

# TOWNFAIR CENTER

INDIANA, PA



## SIZE

218,610 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
5,853	25,991	32,752
<b>Households</b>		
2,881	10,225	12,845
<b>Median HH Income (\$)</b>		
62,884	52,216	53,658

## MAJOR TENANT(S)

Lowe's  
Giant Eagle  
Michaels  
PetSmart

## LEASING CONTACT

Scott Faloni  
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## MORE INFO

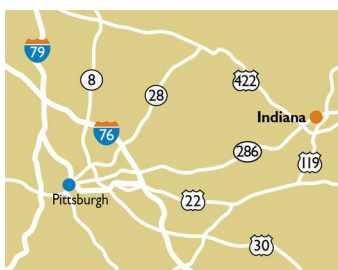
[www.phillipsedison.com](http://www.phillipsedison.com)

## LOCATION

475 S. Ben Franklin Road | Indiana, PA 15701

## PROPERTY HIGHLIGHTS

- Anchored by Giant Eagle, the number one grocer in the Pittsburgh area
- Additional national tenants include Lowe's, Michael's, PetSmart, and Verizon Wireless
- Located in Indiana, Pennsylvania with a population exceeding 25,900 in a three-mile radius



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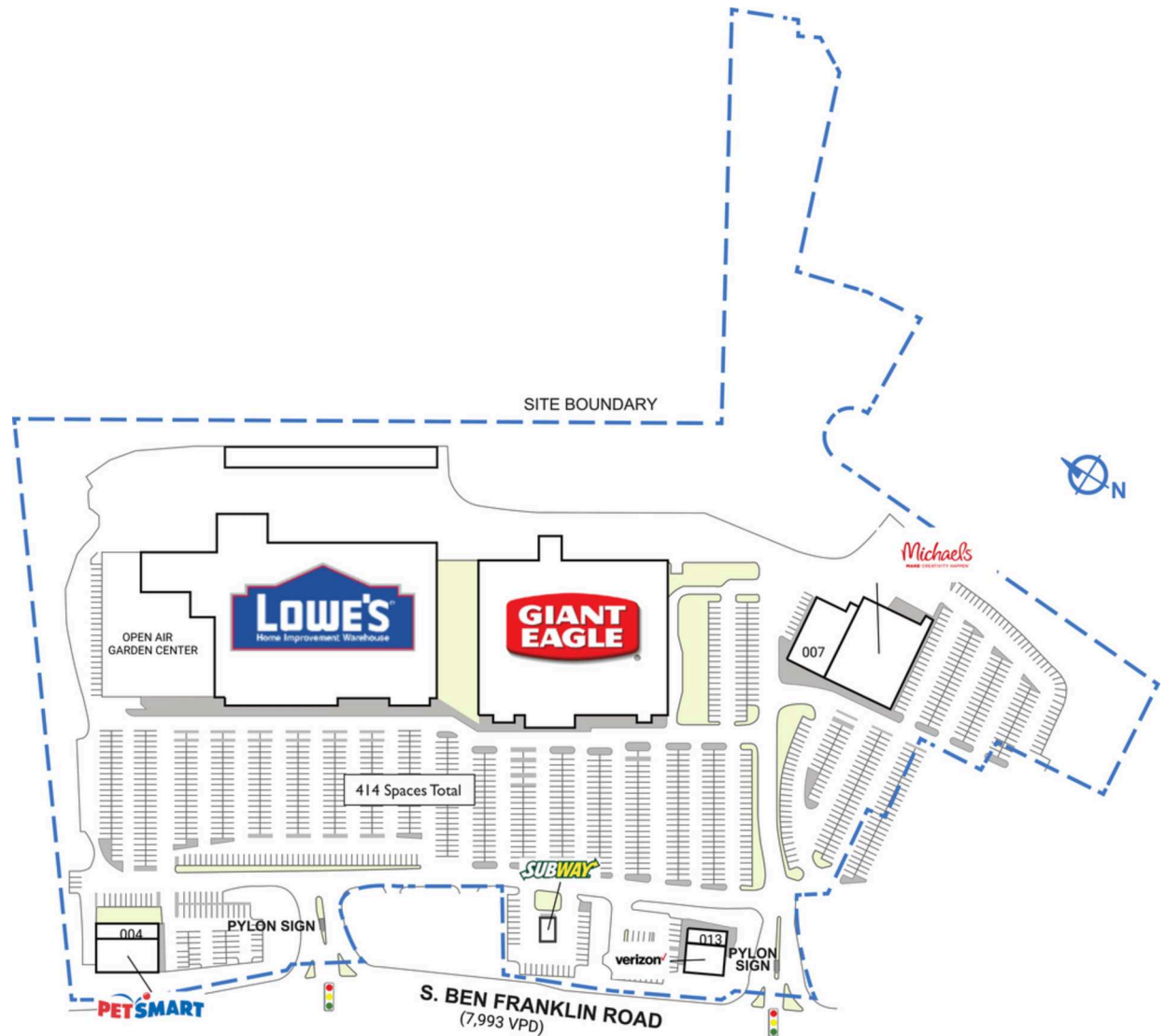
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SPACE	TENANT	SQ. FT.
ATM	Indiana First Bank	
001	PetSmart	5,995 SF
002	Lowe's	95,173 SF
004	Smokesville	1,953 SF
007	PA Liquor Control	8,050 SF
008	Michaels	17,592 SF
012	Giant Eagle	83,821 SF
013	OneMain Financial	1,980 SF
014	Verizon	3,046 SF
015	Subway	1,000 SF
TOTAL SQ. FT.		218,610

## SITE LEGEND

- Available
- Leased (not occupied)
- 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



Townfair Center Indiana, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	5,853	25,991	32,752
	2027 Projected Population	6,066	26,778	33,691
	2010 Census Population	5,677	26,030	32,979
	2000 Census Population	4,927	25,973	32,407
	1990 Census Population	4,881	26,200	32,745
	Historical Annual Growth 1990 to 2000	0.09%	-0.09%	-0.10%
	Historical Annual Growth 2000 to 2010	1.43%	0.02%	0.18%
	Estimated Annual Growth 2010 to 2022	0.24%	-0.01%	-0.05%
	Projected Annual Growth 2022 to 2027	0.72%	0.60%	0.57%
	Median Age	39.3	31.2	33.1
Households	Q2 2022 Estimated Households	2,881	10,225	12,845
	2027 Projected Households	2,989	10,593	13,279
	2010 Census Households	2,789	10,200	12,899
	2000 Census Households	2,158	9,519	12,205
	1990 Census Households	1,963	8,693	11,142
	Historical Annual Growth 1990 to 2000	0.95%	0.91%	0.92%
	Historical Annual Growth 2000 to 2010	2.60%	0.69%	0.55%
	Estimated Annual Growth 2010 to 2022	0.26%	0.02%	-0.03%
	Projected Annual Growth 2022 to 2027	0.74%	0.71%	0.67%
	Population per Household	1.97	2.14	2.17
Population by Race	White	86.0%	88.3%	88.6%
	Black or African American	5.0%	4.9%	5.2%
	Asian & Pacific Islander	5.4%	2.6%	2.2%
	Other Races	2.1%	2.3%	2.1%
	Hispanic Population	1.6%	1.9%	1.9%
Income	Average Household Income	\$86,837	\$75,749	\$75,019
	Median Household Income	\$62,884	\$52,216	\$53,658
	Per Capita Income	\$43,816	\$31,495	\$31,423
Education (Age 25+)	Elementary	1.4%	0.8%	0.9%
	Some High School	4.1%	4.1%	4.1%
	High School Graduate	25.9%	26.6%	30.3%
	Some College	18.1%	16.1%	16.3%
	Associates Degree Only	5.9%	6.7%	7.8%
	Bachelors Degree Only	24.8%	23.9%	21.4%
	Graduate Degree	19.9%	21.8%	19.3%
Business	Number of Businesses	236	911	1,065
	Total Number of Employees	3,355	14,501	16,563
	Employees per Business	14.23	15.92	15.55
	Residential Population per Business	24.82	28.54	30.74

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