

# Demographic Detail Report

## Coal Creek Commerce Center

400 Terry Rich Blvd, Saint Clair, PA 17970

Building Type: General Retail  
 Secondary: Freestanding  
 GLA: 25,042 SF  
 Year Built: 2008

Total Available: 0 SF  
 % Leased: 100%  
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2020 Projection	3,153		13,993		38,816	
2015 Estimate	3,189		14,106		39,173	
2010 Census	3,252		14,179		39,535	
Growth 2015 - 2020	-1.13%		-0.80%		-0.91%	
Growth 2010 - 2015	-1.94%		-0.51%		-0.92%	
<b>2015 Population by Age</b>						
	3,189		14,106		39,173	
Age 0 - 4	169	5.30%	789	5.59%	2,051	5.24%
Age 5 - 9	173	5.42%	819	5.81%	2,172	5.54%
Age 10 - 14	175	5.49%	834	5.91%	2,251	5.75%
Age 15 - 19	169	5.30%	785	5.57%	2,141	5.47%
Age 20 - 24	170	5.33%	803	5.69%	2,150	5.49%
Age 25 - 29	181	5.68%	861	6.10%	2,268	5.79%
Age 30 - 34	188	5.90%	885	6.27%	2,367	6.04%
Age 35 - 39	182	5.71%	846	6.00%	2,318	5.92%
Age 40 - 44	203	6.37%	902	6.39%	2,545	6.50%
Age 45 - 49	223	6.99%	949	6.73%	2,733	6.98%
Age 50 - 54	230	7.21%	973	6.90%	2,806	7.16%
Age 55 - 59	230	7.21%	979	6.94%	2,826	7.21%
Age 60 - 64	218	6.84%	929	6.59%	2,665	6.80%
Age 65 - 69	190	5.96%	798	5.66%	2,291	5.85%
Age 70 - 74	149	4.67%	615	4.36%	1,757	4.49%
Age 75 - 79	119	3.73%	460	3.26%	1,333	3.40%
Age 80 - 84	98	3.07%	372	2.64%	1,079	2.75%
Age 85+	123	3.86%	505	3.58%	1,421	3.63%
Age 65+	679	21.29%	2,750	19.50%	7,881	20.12%
Median Age	44.60		42.40		43.70	
Average Age	43.00		41.60		42.30	



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Radius	1 Mile		3 Mile		5 Mile	
<b>2015 Population By Race</b>	<b>3,189</b>		<b>14,106</b>		<b>39,173</b>	
White	3,087	96.80%	13,410	95.07%	37,210	94.98%
Black	38	1.19%	347	2.46%	1,107	2.83%
Am. Indian & Alaskan	4	0.13%	21	0.15%	89	0.18%
Asian	19	0.60%	75	0.53%	278	0.70%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	5	0.01%
Other	41	1.29%	253	1.79%	508	1.29%
<b>Population by Hispanic Origin</b>	<b>3,189</b>		<b>14,106</b>		<b>39,173</b>	
Non-Hispanic Origin	3,129	98.12%	13,727	97.31%	38,151	97.38%
Hispanic Origin	60	1.88%	379	2.69%	1,022	2.61%
<b>2015 Median Age, Male</b>	<b>42.70</b>		<b>40.60</b>		<b>41.90</b>	
<b>2015 Average Age, Male</b>	<b>41.20</b>		<b>40.00</b>		<b>40.80</b>	
<b>2015 Median Age, Female</b>	<b>46.30</b>		<b>44.20</b>		<b>45.60</b>	
<b>2015 Average Age, Female</b>	<b>44.50</b>		<b>43.00</b>		<b>43.80</b>	
<b>2015 Population by Occupation Classification</b>	<b>2,638</b>		<b>11,508</b>		<b>32,271</b>	
Civilian Employed	1,499	56.82%	6,255	54.35%	17,217	53.35%
Civilian Unemployed	122	4.62%	523	4.54%	1,329	4.12%
Civilian Non-Labor Force	1,018	38.51%	4,728	41.08%	13,707	42.47%
Armed Forces	1	0.04%	2	0.02%	18	0.06%
<b>Households by Marital Status</b>						
Married	537		2,348		7,020	
Married No Children	382		1,555		4,677	
Married w/Children	175		793		2,343	
<b>2015 Population by Education</b>	<b>2,392</b>		<b>10,432</b>		<b>29,457</b>	
Some High School, No Diploma	442	18.48%	1,693	16.23%	3,784	12.85%
High School Grad (Incl Equivalency)	1,186	49.58%	5,257	50.39%	14,420	48.95%
Some College, No Degree	523	21.86%	2,178	20.88%	6,330	21.49%
Associate Degree	58	2.42%	358	3.41%	1,050	3.58%
Bachelor Degree	155	6.48%	689	6.60%	2,501	8.49%
Advanced Degree	28	1.17%	259	2.48%	1,372	4.66%



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Radius	1 Mile		3 Mile		5 Mile	
<b>2015 Population by Occupation</b>	<b>5,937</b>		<b>24,663</b>		<b>67,816</b>	
Real Estate & Finance	43	0.72%	154	0.62%	575	0.85%
Professional & Management	411	6.92%	1,835	7.44%	5,935	8.75%
Services	380	6.40%	1,431	5.80%	3,455	5.09%
Information	9	0.15%	109	0.44%	245	0.36%
Sales	351	5.91%	1,782	7.23%	4,184	6.17%
Transportation	0	0.00%	33	0.13%	74	0.11%
Education & Health	522	8.79%	1,879	7.62%	5,012	7.39%
Retail	237	3.99%	1,022	4.14%	2,503	3.69%
Wholesale	75	1.26%	224	0.91%	442	0.65%
Construction	208	3.50%	852	3.45%	2,432	3.59%
Agriculture & Mining	13	0.22%	110	0.45%	280	0.41%
Farming, Fishing, Forestry	0	0.00%	23	0.09%	63	0.09%
<b>2015 Worker Travel Time to Job</b>	<b>1,472</b>		<b>6,157</b>		<b>16,934</b>	
<30 Minutes	1,252	85.05%	4,895	79.25%	12,889	76.11%
30-60 Minutes	171	11.62%	1,108	18.00%	2,766	16.33%
60+ Minutes	49	3.33%	354	5.75%	1,279	7.55%
<b>2010 Households by HH Size</b>	<b>1,484</b>		<b>5,914</b>		<b>16,692</b>	
1-Person Households	522	35.18%	1,974	33.38%	5,580	33.31%
2-Person Households	508	34.10%	1,910	32.30%	5,542	33.20%
3-Person Households	227	15.30%	970	16.40%	2,882	16.07%
4-Person Households	146	9.84%	630	10.65%	1,800	10.78%
5-Person Households	54	3.64%	278	4.70%	737	4.42%
6-Person Households	23	1.55%	105	1.78%	258	1.53%
7 or more Person Households	6	0.40%	47	0.79%	115	0.69%
<b>2015 Average Household Size</b>	<b>2.20</b>		<b>2.30</b>		<b>2.30</b>	
<b>Households</b>						
2020 Projection	1,441		5,839		16,374	
2015 Estimate	1,458		5,887		16,530	
2010 Census	1,484		5,913		16,692	
Growth 2015 - 2020	-1.17%		-0.82%		-0.94%	
Growth 2010 - 2015	-1.75%		-0.44%		-0.97%	



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Radius	1 Mile		3 Mile		5 Mile	
<b>2015 Households by HH Income</b>	<b>1,458</b>		<b>5,886</b>		<b>16,530</b>	
<\$25,000	619	42.46%	2,215	37.63%	5,302	32.08%
\$25,000 - \$50,000	346	23.73%	1,629	27.68%	4,605	27.86%
\$50,000 - \$75,000	245	16.80%	1,029	17.48%	2,887	17.47%
\$75,000 - \$100,000	143	9.81%	613	10.41%	1,871	11.32%
\$100,000 - \$125,000	93	6.38%	304	5.16%	1,123	6.79%
\$125,000 - \$150,000	1	0.07%	45	0.76%	253	1.53%
\$150,000 - \$200,000	11	0.75%	30	0.51%	199	1.20%
\$200,000+	0	0.00%	21	0.36%	290	1.75%
<b>2015 Avg Household Income</b>	<b>\$42,640</b>		<b>\$43,876</b>		<b>\$52,468</b>	
<b>2015 Med Household Income</b>	<b>\$32,806</b>		<b>\$33,976</b>		<b>\$37,710</b>	
<b>2015 Occupied Housing</b>	<b>1,458</b>		<b>5,887</b>		<b>16,530</b>	
Owner Occupied	1,044	71.60%	3,940	66.93%	11,420	69.09%
Renter Occupied	414	28.40%	1,947	33.07%	5,110	30.91%
<b>2010 Housing Units</b>	<b>1,677</b>		<b>6,750</b>		<b>19,064</b>	
1 Unit	1,521	90.70%	5,568	82.49%	15,510	81.36%
2 - 4 Units	96	5.72%	529	7.84%	1,663	8.72%
5 - 19 Units	29	1.73%	323	4.79%	800	4.20%
20+ Units	31	1.85%	330	4.89%	1,091	5.72%
<b>2015 Housing Value</b>	<b>1,045</b>		<b>3,941</b>		<b>11,420</b>	
<\$100,000	873	83.54%	2,901	73.61%	7,385	64.67%
\$100,000 - \$200,000	144	13.78%	847	21.49%	3,022	26.46%
\$200,000 - \$300,000	28	2.68%	147	3.73%	727	6.37%
\$300,000 - \$400,000	0	0.00%	24	0.61%	142	1.24%
\$400,000 - \$500,000	0	0.00%	17	0.43%	101	0.88%
\$500,000 - \$1,000,000	0	0.00%	2	0.05%	37	0.32%
\$1,000,000+	0	0.00%	3	0.08%	6	0.05%
<b>2015 Median Home Value</b>	<b>\$59,850</b>		<b>\$67,924</b>		<b>\$77,318</b>	
<b>2015 Housing Units by Yr Built</b>	<b>1,687</b>		<b>6,811</b>		<b>19,265</b>	
Built 2010+	25	1.48%	170	2.50%	561	2.91%
Built 2000 - 2010	3	0.18%	179	2.63%	653	3.39%
Built 1990 - 1999	11	0.65%	115	1.69%	648	3.36%
Built 1980 - 1989	46	2.73%	231	3.39%	793	4.12%
Built 1970 - 1979	123	7.29%	446	6.55%	1,565	8.12%
Built 1960 - 1969	48	2.85%	400	5.87%	1,314	6.82%
Built 1950 - 1959	88	5.22%	475	6.97%	1,408	7.31%
Built <1949	1,343	79.61%	4,795	70.40%	12,323	63.97%
<b>2015 Median Year Built</b>	<b>1945</b>		<b>1946</b>		<b>1947</b>	

