

Allison Park Plaza

2412 Ferguson Road, Allison Park, PA 15101

**NOW
LEASING**



- ❖ Great neighborhood site with strong residential backup
- ❖ Good traffic counts and visibility
- ❖ Directly across from very active Get Go and Bus Stop

P.O. Box 12034
Pittsburgh, PA 15232



T: (412) 661-5233
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www.kaminrealty.com

Allison Park Plaza

Allison Park, PA

Current Tenancy & Available Space



- 1) Key Bank
- 2) Happy Hound
- 3) Tanning Salon
- 4) Pasquales Pizzeria
- 5) Hair Salon

- 6) 6,300 Sq. Ft. Available
- 7) Kuhn's Market
- 8) Sports Bar & Grill
- 9) Nail Secrets



Allison Park Plaza

Allison Park, PA

Aerials



Allison Park Plaza

Allison Park, PA

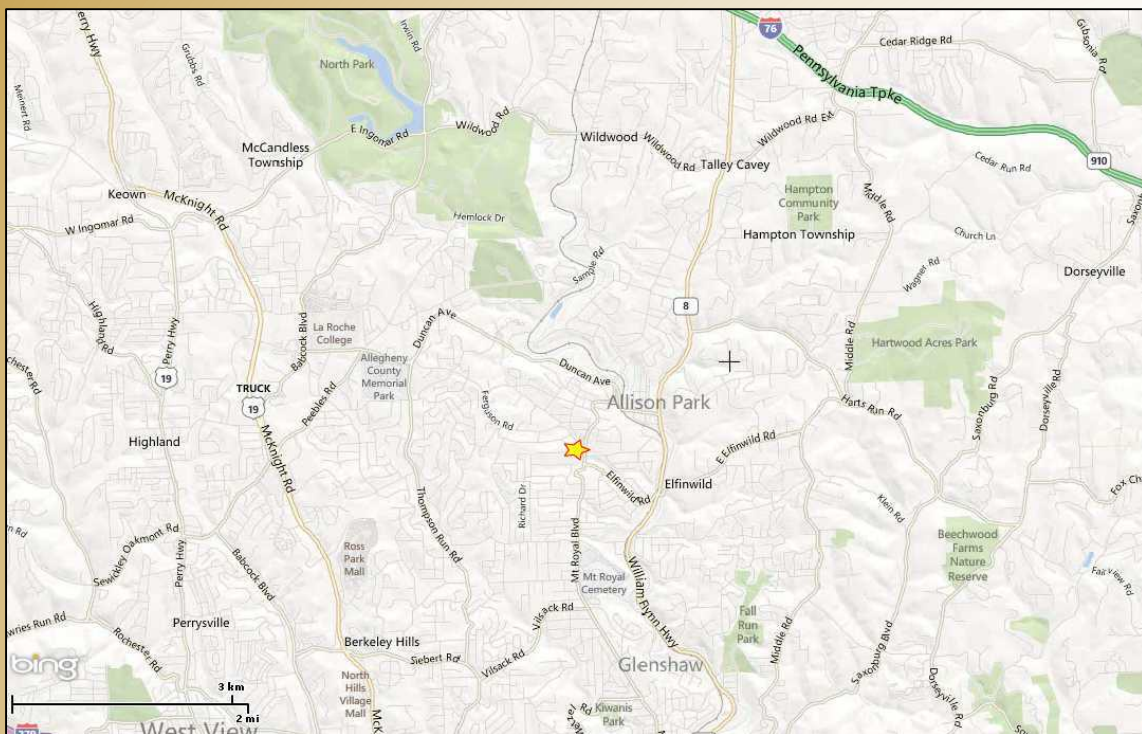
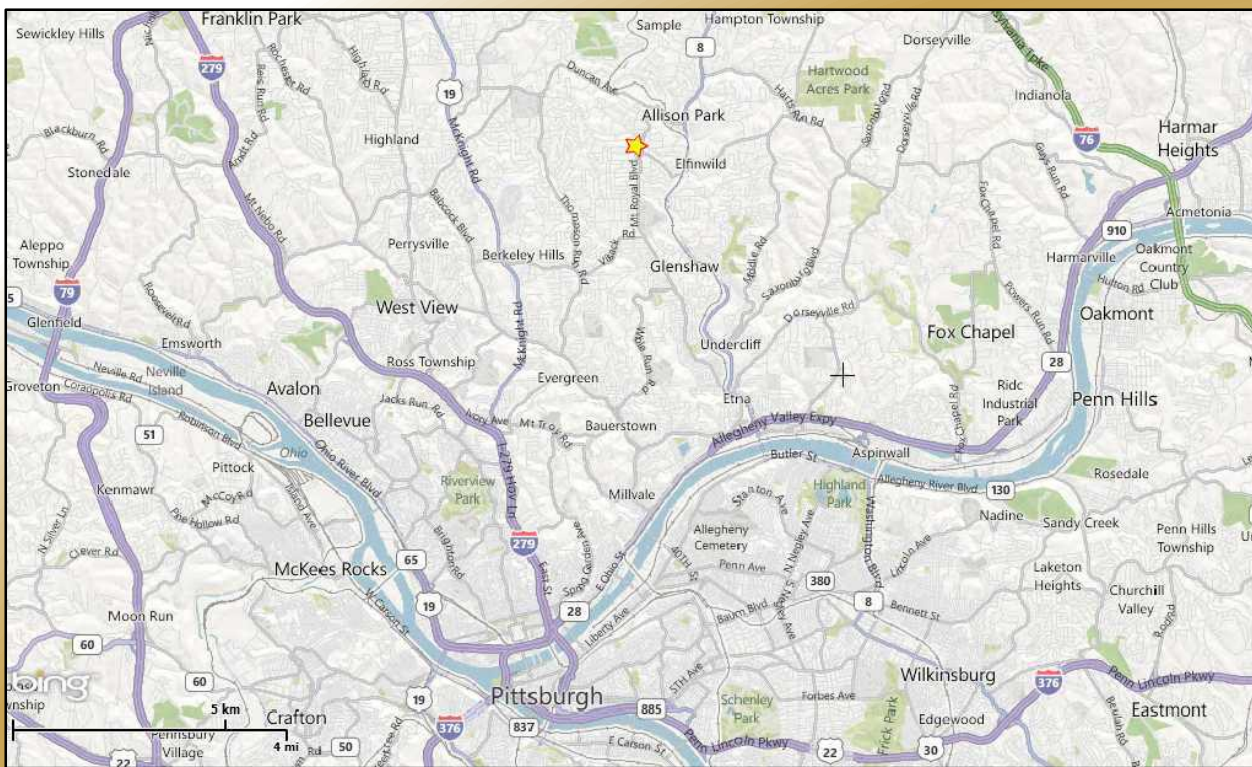
Merchant Map



Allison Park Plaza

Allison Park, PA

Street Map





Demographic and Income Comparison Profile

2412 Ferguson Rd, Allison Park, Pennsylvania, 15101
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.55534
Longitude: -79.97151

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,877	52,639	132,890
Households	2,840	22,401	56,100
Families	2,036	14,832	36,702
Average Household Size	2.42	2.31	2.33
Owner Occupied Housing Units	2,563	17,907	43,721
Renter Occupied Housing Units	277	4,494	12,379
Median Age	46.6	45.3	44.4
2018 Summary			
Population	6,913	52,788	132,715
Households	2,870	22,644	56,363
Families	2,039	14,773	36,384
Average Household Size	2.41	2.29	2.32
Owner Occupied Housing Units	2,555	17,513	42,478
Renter Occupied Housing Units	315	5,130	13,886
Median Age	48.7	47.5	46.3
Median Household Income	\$72,631	\$77,458	\$73,041
Average Household Income	\$86,218	\$98,919	\$97,961
2023 Summary			
Population	6,913	52,803	132,449
Households	2,875	22,714	56,350
Families	2,037	14,746	36,217
Average Household Size	2.40	2.28	2.32
Owner Occupied Housing Units	2,570	17,551	42,634
Renter Occupied Housing Units	305	5,163	13,715
Median Age	49.1	48.2	47.0
Median Household Income	\$78,113	\$84,085	\$80,232
Average Household Income	\$95,388	\$109,111	\$108,390
Trends: 2018-2023 Annual Rate			
Population	0.00%	0.01%	-0.04%
Households	0.03%	0.06%	0.00%
Families	-0.02%	-0.04%	-0.09%
Owner Households	0.12%	0.04%	0.07%
Median Household Income	1.47%	1.66%	1.90%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

November 06, 2018



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	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
2010 Race and Ethnicity						
White Alone	6,729	97.9%	49,860	94.7%	125,510	94.4%
Black Alone	41	0.6%	712	1.4%	2,203	1.7%
American Indian Alone	2	0.0%	33	0.1%	104	0.1%
Asian Alone	52	0.8%	1,434	2.7%	3,340	2.5%
Pacific Islander Alone	2	0.0%	12	0.0%	30	0.0%
Some Other Race Alone	6	0.1%	102	0.2%	322	0.2%
Two or More Races	44	0.6%	485	0.9%	1,381	1.0%
Hispanic Origin (Any Race)	50	0.7%	508	1.0%	1,468	1.1%
2018 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	6,716	97.2%	49,072	93.0%	122,990	92.7%
Black Alone	45	0.7%	773	1.5%	2,356	1.8%
American Indian Alone	2	0.0%	35	0.1%	110	0.1%
Asian Alone	77	1.1%	2,097	4.0%	4,907	3.7%
Pacific Islander Alone	3	0.0%	17	0.0%	38	0.0%
Some Other Race Alone	9	0.1%	136	0.3%	419	0.3%
Two or More Races	61	0.9%	657	1.2%	1,894	1.4%
Hispanic Origin (Any Race)	74	1.1%	735	1.4%	2,147	1.6%
2023 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	6,670	96.5%	48,198	91.3%	120,597	91.1%
Black Alone	49	0.7%	813	1.5%	2,452	1.9%
American Indian Alone	2	0.0%	38	0.1%	116	0.1%
Asian Alone	100	1.4%	2,741	5.2%	6,360	4.8%
Pacific Islander Alone	4	0.1%	22	0.0%	47	0.0%
Some Other Race Alone	11	0.2%	167	0.3%	510	0.4%
Two or More Races	76	1.1%	824	1.6%	2,367	1.8%
Hispanic Origin (Any Race)	98	1.4%	958	1.8%	2,786	2.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

November 06, 2018

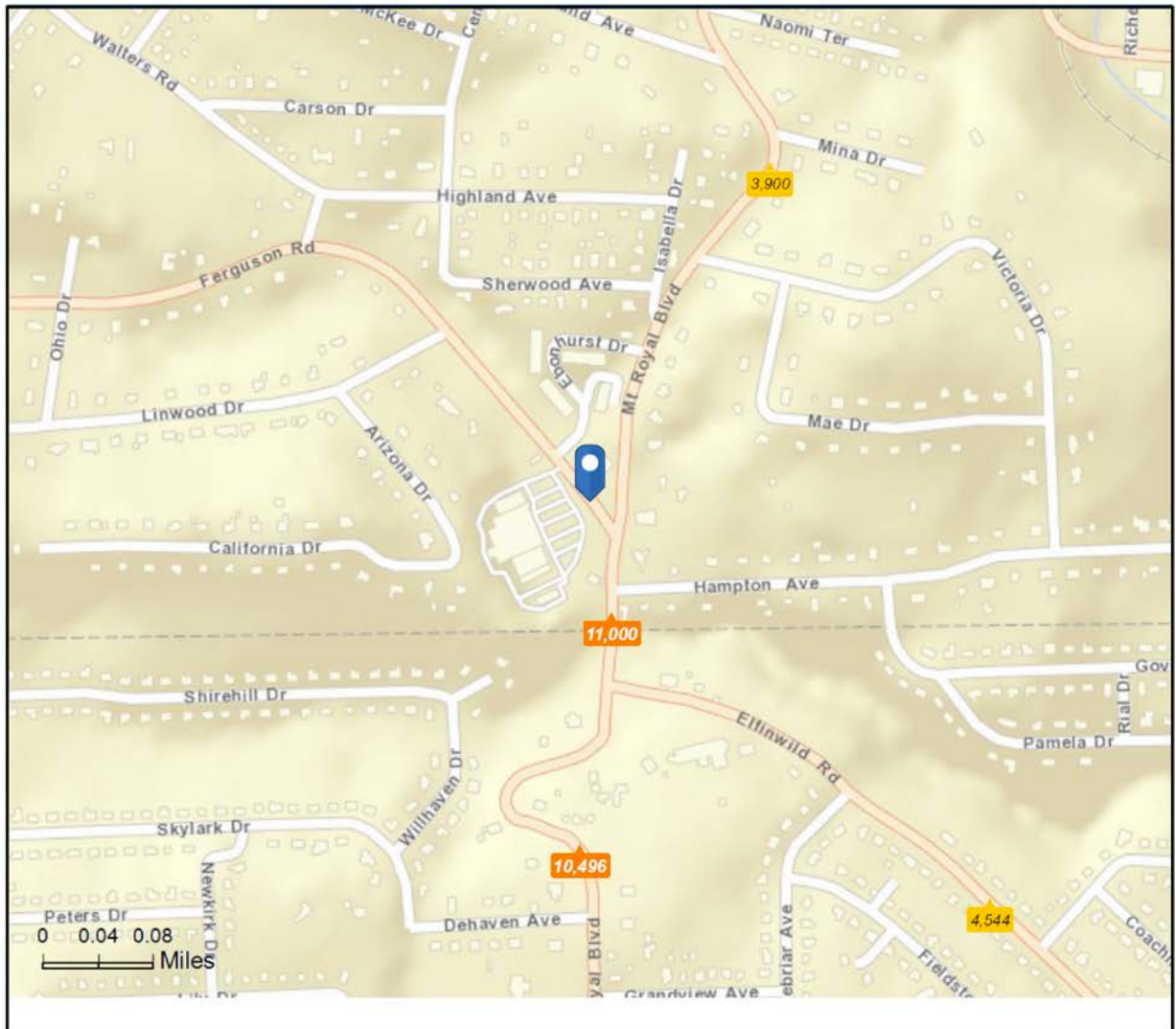




Traffic Count Map - Close Up

2412 Ferguson Rd, Allison Park, Pennsylvania, 15101
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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: ©2018 Kalibrate Technologies (Q2 2018).

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