

East Liberty

6021 Penn Ave., Pittsburgh, Pennsylvania 15206

**NOW
LEASING**



- ❖ 5,720 Sq. Ft. Street Level Storeroom
- ❖ Upper Floors and Basement Level Available
- ❖ Neighbor to Numerous Developments in the heart of the East End including Target, Ace Hotel, Bakery Square, Google and a Brand New \$150 Million Transit Center

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East Liberty

Pittsburgh, PA

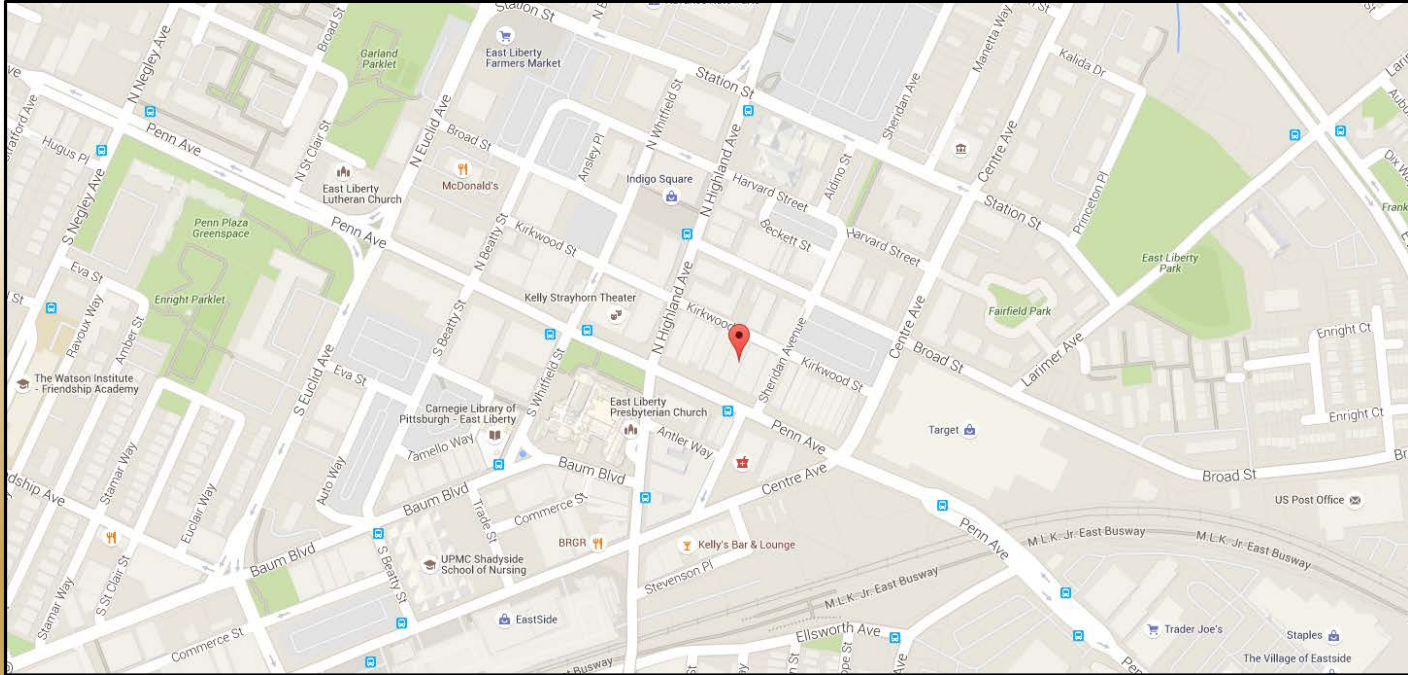
Aerial



East Liberty

Pittsburgh, PA

Street Map

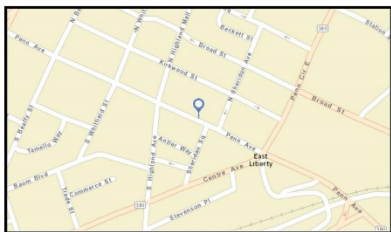




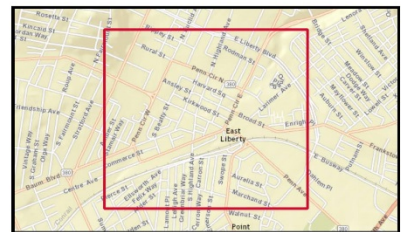
Traffic Count Map - Close Up

Penn Ave
6021 Penn Ave, Pittsburgh, Pennsylvania, 15206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.46119
Longitude: -79.92398



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

April 20, 2016

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Demographic and Income Comparison Profile

Penn Ave
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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	31,651	175,791	330,642
Households	16,505	80,050	149,844
Families	5,785	34,110	69,624
Average Household Size	1.85	2.02	2.06
Owner Occupied Housing Units	5,084	34,276	72,394
Renter Occupied Housing Units	11,421	45,774	77,450
Median Age	32.3	32.2	35.0
2015 Summary			
Population	31,939	176,232	329,525
Households	16,768	80,791	150,715
Families	5,757	33,797	68,759
Average Household Size	1.83	2.00	2.03
Owner Occupied Housing Units	4,682	32,209	68,412
Renter Occupied Housing Units	12,085	48,582	82,303
Median Age	33.5	33.1	35.7
Median Household Income	\$38,890	\$38,454	\$38,827
Average Household Income	\$64,918	\$63,160	\$60,987
2020 Summary			
Population	32,227	177,354	330,407
Households	16,970	81,643	151,866
Families	5,756	33,771	68,528
Average Household Size	1.83	2.00	2.02
Owner Occupied Housing Units	4,641	32,192	68,335
Renter Occupied Housing Units	12,329	49,451	83,531
Median Age	34.3	34.1	36.8
Median Household Income	\$44,958	\$44,344	\$45,189
Average Household Income	\$75,354	\$72,551	\$69,762
Trends: 2015-2020 Annual Rate			
Population	0.18%	0.13%	0.05%
Households	0.24%	0.21%	0.15%
Families	0.00%	-0.02%	-0.07%
Owner Households	-0.18%	-0.01%	-0.02%
Median Household Income	2.94%	2.89%	3.08%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,454	55.1%	110,056	62.6%	211,723	64.0%
Black Alone	10,580	33.4%	47,922	27.3%	94,084	28.5%
American Indian Alone	66	0.2%	377	0.2%	703	0.2%
Asian Alone	2,487	7.9%	11,764	6.7%	14,070	4.3%
Pacific Islander Alone	17	0.1%	50	0.0%	89	0.0%
Some Other Race Alone	253	0.8%	1,362	0.8%	2,114	0.6%
Two or More Races	794	2.5%	4,259	2.4%	7,859	2.4%
Hispanic Origin (Any Race)	903	2.9%	4,326	2.5%	6,971	2.1%

2015 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	16,724	52.4%	106,671	60.5%	205,364	62.3%
Black Alone	10,882	34.1%	48,419	27.5%	94,699	28.7%
American Indian Alone	78	0.2%	412	0.2%	764	0.2%
Asian Alone	3,001	9.4%	14,067	8.0%	16,913	5.1%
Pacific Islander Alone	17	0.1%	54	0.0%	104	0.0%
Some Other Race Alone	294	0.9%	1,567	0.9%	2,430	0.7%
Two or More Races	942	2.9%	5,042	2.9%	9,252	2.8%
Hispanic Origin (Any Race)	1,143	3.6%	5,497	3.1%	8,848	2.7%

2020 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	15,988	49.6%	103,406	58.3%	199,831	60.5%
Black Alone	11,082	34.4%	48,918	27.6%	95,635	28.9%
American Indian Alone	86	0.3%	432	0.2%	804	0.2%
Asian Alone	3,595	11.2%	16,756	9.4%	20,258	6.1%
Pacific Islander Alone	18	0.1%	58	0.0%	110	0.0%
Some Other Race Alone	342	1.1%	1,813	1.0%	2,814	0.9%
Two or More Races	1,116	3.5%	5,971	3.4%	10,954	3.3%
Hispanic Origin (Any Race)	1,415	4.4%	6,867	3.9%	11,056	3.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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