

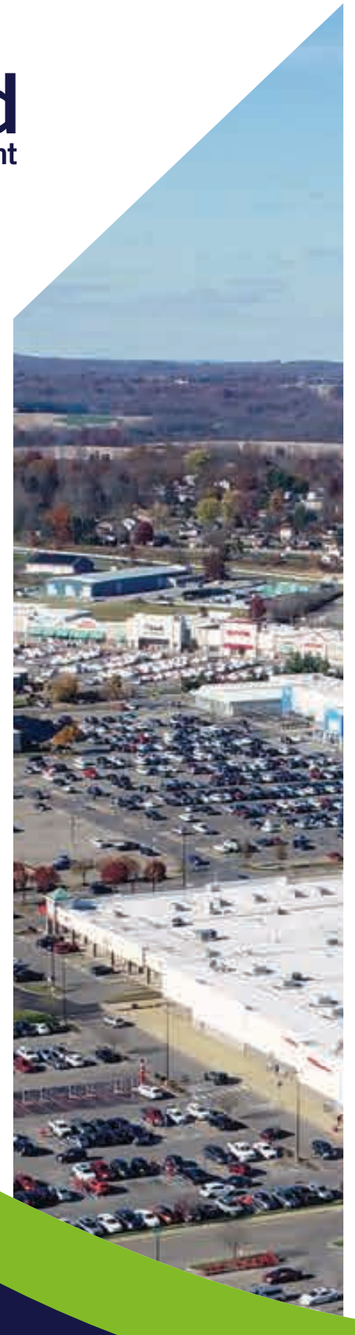
Butler Commons & Butler Crossing | Butler, PA

Description	Radius 5 Miles	%	Radius 10 Miles	%	Radius 15 Miles	%
Population						
2025 Estimate	45,700		77,862		175,933	
Growth 2020 - 2025		3.25%		0.35%		1.10%
2025 Est. Population by Single-Classification Race	**45,700**		**77,862**		**175,933**	
White Alone	41,556	90.93%	71,859	92.29%	161,228	91.64%
Black or African American Alone	850	1.86%	1,058	1.36%	2,324	1.32%
Asian Alone	300	0.66%	422	0.54%	2,417	1.37%
Hispanic or Latino	1,162	2.54%	1,687	2.17%	3,883	2.21%
2025 Est. Population by Age	**45,700**		**77,862**		**175,933**	
Age 25 - 34	5,509	12.05%	8,851	11.37%	18,509	10.52%
Age 35 - 44	5,712	12.50%	9,433	12.12%	20,935	11.90%
2025 Est. Median Age	**46.3**		**46.8**		**44.5**	
2025 Est. Median Age, Male	**44.8**		**45.5**		**43.5**	
2025 Est. Median Age, Female	**48.0**		**48.2**		**45.6**	
Households						
2025 Estimate	20,365		33,436		72	
Growth 2020 - 2025		0.42%		1.57%		2.83%
2025 Est. Average Household Income	**$86,179**		**$93,937**		**$114,440**	
2025 Est. Average Household Size	**2.19**		**2.28**		**2.38**	
2025 Est. Pop 16+ by Occupation Classification	**21,995**		**38,362**		**87,911**	
White Collar	12,911	58.70%	22,422	58.45%	56,793	64.60%
Blue Collar	5,394	24.52%	9,919	25.86%	18,471	21.01%
Service and Farm	3,690	16.78%	6,021	15.70%	12,647	14.39%
2025 Est. Avg Travel Time to Work in Minutes	**26.00**		**27.00**		**29.00**	
2025 Est. Median All Owner-Occupied Housing Value	**$213,903**		**$239,524**		**$298,189**	
2025 Est. Average Number of Vehicles	**1.7**		**1.8**		**1.9**	

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Butler Crossing - Gross Leasable Area

UNIT NO.	TENANT	AREA
10	DUNKIN' DONUTS	1,760
20	EMIGH JEWELRY co.	1,200
30	LITTLE CAESARS	1,200
40	VERIZON WIRELESS	3,637
50	SALLY BEAUTY	1,600
60	ORIGINAL MATTRESS FACTORY	3,000
70	GREAT CLIPS	2,000
80	VISIONWORKS	2,200
100	KOHL'S	68,377
01	FIREHOUSE SUBS	2,100
02	JACKSON HEWITT	1,400
03	UPS STORE	1,400
04	SPORT CLIPS	1,400
05	LEVIN FURNITURE	5,010
06	T-MOBILE	3,010
07	KAY JEWELERS	2,500
240	DIAMOND NAILS	3,680
260	ULTA	8,050
300	ROSS DRESS FOR LESS	25,095
320	FIVE BELOW	7,480
340	SHOE SENSATION	4,881
400	MICHAEL'S	21,705
500	T.J.MAXX	19,999
600	PETCO	15,230
610	SEASONAL STORAGE	3,347
620	DOLLAR TREE	10,000
OL2	FIRST COMMONWEALTH BANK	2,900
OL3	APPLEBEE'S	5,674
OL4	CLEARVIEW CREDIT UNION	3,500
OL7	MCDONALD'S	4,200
Total GLA		237,535





Butler Commons - Gross Leasable Area

UNIT NO.	TENANT	AREA
110	FIRST NATIONAL BANK	3,000
115	CHILI'S	5,876
240-D	AVAILABLE	1,326
245	BUTLER MEMORIAL HOSPITAL OUTPATIENT LAB	3,196
250A	BUTLER MEMORIAL HOSPITAL	6,054
250B	BUTLER MEMORIAL HOSPITAL FASTER CARE	3,287
255	GAMESTOP	1,406
257	LENDMARK FINANCIAL	1,698
260	BUTLER MEMORIAL MRI	3,722
265	BATH & BODY WORKS	3,631
270	HALLMARK	4,168
275	VALLEY DAIRY	3,581
280	AT&T	2,639
295	DOLLAR GENERAL	12,000
305	FORTUNE STAR CHINESE RESTAURANT	6,546
310 B	FORTUNE STAR EXPANSION	2,911
310	MAURICES	5,300
320	FAMOUS FOOTWEAR	5,806
330	PANERA BREAD	5,384
340	RENT-A-CENTER	4,506
TOTAL GLA		86,037
ALDI		16,000
WALMART SUPERCENTER		229,280
TARGET		127,215
TOTAL BUTLER COMMONS GLA		458,532
OVERALL GLA (BUTLER COMMONS & BUTLER CROSSING)		696,067



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Location:
- Northeast corner of New Castle Road (PA SR 356) and Hindman Road in Butler Township, PA.
- The centers are approximately 30 miles from Pittsburgh, PA
- Close to the I-422 interchange.

2025 Demographics:

5-mile:	45,700 Population	$86,179 Average HH Income
10-mile:	77,862 Population	$93,937 Average HH Income
15-mile:	174,933 Population	$114,440 Average HH Income

Anchor Tenants:
Walmart Supercenter, Target & Kohl's

Traffic Counts:
15,486 VPD (2020) on New Castle Road
19,523 VPD (2018) on U.S. Hwy 422

Butler Crossing - 17,301 VPD
Butler Commons - 23,443 VPD