



## SIZE

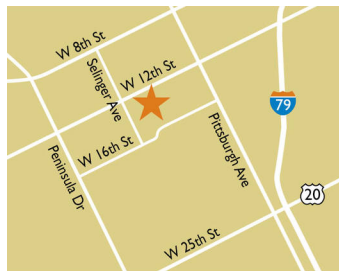
198,418 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
2,890	70,960	134,728
<b>Households</b>		
3,184	30,718	55,154
<b>Median HH Income (\$)</b>		
57,903	52,268	50,312

## MAJOR TENANT(S)

Giant Eagle  
Chick-fil-A  
The UPS Store



## LOCATION

2525 West 12th Street | Millcreek Township, PA 16505

## PROPERTY HIGHLIGHTS

- Anchored by a strong performing Giant Eagle, the region's leading grocer
- Major tenants include The UPS Store, Chick-fil-A, Panera, Saint Vincent Health Center and Pennsylvania Wine & Spirits
- Strategically located in the main retail corridor with good visibility to West 12th Street (21,800 VPD) and easy access to Interstate 79
- More than 70,900 residents and 43,800 employees in the three-mile trade area with an average household income over \$69,200
- Approx. 250K customers made 1.4 million visits to the center over the past 12 months
- In terms of annual visits, Yorktown's Giant Eagle is the #1 ranked grocery in a 5 mile radius

## LEASING CONTACT

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## MORE INFO

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



# YORKTOWN CENTRE

2525 West 12th Street | Millcreek Township, PA 16505

SPACE	TENANT	SQ. FT.			
A01	Giant Eagle	87,347 SF	N6	The UPS Store	1,400 SF
C11	Panera Bread	5,200 SF	N7	Complete Wireless	1,400 SF
C2	Gem City Eye Care/ Hauser Vision	2,102 SF	N8	Fit Lab	1,400 SF
C3	Hallmark	6,000 SF	N9	Code 1105 Tobacco	1,400 SF
C4-8	Saint Vincent Hospital	42,178 SF	OUT1	Get Go Fuel Center	
C6	Quest Diagnostics	2,051 SF	OUT2	Chick-fil-A	5,031 SF
N1	Panache Salon & Spa	7,000 SF	S01	A Bridge to Independence	10,000 SF
N10	Pennsylvania Wine & Spirits	9,909 SF	S11	Mata Leao Jiu-Jitsu	2,000 SF
N18	Cricket	1,000 SF	S13	Monkey Business! Scrapbook Lounge	2,000 SF
N19	Hot Nails	1,000 SF	S2	Erie Jazzercise	2,000 SF
N20	Edward Jones	1,000 SF	S3	Erie Karate	3,000 SF
N21	F & F Poke Bowl	1,000 SF	S9	Children's Behavioral Health	2,000 SF
N22	Dahlkemper Custom Jewelers	1,000 SF	<b>TOTAL SQ. FT.</b>		<b>198,418</b>

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	





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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Yorktown Centre Erie, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	6,890	70,960	134,728
	2027 Projected Population	6,960	72,066	136,908
	2010 Census Population	7,272	73,562	139,229
	2000 Census Population	7,645	73,624	139,911
	1990 Census Population	8,005	74,754	139,089
	Historical Annual Growth 1990 to 2000	-0.46%	-0.15%	0.06%
	Historical Annual Growth 2000 to 2010	-0.50%	-0.01%	-0.05%
	Estimated Annual Growth 2010 to 2022	-0.42%	-0.28%	-0.26%
	Projected Annual Growth 2022 to 2027	0.20%	0.31%	0.32%
	Median Age	44.1	39.8	39.0
Households	Q2 2022 Estimated Households	3,184	30,718	55,154
	2027 Projected Households	3,216	31,206	56,092
	2010 Census Households	3,367	31,899	57,174
	2000 Census Households	3,366	30,972	55,870
	1990 Census Households	3,392	29,704	54,533
	Historical Annual Growth 1990 to 2000	-0.08%	0.42%	0.24%
	Historical Annual Growth 2000 to 2010	0.00%	0.30%	0.23%
	Estimated Annual Growth 2010 to 2022	-0.44%	-0.30%	-0.28%
	Projected Annual Growth 2022 to 2027	0.20%	0.32%	0.34%
	Population per Household	2.16	2.25	2.34
Population by Race	White	90.1%	85.2%	79.8%
	Black or African American	1.7%	5.2%	9.6%
	Asian & Pacific Islander	1.9%	1.7%	2.0%
	Other Races	3.5%	3.7%	3.7%
	Hispanic Population	2.9%	4.2%	4.9%
Income	Average Household Income	\$67,602	\$69,208	\$71,262
	Median Household Income	\$57,903	\$52,268	\$50,312
	Per Capita Income	\$31,330	\$30,354	\$29,968
Education (Age 25+)	Elementary	1.5%	2.9%	3.3%
	Some High School	6.0%	4.7%	5.6%
	High School Graduate	32.8%	35.4%	34.3%
	Some College	15.7%	15.6%	16.2%
	Associates Degree Only	11.3%	9.7%	9.8%
	Bachelors Degree Only	19.6%	20.3%	19.5%
	Graduate Degree	13.1%	11.4%	11.2%
Business	Number of Businesses	637	2,335	3,972
	Total Number of Employees	10,160	43,885	78,018
	Employees per Business	15.95	18.79	19.64
	Residential Population per Business	10.82	30.38	33.92

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