
Age 30 - 34	54	4.62%	69	6.26%	65	6.00%
Age 35 - 39	50	4.28%	60	5.44%	66	6.09%
Age 40 - 44	61	5.22%	52	4.72%	60	5.54%
Age 45 - 49	86	7.36%	60	5.44%	58	5.36%
Age 50 - 54	88	7.53%	69	6.26%	61	5.63%
Age 55 - 59	95	8.13%	84	7.62%	70	6.46%
Age 60 - 64	63	5.39%	89	8.08%	79	7.29%
Age 65 - 69	62	5.30%	76	6.90%	79	7.29%
Age 70 - 74	55	4.70%	59	5.35%	69	6.37%
Age 75 - 79	56	4.79%	49	4.45%	54	4.99%
Age 80 - 84	70	5.99%	43	3.90%	42	3.88%
Age 85+	120	10.27%	85	7.71%	73	6.74%
Age 15+	1,032	88.28%	963	87.39%	931	85.96%
Age 20+	976	83.49%	914	82.94%	883	81.53%
Age 65+	363	31.05%	312	28.31%	317	29.27%
Median Age	51		50		49	
Average Age	49.20		47.30		46.70	
Population By Race	1,169		1,102		1,083	
White	1,148	98.20%	1,076	97.64%	1,056	97.51%
Black	6	0.51%	6	0.54%	6	0.55%
Am. Indian & Alaskan	0	0.00%	0	0.00%	0	0.00%
Asian	7	0.60%	11	1.00%	12	1.11%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	7	0.60%	8	0.73%	9	0.83%

Demographic Trend Report

1 Mile Radius

5 Alpha Dr E, Pittsburgh, PA 15238

Description	2010	2020	2025
Population by Race (Hispanic)	10	12	14
White	8 80.00%	10 83.33%	10 71.43%
Black	0 0.00%	0 0.00%	0 0.00%
Am. Indian & Alaskan	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	1 8.33%	1 7.14%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	2 20.00%	2 16.67%	2 14.29%
Household by Household Income	491	458	447
<\$25,000	174 35.44%	70 15.28%	60 13.42%
\$25,000 - \$50,000	163 33.20%	166 36.24%	162 36.24%
\$50,000 - \$75,000	52 10.59%	71 15.50%	72 16.11%
\$75,000 - \$100,000	46 9.37%	56 12.23%	55 12.30%
\$100,000 - \$125,000	15 3.05%	46 10.04%	48 10.74%
\$125,000 - \$150,000	5 1.02%	7 1.53%	7 1.57%
\$150,000 - \$200,000	22 4.48%	21 4.59%	21 4.70%
\$200,000+	14 2.85%	21 4.59%	22 4.92%
Average Household Income	\$54,590	\$71,767	\$74,001
Median Household Income	\$36,875	\$47,941	\$50,484

Traffic Count Report

5 Alpha Dr E, Pittsburgh, PA 15238

Building Type: **General Retail**

Secondary: **Restaurant**

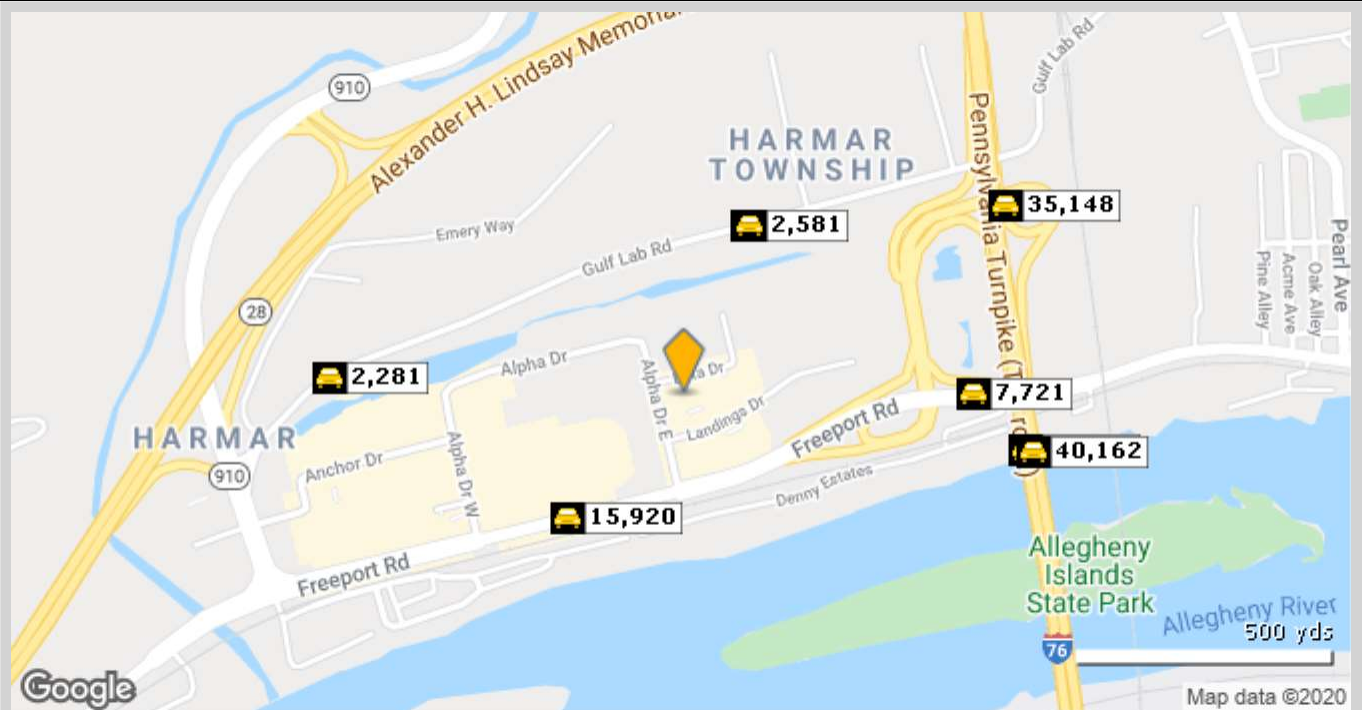
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Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Freeport Rd	Alpha Dr W	0.10 W	2018	19,051	MPSI	.19
2	Freeport Road	Alpha Dr W	0.10 W	2020	15,920	MPSI	.19
3	Gulf Lab Rd	William Pitt Way	0.27 W	2018	1,614	MPSI	.21
4	Gulf Lab Road	William Pitt Way	0.27 W	2020	2,581	MPSI	.21
5	Freeport Road	Freeport Rd	0.05 E	2020	7,721	MPSI	.33
6	Pennsylvania Turnpike	Freeport Rd	0.05 N	2020	41,977	MPSI	.39
7	Gulf Lab Road	Church Rd	0.07 SW	2020	2,596	MPSI	.40
8	Gulf Lab Rd	Church Rd	0.07 SW	2018	2,281	MPSI	.40
9	I- 76	Werner Camp Rd	0.02 N	2020	40,162	MPSI	.40
10	I- 76	Gulf Lab Rd	0.05 NW	2020	35,148	MPSI	.43