

RETAIL SPACE FOR LEASE

77 South Main Street
Union City, PA 16244

BUILD TO SUIT

LEASE COST TO BE DETERMINED BASED
ON TENANT SPECS

Aerial – Site View



Space Details



Approximately 1.5 acres vacant land available for BTS**
OR Land Lease
(*BTS cost/sf determined based on tenant SOW)

Union City is a borough in Erie County located 22 miles southeast of Erie, PA

In the 20th Century, there were 3 large chair factories, grist mills, a powdered milk plant, and several furniture factories in the area

Demographic Data

	1 mi	5 mi	10 mi
Estimated Population (2023)	3,036	5,832	19,782
Projected Population (2028)	2,943	5,885	20,495
Estimated Households (2023)	1,281	2,441	8,329
Projected Households (2028)	1,249	2,479	8,704
Estimated Average Household Income (2023)	\$74,108	\$84,481	\$85,569
Projected Average Household Income (2028)	\$82,296	\$89,718	\$88,025
Total Businesses	99	155	457
Total Employees	1,279	1,615	3,745

COCCA DEVELOPMENT, LTD
 100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512
 (330) 729-1010
WWW.COCCADEVELOPMENT.COM



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

for
Main Street - Union City

Main Street
77 South Main Street
Union City, PA 16438
County of Erie

SURVEYOR'S CERTIFICATION

To: FIDC 114 LLC, Landsel Title Agency, Inc., First American Title Insurance Company, and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20, 21 of Table A thereof. The fieldwork was completed on November 10, 2020.

Eric S. Jackson, PLS Signature Date:
Pennsylvania Professional Land Surveyor No. SU075529
Date of Plat or Map: November 16, 2020
Date of last revision: March 14, 2021

Network reference #20201332-1

Survey Prepared By:
North Coast Geomatics
173 Owasso Ave
Fairtown, OH 44333
(330) 760-0613
ejackson@northcoastgeo.com
Job No. NCG 2227

Legal Description

Situated in the First Ward of the Borough of Union City, County of Erie and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

On the West by Main Street; on the South by Jackson Street; on the East of Miles Street; on the North by lands now or formerly owned by the Erie Railroad Company.

The above described parcel is the same parcel as described in General Title Insurance Company Commitment No. GH-44468 JM, with an effective date of August 31, 2020 at 7:00 am.

Notes Corresponding to Schedule B

- 9 Right of Way Agreement to Pennsylvania Gas Company appearing of record 7/14/1955 in Book 51, Page 8, Recorder's Office, Erie County, Pennsylvania. (DOCUMENT NOT PROVIDED)
- 10 Warehouse Lease appearing of record 8/28/1953 in Book 44, Page 251, Recorder's Office, Erie County, Pennsylvania. (AFFECTS THE SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE SURVEY ITEMS - THE WAREHOUSE AREA SPECIFIED NO LONGER EXISTS)
- 11 Warehouse Lease appearing of record 5/18/1953, in Book 43, Page 183, Recorder's Office, Erie County, Pennsylvania. (AFFECTS THE SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE SURVEY ITEMS - THE WAREHOUSE AREA SPECIFIED NO LONGER EXISTS)
- 12 Warehouse Lease appearing of record 7/21/1950, in Book 36, Page 179, Recorder's Office, Erie County, Pennsylvania. (AFFECTS THE SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE SURVEY ITEMS - THE WAREHOUSE AREA SPECIFIED NO LONGER EXISTS)

Encroachment Statement

- Subject's concrete loading dock appears to lie a maximum distance of 9.9 feet over the public right-of-way of Miles Street.

Flood Zone

By graphic plotting only, this property is entirely in Zone X-Unshaded (Areas of Minimal Flood Hazard) of the Flood Insurance Rate Map, Community Panel No. 42049C04380, which bears an effective date of February 19, 2014 and is not in a Special Flood Hazard Area.

General Notes

1. The Basis of Bearing for this survey is Pennsylvania State Plane Coordinate System, North Zone (FIPS Zone 3701), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 1.00009896432046. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 84°47'23" West for the southerly line of the subject property, and a Northing of 636,500.94 and Easting of 1,397,600.23 (U.S. Survey Feet) for the 5/8-inch iron rod w/cap "NCG PS SU075529" set at the southeast corner of the subject property.
2. There is direct access to the subject property via Jackson Street and Miles Street, both public rights-of-way.
3. There are 0 regular parking spaces and 0 handicapped parking spaces for a total of 0 parking spaces on the subject property.
4. Parcel Number of subject site: 41-009-066.0-001.00
5. On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
6. Surveyor is unaware of any changes in street right of way lines, either completed or proposed.
7. On the date of the field survey there was no observable evidence of site used as a solid waste dump, sump or sanitary landfill.
8. There is no posted address on site.
9. At the time of this survey, there was no evidence of cemeteries, burial grounds, or gravesites on the subject property.
10. The nearest intersecting street is Jackson Street, located along the southerly line of the subject property, as shown.
11. No certain division or party walls with respect to adjoining properties have been observed during the process of conducting field work, or designated by the client.
12. There are no wetlands areas designated on the subject property according to the U.S. Fish & Wildlife Service National Wetlands Inventory. No wetlands markers were observed in the process of conducting field work.

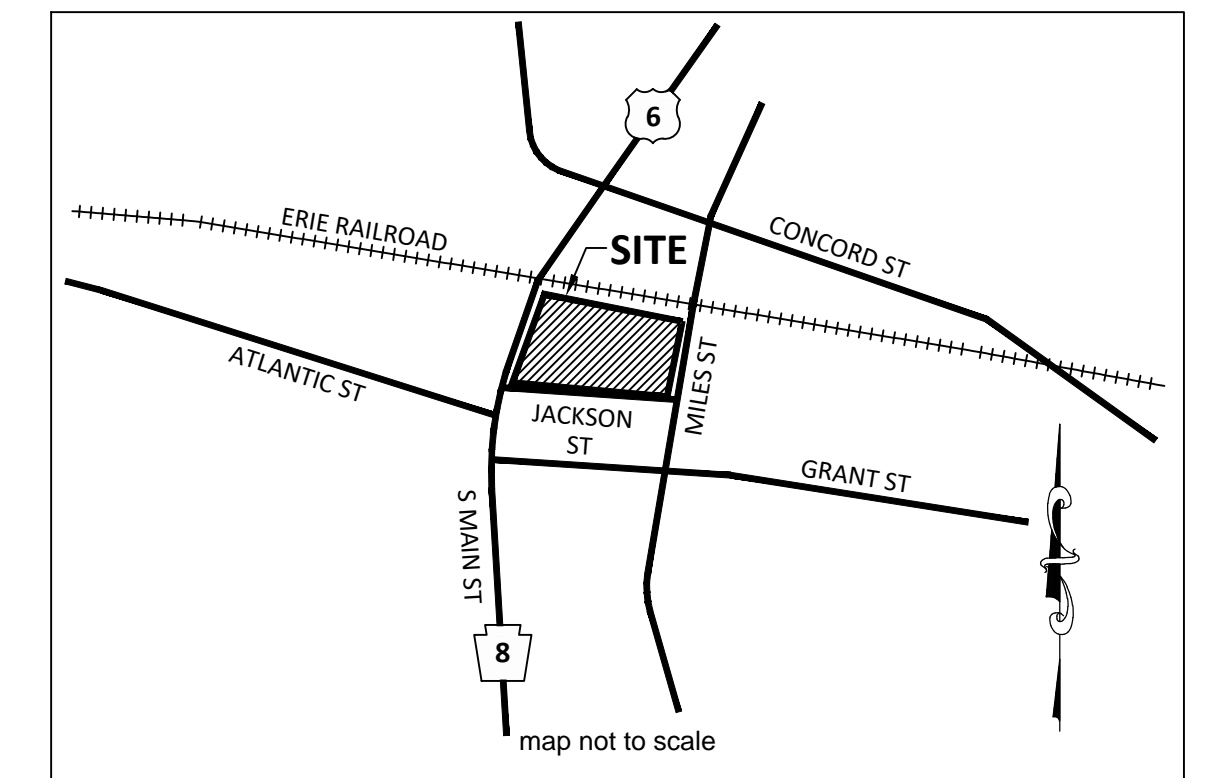
Utility Notes

1. The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses. Surface markings were observed for gas, storm sewer, telephone, and water at the time of the survey.
2. From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone, and water lines are available for the subject property within the public rights of way of South Main Street, Jackson Street, and Miles Street.

Zoning Notes

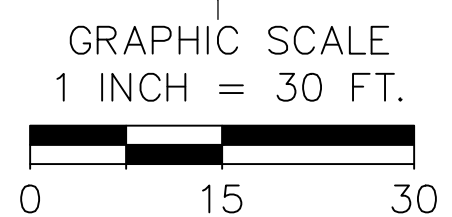
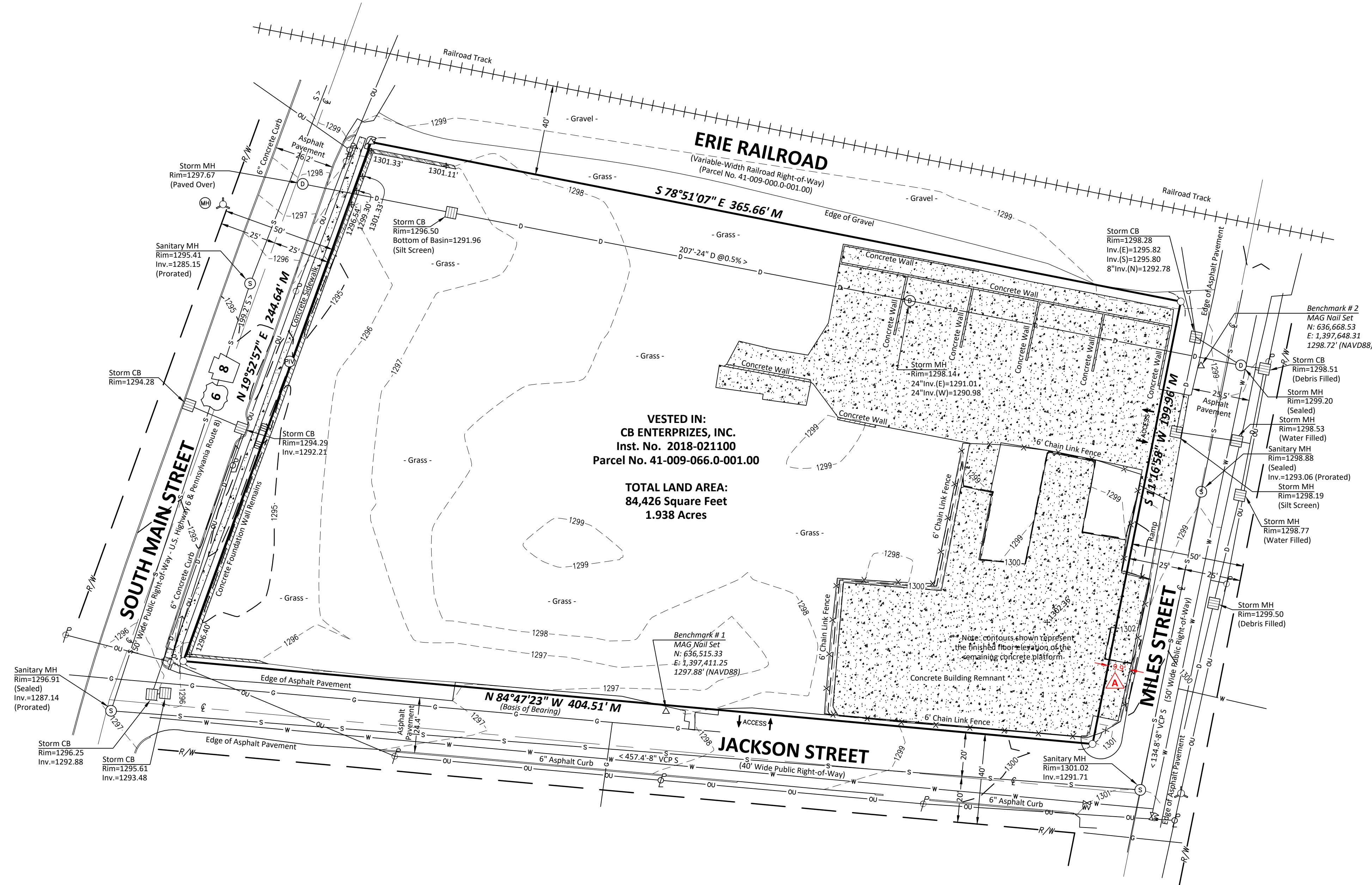
Zoning report or letter to be provided to the surveyor by the client pursuant to Table A Items 6(a) and 6(b).

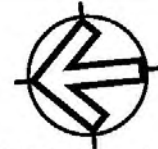
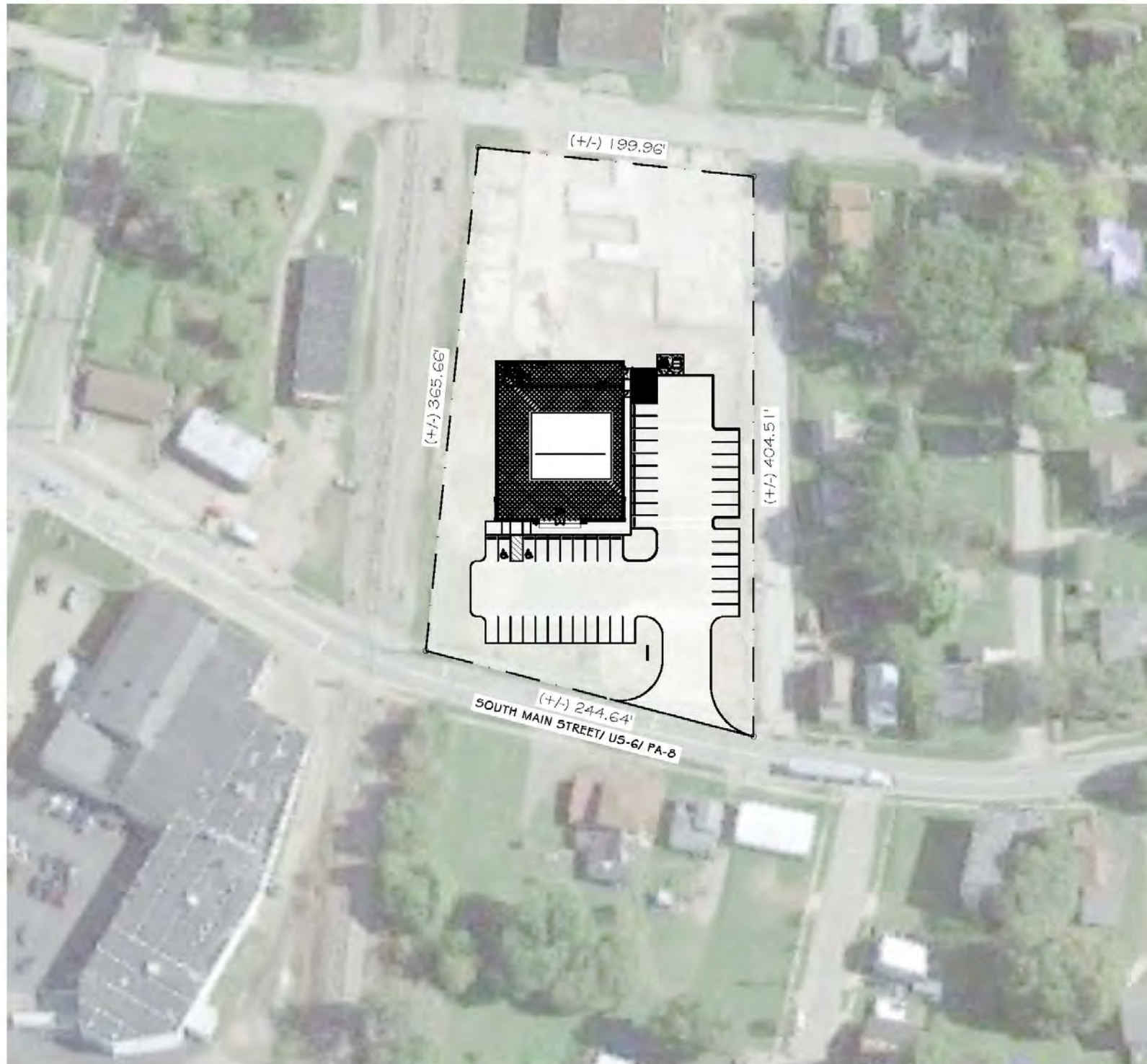
Vicinity Map



Legend of Symbols & Abbreviations

- R/W - Right-of-Way
- C - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- ⊠ - Encroachment
- ⊗ - Schedule B Item
- M - Measured
- (R) - Record
- - 5/8" Iron Rod w/Cap "NCG PS SU075529" Set
- ⊕ - MAG Nail Set
- ⊙ - Gas Valve
- ⊕ - Sanitary Manhole
- ⊕ - Storm Manhole
- ⊕ - Catch Basin (Square)
- ⊕ - Traffic Pole
- ⊕ - Utility Pole w/Light
- ⊕ - Utility Pole
- ⊕ - Guy Wire
- ⊕ - Fire Hydrant
- ⊕ - Water Post Indicator Valve
- ⊕ - Water Valve
- ⊕ - Unknown Manhole
- ⊕ - Underground Gas
- ⊕ - Underground Sanitary
- ⊕ - Underground Storm
- ⊕ - Underground Water
- ⊕ - Overhead Utilities
- ⊕ - Chain Link Fence
- ⊕ - Wall
- ⊕ - Concrete Area
- ⊕ - 1' Elevation Contour
- ⊕ - 5' Elevation Contour
- ⊕ - Spot Elevation
- CMP - Corrugated Metal Pipe
- VCP - Vitrified Clay Pipe





SCALE: 1" = 100'-0"

UNION CITY, PA

77 S. MAIN STREET

ERIE COUNTY

OVERLAY PLAN

SITE DATA SUMMARY

EXIST. ZONING: INDUSTRIAL
 PROPOSED ZONING: C-1
 (CENTRAL BUSINESS DISTRICT)

AREA SUMMARY:
 PROPERTY: 1.95 AC.

PARKING SUMMARY:
 REQUIRED:
 PROVIDED: 46 SPACES
 SPACE SIZE: 9' x 19'

BUILDING SETBACKS:
 FRONT: 0'
 SIDE: 0'
 REAR: 0'

LANDSCAPE REQUIREMENTS / NOTES:
 PARKING TO BE BROKEN INTO
 SECTIONS WITH LANDSCAPED
 DIVISIONS.

DATE PREPARED: 07/29/20
 08/12/20
 02/09/21

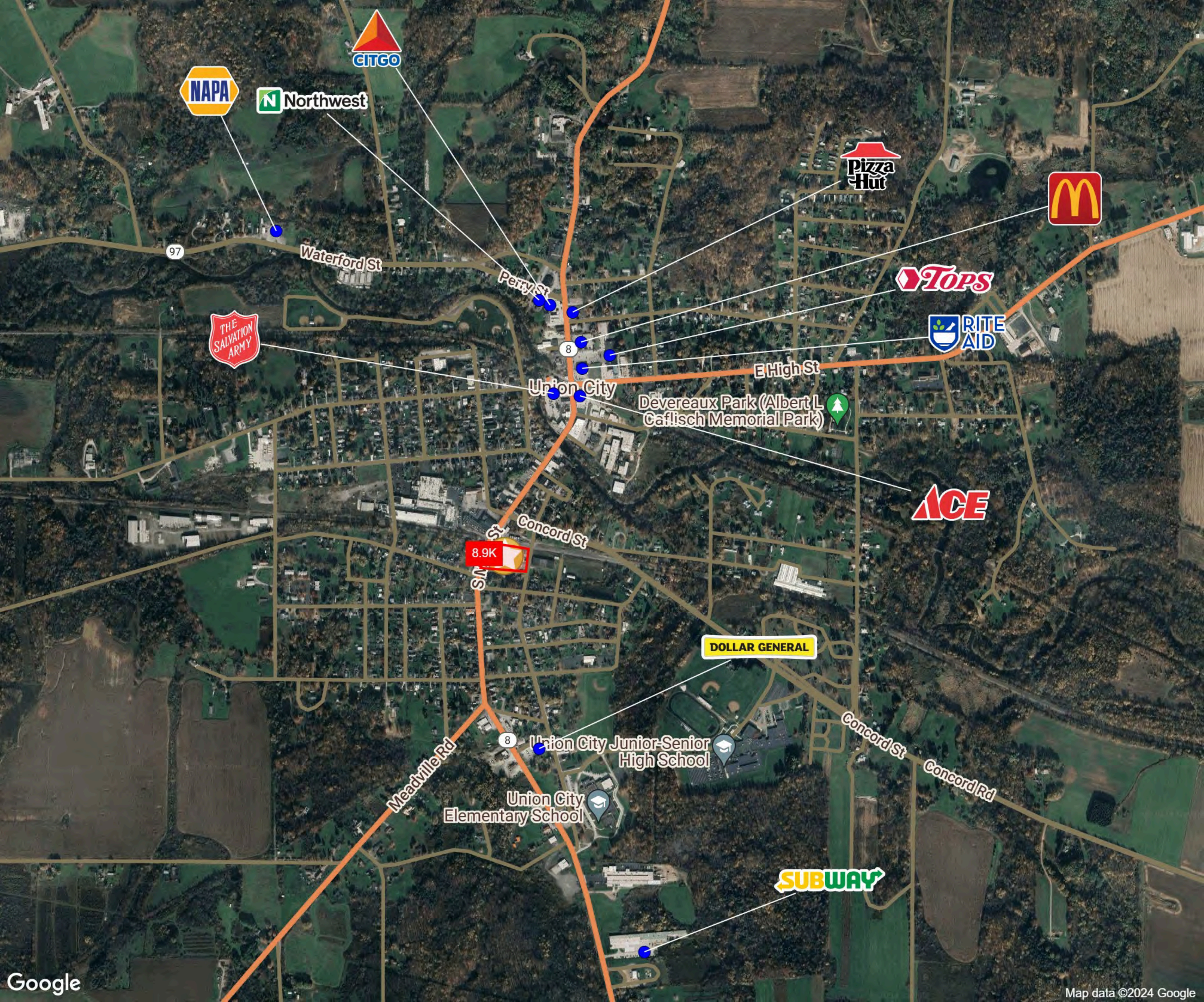
DRAWN BY
 KMC

PREPARED FOR:



**COCCA
 DEVELOPMENT LTD.**

100 DeBARTOLO PLACE, SUITE 400
 BOARDMAN, OH 44512
 PHONE: 330-729-1010
 FAX: 330-729-1008



97

Waterford St

Petty St

8

E High St

Union City

Devereaux Park (Albert L. Caflich Memorial Park)

Concord St

8.9K

ST

Meadville Rd

8

Union City Junior-Senior High School

Union City Elementary School

Concord St

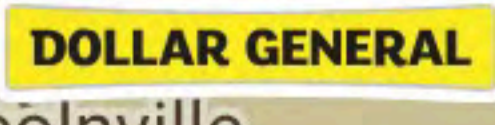
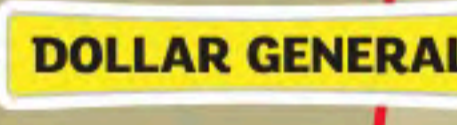
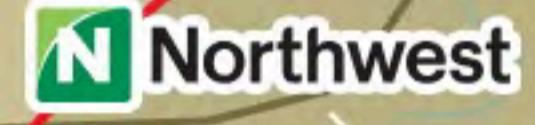
Concord Rd



10 mi Radius

5 mi Radius

1 mi Radius



Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.895/-79.8477

77 S Main St
Union City, PA 16438

	1 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2023)	3,036	5,832	19,782
Projected Population (2028)	2,943	5,885	20,495
Census Population (2020)	3,081	5,990	20,182
Census Population (2010)	3,484	6,528	21,315
Projected Annual Growth (2023-2028)	-93 -0.6%	53 0.2%	713 0.7%
Historical Annual Growth (2020-2023)	-45 -0.5%	-158 -0.9%	-400 -0.7%
Historical Annual Growth (2010-2020)	-403 -1.2%	-538 -0.8%	-1,133 -0.5%
Estimated Population Density (2023)	967 <i>psm</i>	74 <i>psm</i>	63 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>

Race and Ethnicity (2023)			
Not Hispanic or Latino Population	2,964 97.6%	5,735 98.3%	19,517 98.7%
White	2,833 95.6%	5,526 96.4%	18,825 96.5%
Black or African American	46 1.5%	76 1.3%	246 1.3%
American Indian or Alaska Native	2 -	3 -	10 -
Asian	25 0.8%	41 0.7%	117 0.6%
Hawaiian or Pacific Islander	- -	- -	4 -
Other Race	2 -	3 -	11 -
Two or More Races	56 1.9%	86 1.5%	304 1.6%
Hispanic or Latino Population	72 2.4%	97 1.7%	265 1.3%
White	35 48.1%	49 50.9%	134 50.5%
Black or African American	1 1.4%	1 1.0%	5 1.9%
American Indian or Alaska Native	1 1.4%	1 1.1%	2 0.8%
Asian	1 1.4%	1 1.0%	1 0.4%
Hispanic Hawaiian or Pacific Islander	- -	- -	- -
Other Race	4 5.5%	6 5.9%	23 8.7%
Two or More Races	31 42.2%	39 40.0%	100 37.7%

94.5%

95.6%

95.8%

White

Black or African American

American Indian or Alaskan Native

Asian

Hawaiian or Pacific Islander

Other Race

2+ Races

Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.895/-79.8477

77 S Main St Union City, PA 16438		1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2023)							
Age Under 5 Years		187	6.2%	286	4.9%	807	4.1%
Age 5 to 9 Years		202	6.7%	331	5.7%	1,013	5.1%
Age 10 to 14 Years		168	5.5%	317	5.4%	1,126	5.7%
Age 15 to 19 Years		202	6.6%	355	6.1%	1,063	5.4%
Age 20 to 24 Years		181	6.0%	310	5.3%	1,031	5.2%
Age 25 to 29 Years		190	6.2%	311	5.3%	1,042	5.3%
Age 30 to 34 Years		221	7.3%	386	6.6%	1,329	6.7%
Age 35 to 39 Years		217	7.1%	401	6.9%	1,327	6.7%
Age 40 to 44 Years		179	5.9%	354	6.1%	1,257	6.4%
Age 45 to 49 Years		175	5.8%	358	6.1%	1,244	6.3%
Age 50 to 54 Years		168	5.5%	384	6.6%	1,414	7.1%
Age 55 to 59 Years		169	5.6%	401	6.9%	1,477	7.5%
Age 60 to 64 Years		219	7.2%	472	8.1%	1,741	8.8%
Age 65 to 69 Years		218	7.2%	481	8.2%	1,583	8.0%
Age 70 to 74 Years		135	4.5%	310	5.3%	1,068	5.4%
Age 75 to 79 Years		95	3.1%	178	3.0%	626	3.2%
Age 80 to 84 Years		64	2.1%	113	1.9%	378	1.9%
Age 85 Years or Over		47	1.6%	83	1.4%	254	1.3%
Median Age		38.2		42.2		43.6	
Generation (2023)							
iGeneration (Age Under 15 Years)		557	18.4%	934	16.0%	2,946	14.9%
Generation 9/11 Millennials (Age 15 to 34 Years)		793	26.1%	1,363	23.4%	4,465	22.6%
Gen Xers (Age 35 to 49 Years)		570	18.8%	1,114	19.1%	3,828	19.4%
Baby Boomers (Age 50 to 74 Years)		909	29.9%	2,048	35.1%	7,283	36.8%
Silent Generation (Age 75 to 84 Years)		159	5.3%	291	5.0%	1,005	5.1%
G.I. Generation (Age 85 Years or Over)		47	1.6%	83	1.4%	254	1.3%

Graphic Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.895/-79.8477

77 S Main St

Union City, PA 16438

	1 mi radius	5 mi radius	10 mi radius
Household Type (2023)			
Total Households	1,281	2,441	8,329
Family Households	801 62.6%	1,646 67.4%	5,851 70.2%
Family Households with Children	392 48.9%	695 42.2%	2,116 36.2%
Family Households No Children	409 51.1%	951 57.8%	3,734 63.8%
Non-Family Households	480 37.4%	795 32.6%	2,479 29.8%
Non-Family Households with Children	3 0.7%	12 1.5%	75 3.0%
Non-Family Households No Children	476 99.3%	783 98.5%	2,404 97.0%

- Family Households w/ Children
- Family Households No Children
- Non-Family Households w/ Children
- Non-Family Households No Children

Education Attainment (2023)			
Elementary or Some High School	244 11.7%	382 9.0%	1,445 9.8%
High School Graduate	1,184 56.5%	2,196 51.9%	6,798 46.1%
Some College or Associate Degree	361 17.2%	881 20.8%	3,481 23.6%
Bachelor or Graduate Degree	306 14.6%	775 18.3%	3,016 20.5%

- Elementary or Some High School
- High School Graduate
- Some College or Associate Degree
- Bachelor or Graduate Degree

Household Income (2023)			
Estimated Average Household Income	\$74,108	\$84,481	\$85,569
Estimated Median Household Income	\$55,151	\$63,884	\$66,372
HH Income Under \$10,000	118 9.2%	150 6.2%	405 4.9%
HH Income \$10,000 to \$34,999	327 25.5%	526 21.5%	1,705 20.5%
HH Income \$35,000 to \$49,999	178 13.9%	310 12.7%	1,021 12.3%
HH Income \$50,000 to \$74,999	315 24.6%	538 22.0%	1,739 20.9%
HH Income \$75,000 to \$99,999	141 11.0%	342 14.0%	1,172 14.1%
HH Income \$100,000 to \$149,999	116 9.0%	330 13.5%	1,307 15.7%
HH Income \$150,000 or More	85 6.6%	244 10.0%	981 11.8%

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.895/-79.8477

77 S Main St Union City, PA 16438	1 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2023)	3,036	5,832	19,782
Projected Population (2028)	2,943	5,885	20,495
Census Population (2020)	3,081	5,990	20,182
Census Population (2010)	3,484	6,528	21,315
Projected Annual Growth (2023 to 2028)	-93 -0.6%	53 0.2%	713 0.7%
Historical Annual Growth (2020 to 2023)	-45 -0.5%	-158 -0.9%	-400 -0.7%
Historical Annual Growth (2010 to 2020)	-403 -3.9%	-538 -2.7%	-1,133 -1.8%
Estimated Population Density (2023)	967 psm	74 psm	63 psm
Trade Area Size	3.1 sq mi	78.5 sq mi	314.0 sq mi
Households			
Estimated Households (2023)	1,281	2,441	8,329
Projected Households (2028)	1,249	2,479	8,704
Census Households (2020)	1,274	2,390	7,835
Census Households (2010)	1,358	2,484	7,962
Estimated Households with Children (2023)	395 30.8%	708 29.0%	2,191 26.3%
Estimated Average Household Size (2023)	2.37	2.39	2.37
Average Household Income			
Estimated Average Household Income (2023)	\$74,108	\$84,481	\$85,569
Projected Average Household Income (2028)	\$82,296	\$89,718	\$88,025
Estimated Average Family Income (2023)	\$84,097	\$97,541	\$94,147
Median Household Income			
Estimated Median Household Income (2023)	\$55,151	\$63,884	\$66,372
Projected Median Household Income (2028)	\$55,271	\$64,717	\$66,892
Estimated Median Family Income (2023)	\$61,972	\$73,602	\$75,036
Per Capita Income			
Estimated Per Capita Income (2023)	\$31,276	\$35,373	\$36,038
Projected Per Capita Income (2028)	\$34,959	\$37,798	\$37,394
Estimated Per Capita Income 5 Year Growth	\$3,683 11.8%	\$2,425 6.9%	\$1,356 3.8%
Estimated Average Household Net Worth (2023)	\$491,706	\$560,416	\$629,871
Daytime Demos (2023)			
Total Businesses	99	155	457
Total Employees	1,279	1,615	3,745
Company Headquarter Businesses	7 6.8%	8 5.4%	15 3.2%
Company Headquarter Employees	445 34.8%	459 28.4%	590 15.7%
Employee Population per Business	13.0	10.4	8.2
Residential Population per Business	30.8	37.7	43.3

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.895/-79.8477

77 S Main St Union City, PA 16438		1 mi radius		5 mi radius		10 mi radius	
Race & Ethnicity							
White (2023)	2,868	94.5%	5,576	95.6%	18,959	95.8%	
Black or African American (2023)	47	1.5%	77	1.3%	251	1.3%	
American Indian or Alaska Native (2023)	3	-	4	-	13	-	
Asian (2023)	26	0.8%	42	0.7%	118	0.6%	
Hawaiian or Pacific Islander (2023)	-	-	-	-	4	-	
Other Race (2023)	6	0.2%	9	0.2%	34	0.2%	
Two or More Races (2023)	87	2.9%	125	2.1%	404	2.0%	
Not Hispanic or Latino Population (2023)	2,964	97.6%	5,735	98.3%	19,517	98.7%	
Hispanic or Latino Population (2023)	72	2.4%	97	1.7%	265	1.3%	
Not Hispanic or Latino Population (2028)	2,869	97.5%	5,784	98.3%	20,218	98.6%	
Hispanic or Latino Population (2028)	74	2.5%	101	1.7%	277	1.4%	
Not Hispanic or Latino Population (2020)	3,022	98.1%	5,910	98.7%	19,951	98.9%	
Hispanic or Latino Population (2020)	59	1.9%	81	1.3%	231	1.1%	
Not Hispanic or Latino Population (2010)	3,432	98.5%	6,465	99.0%	21,156	99.3%	
Hispanic or Latino Population (2010)	52	1.5%	64	1.0%	159	0.7%	
Projected Hispanic Annual Growth (2023 to 2028)	1	0.4%	4	0.8%	12	0.9%	
Historic Hispanic Annual Growth (2010 to 2023)	20	2.9%	33	4.0%	107	5.2%	
Age Distribution (2023)							
Age Under 5	187	6.2%	286	4.9%	807	4.1%	
Age 5 to 9 Years	202	6.7%	331	5.7%	1,013	5.1%	
Age 10 to 14 Years	168	5.5%	317	5.4%	1,126	5.7%	
Age 15 to 19 Years	202	6.6%	355	6.1%	1,063	5.4%	
Age 20 to 24 Years	181	6.0%	310	5.3%	1,031	5.2%	
Age 25 to 29 Years	190	6.2%	311	5.3%	1,042	5.3%	
Age 30 to 34 Years	221	7.3%	386	6.6%	1,329	6.7%	
Age 35 to 39 Years	217	7.1%	401	6.9%	1,327	6.7%	
Age 40 to 44 Years	179	5.9%	354	6.1%	1,257	6.4%	
Age 45 to 49 Years	175	5.8%	358	6.1%	1,244	6.3%	
Age 50 to 54 Years	168	5.5%	384	6.6%	1,414	7.1%	
Age 55 to 59 Years	169	5.6%	401	6.9%	1,477	7.5%	
Age 60 to 64 Years	219	7.2%	472	8.1%	1,741	8.8%	
Age 65 to 74 Years	353	11.6%	790	13.6%	2,651	13.4%	
Age 75 to 84 Years	159	5.3%	291	5.0%	1,005	5.1%	
Age 85 Years or Over	47	1.6%	83	1.4%	254	1.3%	
Median Age	38.2		42.2		43.6		
Gender Age Distribution (2023)							
Female Population	1,580	52.0%	2,957	50.7%	9,715	49.1%	
Age 0 to 19 Years	375	23.7%	639	21.6%	1,925	19.8%	
Age 20 to 64 Years	869	55.0%	1,670	56.5%	5,750	59.2%	
Age 65 Years or Over	336	21.3%	649	21.9%	2,039	21.0%	
Female Median Age	39.7		42.9		44.2		
Male Population	1,456	48.0%	2,875	49.3%	10,067	50.9%	
Age 0 to 19 Years	384	26.4%	650	22.6%	2,084	20.7%	
Age 20 to 64 Years	848	58.2%	1,709	59.4%	6,113	60.7%	
Age 65 Years or Over	224	15.4%	516	17.9%	1,870	18.6%	
Male Median Age	36.7		41.6		43.1		

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.895/-79.8477

77 S Main St Union City, PA 16438	1 mi radius		5 mi radius		10 mi radius	
Household Income Distribution (2023)						
HH Income \$200,000 or More	51	4.0%	109	4.4%	460	5.5%
HH Income \$150,000 to \$199,999	34	2.7%	136	5.6%	521	6.3%
HH Income \$100,000 to \$149,999	116	9.0%	330	13.5%	1,307	15.7%
HH Income \$75,000 to \$99,999	141	11.0%	342	14.0%	1,172	14.1%
HH Income \$50,000 to \$74,999	315	24.6%	538	22.0%	1,739	20.9%
HH Income \$35,000 to \$49,999	178	13.9%	310	12.7%	1,021	12.3%
HH Income \$25,000 to \$34,999	86	6.7%	168	6.9%	721	8.7%
HH Income \$15,000 to \$24,999	177	13.8%	253	10.4%	670	8.0%
HH Income Under \$15,000	183	14.3%	255	10.4%	718	8.6%
HH Income \$35,000 or More	835	65.2%	1,765	72.3%	6,220	74.7%
HH Income \$75,000 or More	342	26.7%	917	37.6%	3,460	41.5%
Housing (2023)						
Total Housing Units	1,435		2,776		9,706	
Housing Units Occupied	1,281	89.2%	2,441	87.9%	8,329	85.8%
Housing Units Owner-Occupied	828	64.6%	1,633	66.9%	5,795	69.6%
Housing Units, Renter-Occupied	453	35.4%	808	33.1%	2,534	30.4%
Housing Units, Vacant	155	12.1%	335	13.7%	1,377	16.5%
Marital Status (2023)						
Never Married	717	28.9%	1,318	26.9%	4,452	26.4%
Currently Married	1,015	40.9%	2,424	49.5%	8,981	53.3%
Separated	167	6.7%	247	5.0%	630	3.7%
Widowed	300	12.1%	417	8.5%	1,041	6.2%
Divorced	280	11.3%	492	10.0%	1,733	10.3%
Household Type (2023)						
Population Family	2,473	81.4%	4,904	84.1%	16,911	85.5%
Population Non-Family	560	18.4%	923	15.8%	2,859	14.5%
Population Group Quarters	3	0.1%	5	-	12	-
Family Households	801	62.6%	1,646	67.4%	5,851	70.2%
Non-Family Households	480	37.4%	795	32.6%	2,479	29.8%
Married Couple with Children	216	21.3%	426	17.6%	1,325	14.8%
Average Family Household Size	3.1		3.0		2.9	
Household Size (2023)						
1 Person Households	430	33.6%	697	28.6%	2,102	25.2%
2 Person Households	450	35.1%	947	38.8%	3,601	43.2%
3 Person Households	158	12.3%	303	12.4%	1,016	12.2%
4 Person Households	142	11.1%	283	11.6%	881	10.6%
5 Person Households	61	4.7%	131	5.4%	426	5.1%
6 or More Person Households	39	3.1%	80	3.3%	303	3.6%
Household Vehicles (2023)						
Households with 0 Vehicles Available	171	13.4%	250	10.2%	744	8.9%
Households with 1 Vehicles Available	548	42.8%	894	36.6%	2,744	32.9%
Households with 2 or More Vehicles Available	562	43.9%	1,297	53.1%	4,842	58.1%
Total Vehicles Available	1,780		3,936		14,598	
Average Vehicles Per Household	1.4		1.6		1.8	

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.895/-79.8477

77 S Main St Union City, PA 16438		1 mi radius		5 mi radius		10 mi radius	
Labor Force (2023)							
Estimated Labor Population Age 16 Years or Over		2,429		4,816		16,589	
Estimated Civilian Employed		1,129	46.5%	2,434	50.5%	8,840	53.3%
Estimated Civilian Unemployed		73	3.0%	156	3.2%	453	2.7%
Estimated in Armed Forces		-	-	-	-	10	-
Estimated Not in Labor Force		1,227	50.5%	2,226	46.2%	7,286	43.9%
Unemployment Rate		3.0%		3.2%		2.7%	
Occupation (2023)							
Occupation: Population Age 16 Years or Over		1,129		2,434		8,840	
Management, Business, Financial Operations		105	9.3%	313	12.9%	1,192	13.5%
Professional, Related		146	12.9%	386	15.8%	1,479	16.7%
Service		263	23.3%	505	20.7%	1,650	18.7%
Sales, Office		187	16.6%	402	16.5%	1,389	15.7%
Farming, Fishing, Forestry		-	-	7	0.3%	63	0.7%
Construct, Extraction, Maintenance		87	7.7%	192	7.9%	965	10.9%
Production, Transport Material Moving		341	30.2%	630	25.9%	2,102	23.8%
White Collar Workers		438	38.8%	1,101	45.2%	4,060	45.9%
Blue Collar Workers		691	61.2%	1,334	54.8%	4,780	54.1%
Consumer Expenditure (2023)							
Total Household Expenditure		\$73.36 M		\$153.36 M		\$527.89 M	
Total Non-Retail Expenditure		\$38.77 M	52.9%	\$80.9 M	52.7%	\$278.29 M	52.7%
Total Retail Expenditure		\$34.59 M	47.1%	\$72.47 M	47.3%	\$249.6 M	47.3%
Apparel		\$2.54 M	3.5%	\$5.34 M	3.5%	\$18.41 M	3.5%
Contributions		\$2.31 M	3.2%	\$4.91 M	3.2%	\$17.11 M	3.2%
Education		\$2.04 M	2.8%	\$4.35 M	2.8%	\$15.16 M	2.9%
Entertainment		\$4.06 M	5.5%	\$8.59 M	5.6%	\$29.74 M	5.6%
Food and Beverages		\$10.92 M	14.9%	\$22.72 M	14.8%	\$77.94 M	14.8%
Furnishings and Equipment		\$2.53 M	3.4%	\$5.35 M	3.5%	\$18.54 M	3.5%
Gifts		\$1.73 M	2.4%	\$3.66 M	2.4%	\$12.82 M	2.4%
Health Care		\$6.39 M	8.7%	\$13.26 M	8.6%	\$45.48 M	8.6%
Household Operations		\$2.86 M	3.9%	\$5.99 M	3.9%	\$20.67 M	3.9%
Miscellaneous Expenses		\$1.39 M	1.9%	\$2.9 M	1.9%	\$10 M	1.9%
Personal Care		\$982.6 K	1.3%	\$2.06 M	1.3%	\$7.09 M	1.3%
Personal Insurance		\$487.9 K	0.7%	\$1.06 M	0.7%	\$3.69 M	0.7%
Reading		\$160.41 K	0.2%	\$336.1 K	0.2%	\$1.16 M	0.2%
Shelter		\$15.55 M	21.2%	\$32.33 M	21.1%	\$110.93 M	21.0%
Tobacco		\$493.32 K	0.7%	\$976.68 K	0.6%	\$3.28 M	0.6%
Transportation		\$13.27 M	18.1%	\$27.94 M	18.2%	\$96.36 M	18.3%
Utilities		\$5.67 M	7.7%	\$11.59 M	7.6%	\$39.49 M	7.5%
Educational Attainment (2023)							
Adult Population Age 25 Years or Over		2,096		4,233		14,741	
Elementary (Grade Level 0 to 8)		41	2.0%	77	1.8%	521	3.5%
Some High School (Grade Level 9 to 11)		203	9.7%	305	7.2%	924	6.3%
High School Graduate		1,184	56.5%	2,196	51.9%	6,798	46.1%
Some College		250	11.9%	517	12.2%	2,154	14.6%
Associate Degree Only		111	5.3%	363	8.6%	1,327	9.0%
Bachelor Degree Only		186	8.9%	509	12.0%	1,953	13.2%
Graduate Degree		120	5.7%	266	6.3%	1,063	7.2%

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.895/-79.8477

77 S Main St		1 mi radius		5 mi radius		10 mi radius	
Union City, PA 16438							
Units In Structure (2023)							
1 Detached Unit		861	63.4%	1,705	68.6%	6,016	75.6%
1 Attached Unit		50	3.7%	83	3.3%	254	3.2%
2 to 4 Units		167	12.3%	264	10.6%	688	8.6%
5 to 9 Units		39	2.9%	65	2.6%	216	2.7%
10 to 19 Units		23	1.7%	33	1.3%	115	1.4%
20 to 49 Units		46	3.4%	56	2.2%	131	1.6%
50 or More Units		31	2.3%	57	2.3%	158	2.0%
Mobile Home or Trailer		63	4.6%	178	7.2%	741	9.3%
Other Structure	-	-	-	-	-	12	0.1%
Homes Built By Year (2023)							
Homes Built 2010 or later		65	4.8%	157	6.3%	486	6.1%
Homes Built 2000 to 2009		56	4.1%	172	6.9%	862	10.8%
Homes Built 1990 to 1999		72	5.3%	191	7.7%	882	11.1%
Homes Built 1980 to 1989		104	7.7%	251	10.1%	965	12.1%
Homes Built 1970 to 1979		91	6.7%	274	11.0%	1,206	15.1%
Homes Built 1960 to 1969		125	9.2%	228	9.2%	672	8.4%
Homes Built 1950 to 1959		148	10.9%	252	10.2%	781	9.8%
Homes Built Before 1949		620	45.7%	916	36.9%	2,476	31.1%
Home Values (2023)							
Home Values \$1,000,000 or More		1	0.2%	5	0.3%	13	0.2%
Home Values \$500,000 to \$999,999		9	1.1%	44	2.7%	105	1.8%
Home Values \$400,000 to \$499,999		28	3.3%	51	3.1%	144	2.5%
Home Values \$300,000 to \$399,999		27	3.3%	79	4.9%	366	6.3%
Home Values \$200,000 to \$299,999		136	16.4%	331	20.3%	1,333	23.0%
Home Values \$150,000 to \$199,999		144	17.4%	286	17.5%	1,119	19.3%
Home Values \$100,000 to \$149,999		130	15.7%	301	18.4%	1,159	20.0%
Home Values \$70,000 to \$99,999		167	20.2%	264	16.2%	727	12.5%
Home Values \$50,000 to \$69,999		109	13.2%	139	8.5%	320	5.5%
Home Values \$25,000 to \$49,999		56	6.8%	76	4.6%	220	3.8%
Home Values Under \$25,000		20	2.5%	57	3.5%	289	5.0%
Owner-Occupied Median Home Value		\$128,327		\$144,619		\$154,636	
Renter-Occupied Median Rent		\$506		\$542		\$564	
Transportation To Work (2023)							
Drive to Work Alone		774	68.6%	1,842	75.7%	6,887	77.9%
Drive to Work in Carpool		162	14.4%	266	10.9%	1,027	11.6%
Travel to Work by Public Transportation		2	0.2%	5	0.2%	32	0.4%
Drive to Work on Motorcycle	-	-	-	-	-	2	-
Walk or Bicycle to Work		90	8.0%	113	4.7%	291	3.3%
Other Means		67	5.9%	79	3.2%	125	1.4%
Work at Home		34	3.0%	129	5.3%	476	5.4%
Travel Time (2023)							
Travel to Work in 14 Minutes or Less		617	54.7%	981	40.3%	2,486	28.1%
Travel to Work in 15 to 29 Minutes		142	12.5%	462	19.0%	2,220	25.1%
Travel to Work in 30 to 59 Minutes		305	27.0%	778	32.0%	3,054	34.5%
Travel to Work in 60 Minutes or More		32	2.8%	84	3.4%	603	6.8%
Average Minutes Travel to Work		15.0		20.2		24.1	