

OFFERING MEMORANDUM

Mercyhurst University North East
16 West Division St., North East, PA 16428



Offered by:
Baldwin Brothers, Inc.
2540 Village Common Dr., Erie, PA

For Additional Information:
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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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CAMPUS MAP



- 1 Neumann Hall
Admissions - Board Room
Student Financial Services - Student Housing
- 2 Grotto of Our Lady of Lourdes
- 3 Miller Hall Lower Level
OTA / MLT Classrooms & Labs - Academic Success Center
DocuCenter - Police & Safety - Cafeteria
- Miller Hall Main Floor
Administrative Offices - Classrooms - Technology Office
- Miller Hall Second Floor
Classrooms - PTA / RT / Science Labs - Computer Lab

- 4 Lower Level Entrance
Bookstore - Alex Theatre - Elevator
- 5 St. Mary's Chapel
- 6 Karsh Hall Lower Level
Culinary Kitchen - Stairs Chapel Dining Room
Karsh Hall Main Floor & Second Floor
Faculty Offices
- 7 Soccer Field
- 8 Practice Field

- 9 Softball Field
- 10 Vineyard Primary Care - UPMC at MNE
- 11 Liguori Field House
Gym - Wrestling Room - Fitness Center
Athletic Administration
- 12 Hirtzel Baseball Field
- 13 Michale & Tom Ridge Health & Safety Building
Ridge Library - Nursing Arts Lab - Great Room
- 14 Boelcke Observatory

- 15 Townhouse West #17 thru #24
- 16 Townhouse North #9 thru #16
- 17 Townhouse East #1 thru #8
- 18 Remptorist Hall
- 19 Resident Parking
- 20 Commuter / Faculty / Staff Parking
- 21 Commuter Parking
- 22 Faculty / Staff Parking

- 23 Visitor Parking
- 24 Maintenance Building
- 25 Miller Estate
Hilton Hotel Lab
1540 RT 89 (Just North of Campus)
- 26 Office Building
- 27 Future Culinary Institute
- 28 Parking
- 29 Janet L. Miller Center for Growth and Academic Excellence
(Route 89, Near Route 90)
(Across from the Holiday Inn Express)

#10 & #29 on the map are excluded from the sale. Aquatic facility included (not shown).

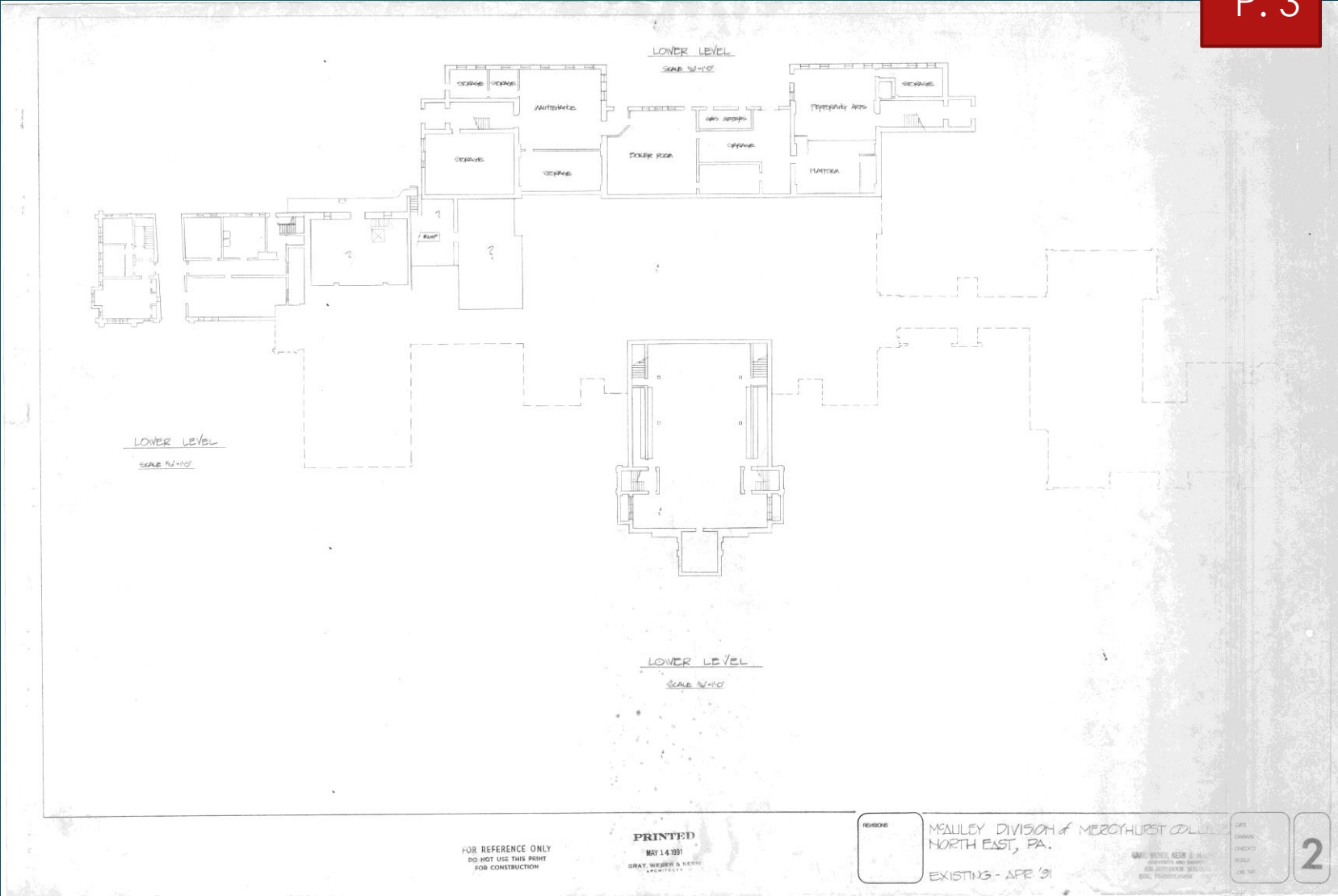


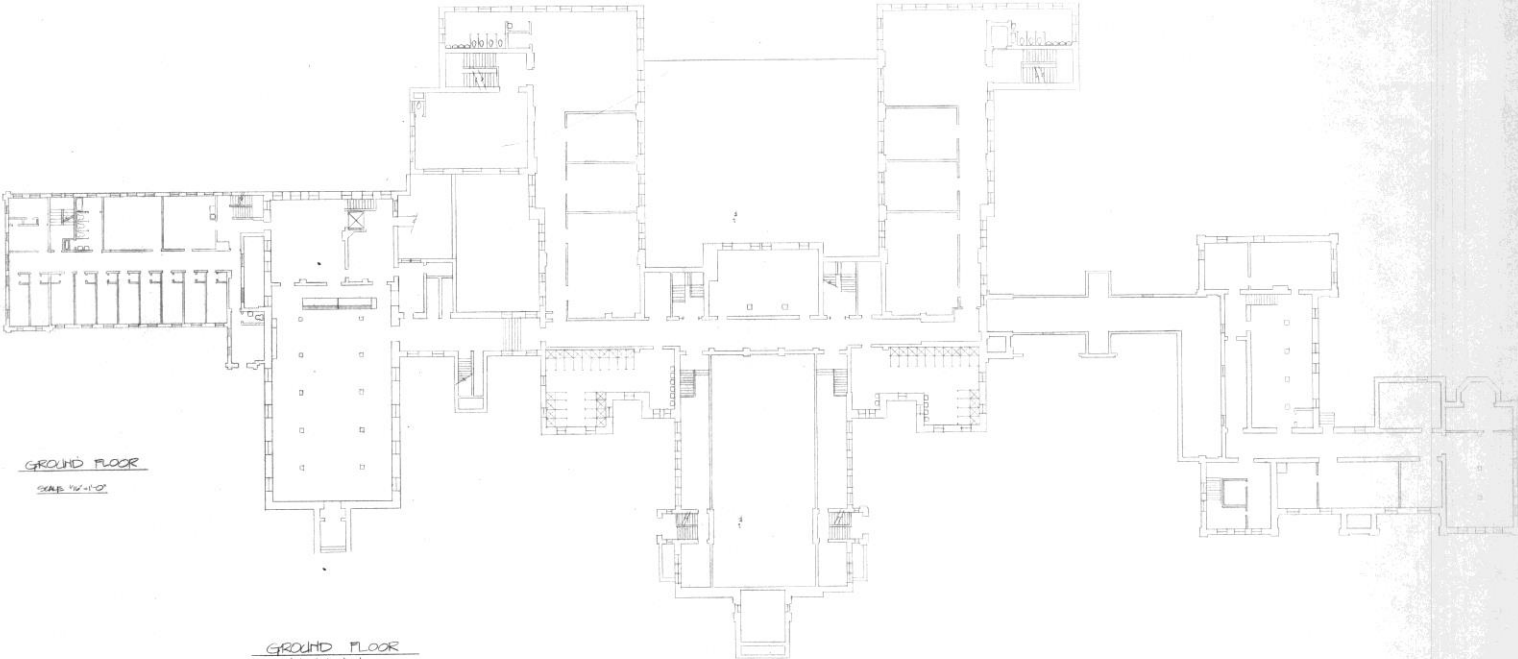
Building	Square Feet
Main	260,200
Health & Safety	36,000
Aquatic Center	10,000
Maintenance Building	2,500
Total	308,700



PROPERTY HIGHLIGHTS

- **Total Square Footage: 308,700**
- **Total Acreage: 70.312 acres**
- **Total Parking Spaces: 498 (main campus does not include aquatic facility)**
- **Recent \$500,000 remodel of student union**
- **Recent \$1,000,000 investment in first class commercial kitchen and dining hall**
- **Multiple improvements to residential halls**
- **Aquatic center also available**
- **Picturesque North East community in grape country on shores of beautiful Lake Erie**
- **Perfect for office headquarters, campuses, including boarding schools and secondary education, medical/elder care facilities, etc.**
- **81 miles to Buffalo International Airport (1 hr 20 min drive time)**
- **29 miles to Chautauqua Institute & Lake Chautauqua (34 min drive time)**
- **On the shores of Lake Erie (visible from approach to campus)**





GROUND FLOOR
SCALE 1/8"=1'-0"

GROUND FLOOR
sprinkler / fire alarm
SCALE 1/8"=1'-0"

LOVER LEVEL
SCALE 1/8"=1'-0"

GROUND FLOOR
SCALE 1/8"=1'-0"

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GRAY, WEBER & KERR
ARCHITECTS

REVISIONS

MAULEY DIVISION OF MERCYHURST COLLEGE
NORTH EAST, PA.

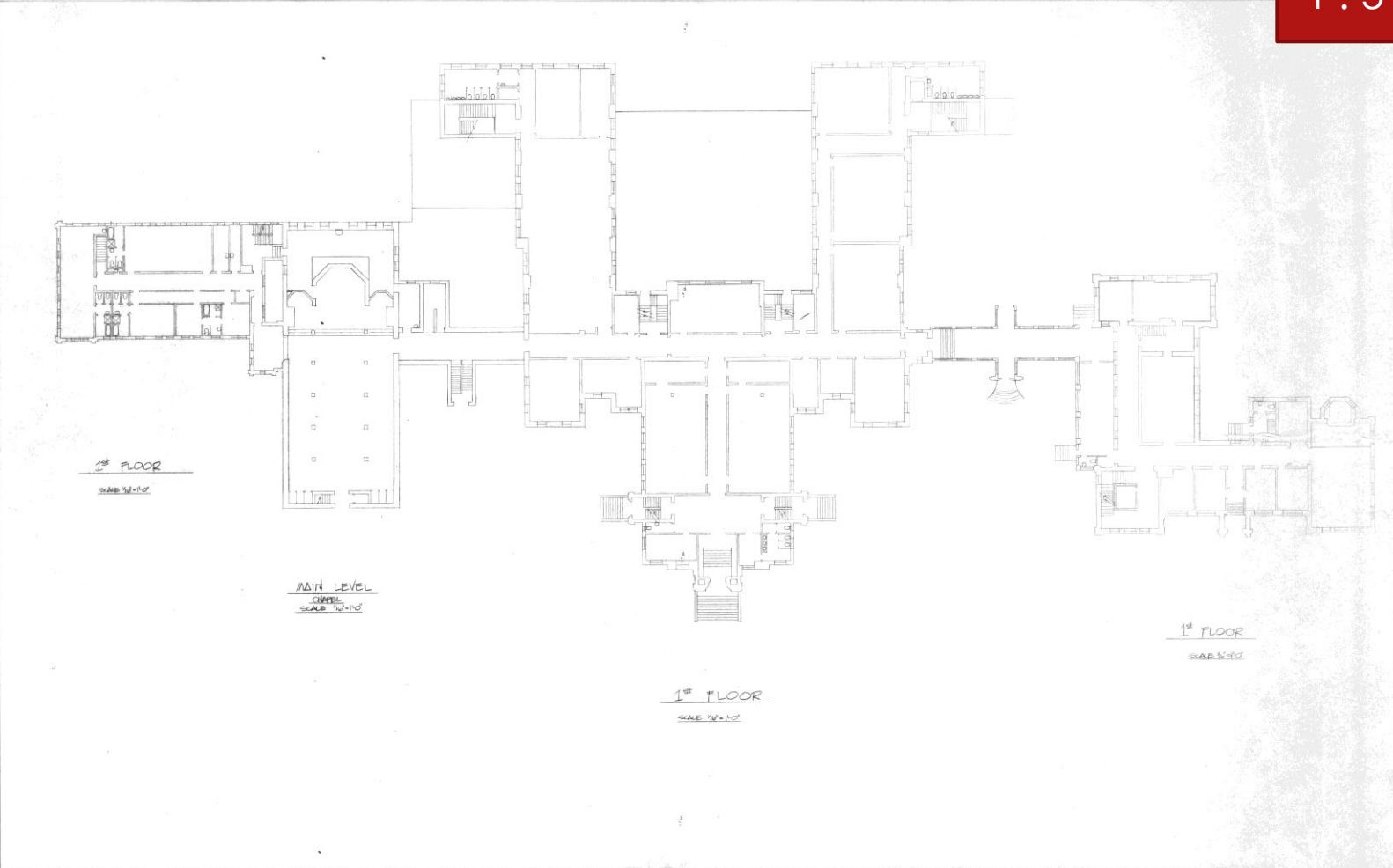
EXISTING APR '91

GRAY, WEBER & KERR
ARCHITECTS AND ENGINEERS
200 UNIVERSITY BUILDING
NORTH EAST, PA 16428

SITE
DRAWN
CHECKED
SCALE
JOB NO.

3





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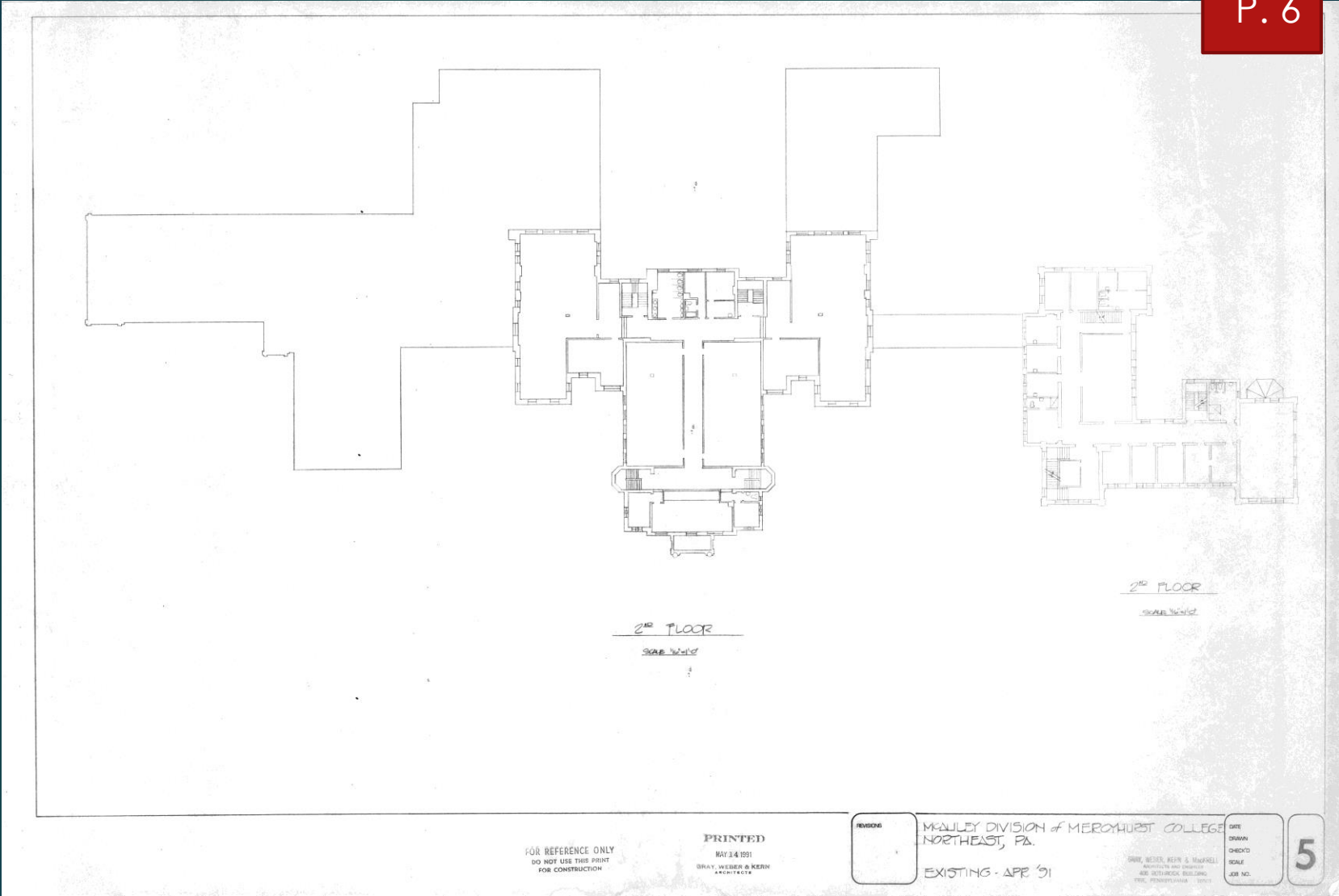
REVISIONS
M'FAULLEY DIVISION of MERCYHURST COLLEGE
NORTHEAST, PA.
EXISTING - APR 91

GRAY, WEBER, KEITH & MACDELL
ARCHITECTS AND ENGINEERS
408 BETHLEHEM BUILDING
SUITE 1000, BETHLEHEM, PA 18010

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4





SECOND FLOOR



Aerial

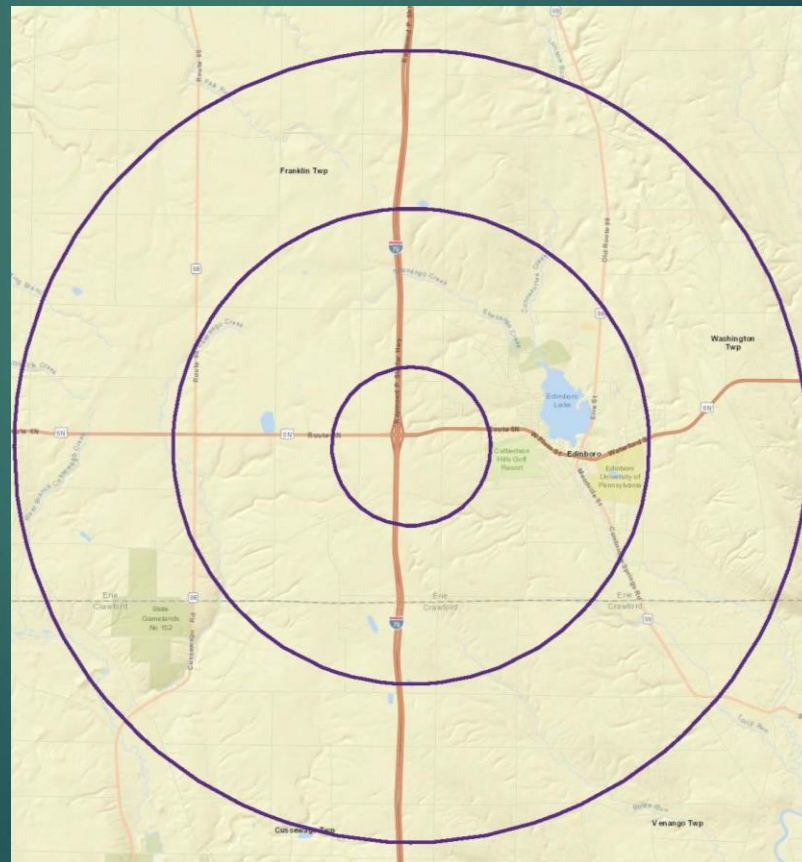


Aerial



Demographics

	5-Mile	10-Mile	15-Mile
Population	10,878	28,470	123,550
Average HH Income	\$78,881	\$79,917	\$62,289

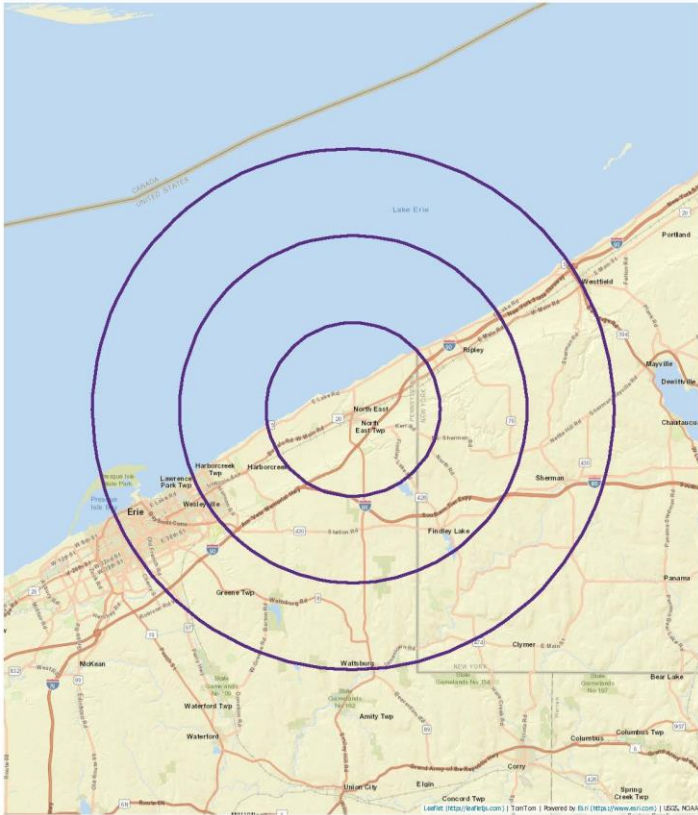


Demographics

Pop-Facts® Demographic Snapshot | Map

ENVIRONICS

Trade Area: 16 W Division St. - 5 mi Radius, 16 W Division St. - 10 mi Radius, 16 W Division St. - 15 mi Radius | Total Population: 10,878, 26,470, 123,550 | Total Households: 4,381, 11,415, 48,431



Benchmark: USA

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Report Details

Name: Pop-Facts® Demographic Snapshot 2019
 Date / Time: 11/11/2019 10:29:58 AM
 Workspace Vintage: 2019

Trade Area

Name	Level	Geographies
16 W Division St. - 5 mi Radius	5 mi Radius	N/A
16 W Division St. - 10 mi Radius	10 mi Radius	N/A
16 W Division St. - 15 mi Radius	15 mi Radius	N/A

Benchmark

Name	Level	Geographies
USA	Entire US	United States

Data Source

Product	Provider	Copyright
Claritas Pop-Facts® Pop-Facts Premier - 2000 US Census	Claritas	©Claritas, LLC 2019
Claritas Pop-Facts® Premier - 2010 US Census	Claritas	©Claritas, LLC 2019
Claritas Pop-Facts® Premier - 2019 - Current Year Estimate	Claritas	©Claritas, LLC 2019 (https://en.environicsanalytics.ca/Spotlight/About/3/2019)
Claritas Pop-Facts® Premier - 2024 - Five Year Projection	Claritas	©Claritas, LLC 2019 (https://en.environicsanalytics.ca/Spotlight/About/3/2019)
SPOTLIGHT Pop-Facts® Premier - 2019 - Current Year Estimate	Claritas	©Claritas, LLC 2019 (https://en.environicsanalytics.ca/Spotlight/About/3/2019)

Demographics

Pop-Facts® Demographic Snapshot | Summary



Trade Area: 16 W Division St. - 5 mi Radius, 16 W Division St. - 10 mi Radius,
16 W Division St. - 15 mi Radius

	16 W Division St. - 5 mi Radius	16 W Division St. - 10 mi Radius	16 W Division St. - 15 mi Radius
Population			
2000 Census	13,300	30,533	132,263
2010 Census	11,417	29,312	128,078
2019 Estimate	10,976	28,470	123,350
2024 Projection	10,951	28,135	121,250
Population Growth			
Percent Change, 2000 to 2010	-12.61	-3.30	-0.93
Percent Change, 2010 to 2019	-4.72	-2.97	-3.54
Percent Change, 2019 to 2024	-0.20	-1.21	-1.50
Households			
2000 Census	4,329	10,919	48,138
2010 Census	4,462	11,514	49,294
2019 Estimate	4,361	11,415	48,431
2024 Projection	4,330	11,360	48,040
Household Growth			
Percent Change, 2000 to 2010	-0.82	5.45	2.34
Percent Change, 2010 to 2019	-2.47	-0.86	-1.89
Percent Change, 2019 to 2024	-1.16	-0.48	-0.81
Family Households			
2000 Census	3,255	8,002	31,439
2010 Census	3,122	8,171	30,589
2019 Estimate	3,050	8,103	30,065
2024 Projection	3,024	8,083	29,817
Family Household Growth			
Percent Change, 2000 to 2010	-4.09	1.48	-2.67
Percent Change, 2010 to 2019	-2.31	-0.85	-1.74
Percent Change, 2019 to 2024	-1.19	-0.49	-0.82

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 16 W Division St. - 5 mi Radius, 16 W Division St. - 10 mi Radius, 16 W Division St. - 15 mi Radius
Total Population: 10,976, 28,470, 123,350 | Total Households: 4,361, 11,415, 48,431

	16 W Division St. - 5 mi Radius	%	16 W Division St. - 10 mi Radius	%	16 W Division St. - 15 mi Radius	Count	%
2019 Est. Population by Single-Classification Race							
White Alone	10,485	95.39	27,027	95.02	99,151	79,444	64.43
Black/African American Alone	147	1.35	342	1.20	15,995	12.82	10.34
American Indian/Alaskan Native or Alone	14	0.13	30	0.11	302	0.24	0.24
Asian Alone	52	0.57	102	0.36	2,789	2.22	1.85
Native Hawaiian/Other Islander Alone	2	0.02	4	0.01	72	0.06	0.06
Some Other Race Alone	35	0.32	70	0.25	2,521	2.04	1.61
Two or More Races	133	1.22	300	1.05	4,170	3.38	3.38
2019 Est. Population by Hispanic or Latino Origin							
Not Hispanic or Latino	10,633	97.75	27,086	95.33	115,755	93.89	75.92
Hispanic or Latino	345	3.25	494	1.70	7,705	6.31	5.93
Mexican Origin	126	2.98	136	2.78	1,916	16.45	13.45
Puerto Rican Origin	150	61.23	242	50.00	5,145	66.00	50.00
Cuban Origin	0	0.00	5	1.00	119	1.53	1.53
All Other Hispanic or Latino	40	16.33	102	21.07	1,015	13.02	13.02
2019 Est. Pop. by Race, Asian Alone, by Category							
Chinese, except Taiwanese	4	6.45	57	27.27	489	18.19	18.19
Filipino	14	22.59	28	13.40	86	2.41	2.41
Japanese	0	0.00	1	0.48	11	0.40	0.40
Asian Indian	5	8.08	11	5.26	95	20.27	20.27
Korean	17	27.42	53	25.36	101	3.59	3.59
Vietnamese	7	11.29	15	7.18	143	5.22	5.22
Cambodian	0	0.00	0	0.00	12	0.44	0.44
Hmong	0	0.00	0	0.00	0	0.00	0.00
Laotian	0	0.00	0	0.00	0	0.00	0.00
Thai	0	0.00	2	0.96	56	2.54	2.54
All Other Asian Races Including 2+ Category	13	20.97	42	20.10	1,267	47.37	47.37
2019 Est. Population by Ancestry							
Acad	37	0.34	133	0.47	1,198	0.97	0.97
Czech	16	0.15	104	0.36	333	0.27	0.27
Danish	20	0.18	80	0.28	369	0.32	0.32
Dutch	205	1.89	346	1.22	990	0.80	0.80
English	732	6.91	1,670	5.87	5,094	4.12	4.12
French (Excluding Basque)	152	1.40	286	1.03	1,003	0.82	0.82
French Canadian	36	0.33	81	0.28	289	0.24	0.24
German	2,221	20.42	8,101	21.43	22,393	17.87	17.87
Greek	16	0.15	41	0.14	337	0.25	0.25
Hungarian	40	0.37	114	0.40	889	0.55	0.55
Irish	870	8.00	2,264	7.95	8,807	7.13	7.13
Italian	1,171	10.77	2,939	10.32	10,394	8.89	8.89
Lithuanian	2	0.02	32	0.11	260	0.21	0.21
Norwegian	32	0.29	92	0.32	281	0.23	0.23
Polish	695	6.30	2,316	8.13	10,021	8.13	8.13
Portuguese	4	0.04	26	0.09	132	0.11	0.11
Russian	61	0.56	244	0.86	789	0.62	0.62
Scotch-Irish	59	0.54	202	0.71	868	0.54	0.54
Scottish	254	2.31	439	1.56	1,160	0.94	0.94
Slovak	51	0.47	217	0.76	841	0.75	0.75
Sub-Saharan African	2	0.02	21	0.07	1,042	0.84	0.84
Swedish	140	1.29	342	1.18	1,670	1.36	1.36
Swiss	5	0.05	34	0.12	197	0.15	0.15
Ukrainian	121	1.13	221	0.78	770	0.62	0.62
United States or American	655	6.02	1,422	5.00	4,300	3.47	3.47
Welsh	41	0.39	96	0.34	317	0.26	0.26
West Indian (Excluding Hispanic groups)	23	0.21	36	0.12	286	0.19	0.19
Other ancestries	1,021	9.39	2,985	10.41	25,397	21.35	21.35
2+ Ancestries Unclassified	2,154	19.80	5,439	19.13	22,520	18.27	18.27
2019 Est. Pop. Age 5+ by Language Spoken At Home							
Speak Only English at Home	9,912	90.36	26,094	91.69	105,659	85.72	85.72
Speak Asian/Hispanic/Latino Lang. at Home	44	0.14	102	0.36	1,228	1.15	1.15
Speak Indio-European Language at Home	196	1.91	538	1.89	4,494	3.67	3.67
Speak Spanish at Home	142	1.39	331	1.19	3,307	2.63	2.63
Speak Other Language at Home	22	0.21	42	0.15	1,139	0.98	0.98
2019 Est. Hisp. or Latino Pop. by Single-Class. Race							
White Alone	192	78.37	359	74.17	3,877	49.74	49.74
Black/African American Alone	4	1.61	13	2.69	655	8.40	8.40
American Indian/Alaskan Native or Alone	0	0.00	3	0.62	74	0.95	0.95
Asian Alone	0	0.00	4	0.83	28	0.36	0.36
Native Hawaiian/Other Islander Alone	0	0.00	0	0.00	19	0.24	0.24
Some Other Race Alone	28	11.43	80	12.40	2,379	30.52	30.52
Two or More Races	21	8.57	46	9.30	783	9.79	9.79

Benchmark: USA

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Demographics

Pop-Facts® Demographic Snapshot | Population & Race

ENVIRONICS

Tract Area: 16 W Division St. - 5 mi Radius, 16 W Division St. - 10 mi Radius, 16 W Division St. - 15 mi Radius | Total Population: 10,878, 28,470, 123,550 | Total Households: 4,381, 11,415, 48,431

	16 W Division St. - 5 mi Radius	16 W Division St. - 10 mi Radius	16 W Division St. - 15 mi Radius
	Count	Count	Count
2019 Est. Population by Sex			
Male	5,416	49,79	81,158
Female	5,462	50,21	62,394
2019 Est. Population by Age			
Age 0 - 4	582	5,44	7,534
Age 5 - 9	538	5,85	7,447
Age 10 - 14	622	6,18	7,811
Age 15 - 17	425	3,91	4,859
Age 18 - 20	517	4,75	5,511
Age 21 - 24	485	4,55	4,989
Age 25 - 34	1,364	12,54	18,511
Age 35 - 44	1,115	10,25	13,933
Age 45 - 54	1,326	12,47	14,105
Age 55 - 64	1,722	15,83	18,713
Age 65 - 74	1,54	13,91	17,284
Age 75 - 84	500	5,08	5,538
Age 85 and over	154	2,33	2,833
Age 16 and over	8,839	81,28	99,385
Age 18 and over	8,533	78,83	86,097
Age 21 and over	8,036	73,87	89,944
Age 65 and over	1,984	18,24	20,535
Median Age	41.87	44.62	37.26
Average Age	41.18	42.95	38.22
2019 Est. Pop. Age 15+ by Marital Status			
Total, Never Married	2,881	20,86	38,234
Male, Never Married	1,463	18,18	20,852
Female, Never Married	1,238	13,68	18,522
Married, Spouse Present	4,485	49,73	51,900
Married, Spouse Absent	282	3,14	4,290
Widowed	894	7,82	8,798
Male, Widowed	232	2,98	1,989
Female, Widowed	451	5,02	4,917
Divorced	867	9,88	10,821
Female, Divorced	420	4,68	5,198
Female, Divorced	447	4,98	5,825
2019 Est. Male Population by Age			
Male, Age 0 - 4	301	5,66	4,93
Male, Age 5 - 9	321	5,93	7,776
Male, Age 10 - 14	336	6,30	7,995
Male, Age 15 - 17	230	4,25	2,520
Male, Age 18 - 20	281	5,37	3,748
Male, Age 21 - 24	274	5,06	3,765
Male, Age 25 - 34	897	12,69	13,711
Male, Age 35 - 44	652	10,19	11,266
Male, Age 45 - 54	853	12,06	11,421
Male, Age 55 - 64	895	15,07	13,366
Male, Age 65 - 74	879	10,58	12,822
Male, Age 75 - 84	249	4,60	2,437
Male, Age 85 and over	83	1,51	1,159
Median Age, Male	41.87	44.62	37.26
Average Age, Male	41.18	42.95	38.22
2019 Est. Female Population by Age			
Female, Age 0 - 4	281	5,33	2,604
Female, Age 5 - 9	316	5,77	2,671
Female, Age 10 - 14	335	6,13	3,725
Female, Age 15 - 17	195	3,57	2,340
Female, Age 18 - 20	226	4,14	3,026
Female, Age 21 - 24	211	4,05	3,504
Female, Age 25 - 34	678	12,82	11,477
Female, Age 35 - 44	563	10,31	7,020
Female, Age 45 - 54	523	12,87	7,127
Female, Age 55 - 64	807	15,89	8,348
Female, Age 65 - 74	877	11,11	8,309
Female, Age 75 - 84	611	8,92	6,077
Female, Age 85 and over	171	3,13	1,932
Median Age, Female	41.87	44.62	37.26
Average Age, Female	41.18	42.95	38.22

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households

ENVIRONICS

Tract Area: 16 W Division St. - 5 mi Radius, 16 W Division St. - 10 mi Radius, 16 W Division St. - 15 mi Radius | Total Population: 10,878, 28,470, 123,550 | Total Households: 4,381, 11,415, 48,431

	16 W Division St. - 5 mi Radius	16 W Division St. - 10 mi Radius	16 W Division St. - 15 mi Radius
	Count	Count	Count
2019 Est. Households by Household Type			
Family Household	3,200	89,62	81,103
Non-Family Household	1,331	30,39	29,011
2019 Est. Group Quarters Population	231	2,12	739
2019 HHs by Ethnicity, Hispanic/Latino			
2019 HHs by Ethnicity, Hispanic/Latino	51	1,18	1,113
2019 Est. Family HH Type by Presence of Own Child			
Married Couple Family, own children	852	27,83	2,217
Married Couple Family, no own children	1,639	49,15	4,339
Male Household, own children	112	3,67	354
Male Household, no own children	86	2,82	308
Female Household, own children	320	10,00	5,04
Female Household, no own children	195	8,39	4,078
2019 Est. Households by Household Size			
1-Person Household	1,212	27,68	2,966
2-Person Household	1,541	35,17	4,178
3-Person Household	720	18,43	1,866
4-Person Household	542	12,97	1,468
5-Person Household	225	5,14	630
6-Person Household	86	2,18	222
7-or-more-person	46	1,00	88
2019 Est. Average Household Size	2.43	2.45	2.40
2019 Est. Households by Number of Vehicles			
No Vehicle	380	8,67	886
1 Vehicle	1,459	33,30	3,347
2 Vehicles	1,943	37,50	4,137
3 Vehicles	638	14,34	1,786
4 Vehicles	200	4,57	519
5 or more Vehicles	71	1,62	195
2019 Est. Average Number of Vehicle	1.78	1.85	1.51
2019 Est. Occupied Housing Units by Tenure			
Housing Units, Owner-Occupied	3,250	74,18	8,989
Housing Units, Renter-Occupied	1,131	25,82	2,428
2019 Owner Occ. HHs: Avg. Length of Residence	21.67	20.67	19.82
2019 Renter Occ. HHs: Avg. Length of Residence	7.69	8.00	7.71
2019 Est. Owner-Occupied Housing Units by Value			
Value Less Than \$50,000	185	5,08	339
Value \$50,000 - \$99,999	72	2,21	1,433
Value \$100,000 - \$49,999	671	2,00	2,271
Value \$50,000 - \$79,999	151	4,65	476
Value \$80,000 - \$99,999	286	8,19	822
Value \$100,000 - \$149,999	689	21,20	2,020
Value \$150,000 - \$199,999	756	23,20	2,020
Value \$200,000 - \$249,999	625	19,23	1,865
Value \$250,000 - \$299,999	219	5,74	809
Value \$300,000 - \$499,999	164	5,05	794
Value \$500,000 - \$749,999	57	1,75	127
Value \$750,000 - \$999,999	17	0,52	37
Value \$1,000,000 - \$1,499,999	5	0,15	14
Value \$1,500,000 - \$1,999,999	0	0,00	3
Value \$2,000,000 or more	0	0,00	0
2019 Est. Median All Owner-Occupied Housing Value	183,934.76	198,993.53	113,937.40

Benchmark: USA

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Demographics

Pop-Facts® Demographic Snapshot | Housing & Households

ENVIRONICS

Trade Area: 16 W Division St. - 5 mi Radius, 16 W Division St. - 10 mi Radius, 16 W Division St. - 15 mi Radius | Total Population: 10,878, 26,470, 123,550 | Total Households: 4,381, 11,415, 48,431

	16 W Division St. - 5 mi Radius		16 W Division St. - 10 mi Radius		16 W Division St. - 15 mi Radius	
	Count	%	Count	%	Count	%
2019 Est. Housing Units by Units in Structure						
1 Unit Attached	130	2.69	265	2.23	2,420	4.41
1 Unit Detached	3,555	71.57	8,982	79.28	32,519	67.49
2 Units	278	5.74	521	4.08	6,402	11.94
3 to 4 Units	161	3.32	257	1.96	3,825	6.85
5 to 15 Units	240	4.92	519	4.05	3,326	6.15
20 to 49 Units	44	0.91	149	1.16	791	1.45
50 or More Units	75	1.57	337	2.94	2,332	4.28
Mobile Home or Trailer	353	7.28	729	5.71	2,021	3.71
Boat, RV, Van, etc.	0	0.00	0	0.00	17	0.03
2019 Est. Housing Units by Year Structure Built						
Built 2014 or Later	14	0.29	178	1.39	447	0.82
Built 2010 to 2013	17	0.35	95	0.74	468	0.82
Built 2000 to 2009	230	4.75	1,023	8.01	3,104	5.85
Built 1990 to 1999	417	8.61	1,423	11.15	4,154	7.44
Built 1980 to 1989	532	10.98	1,313	10.29	3,864	7.09
Built 1970 to 1979	771	15.91	2,011	15.75	7,119	13.08
Built 1960 to 1969	482	9.88	1,144	8.96	4,382	8.14
Built 1950 to 1959	590	11.97	1,738	13.60	7,343	13.47
Built 1940 to 1949	389	8.03	920	7.21	4,402	8.17
Built 1939 or Earlier	1,427	29.45	2,922	22.89	18,279	33.53
2019 Housing Units by Year Structure Built						
2019 Est. Mean Year Structure Built	-	1,901.58	-	1,987.31	-	1,926.12
2019 Est. Households by Presence of People Under 18						
2019 Est. Households by Presence of People Under 18	1,361	31.75	3,424	30.00	14,754	30.46
Households with 1 or More People under Age 18						
Married Couple Family	912	65.56	2,416	70.56	7,976	54.08
Other Family, Male Householder	134	9.91	297	8.67	1,473	9.89
Other Family, Female Householder	337	24.23	880	25.28	5,116	34.89
Nonfamily Household, Male Householder	13	0.94	39	1.11	129	0.87
Nonfamily Household, Female Householder	5	0.36	13	0.38	56	0.38
2019 Est. Households with No People under Age 18						
2019 Est. Households with No People under Age 18	2,920	68.25	7,991	70.00	33,677	69.54
Households with No People under Age 18						
Married Couple Family	1,432	47.89	4,138	51.78	12,238	36.34
Other Family, Male Householder	75	2.54	215	2.69	1,057	3.14
Other Family, Female Householder	155	5.32	372	4.68	2,202	6.54
Nonfamily, Male Householder	634	20.87	1,538	19.22	8,759	26.01
Nonfamily, Female Householder	694	23.21	1,729	21.64	9,422	27.98

Benchmarks: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education

ENVIRONICS

Trade Area: 16 W Division St. - 5 mi Radius, 16 W Division St. - 10 mi Radius, 16 W Division St. - 15 mi Radius | Total Population: 10,878, 26,470, 123,550 | Total Households: 4,381, 11,415, 48,431

	16 W Division St. - 5 mi Radius		16 W Division St. - 10 mi Radius		16 W Division St. - 15 mi Radius	
	Count	%	Count	%	Count	%
2019 Est. Pop. Age 25 by Edu. Attainment						
Less than 9th Grade	94	1.25	317	1.55	2,697	3.29
Some High School, No Diploma	422	5.33	1,015	4.98	5,754	7.25
High School Graduate (or GED)	2,313	29.83	6,253	40.46	34,168	41.87
Some College, No Degree	1,315	17.44	3,431	16.82	13,000	16.05
Associate's Degree	691	9.03	2,035	9.99	7,143	8.76
Bachelor's Degree	1,565	20.75	3,726	18.27	12,711	15.69
Master's Degree	429	5.62	1,282	6.33	4,959	5.95
Professional Degree	137	1.82	322	1.54	856	0.85
Doctorate Degree	54	0.72	97	0.47	479	0.59
2019 Est. Pop. Age 25 by Edu. Attain., Hisp./Lat.						
High School Diploma	43	37.72	80	33.47	1,389	38.19
High School Graduate	44	38.80	71	29.71	1,190	31.82
Some College or Associate's Degree	11	9.65	64	26.78	752	20.95
Bachelor's Degree or Higher	15	14.04	25	10.46	336	9.24
2019 Est. Households by HH Income						
Income < \$15,000	355	8.10	800	7.01	7,063	14.59
Income \$15,000 - \$24,999	439	10.00	1,103	9.66	6,147	12.69
Income \$25,000 - \$34,999	534	7.85	1,015	8.99	5,441	11.23
Income \$35,000 - \$49,999	708	16.16	1,582	13.95	7,308	15.09
Income \$50,000 - \$74,999	1,955	22.43	2,275	19.93	8,780	18.13
Income \$75,000 - \$99,999	804	18.79	1,739	15.23	5,704	11.78
Income \$100,000 - \$124,999	392	9.04	1,032	9.57	3,379	6.99
Income \$125,000 - \$149,999	232	5.33	616	5.40	1,780	3.67
Income \$150,000 - \$199,999	232	5.30	615	5.39	1,453	3.00
Income \$200,000 - \$249,999	100	2.28	263	2.30	655	1.35
Income \$250,000 - \$499,999	23	0.53	241	2.11	592	1.18
Income \$500,000+	29	0.66	94	0.86	199	0.41
2019 Est. Average Household Income	-	79,961.93	-	79,916.98	-	82,290.39
2019 Est. Median Household Income	-	59,994.36	-	62,464.12	-	48,152.92
2019 Median HH Inc. by Single-Race, Race or Eth.						
White Alone	-	59,181.94	-	62,723.80	-	50,482.29
Black or African American Alone	-	25,000.00	-	51,689.91	-	26,971.92
American Indian and Alaskan Native Alone	-	21,148.43	-	22,000.00	-	26,037.69
Asian Alone	-	40,292.95	-	59,716.71	-	41,229.76
Native Hawaiian and Other Pacifc Islander Alone	-	87,630.00	-	75,000.00	-	86,987.11
Some Other Race Alone	-	41,029.70	-	45,463.08	-	27,573.73
Two or More Races	-	57,003.00	-	59,271.97	-	27,240.99
Hispanic or Latino	-	43,739.44	-	42,826.77	-	23,890.73
Not Hispanic or Latino	-	56,932.00	-	62,596.24	-	47,261.95
2019 Est. Families by Poverty Status						
2019 Families at or Above Poverty	2,785	91.31	7,632	94.18	23,825	85.83
2019 Families at or Above Poverty with children	1,194	38.23	2,989	35.79	10,620	35.32
2019 Families Below Poverty	295	8.69	420	5.80	4,220	14.07
2019 Families Below Poverty with children	240	7.87	322	4.59	3,539	11.77

Benchmarks: USA

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Demographics

Pop-Facts® Demographic Snapshot | Education & Occupation



Trade Area: 16 W Division St. - 5 mi Radius, 16 W Division St. - 10 mi Radius, 16 W Division St. - 15 mi Radius | Total Population: 10,878, 28,470, 123,550 | Total Households: 4,381, 11,415, 48,431

	16 W Division St. - 5 mi Radius		16 W Division St. - 10 mi Radius		16 W Division St. - 15 mi Radius	
	Count	%	Count	%	Count	%
2019 Est. Employed Civilian Population 16+ by Occupation Classification						
White Collar	3,024	99.50	8,030	58.39	29,541	65.16
Blue Collar	1,235	23.24	3,094	22.85	11,008	21.49
Service and Farming	912	17.67	2,425	17.77	12,925	23.95
2019 Est. Workers Age 16+ by Travel Time to Work						
Less than 15 Minutes	1,792	36.78	4,485	35.09	19,115	37.57
15-29 Minutes	1,658	34.80	5,142	40.22	22,189	43.61
30-44 Minutes	993	20.94	2,289	17.91	6,240	12.27
45-59 Minutes	170	3.57	411	3.23	1,579	3.13
60 or more Minutes	192	4.03	447	3.50	1,757	3.45
2019 Est. Avg Travel Time to Work in Minutes	—	22.94	—	22.58	—	21.33
2019 Est. Workers Age 16+ by Means to Work						
2019 Est. Workers Age 16+ by Means to Work	5,087	10.94	11,030	82.22	42,194	78.33
Drive Alone	397	7.61	1,200	8.96	6,174	11.72
Carpooled	25	0.49	45	0.34	1,471	2.79
Public Transport	223	4.38	460	3.36	2,481	4.62
Walked	41	0.81	33	0.42	238	0.45
Cycle	3	0.05	21	0.16	375	0.72
Other Means	310	6.09	610	4.56	1,883	3.59
2019 Est. Civ. Employed Pop 16+ by Class of Worker						
2019 Est. Civ. Employed Pop 16+ by Class of Worker	5,161	100.00	13,038	100.00	53,623	100.00
For Profit (Private Workers)	3,448	66.80	9,256	69.37	39,071	69.22
Nonprofit (Private Workers)	699	13.52	1,916	14.15	6,023	14.54
Local Government Workers	204	4.02	741	5.47	2,782	5.16
State Government Workers	233	3.93	482	3.63	2,082	3.85
Federal Government Workers	45	0.87	141	1.04	837	1.59
Self-Employed Workers	489	9.47	930	6.97	2,823	5.46
Unpaid Family Workers	21	0.41	82	0.62	95	0.18
2019 Est. Civ. Employed Pop 16+ by Occupation						
Agriculture/Engineering	67	1.69	220	1.63	943	1.57
Arts/Design/Entertainment/Sports/Media	185	1.85	224	1.66	936	1.75
Building/Construction/Manufacturing	196	3.80	469	3.46	2,576	4.81
Business/Finance/Operations	228	4.42	533	3.94	1,770	3.31
Community/Social Services	185	3.22	345	2.55	1,022	3.42
Computer/Mathematical	11	0.21	140	1.03	695	1.30
Construction/Extraction	177	3.43	464	3.55	1,894	3.54
Education/Training/Library	194	3.76	524	4.09	2,855	4.79
Farming/Fishing/Forestry	12	0.23	35	0.41	218	0.41
Food/Preparation/Serving/Relaxed	399	6.94	863	7.09	4,950	9.24
Healthcare Practitioner/Technician	399	6.99	1,033	7.41	3,513	6.56
Healthcare Support	121	2.25	355	2.55	1,548	2.89
Installation/Maintenance/Repair	157	3.04	454	3.35	1,695	3.10
Legal	98	1.12	115	0.83	318	0.59
Life/Physical/Social Science	10	0.19	32	0.24	172	0.32
Management	541	10.48	1,378	10.19	4,219	7.89
Office/Administrative Support	747	14.47	2,208	15.42	7,469	13.95
Production	521	10.10	1,251	9.54	4,901	9.15
Protective Services	54	1.24	197	1.46	871	1.63
Sales/Related	551	10.68	1,327	9.80	5,223	9.75
Personal Care/Service	161	3.12	416	3.09	2,342	4.39
Transportation/Material Moving	332	7.17	855	6.32	3,157	5.90
2019 Est. Pop Age 16+ by Employment Status						
16+ Armed Forces	0	0.00	0	0.00	101	0.10
Civilian - Employed	5,142	56.17	13,380	56.49	53,612	53.90
Civilian - Unemployed	390	4.30	944	3.99	4,495	4.51
Not in Labor Force	3,317	37.53	9,360	39.52	41,166	41.43

Source: USA

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Photo Gallery

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Photo Gallery

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Photo Gallery

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Photo Gallery

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Photo Gallery

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Photo Gallery

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Photo Gallery

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Photo Gallery

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Photo Gallery

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Photo Gallery

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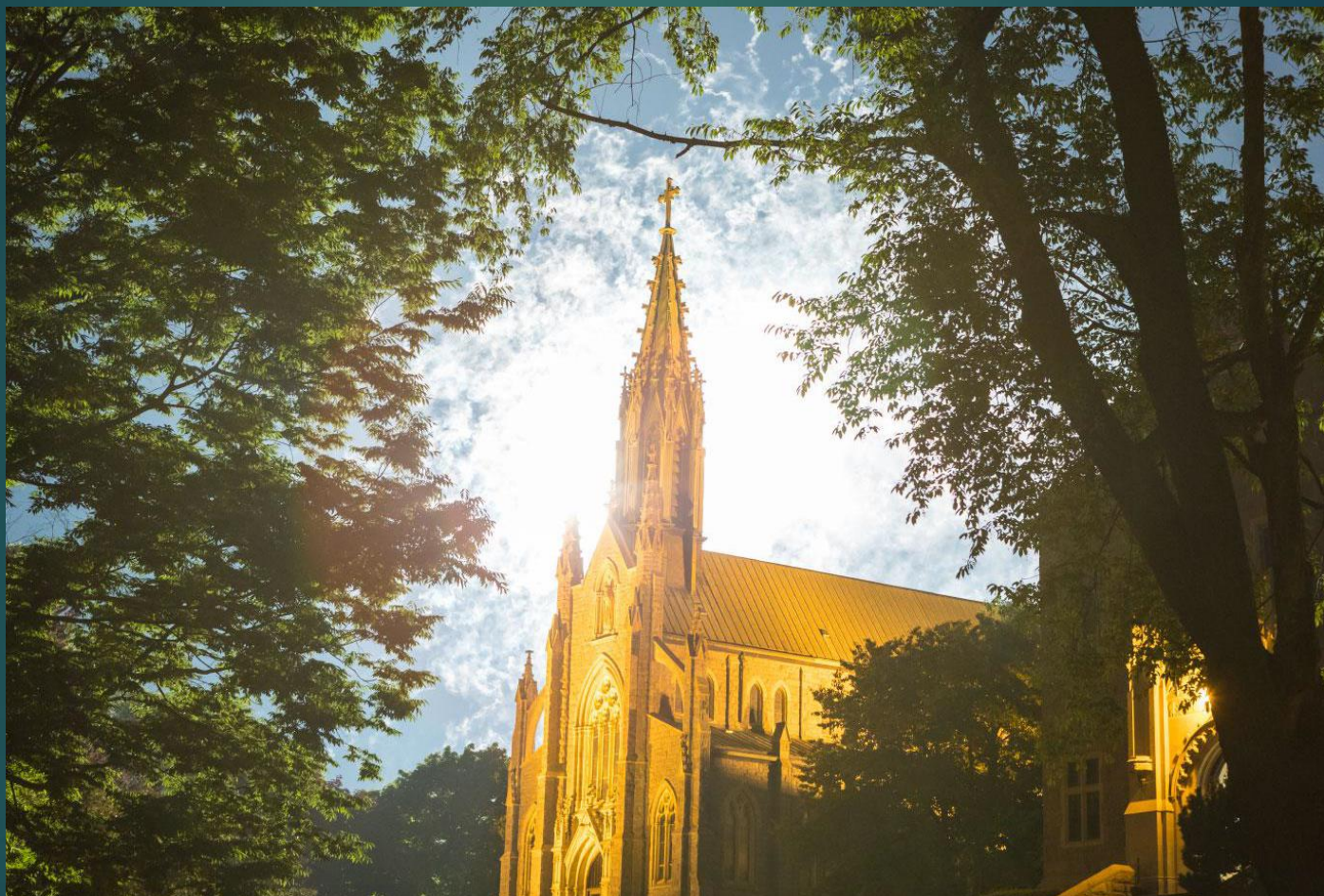
Photo Gallery

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Photo Gallery

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North East, PA



Trade Area



Erie County, Pennsylvania is a place that blends small-town charm, big city energy and a beautiful natural landscape.

P. 38

Erie County, Pennsylvania is a top destination. The shorelines, beaches and luster of Lake Erie and Presque Isle State Park is an experience of its own, with thirteen beaches, a marina, twenty-one miles of trails, a historic light house and many more amenities. Since 1795 Erie County has attracted new residents.

RECREATION

The area is recognized for its outdoor activities, such as swimming, boating, canoeing, water-skiing, hiking, ice skating, cross-country skiing and ice fishing and is known for the best freshwater beach in the country: Presque Isle State park.

ART, CULTURE AND SPORTS

Erie is home to a lively downtown, Erie Zoo, and Waldameer Park & Water World, a classic amusement park. Lake Erie Arboretum at Frontier Park offers fireworks, concerts and summer outdoor movies. Head to Walnut Creek for steelhead fishing as well as bass and catfish and Lake Shore BMX for extreme thrills. The Lake Shore Country Club provides opportunities to play golf or tennis and swim.

Take in Erie County's culture with the Erie Philharmonic, Erie Art Museum, the Erie Playhouse and expERIENCE Children's Museum. For sports, the locals cheer on the Erie Seawolves AA baseball team, Erie Otters hockey team, which is part of the Ontario Hockey League and an NBA D-League basketball team, the Erie Bayhawks.

FOOD

Foodies in Erie County have a variety of great grocery and restaurant options with taste of local cuisine. Particular to North East is the wine trail, which runs right through North East, PA with multiple wineries and dining experiences available. North East is also on the "brew trail" with a variety of new local brewers and distillery's adding facilities to Erie and North East Erie.



Erie County, Pennsylvania is a place that blends small-town charm, big city energy and a beautiful natural landscape.

ECONOMY

Erie County is a leader in the plastics industry and many locomotives and shops are built in the area. The city has a large manufacturing supply chain presence with first-rate global logistics. The local technology sector is growing with the development of the Innovation District in Erie's downtown. Erie County is home to Erie Insurance and Logistics Plus, just two members of the area's robust service sector. Erie County has a large medical presence with UPMC Hamot and Saint Vincent Hospital.

Erie County has not experienced any major layoffs in the past 18 months. Household income boosted to 6.1% in the last year, beating the national and state averages.



ERIE COUNTY'S WORKFORCE

+ Major Employers in Erie County

1. Erie Insurance	4,500 employees
2. UPMC Hamot	4,500 employees
3. AHN St. Vincent	3,500 employees
4. Wabtech	3,000 employees
5. Scott Enterprises	2,000 employees
6. LORD Corp.	1,500 employees
7. LECOM Health	1,500 employees
8. Plastek	1,100 employees
9. Mercyhurst University	600 employees
10. Gannon University	600 employees
11. Penn State Behrend	600 employees
12. Edinboro University	500 employees

Source: GoErie.com

Erie County Expansion

UPMC Hamot

Erie, Pennsylvania is home to first-class health care with top medical centers. UPMC Hamot is the largest, with approximately 3,000 employees and a 300 member medical staff. The hospital has 423 beds and offers a full complement of inpatient and outpatient services. UPMC Hamot serves as a regional referral hub and Level II Trauma Center and has a 135 year history.

In 2018, UPMC Hamot broke ground on a new seven floor patient tower costing \$111 million. The building will include two floors of intensive-care patient rooms and space for the hospital's medical imaging and emergency departments.



Saint Vincent Hospital

Saint Vincent Hospital, which is part of the Allegheny Health Network, will be going under a multi-million dollar renovation to enhance the surgical and emergency suites. A new building will feature a larger emergency department and a new suite of operating rooms. In the new space, patients will have access to state-of-the-art technologies, including da Vinci® and Mako™ robotic assisted surgery.

Erie Insurance

Erie Insurance's new \$135 million office building is also slated for a 2020 completion; the expansion is due to the company adding 250 jobs per year of the last three years and the company expects this rate to continue for some time. In total, Erie Insurance has roughly 3,600 employees in the area, which is expected to grow to 4,000 employees by 2020.



Erie County Education

Erie has a large education sector. Besides LECOM, Erie is home to Mercyhurst University, Gannon University, The Behrend College (Penn State Erie) and Edinboro University.

Mercyhurst University

Mercyhurst University is a fully accredited, four-year, Catholic, liberal arts school founded in 1926. The school is located on 75 acres that overlooks the city and offers more than 50 majors with almost seventy concentrations, as well as nine graduate programs. Mercyhurst University has a wide range of boutique programs, including dance, art, culinary, hospitality management and public health and has twenty-four varsity sports, all of which are in the NCAA Division I or II. The undergraduate enrollment for the 2018-19 school year was 2,470 students.



Gannon University

Gannon University is a Catholic, diocesan university dedicated to excellence in teaching, scholarship and service with an undergraduate enrollment of 3,076 students (2018-19). The school offers programs in liberal arts and sciences. Gannon University's urban campus is in the middle of downtown Erie, which creates a unique atmosphere towards learning, scholarships, research, service and professional growth.

Penn State Erie, The Behrend College

The Penn State Behrend campus is among the largest in the Penn State system, with an enrollment of over 4,345 undergraduate and graduate students (2018-19). The school offers over 40 undergraduate degrees in the humanities, sciences, social sciences, business and engineering. The school has nearly \$350,000 in annual grants providing support to students who pursue original research or assist faculty members with ongoing projects. Penn State Behrend has more than 110 active clubs and organizations, including music and theatre ensembles and 22 NCAA Division III athletic teams.

Edinboro University

Edinboro University offers a variety of degrees including education, business, criminal justice, animation, medical and more. With an undergraduate enrollment of 3,572 students (2018-19) the school offers an alternative education experience in Edinboro, PA (bedroom community to Erie) in Erie County.

