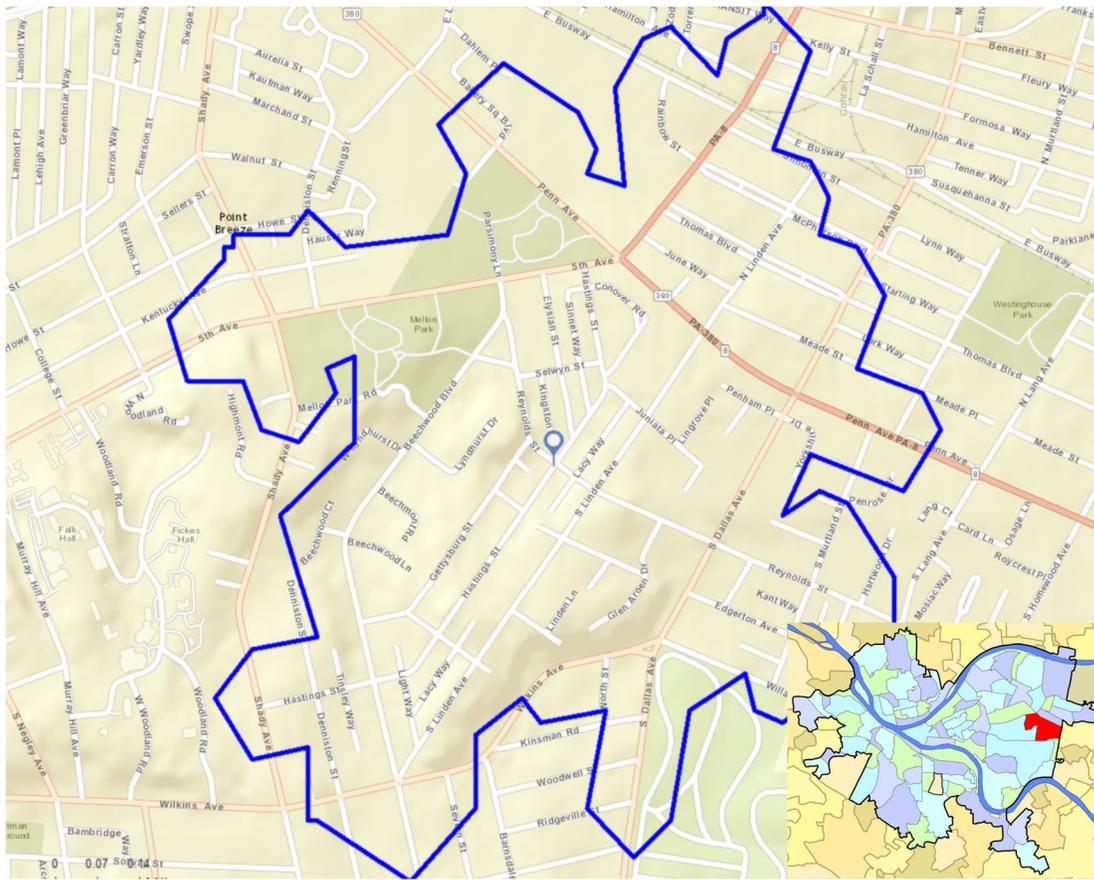


Point Breeze Commercial Area

Point Breeze



2016 Business Summary (2 Minute Drive Time)

Number of Businesses: 123

Number of Employees: 1,576

Employees/Residential Population Ratio*: 0.39:1

Major Industries:

Food & Beverage Stores, Food Services & Drinking Places, Gasoline Stations

For more information on the neighborhood, visit:



Marketplace Profile**	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/ Surplus Factor	Number of Business
Motor Vehicle & Parts Dealers	\$24,162,161	\$2,025,015	\$22,137,146	84.5	2
Furniture & Home Furnishing Stores	\$3,338,754	\$0	\$3,338,754	100.0	0
Electronics and Appliance Stores	\$6,120,986	\$3,669,059	\$2,451,927	25.0	4
Building Materials, Garden Equip. & Supply Stores	\$5,889,825	\$1,373,041	\$4,516,784	62.6	1
Food and Beverage Stores	\$21,771,448	\$1,034,409	\$20,737,039	90.9	1
Health and Personal Care Stores	\$4,869,306	\$0	\$4,869,306	100.0	0
Gasoline Stations	\$6,996,140	\$0	\$6,996,140	100.0	0
Clothing & Clothing Accessories Stores	\$5,767,171	\$7,643,558	-\$1,876,387	-14.0	2
Sporting Goods / Hobby / Music / Book Stores	\$3,625,185	\$216,091	\$3,409,094	88.7	1
General Merchandise Stores	\$18,474,248	\$0	\$18,474,248	100.0	0
Nonstore Retailers	\$3,722,882	\$0	\$3,722,882	100.0	0
Food Services & Drinking Places	\$12,154,946	\$4,100,158	\$8,054,788	49.6	6

**Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. The Leakage/Surplus Factor measures the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. The NAICS is used to classify businesses by their primary type of economic activity.

*This ratio indicates the number of employees working in the area versus the number of residents. A higher ratio indicates more commercial presence.

Point Breeze Commercial Area



Demographic Data	2010	2015	2020 (Projected)	Annual Rate of Change (2015-2020)
Population	4,069	4,041	4,036	-0.02%
Households	1,872	1,882	1,893	0.12%
Median Age	40.0	40.1	39.7	-0.20%
% 0-9	11.0%	11.4%	11.6%	0.35%
% 10-14	5.1%	4.9%	5.5%	2.45%
% 15-24	11.0%	10.6%	10.0%	-0.58%
% 25-34	16.2%	16.3%	15.6%	-1.13%
% 35-44	13.1%	13.0%	14.1%	1.69%
% 45-54	13.6%	11.6%	11.8%	0.34%
% 55-64	15.2%	14.5%	11.9%	-3.59%
% 65+	14.7%	17.7%	19.3%	1.81%
Median Household Income	***	\$81,254	\$100,807	4.81%
Average Household Income	***	\$124,480	\$143,343	3.03%
Per Capita Income	***	\$57,365	\$66,551	3.20%
Total Housing Units	1,999	2,022	2,035	0.13%
% Owner Occupied Units	58.4%	55.3%	54.9%	-0.14%
% Renter Occupied Units	35.3%	37.7%	38.1%	0.21%
% Vacant Housing Units	6.4%	6.9%	7.0%	0.29%
Median Home Value	***	\$379,025	\$478,758	5.26%

Traffic Count Profile	Closest Cross-Street	Count
S Dallas Ave	Reynolds St	7,271
5th Ave	Elysian St	23,223
Penn Ave	S Linden Ave	21,519
Wilkins Ave	Kinsman Rd	7,968
Penn Ave	5th Ave	16,121
Shady Ave	Devereaux Ln	14,390
5th Ave	Simonton St	21,053
S Dallas Ave	Northumberland St	7,769
N Dallas Ave	Simonton St	4,722

Note: This profile measures the number of vehicles which travel through streets nearest to commercial corridor epicenter on a daily basis. All counts from 2012 unless otherwise noted.

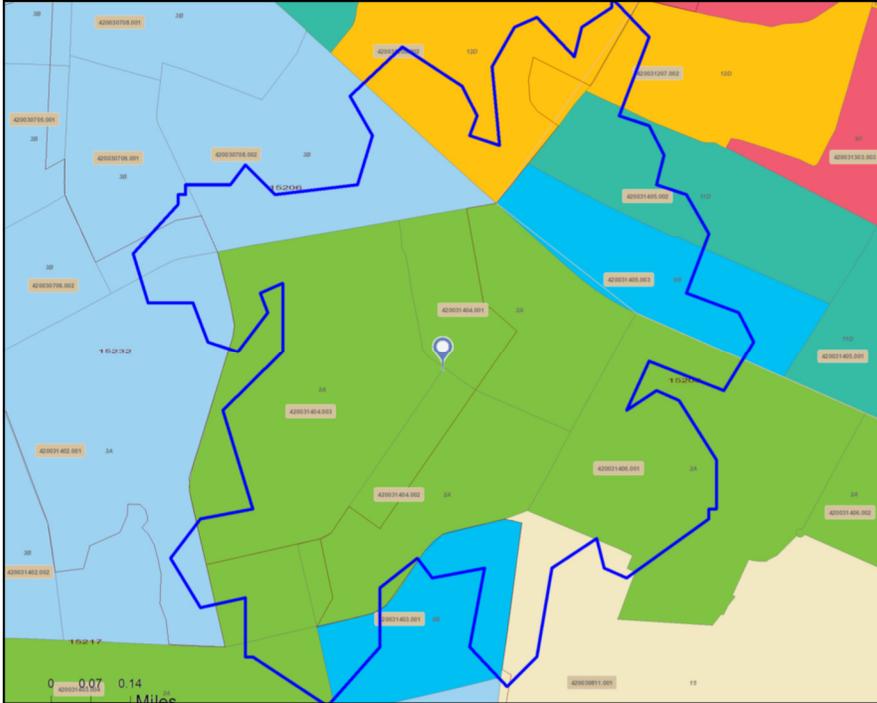
2015 Households by Disposable Income	
<\$15,000	10.4%
\$15,000—\$24,999	7.7%
\$25,000—\$34,999	8.6%
\$35,000—\$49,999	13.3%
\$50,000—\$74,999	15.2%
\$75,000—\$99,999	7.9%
\$100,000—\$149,999	18.0%
\$150,000+	19.0%
Median Disposable Income	\$64,365

Note: Disposable income is after-tax household income.

2015 Educational Attainment (Ages 25+)	
No High School Diploma	2.3%
High School Diploma or Some College	17.5%
Associates Degree	3.5%
Bachelor's Degree	29.1%
Graduate or Professional Degree	47.7%

Spending Potential Index	
Apparel and Services	168
Computers and Accessories	175
Education	186
Entertainment / Recreation	165
Food at Home	160
Food Away from Home	168
Health Care	153
Household Furnishing and Equipment	164
Investment	232
Retail Goods	159
Shelter	176
TV/Video/Audio	159
Travel	177
Vehicle Maintenance & Repair	166
Total Expenditures	172

Note: The Spending Potential Index is household-based, and represents the asset value or amount spent for a product or service relative to the national average of 100. Values higher than 100 indicate spending above the national average, and values lower than 100 indicate lower spending than the national average.



ESRI Tapestry Segmentation Area Profile

Neighborhood Quick Facts*

- Highest median income in Pittsburgh
- 3rd highest % of college graduates
- Number of bus lines in neighborhood: 6
- Persons per sq. mile: 5,316 (City average: 5,646)

* The Walk Score is a measure between 0 and 100 that measures the ease of accessing amenities and running errands by walking. For more information, see <http://www.walkscore.com/>

TAPESTRY SEGMENT DESCRIPTIONS

Urban Chic

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

Emerald City

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym. Many embrace the "foodie" culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment. They travel frequently, both personally and for business.

Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

Set to Impress

Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and over half of the homes are nonfamily households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.

Note: ESRI is an independent geographic information systems (GIS) corporation and is not affiliated with the Urban Redevelopment Authority of Pittsburgh. This analysis utilizes socioeconomic and marketing data to identify distinct segments of the population, map where they reside, and describe their socioeconomic qualities and consumer preferences. **More information on tapestry segments and segment descriptions can be found at: <http://www.esri.com/library/whitepapers/pdfs/community>**



Business District Programs

The Pittsburgh Biz Buzz Small Grant Program

This program is designed to spur neighborhood business district revitalization using the 48x48x48 strategy of short and medium term achievable projects, determining what you can do in 48 hours, 48 days and 48 weeks. The program aims to bring newcomers into your neighborhood business district and create a “buzz” about your business district through media and word of mouth.

For more information about applications and eligibility, visit:
http://www.ura.org/business_owners/mainstreets.php

Neighborhood Business District Program

This program strives to ensure the health of the City’s traditional neighborhood commercial districts using the National Main Street Center’s Four Point Approach which considers: economic restructuring, promotion, design and sustainability.

To learn more about this program, contact [Josette Fitzgibbons](mailto:Josette.Fitzgibbons@ura.org) at (412) 255-6686 or visit:
http://www.ura.org/business_owners/mainstreets.php

Façade Improvement Programs

Restored storefronts improve the pedestrian environment, attract more customers, and encourage economic development and investment. The URA offers several different façade improvement programs designed for commercial building owners and tenants to improve their storefronts. Your location determines your building’s façade improvement program eligibility.

For more information about applications and eligibility, contact [Quianna Wasler](mailto:Quianna.Wasler@ura.org) at (412) 255-6550 or visit:
http://www.ura.org/business_owners/facade_program.php



Point Breeze business district

Contacts

Urban Redevelopment
Authority of Pittsburgh:
www.ura.org

All data from ESRI Business Analyst 2015 unless otherwise noted.
*Data applies to neighborhood boundary and not study area. Source: PGHSNAP, Dept. of City Planning

For More Information:
For additional market value analysis data, contact [Josette Fitzgibbons](mailto:Josette.Fitzgibbons@ura.org) at [jfitzgibbons@ura.org](mailto:Josette.Fitzgibbons@ura.org)
Department of City Planning SNAP Neighborhood Data: <http://www.pittsburghpa.gov/dcp/snap/>
Pittsburgh Neighborhood Community Indicator Systems (PNCIS) ACS 2005-2009 Neighborhood Profiles:
http://www.ucsur.pitt.edu/neighborhood_reports_acs.php