

# CONFIDENTIAL OFFERING PACKAGE

*for the sale of*

## 325 Mt. Lebanon Boulevard

Mt. Lebanon Township  
Allegheny County, PA



*Prepared by:*



**LANGHOLZ WILSON ELLIS**

Commercial Real Estate Services

606 Liberty Avenue, Suite 300, Pittsburgh, PA 15222-2721

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# **PRESENTATION HIGHLIGHTS**

*325 Mt. Lebanon Boulevard*

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# CONFIDENTIALITY AND AGENCY DISCLOSURE

*325 Mt. Lebanon Boulevard*

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THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use in considering whether to pursue negotiations to purchase 325 Mt. Lebanon Boulevard in Mt. Lebanon, PA (the "Property").

This confidential memorandum contains brief, selected information pertaining to the Property and has been prepared by Langholz Wilson Ellis, Inc. ("Broker"), based upon information supplied by the Owner and other parties. All projections have been developed by Broker and are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner and are therefore subject to variation. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their partners, officers, employees and agents have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. No legal liability is assumed or to be implied by any of the aforementioned with respect hereto. No representation is made as to the physical or environmental condition of the Property.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its content are confidential, that you will hold and treat it in confidence, that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization and that you will not use its contents in any manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this confidential memorandum to Broker at your earliest convenience.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property is submitted for sale subject to changes in certain terms without notice.

Agency Disclosure: In an effort to enable consumers of real estate services to make informed decisions about business relationships, LWE is disclosing to all parties that they will work exclusively for the Seller as a Seller's Agent and will act in the Seller's best interest regarding this transaction.



# OFFERING PROCESS

*325 Mt. Lebanon Boulevard*

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**Confidential:** This is a confidential offering, which is being presented to a select group of investors on a principal only basis.

**Price:** \$1,075,000

**Terms:** Cash.

**Due Diligence Period:** After the Buyer and Seller have executed an agreement, Seller will allow Buyer to access and inspect the Property and the Seller's records for the Property during a thirty (30) day Due Diligence Period. All costs and expenses incurred by the Buyer in conducting such inspections will be the responsibility of the Buyer. Both parties shall agree to fully cooperate with each other in their respective efforts during the Due Diligence Period.

**Closing:** Thirty (30) days after the expiration of the Due Diligence Period.

**Tours:** Property and market tours will be arranged through Langholz Wilson Ellis, Inc.

**Contacts:** For further information regarding this exceptional asset, please contact:

Michael Liguori  
[miguori@LWEre.com](mailto:miguori@LWEre.com)

Langholz Wilson Ellis, Inc.  
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# PROPERTY SUMMARY

*325 Mt. Lebanon Boulevard*

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City:	Mt. Lebanon, Pennsylvania
Municipality:	Castle Shannon Borough
County:	Allegheny County
Location:	325 Mt. Lebanon Boulevard
Price:	\$1,075,000    8% CAP
Land Area:	13,700 Square Feet
Year Renovated:	2008-2009
Building Size:	4,125 Square Feet
Gross Leasable Area(GLA):	4,117 Square Feet
Tenancy:	Verizon Wireless, Super Cuts, Italian Village Pizza
Parking Spaces:	17

*2011 Estimates*

Demographic Profile:	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	16,827	125,969	275,041
# Households:	7,280	54,863	119,253
Average H.H. Income:	\$87,061	\$77,551	\$71,575
Median H.H. Income:	\$66,852	\$60,504	\$55,424





# PROPERTY PHOTOGRAPHS

*325 Mt. Lebanon Boulevard*

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# INCOME AND EXPENSES

*325 Mt. Lebanon Boulevard*

Price	\$1,075,000
Capitalization Rate	8.06%

Income and Expenses	
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<b>Potential Gross Revenue</b>	\$91,315
<b>Expense Reimbursement Revenue</b>	
Maintenance	\$1,322
Utilities-Water	\$2,953
Utilities-Electric	\$777
Property Tax	\$6,023
Insurance	\$3,286
Waste Removal	\$2,927
Snow Removal	\$2,151
Misc Exp	\$393
Landscaping	\$365
<b>Total Reimbursement Revenue</b>	<u>\$20,197</u>
<b>Total Potential Gross Revenue</b>	\$111,512
General Vacancy	<u>(\$2,788)</u>
<b>Effective Gross Revenue</b>	<u>\$108,724</u>
<b>Operating Expenses</b>	
Maintenance	(\$1,269)
Utilities-Water	(\$2,834)
Utilities-Electric	(\$746)
Property Tax	(\$5,780)
Insurance	(\$3,153)
Waste Removal	(\$2,810)
Snow Removal	(\$2,065)
Misc Exp	(\$377)
Landscaping	(\$350)
Management	<u>(\$2,718)</u>
<b>Total Operating Expenses</b>	<u>(\$22,102)</u>
<b>Net Operating Income</b>	\$86,622



# MARKET LEASING ASSUMPTIONS

*325 Mt. Lebanon Boulevard*

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## Market Leasing Assumptions

Renewal Probability		75.00%
Market Rent		\$/SqFt/Yr
	New:	25.00
	Renewal:	25.00
	Result:	25.00
Tenant Improvements		\$/SqFt
	New:	10.00
	Renewal:	5.00
	Result:	6.25
Leasing Commissions		Percent
	New:	6.00%
	Renewal:	2.00%
	Result:	3.00%
Reimbursements		Net
Term Lengths		10 Years



# RENT ROLL

*325 Mt. Lebanon Boulevard*

## Presentation Rent Roll & Current Term Tenant Summary

As of Sep-2011 for 4,000 Square Feet<sup>1</sup>

Tenant Name Type & Suite Number Lease Dates & Term	Floor SqFt Bldg Share	Rate & Amount Per Year Per Month	Changes on	Changes to	Description of Operating Expense Reimbursements	Assumption about subsequent terms for this tenant
Supercuts, Inc Retail Jul-2009 to Jun-2019 120 Months	1,500 37.50%	\$25.00 \$37,500 \$2.08 \$3,125	Jul-2014	\$28.60	Net: Pays a full pro-rata share of all reimbursable expenses.	Market See assumption: Strip Lease
Italian Village Pizza Retail Sep-2011 to Aug- 2016 60 Months	1,367 34.17%	\$19.00 \$25,973 \$1.58 \$2,164	-	-	Net: Pays a full pro-rata share of all reimbursable expenses.	Market See assumption: Strip Lease
Verizon Wireless Retail May-2009 to Apr- 2014 60 Months	1,250 32.5% <sup>2</sup>	\$20.00 \$26,000 \$1.67 \$2,167	Apr-2010 Apr-2012 Apr-2013	\$21.00 \$22.00 \$23.00	Net: Pays a full pro-rata share of all reimbursable expenses.	Market See assumption: Strip Lease

Total Occupied SqFt 4,117

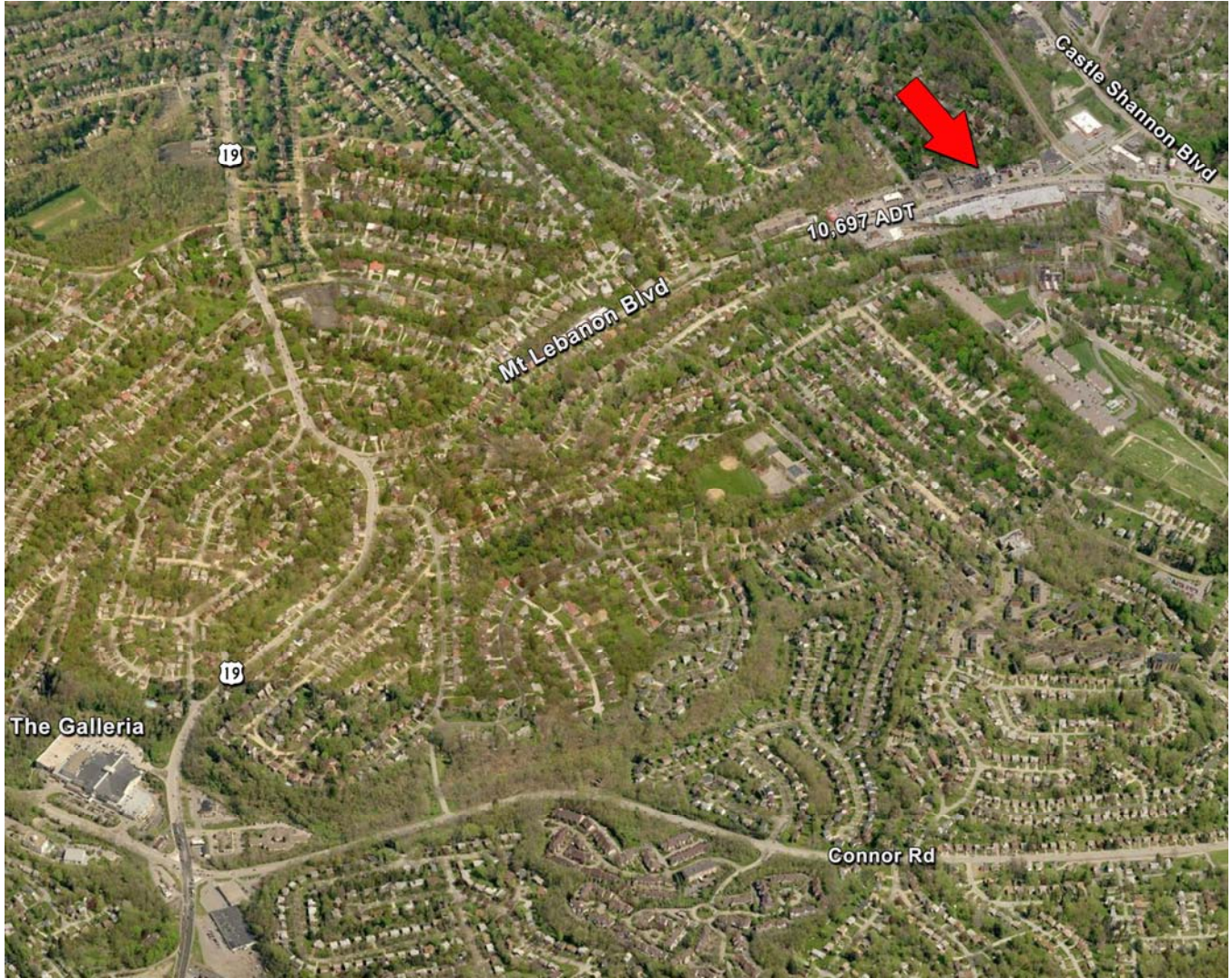
<sup>1</sup>All CAM reimbursement calculations used 4,000SqFt to determine pro rata share of expenses.

<sup>2</sup>CAM reimbursement was calculated using 1,300sf (original lease). Actual lease - 1,250 SqFt



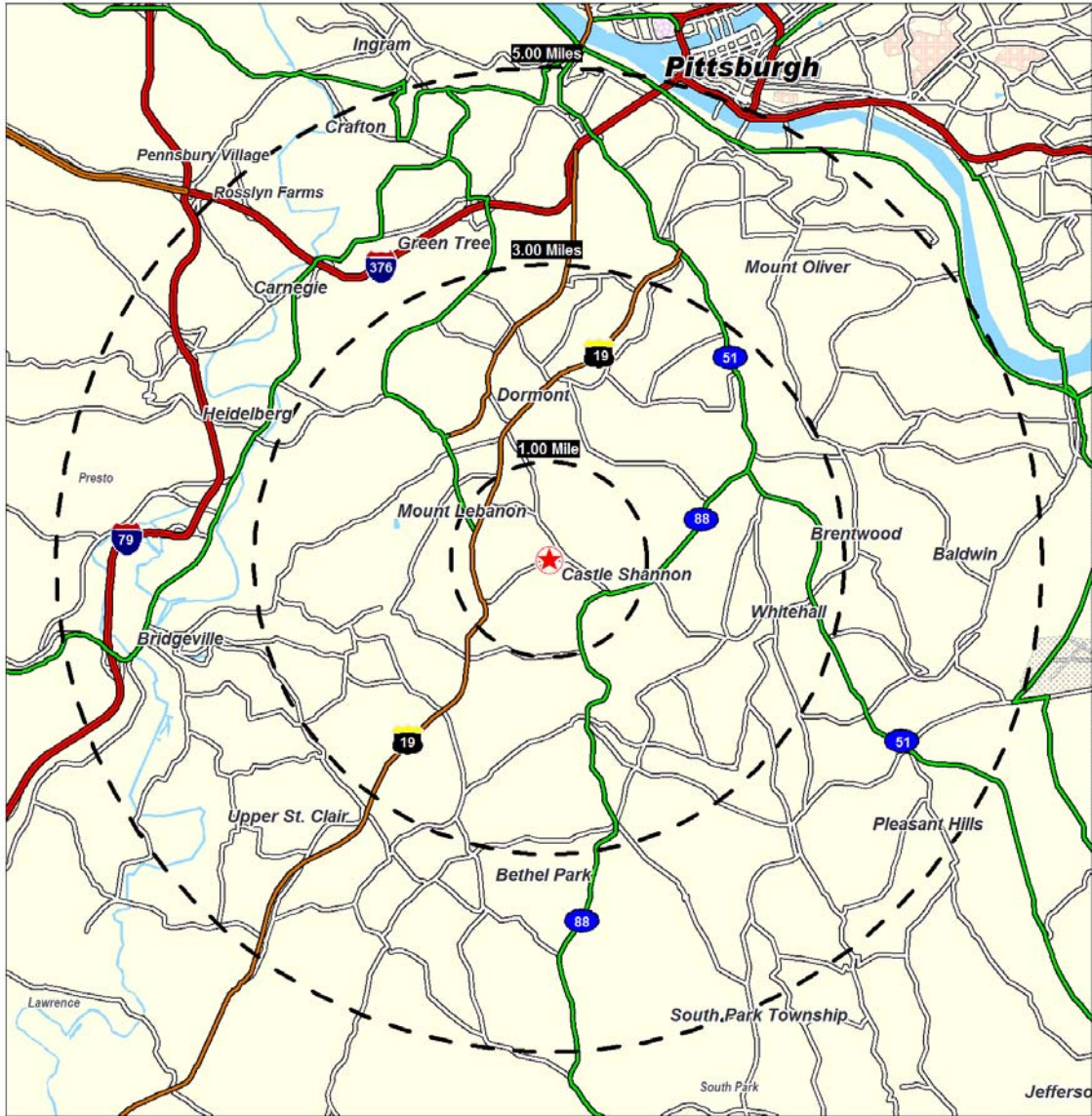
# AERIAL PHOTOGRAPH

*325 Mt. Lebanon Boulevard*



# DEMOGRAPHICS

325 Mt. Lebanon Boulevard



Lat: 40.2689 Lon: -80.0343 Zoom: 11 m. Logos are for identification purposes only and may be trademarks of their respective companies.

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**325 Mt Lebanon Blvd**

August 2011



**LANGHOLZ WILSON ELLIS**  
Commercial Real Estate Services

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



## 325 Mt Lebanon Blvd

1.00 mi radius

3.00 mi radius

5.00 mi radius

### Population

Estimated Population (2010)	16,827		125,969		275,041	
Census Population (1990)	17,799		137,836		305,792	
Census Population (2000)	17,521		132,801		291,895	
Projected Population (2015)	16,984		126,756		273,103	
Forecasted Population (2020)	16,679		123,345		262,545	
Historical Annual Growth (1990 to 2000)	-278	-0.2%	-5,035	-0.4%	-13,897	-0.5%
Historical Annual Growth (2000 to 2010)	-694	-0.4%	-6,832	-0.5%	-16,855	-0.6%
Projected Annual Growth (2010 to 2015)	157	0.2%	787	0.1%	-1,938	-0.1%
Est. Population Density (2010)	5,360.55	<i>psm</i>	4,458.75	<i>psm</i>	3,515.21	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	28.25	<i>sq mi</i>	78.24	<i>sq mi</i>

### Households

Estimated Households (2010)	7,280		54,863		119,253	
Census Households (1990)	7,370		56,472		123,955	
Census Households (2000)	7,399		56,531		123,500	
Projected Households (2015)	7,382		55,451		119,075	
Forecasted Households (2020)	7,366		54,801		116,513	
Households with Children (2010)	2,068	28.4%	14,209	25.9%	31,423	26.4%
Average Household Size (2010)	2.26		2.25		2.27	

### Average Household Income

Est. Average Household Income (2010)	\$87,061		\$77,551		\$71,575	
Proj. Average Household Income (2015)	\$94,364		\$85,673		\$78,372	
Average Family Income (2010)	\$111,280		\$98,344		\$91,192	

### Median Household Income

Est. Median Household Income (2010)	\$66,852		\$60,504		\$55,424	
Proj. Median Household Income (2015)	\$70,839		\$65,362		\$59,429	
Median Family Income (2010)	\$91,562		\$79,851		\$73,120	

### Per Capita Income

Est. Per Capita Income (2010)	\$37,878		\$34,226		\$31,483	
Proj. Per Capita Income (2015)	\$41,251		\$38,005		\$34,703	
Per Capita Income Est. 5 year change	\$3,373	8.9%	\$3,779	11.0%	\$3,220	10.2%

### Other Income

Est. Median Disposable Income (2010)	\$54,394		\$49,876		\$46,080	
Est. Median Disposable Income (2015)	\$57,331		\$53,389		\$49,013	
Disposable Income Est. 5 year change	\$2,937	5.4%	\$3,513	7.0%	\$2,933	6.4%
Est. Average Household Net Worth (2010)	\$316,416		\$280,577		\$260,545	



## 325 Mt Lebanon Blvd

1.00 mi radius

3.00 mi radius

5.00 mi radius

### Daytime Demos

Total Number of Businesses (2010)	725		4,339		9,740	
Total Number of Employees (2010)	5,416		42,691		104,800	
Company Headqtrs: Businesses (2010)	0	0	2	0.0%	14	0.1%
Company Headqtrs: Employees (2010)	0	0	200	0.5%	1,649	1.6%
Unemployment Rate (2010)	2.10%		2.90%		3.40%	
Employee Population per Business	7.5 to 1		9.8 to 1		10.8 to 1	
Residential Population per Business	23.2 to 1		29.0 to 1		28.2 to 1	

### Race & Ethnicity

White (2010)	15,404	91.5%	114,433	90.8%	243,545	88.5%
Black or African American (2010)	492	2.9%	3,986	3.2%	15,393	5.6%
American Indian & Alaska Native (2010)	14	0.1%	234	0.2%	573	0.2%
Asian (2010)	432	2.6%	3,711	2.9%	6,498	2.4%
Hawaiian & Pacific Islander (2010)	6	0.0%	61	0.0%	145	0.1%
Other Race (2010)	128	0.8%	797	0.6%	1,961	0.7%
Two or More Races (2010)	351	2.1%	2,747	2.2%	6,925	2.5%
Not Hispanic or Latino Population (2010)	16,512	98.1%	124,196	98.6%	271,155	98.6%
Hispanic or Latino Population (2010)	315	1.9%	1,773	1.4%	3,886	1.4%
Not of Hispanic Origin Population (1990)	17,688	99.4%	137,023	99.4%	304,093	99.4%
Hispanic Origin Population (1990)	111	0.6%	814	0.6%	1,700	0.6%
Not Hispanic or Latino Population (2000)	17,340	99.0%	131,773	99.2%	289,645	99.2%
Hispanic or Latino Population (2000)	181	1.0%	1,028	0.8%	2,251	0.8%
Not Hispanic or Latino Population (2015)	16,589	97.7%	124,535	98.2%	268,282	98.2%
Hispanic or Latino Population (2015)	395	2.3%	2,221	1.8%	4,821	1.8%
Hist. Hispanic Ann Growth (1990 to 2010)	204	9.2%	959	5.9%	2,187	6.4%
Proj. Hispanic Ann Growth (2010 to 2015)	79	5.0%	448	5.1%	935	4.8%

### Age Distribution

Age 0 to 4 yrs (2010)	1,056	6.3%	7,066	5.6%	15,301	5.6%
Age 5 to 9 yrs (2010)	1,008	6.0%	6,458	5.1%	14,207	5.2%
Age 10 to 14 yrs (2010)	975	5.8%	6,703	5.3%	15,036	5.5%
Age 15 to 19 yrs (2010)	884	5.3%	6,614	5.3%	15,436	5.6%
Age 20 to 24 yrs (2010)	750	4.5%	5,870	4.7%	15,249	5.5%
Age 25 to 29 yrs (2010)	1,113	6.6%	8,279	6.6%	18,987	6.9%
Age 30 to 34 yrs (2010)	1,258	7.5%	8,820	7.0%	18,788	6.8%
Age 35 to 39 yrs (2010)	1,115	6.6%	7,869	6.2%	17,111	6.2%
Age 40 to 44 yrs (2010)	1,111	6.6%	7,836	6.2%	17,177	6.2%
Age 45 to 49 yrs (2010)	1,178	7.0%	8,836	7.0%	19,409	7.1%
Age 50 to 54 yrs (2010)	1,297	7.7%	9,822	7.8%	21,395	7.8%
Age 55 to 59 yrs (2010)	1,280	7.6%	9,597	7.6%	20,670	7.5%
Age 60 to 64 yrs (2010)	961	5.7%	7,953	6.3%	17,045	6.2%
Age 65 to 74 yrs (2010)	1,283	7.6%	11,236	8.9%	23,506	8.5%
Age 75 to 84 yrs (2010)	973	5.8%	8,327	6.6%	16,871	6.1%
Age 85 yrs plus (2010)	586	3.5%	4,684	3.7%	8,851	3.2%
Median Age (2010)	40.3	yrs	42.5	yrs	41.2	yrs



**325 Mt Lebanon Blvd****1.00 mi radius****3.00 mi radius****5.00 mi radius****Gender Age Distribution**

Female Population (2010)	8,859	52.6%	66,418	52.7%	143,391	52.1%
<i>Age 0 to 19 yrs (2010)</i>	1,881	21.2%	13,077	19.7%	29,148	20.3%
<i>Age 20 to 64 yrs (2010)</i>	5,232	59.1%	38,673	58.2%	84,768	59.1%
<i>Age 65 yrs plus (2010)</i>	1,746	19.7%	14,668	22.1%	29,474	20.6%
Female Median Age (2010)	42.3	yrs	44.6	yrs	43.3	yrs
Male Population (2010)	7,968	47.4%	59,550	47.3%	131,650	47.9%
<i>Age 0 to 19 yrs (2010)</i>	2,042	25.6%	13,764	23.1%	30,832	23.4%
<i>Age 20 to 64 yrs (2010)</i>	4,830	60.6%	36,209	60.8%	81,065	61.6%
<i>Age 65 yrs plus (2010)</i>	1,096	13.8%	9,578	16.1%	19,753	15.0%
Male Median Age (2010)	38.3	yrs	40.2	yrs	39.1	yrs

**Household Income Distribution**

HH Income \$200,000 or More (2010)	418	5.7%	2,224	4.1%	3,928	3.3%
HH Income \$150,000 to \$199,999 (2010)	420	5.8%	2,340	4.3%	4,374	3.7%
HH Income \$100,000 to \$149,999 (2010)	1,184	16.3%	7,467	13.6%	14,519	12.2%
HH Income \$75,000 to \$99,999 (2010)	1,033	14.2%	7,580	13.8%	15,493	13.0%
HH Income \$50,000 to \$74,999 (2010)	1,464	20.1%	11,198	20.4%	23,211	19.5%
HH Income \$35,000 to \$49,999 (2010)	881	12.1%	7,748	14.1%	16,987	14.2%
HH Income \$25,000 to \$34,999 (2010)	645	8.9%	5,570	10.2%	13,432	11.3%
HH Income \$15,000 to \$24,999 (2010)	634	8.7%	5,582	10.2%	13,521	11.3%
HH Income \$0 to \$14,999 (2010)	600	8.2%	5,154	9.4%	13,788	11.6%
HH Income \$35,000+ (2010)	5,402	74.2%	38,556	70.3%	78,511	65.8%
HH Income \$75,000+ (2010)	3,056	42.0%	19,610	35.7%	38,313	32.1%

**Housing**

Total Housing Units (2010)	7,924		59,900		132,806	
Housing Units, Occupied (2010)	7,280	91.9%	54,863	91.6%	119,253	89.8%
<i>Housing Units, Owner-Occupied (2010)</i>	4,996	68.6%	40,755	74.3%	85,866	72.0%
<i>Housing Units, Renter-Occupied (2010)</i>	2,284	31.4%	14,108	25.7%	33,386	28.0%
Housing Units, Vacant (2010)	644	8.1%	5,037	8.4%	13,553	10.2%
Median Years in Residence (2010)	6.0	yrs	7.0	yrs	6.5	yrs

**Marital Status**

Never Married (2010)	3,375	24.5%	25,397	24.0%	61,424	26.7%
Now Married (2010)	7,873	57.1%	58,920	55.7%	121,700	52.8%
Separated (2010)	413	3.0%	3,660	3.5%	7,936	3.4%
Widowed (2010)	1,217	8.8%	9,825	9.3%	21,160	9.2%
Divorced (2010)	914	6.6%	7,900	7.5%	18,183	7.9%



**325 Mt Lebanon Blvd****1.00 mi radius****3.00 mi radius****5.00 mi radius****Household Type**

Population Family (2010)	13,322	79.2%	99,760	79.2%	216,162	78.6%
Population Non-Family (2010)	3,166	18.8%	23,738	18.8%	54,522	19.8%
Population Group Qtrs (2010)	338	2.0%	2,471	2.0%	4,357	1.6%
Family Households (2010)	4,401	60.5%	33,439	61.0%	71,959	60.3%
Married Couple With Children (2010)	1,600	20.3%	10,717	18.2%	22,202	18.2%
Average Family Household Size (2010)	3.03		2.98		3.00	
Non-Family Households (2010)	2,879	39.5%	21,423	39.0%	47,294	39.7%

**Household Size**

1 Person Household (2010)	2,535	34.8%	18,899	34.4%	40,780	34.2%
2 Person Households (2010)	2,333	32.0%	18,073	32.9%	38,680	32.4%
3 Person Households (2010)	1,030	14.2%	7,903	14.4%	17,777	14.9%
4 Person Households (2010)	917	12.6%	6,493	11.8%	14,121	11.8%
5 Person Households (2010)	343	4.7%	2,570	4.7%	5,710	4.8%
6+ Person Households (2010)	122	1.7%	925	1.7%	2,185	1.8%

**Household Vehicles**

Total Vehicles Available (2010)	11,506		88,075		187,964	
Household: 0 Vehicles Available (2010)	636	8.7%	5,295	9.7%	13,652	11.4%
Household: 1 Vehicles Available (2010)	2,998	41.2%	21,537	39.3%	46,285	38.8%
Household: 2+ Vehicles Available (2010)	3,647	50.1%	28,031	51.1%	59,315	49.7%
Average Vehicles Per Household (2010)	1.6		1.6		1.6	

**Labor Force**

Est. Labor: Population Age 16+ (2010)	13,574		104,185		227,024	
Est. Civilian Employed (2010)	8,868	65.3%	63,276	60.7%	137,897	60.7%
Est. Civilian Unemployed (2010)	286	2.1%	3,027	2.9%	7,771	3.4%
Est. in Armed Forces (2010)	23	0.2%	73	0.1%	186	0.1%
Est. not in Labor Force (2010)	4,397	32.4%	37,809	36.3%	81,171	35.8%

**Occupation**

Occupation: Population Age 16+ (2000)	8,848		64,078		140,501	
Mgmt, Business, & Financial Operations (2000)	1,829	20.7%	10,938	17.1%	21,750	15.5%
Professional and Related (2000)	2,540	28.7%	16,112	25.1%	31,977	22.8%
Service (2000)	851	9.6%	8,571	13.4%	20,632	14.7%
Sales and Office (2000)	2,679	30.3%	19,110	29.8%	42,579	30.3%
Farming, Fishing, and Forestry (2000)	0		23	0.0%	108	0.1%
Construct, Extraction, & Maintenance (2000)	439	5.0%	4,311	6.7%	10,856	7.7%
Production, Transp. & Material Moving (2000)	510	5.8%	5,013	7.8%	12,598	9.0%
<i>Percent White Collar Workers (2000)</i>		79.7%		72.0%		68.5%
<i>Percent Blue Collar Workers (2000)</i>		20.3%		28.0%		31.5%



**325 Mt Lebanon Blvd**

1.00 mi radius

3.00 mi radius

5.00 mi radius

**Consumer Expenditure** (in \$,000,000s)

Total Household Expenditure (2010)	\$461		\$3,211		\$6,597	
<i>Total Non-Retail Expenditures (2010)</i>	\$266	57.6%	\$1,847	57.5%	\$3,790	57.5%
<i>Total Retail Expenditures (2010)</i>	\$195	42.4%	\$1,363	42.5%	\$2,807	42.5%
Apparel (2010)	\$22	4.8%	\$153	4.8%	\$315	4.8%
Contributions (2010)	\$18	4.0%	\$124	3.9%	\$249	3.8%
Education (2010)	\$12	2.6%	\$79	2.5%	\$159	2.4%
Entertainment (2010)	\$26	5.6%	\$180	5.6%	\$369	5.6%
Food And Beverages (2010)	\$69	15.0%	\$487	15.2%	\$1,007	15.3%
Furnishings And Equipment (2010)	\$21	4.5%	\$143	4.5%	\$291	4.4%
Gifts (2010)	\$13	2.8%	\$88	2.7%	\$177	2.7%
Health Care (2010)	\$27	6.0%	\$195	6.1%	\$406	6.2%
Household Operations (2010)	\$17	3.7%	\$117	3.7%	\$237	3.6%
Miscellaneous Expenses (2010)	\$8	1.7%	\$54	1.7%	\$111	1.7%
Personal Care (2010)	\$7	1.4%	\$46	1.4%	\$96	1.4%
Personal Insurance (2010)	\$5	1.1%	\$34	1.0%	\$68	1.0%
Reading (2010)	\$2	0.3%	\$11	0.3%	\$22	0.3%
Shelter (2010)	\$89	19.4%	\$622	19.4%	\$1,275	19.3%
Tobacco (2010)	\$3	0.6%	\$20	0.6%	\$43	0.6%
Transportation (2010)	\$91	19.8%	\$638	19.9%	\$1,313	19.9%
Utilities (2010)	\$31	6.8%	\$221	6.9%	\$460	7.0%

**Educational Attainment**

Adult Population (25 Years or Older) (2010)	12,154		93,258		199,811	
Elementary (0 to 8) (2010)	135	1.1%	1,263	1.4%	3,470	1.7%
Some High School (9 to 11) (2010)	306	2.5%	3,833	4.1%	10,180	5.1%
High School Graduate (12) (2010)	2,641	21.7%	26,938	28.9%	63,211	31.6%
Some College (13 to 16) (2010)	1,767	14.5%	14,797	15.9%	32,655	16.3%
Associate Degree Only (2010)	965	7.9%	7,750	8.3%	17,409	8.7%
Bachelor Degree Only (2010)	3,655	30.1%	23,250	24.9%	45,353	22.7%
Graduate Degree (2010)	2,685	22.1%	15,427	16.5%	27,534	13.8%

**Units In Structure**

1 Detached Unit (2000)	4,806	62.5%	41,206	70.0%	89,636	68.3%
1 Attached Unit (2000)	554	7.2%	3,318	5.6%	8,033	6.1%
2 to 4 Units (2000)	576	7.5%	4,431	7.5%	13,385	10.2%
5 to 9 Units (2000)	367	4.8%	1,959	3.3%	5,134	3.9%
10 to 19 Units (2000)	401	5.2%	2,097	3.6%	4,324	3.3%
20 to 49 Units (2000)	617	8.0%	1,940	3.3%	3,871	2.9%
50 or more Units (2000)	352	4.6%	3,794	6.4%	6,458	4.9%
Mobile Home or Trailer (2000)	10	0.1%	144	0.2%	470	0.4%
Other Structure (2000)	0		0		0	



**325 Mt Lebanon Blvd**

1.00 mi radius

3.00 mi radius

5.00 mi radius

**Homes Built By Year**

Homes Built 1999 to 2000	14	0.2%	174	0.3%	503	0.4%
Homes Built 1995 to 1998	47	0.6%	551	0.9%	1,643	1.3%
Homes Built 1990 to 1994	53	0.7%	919	1.6%	2,254	1.7%
Homes Built 1980 to 1989	435	5.7%	2,846	4.8%	6,423	4.9%
Homes Built 1970 to 1979	655	8.5%	5,214	8.9%	12,696	9.7%
Homes Built 1960 to 1969	888	11.6%	7,880	13.4%	17,376	13.2%
Homes Built 1950 to 1959	2,101	27.3%	16,511	28.0%	31,054	23.6%
Homes Built Before 1949	3,491	45.4%	24,794	42.1%	59,362	45.2%

**Home Values**

Home Values \$1,000,000 or More (2000)	11	0.2%	18	0.0%	44	0.1%
Home Values \$500,000 to \$999,999 (2000)	32	0.7%	218	0.6%	371	0.5%
Home Values \$400,000 to \$499,999 (2000)	67	1.4%	350	0.9%	523	0.6%
Home Values \$300,000 to \$399,999 (2000)	175	3.7%	663	1.7%	1,039	1.3%
Home Values \$200,000 to \$299,999 (2000)	613	13.0%	2,498	6.4%	4,011	4.9%
Home Values \$150,000 to \$199,999 (2000)	631	13.4%	3,573	9.2%	7,189	8.7%
Home Values \$100,000 to \$149,999 (2000)	1,435	30.4%	10,000	25.6%	19,296	23.4%
Home Values \$70,000 to \$99,999 (2000)	1,366	29.0%	12,738	32.7%	25,032	30.4%
Home Values \$50,000 to \$69,999 (2000)	287	6.1%	5,827	14.9%	13,086	15.9%
Home Values \$25,000 to \$49,999 (2000)	87	1.9%	2,820	7.2%	9,800	11.9%
Home Values \$0 to \$24,999 (2000)	10	0.2%	295	0.8%	2,014	2.4%
Owner Occupied Median Home Value (2000)	\$133,581		\$108,749		\$98,732	
Renter Occupied Median Rent (2000)	\$476		\$493		\$405	

**Transportation To Work**

Drive to Work Alone (2000)	6,271	70.7%	46,139	71.9%	100,660	71.6%
Drive to Work in Carpool (2000)	729	8.2%	6,021	9.4%	14,101	10.0%
Travel to Work - Public Transportation (2000)	1,287	14.5%	8,232	12.8%	17,994	12.8%
Drive to Work on Motorcycle (2000)	1	0.0%	39	0.1%	75	0.1%
Walk or Bicycle to Work (2000)	228	2.6%	1,498	2.3%	3,660	2.6%
Other Means (2000)	23	0.3%	300	0.5%	716	0.5%
Work at Home (2000)	327	3.7%	1,914	3.0%	3,463	2.5%

**Travel Time**

Travel to Work in 14 Minutes or Less (2000)	1,818	21.3%	13,377	21.5%	31,561	23.0%
Travel to Work in 14 to 29 Minutes (2000)	2,703	31.7%	22,149	35.6%	49,785	36.3%
Travel to Work in 30 to 59 Minutes (2000)	3,594	42.1%	23,285	37.4%	47,651	34.7%
Travel to Work in 60 Minutes or More (2000)	424	5.0%	3,419	5.5%	8,210	6.0%
Average Travel Time to Work (2000)	25.9	<i>mins</i>	25.9	<i>mins</i>	25.5	<i>Mins</i>

