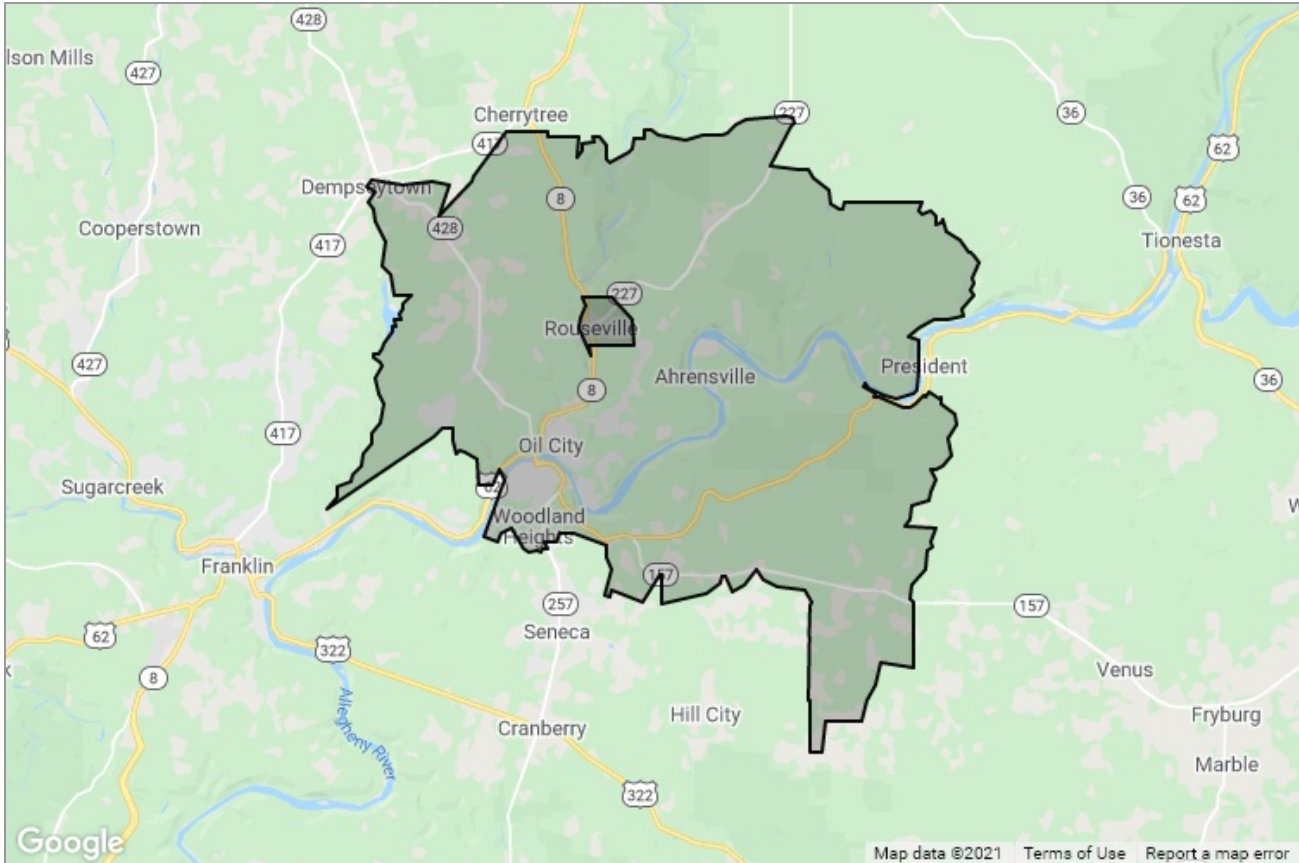


COMMERCIAL TRADE AREA REPORT

Oil City, PA 16301



Presented by
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Passport Realty, LLC

5050 West Ridge Road
Suite 201
Erie, PA 16506

Criteria Used for Analysis

Income:
Median Household Income
\$41,522

Age:
Median Age
44.4

Population Stats:
Total Population
15,953

Segmentation:
1st Dominant Segment
Small Town Simplicity

Oil City, PA 16301: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

2020
2025 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

2020
2025 (Projected)



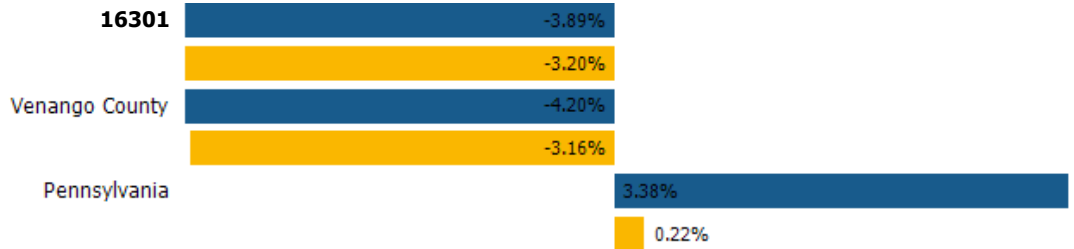
Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2020, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

2020
2025 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

16301



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

16301



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

2020
2025 (Projected)



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

2020
2025 (Projected)



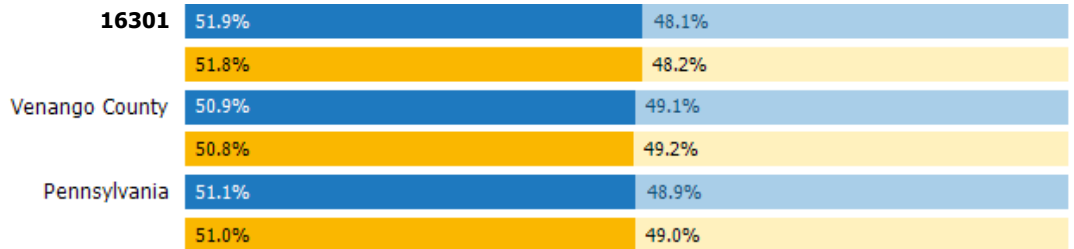
Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Women 2020
Men 2020
Women 2025 (Projected)
Men 2025 (Projected)



Oil City, PA 16301: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



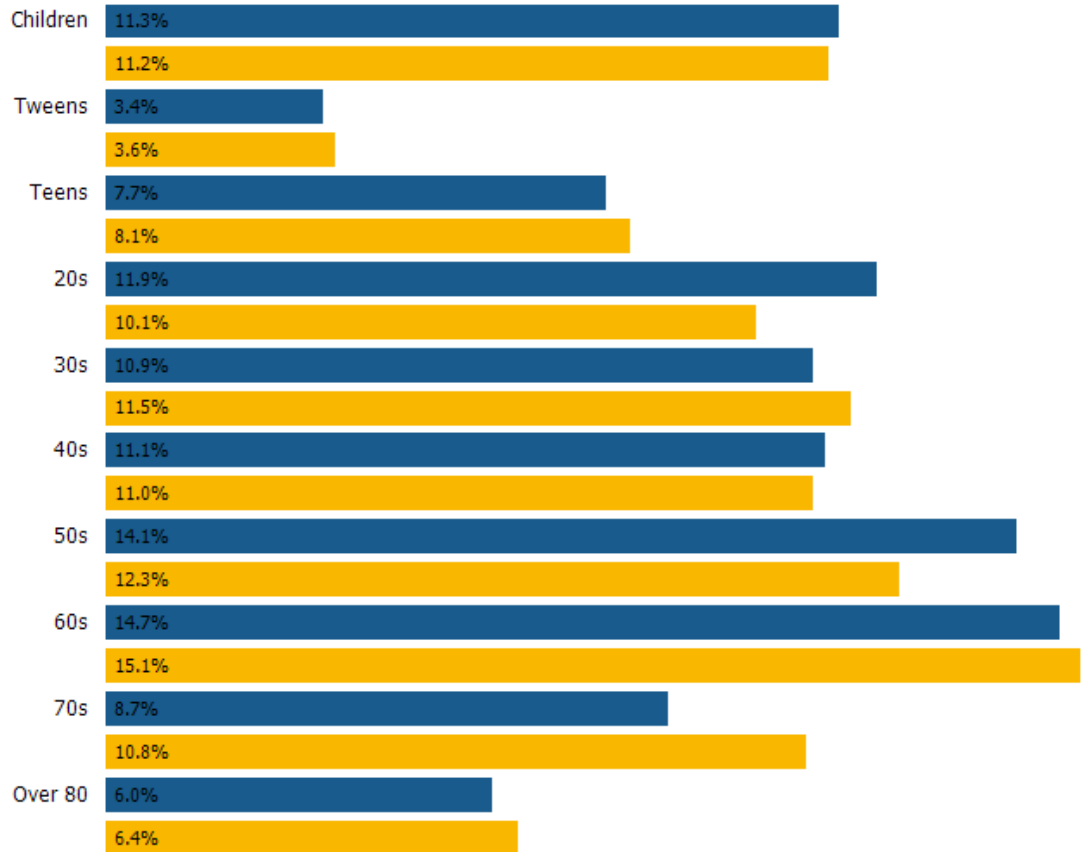
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Oil City, PA 16301: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

2020
2025 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

2020
2025 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

2020
2025 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



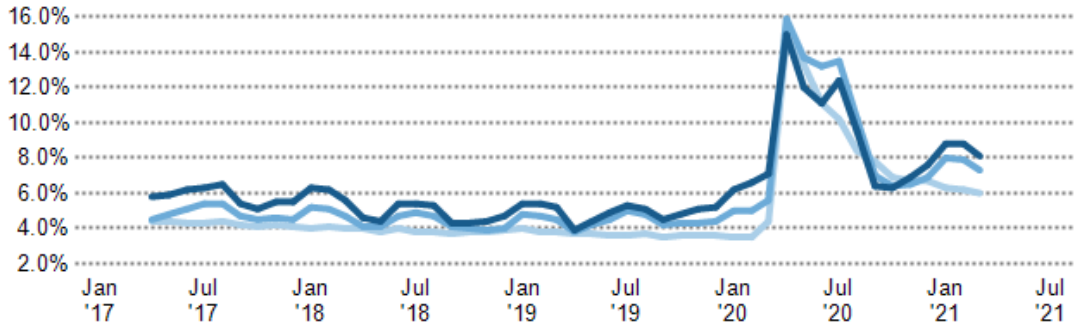
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Venango County
- Pennsylvania
- USA

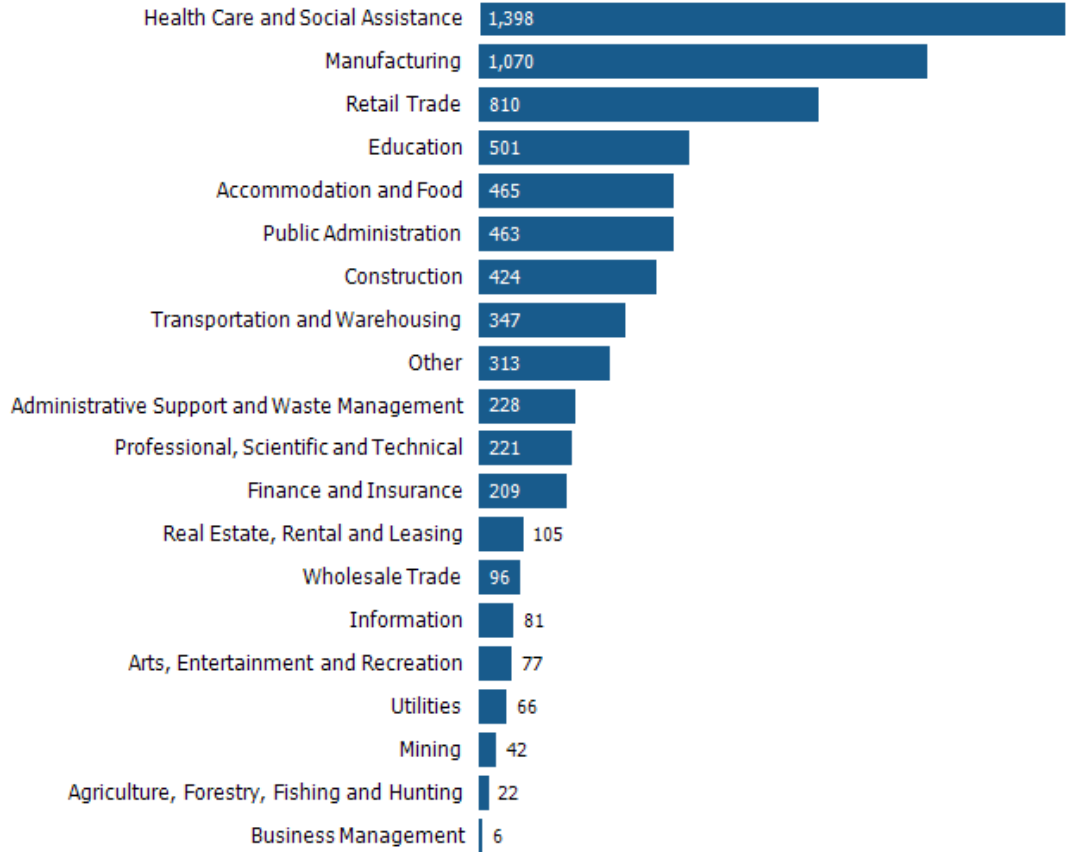


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually



Oil City, PA 16301: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



12 mo. Change in Median Listing Price

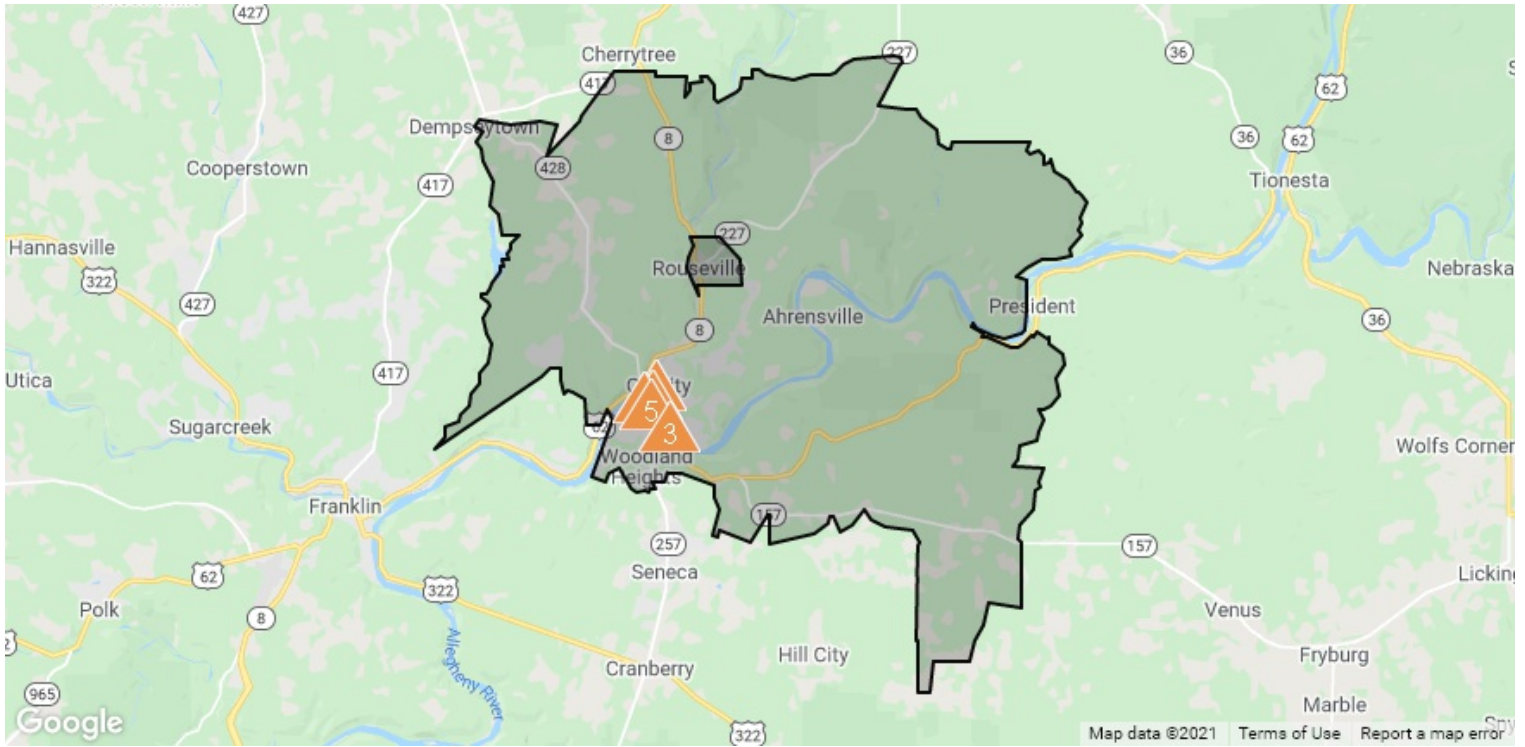
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
13,010

2018 Est. daily traffic counts

Street: **Veterans Memorial Brg**
Cross: **Elm St**
Cross Dir: **N**
Dist: **0.09 miles**

Historical counts

Year	Count	Type
2017	▲ 13,651	AA DT
2015	▲ 13,750	AA DT

2
10,297

2018 Est. daily traffic counts

Street: **Petroleum St**
Cross: **W Front St**
Cross Dir: **S**
Dist: **0.09 miles**

Historical counts

Year	Count	Type
2017	▲ 10,550	AA DT
2012	▲ 10,340	AA DT
2001	▲ 14,000	AA DT
1997	▲ 13,184	AA DT

3
10,092

2018 Est. daily traffic counts

Street: **E 2nd St**
Cross: **Pump House Rd**
Cross Dir: **NE**
Dist: **0.05 miles**

Historical counts

Year	Count	Type
2016	▲ 9,869	AA DT
2004	▲ 13,000	AA DT
2003	▲ 13,000	AD T
2001	▲ 13,000	AA DT
1997	▲ 17,255	AA DT

4
10,070

2018 Est. daily traffic counts

Street: **Center St**
Cross: **Seneca St**
Cross Dir: **W**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2017	▲ 10,176	AA DT
2012	▲ 9,974	AA DT
2001	▲ 6,100	AA DT

5
9,568

2018 Est. daily traffic counts

Street: **E 1st St**
Cross: **State St**
Cross Dir: **E**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2017	▲ 10,038	AA DT
2015	▲ 9,968	AA DT
2001	▲ 14,000	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)