



Site Map

Prepared By STDBOnline

Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Site Type: Drive Time

Drive Times: 5, 10, 15 Minutes





Mount Lebanon, PA

Site Type: Drive Time

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes

2009 Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	53,887	194,292	452,274
Male Population	47.1%	47.7%	48.0%
Female Population	52.9%	52.3%	52.0%
Median Age	42.6	43.5	41.0

2009 Income

	5 Minutes	10 Minutes	15 Minutes
Median HH Income	\$63,250	\$56,996	\$50,801
Per Capita Income	\$36,093	\$31,478	\$28,007
Average HH Income	\$81,203	\$72,085	\$64,320

2009 Households

	5 Minutes	10 Minutes	15 Minutes
Total Households	23,912	83,833	191,871
Average Household Size	2.21	2.25	2.23

2009 Housing

	5 Minutes	10 Minutes	15 Minutes
Owner Occupied Housing Units	60.8%	64.5%	56.8%
Renter Occupied Housing Units	33.1%	27.2%	31.5%
Vacant Housing Units	6.1%	8.3%	11.7%

Population

	5 Minutes	10 Minutes	15 Minutes
1990 Population	57,036	210,191	496,929
2000 Population	55,700	201,087	473,344
2009 Population	53,887	194,292	452,274
2014 Population	52,696	189,344	441,617
1990-2000 Annual Rate	-0.24%	-0.44%	-0.49%
2000-2009 Annual Rate	-0.36%	-0.37%	-0.49%
2009-2014 Annual Rate	-0.45%	-0.51%	-0.48%

In the identified market area, the current year population is 452,274. In 2000, the Census count in the market area was 473,344. The rate of change since 2000 was -0.49 percent annually. The five-year projection for the population in the market area is 441,617, representing a change of -0.48 percent annually from 2009 to 2014. Currently, the population is 48.0 percent male and 52.0 percent female.

Households

	5 Minutes	10 Minutes	15 Minutes
1990 Households	24,464	86,070	199,885
2000 Households	24,324	85,944	197,028
2009 Households	23,912	83,833	191,871
2014 Households	23,510	82,257	188,419
1990-2000 Annual Rate	-0.06%	-0.01%	-0.14%
2000-2009 Annual Rate	-0.18%	-0.27%	-0.29%
2009-2014 Annual Rate	-0.34%	-0.38%	-0.36%

The household count in this market area has changed from 197,028 in 2000 to 191,871 in the current year, a change of -0.29 percent annually. The five-year projection of households is 188,419, a change of -0.36 percent annually from the current year total. Average household size is currently 2.23, compared to 2.28 in the year 2000. The number of families in the current year is 109,353 in the market area.

Housing

Currently, 56.8 percent of the 217,309 housing units in the market area are owner occupied; 31.5 percent, renter occupied; and 11.7 percent are vacant. In 2000, there were 215,095 housing units—59.2 percent owner occupied, 32.4 percent renter occupied and 8.4 percent vacant. The rate of change in housing units since 2000 is 0.11 percent. Median home value in the market area is \$132,574, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.31 percent annually to \$156,018. From 2000 to the current year, median home value changed by 5.06 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Mount Lebanon, PA

Site Type: Drive Time

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes

Median Household Income

	5 Minutes	10 Minutes	15 Minutes
1990 Median HH Income	\$36,235	\$31,823	\$27,504
2000 Median HH Income	\$49,774	\$42,889	\$37,683
2009 Median HH Income	\$63,250	\$56,996	\$50,801
2014 Median HH Income	\$64,419	\$59,450	\$53,985
1990-2000 Annual Rate	3.23%	3.03%	3.2%
2000-2009 Annual Rate	2.62%	3.12%	3.28%
2009-2014 Annual Rate	0.37%	0.85%	1.22%

Per Capita Income

	5 Minutes	10 Minutes	15 Minutes
1990 Per Capita Income	\$21,715	\$17,416	\$14,854
2000 Per Capita Income	\$28,979	\$25,067	\$21,877
2009 Per Capita Income	\$36,093	\$31,478	\$28,007
2014 Per Capita Income	\$37,774	\$33,054	\$29,391
1990-2000 Annual Rate	2.93%	3.71%	3.95%
2000-2009 Annual Rate	2.4%	2.49%	2.71%
2009-2014 Annual Rate	0.91%	0.98%	0.97%

Average Household Income

	5 Minutes	10 Minutes	15 Minutes
1990 Average Household Income	\$50,632	\$42,399	\$36,334
2000 Average Household Income	\$66,028	\$58,127	\$51,267
2009 Average HH Income	\$81,203	\$72,085	\$64,320
2014 Average HH Income	\$84,460	\$75,086	\$66,929
1990-2000 Annual Rate	2.69%	3.21%	3.5%
2000-2009 Annual Rate	2.26%	2.35%	2.48%
2009-2014 Annual Rate	0.79%	0.82%	0.8%

Households by Income

Current median household income is \$50,801 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$53,985 in five years. In 2000, median household income was \$37,683, compared to \$27,504 in 1990.

Current average household income is \$64,320 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,929 in five years. In 2000, average household income was \$51,267, compared to \$36,334 in 1990.

Current per capita income is \$28,007 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$29,391 in five years. In 2000, the per capita income was \$21,877, compared to \$14,854 in 1990.

Population by Employment

	5 Minutes	10 Minutes	15 Minutes
Total Businesses	2,202	9,785	21,810
Total Employees	18,017	124,807	323,910

Currently, 90.5 percent of the civilian labor force in the identified market area is employed and 9.5 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.4 percent of the civilian labor force, and unemployment will be 6.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 60.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.1 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.1 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 13.7 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 67.1 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 25.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.8 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 32.8 percent were high school graduates only (29.8 percent in the U.S.)
- 8.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 20.1 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 12.1 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



Demographic and Income Profile - Appraisal Version

Prepared By STDBOnline

Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 5 Minutes

Site Type: Drive Time

Summary	2000	2009	2014
Population	55,700	53,887	52,696
Households	24,324	23,912	23,510
Families	14,750	13,942	13,446
Average Household Size	2.25	2.21	2.20
Owner Occupied HUs	15,906	15,486	15,212
Renter Occupied HUs	8,418	8,426	8,297
Median Age	39.9	42.6	43.6

Trends: 2009-2014 Annual Rate	Area	State	National
Population	-0.45%	0.12%	0.91%
Households	-0.34%	0.23%	0.94%
Families	-0.72%	-0.02%	0.74%
Owner HHs	-0.36%	0.32%	1.19%
Median Household Income	0.37%	0.81%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,741	11.3%	1,701	7.1%	1,676	7.1%
\$15,000 - \$24,999	2,948	12.1%	2,013	8.4%	1,772	7.5%
\$25,000 - \$34,999	2,770	11.4%	2,222	9.3%	1,956	8.3%
\$35,000 - \$49,999	3,726	15.3%	3,113	13.0%	2,533	10.8%
\$50,000 - \$74,999	5,009	20.6%	5,104	21.3%	5,961	25.4%
\$75,000 - \$99,999	2,855	11.8%	4,410	18.4%	4,189	17.8%
\$100,000 - \$149,999	2,540	10.5%	2,858	12.0%	2,846	12.1%
\$150,000 - \$199,000	744	3.1%	1,312	5.5%	1,341	5.7%
\$200,000+	944	3.9%	1,180	4.9%	1,235	5.3%
Median Household Income	\$49,774		\$63,250		\$64,419	
Average Household Income	\$66,028		\$81,203		\$84,460	
Per Capita Income	\$28,979		\$36,093		\$37,774	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,217	5.8%	2,964	5.5%	2,811	5.3%
5 - 9	3,464	6.2%	2,985	5.5%	2,851	5.4%
10 - 14	3,685	6.6%	3,202	5.9%	3,038	5.8%
15 - 19	3,074	5.5%	3,163	5.9%	2,888	5.5%
20 - 24	2,324	4.2%	3,093	5.7%	2,941	5.6%
25 - 34	7,765	13.9%	6,076	11.3%	6,862	13.0%
35 - 44	9,140	16.4%	7,354	13.6%	5,888	11.2%
45 - 54	7,987	14.3%	8,652	16.1%	7,941	15.1%
55 - 64	5,080	9.1%	6,891	12.8%	7,621	14.5%
65 - 74	4,633	8.3%	4,002	7.4%	4,805	9.1%
75 - 84	3,821	6.9%	3,526	6.5%	3,043	5.8%
85+	1,508	2.7%	1,982	3.7%	2,006	3.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile - Appraisal Version

Prepared By STDBOnline

Mount Lebanon, PA

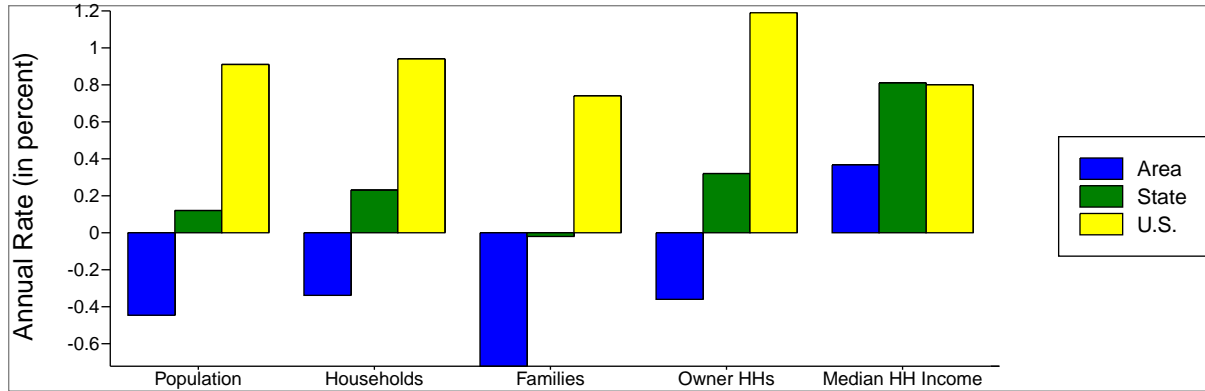
Latitude: 40.373457

Longitude: -80.048867

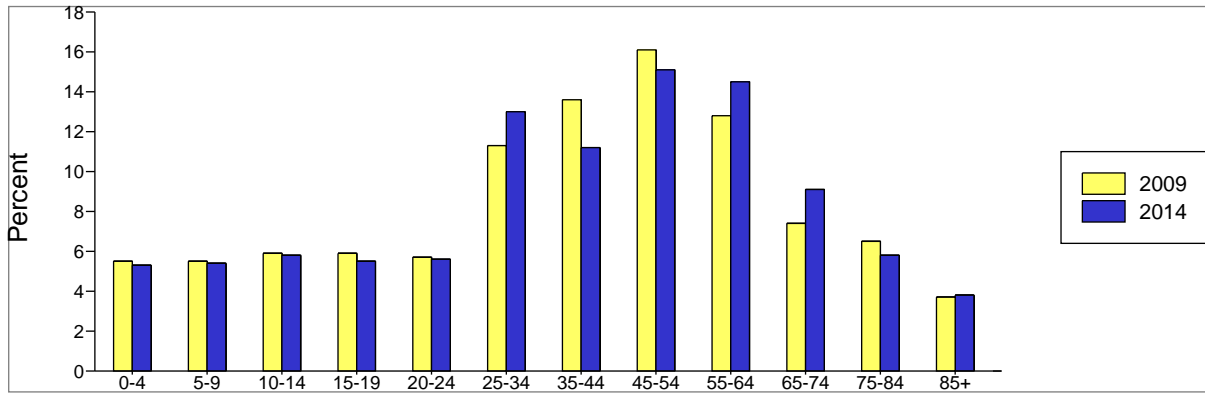
Drive Time: 5 Minutes

Site Type: Drive Time

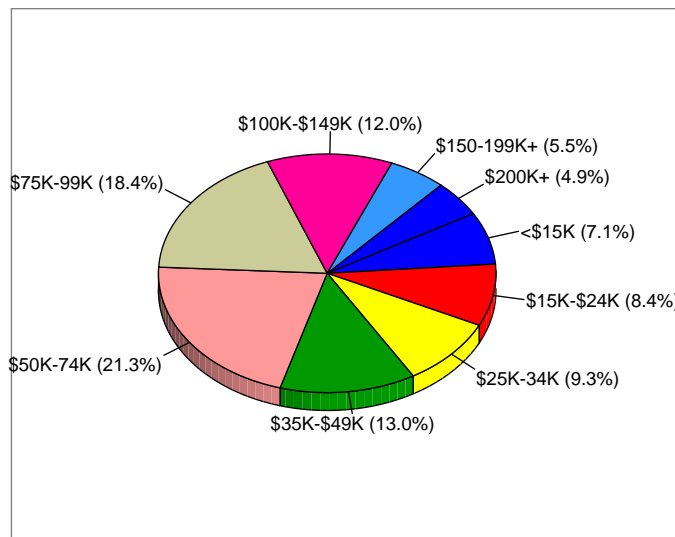
Trends 2009-2014



Population by Age



2009 Household Income



Source: ESRI forecasts for 2009 and 2014.



Demographic and Income Profile - Appraisal Version

Prepared By STDBOnline

Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 10 Minutes

Site Type: Drive Time

Summary	2000	2009	2014
Population	201,087	194,292	189,344
Households	85,944	83,833	82,257
Families	53,583	50,293	48,433
Average Household Size	2.29	2.25	2.23
Owner Occupied HUs	60,906	58,997	57,908
Renter Occupied HUs	25,038	24,836	24,350
Median Age	40.7	43.5	44.6

Trends: 2009-2014 Annual Rate	Area	State	National
Population	-0.51%	0.12%	0.91%
Households	-0.38%	0.23%	0.94%
Families	-0.75%	-0.02%	0.74%
Owner HHs	-0.37%	0.32%	1.19%
Median Household Income	0.85%	0.81%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	12,012	14.0%	7,539	9.0%	7,469	9.1%
\$15,000 - \$24,999	11,549	13.5%	8,229	9.8%	7,258	8.8%
\$25,000 - \$34,999	11,012	12.8%	8,570	10.2%	7,578	9.2%
\$35,000 - \$49,999	14,519	16.9%	11,726	14.0%	9,563	11.6%
\$50,000 - \$74,999	16,828	19.6%	18,192	21.7%	21,241	25.8%
\$75,000 - \$99,999	8,998	10.5%	14,999	17.9%	14,381	17.5%
\$100,000 - \$149,999	6,674	7.8%	8,406	10.0%	8,377	10.2%
\$150,000 - \$199,000	1,875	2.2%	3,229	3.9%	3,304	4.0%
\$200,000+	2,359	2.7%	2,944	3.5%	3,087	3.8%
Median Household Income	\$42,889		\$56,996		\$59,450	
Average Household Income	\$58,127		\$72,085		\$75,086	
Per Capita Income	\$25,067		\$31,478		\$33,054	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,989	5.5%	10,067	5.2%	9,457	5.0%
5 - 9	11,864	5.9%	10,327	5.3%	9,827	5.2%
10 - 14	12,487	6.2%	11,120	5.7%	10,662	5.6%
15 - 19	11,534	5.7%	11,745	6.0%	10,953	5.8%
20 - 24	9,856	4.9%	10,829	5.6%	10,640	5.6%
25 - 34	25,965	12.9%	21,474	11.1%	21,847	11.5%
35 - 44	31,963	15.9%	25,763	13.3%	22,127	11.7%
45 - 54	28,475	14.2%	30,962	15.9%	27,937	14.8%
55 - 64	18,923	9.4%	25,098	12.9%	27,816	14.7%
65 - 74	19,053	9.5%	15,870	8.2%	18,857	10.0%
75 - 84	15,176	7.5%	14,220	7.3%	12,214	6.5%
85+	4,803	2.4%	6,818	3.5%	7,003	3.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile - Appraisal Version

Prepared By STDBOnline

Mount Lebanon, PA

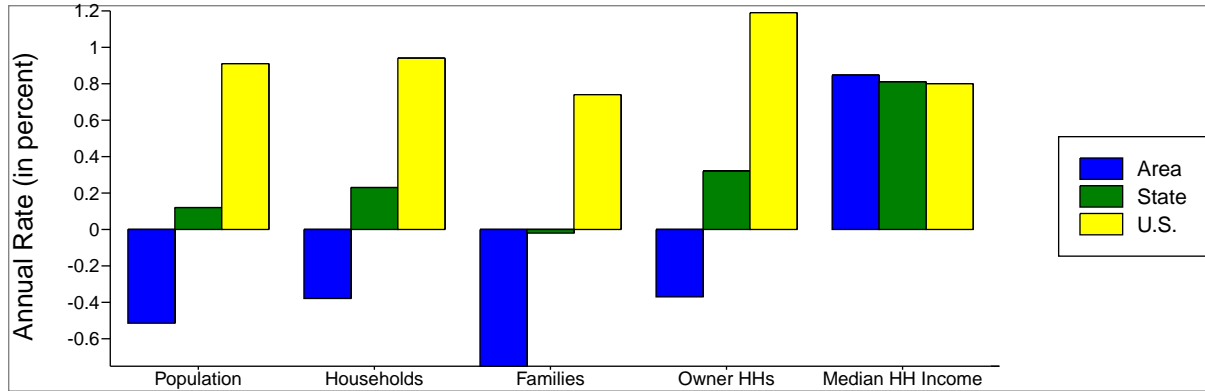
Latitude: 40.373457

Longitude: -80.048867

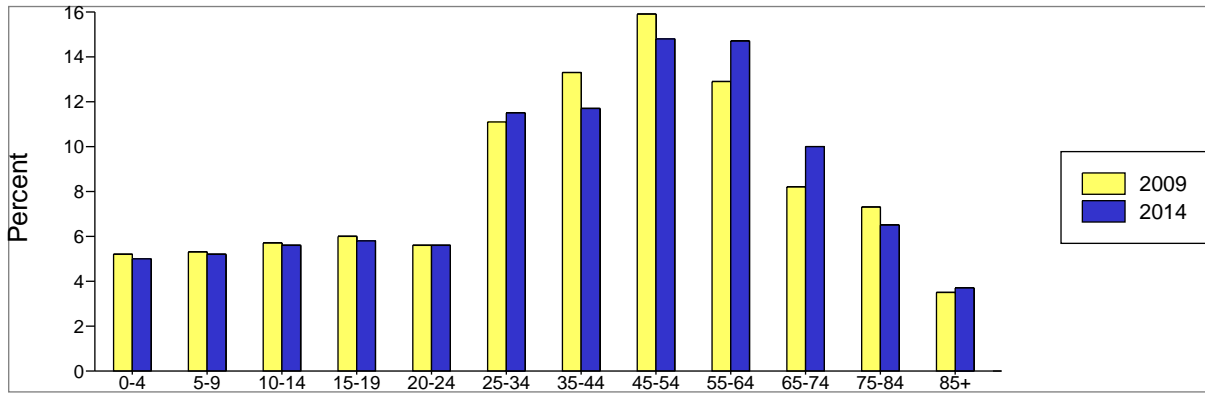
Drive Time: 10 Minutes

Site Type: Drive Time

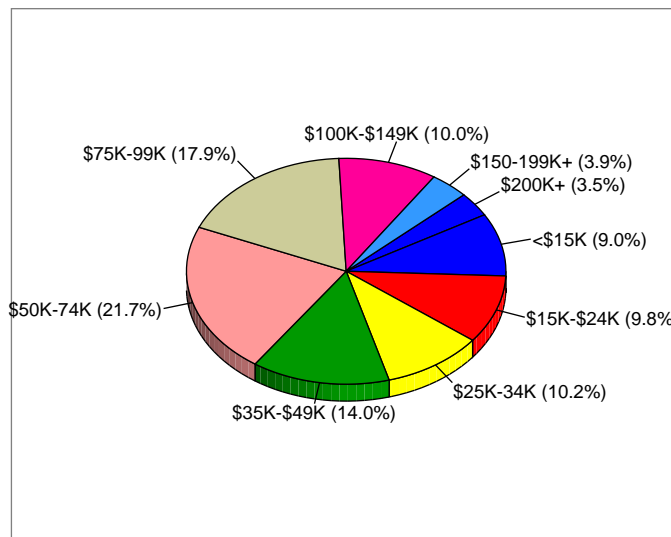
Trends 2009-2014



Population by Age



2009 Household Income



Source: ESRI forecasts for 2009 and 2014.



Demographic and Income Profile - Appraisal Version

Prepared By STDBOnline

Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 15 Minutes

Site Type: Drive Time

Summary	2000	2009	2014
Population	473,344	452,274	441,617
Households	197,028	191,871	188,419
Families	116,896	109,353	105,336
Average Household Size	2.28	2.23	2.21
Owner Occupied HUs	127,317	123,437	121,460
Renter Occupied HUs	69,711	68,434	66,959
Median Age	38.4	41.0	41.8

Trends: 2009-2014 Annual Rate	Area	State	National
Population	-0.48%	0.12%	0.91%
Households	-0.36%	0.23%	0.94%
Families	-0.75%	-0.02%	0.74%
Owner HHs	-0.32%	0.32%	1.19%
Median Household Income	1.22%	0.81%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	37,685	19.1%	25,205	13.1%	24,914	13.2%
\$15,000 - \$24,999	28,615	14.5%	21,504	11.2%	19,123	10.1%
\$25,000 - \$34,999	25,672	13.0%	20,689	10.8%	18,390	9.8%
\$35,000 - \$49,999	31,613	16.0%	26,887	14.0%	22,077	11.7%
\$50,000 - \$74,999	35,085	17.8%	38,957	20.3%	45,927	24.4%
\$75,000 - \$99,999	18,317	9.3%	30,719	16.0%	29,507	15.7%
\$100,000 - \$149,999	12,704	6.4%	16,585	8.6%	16,714	8.9%
\$150,000 - \$199,000	3,555	1.8%	6,139	3.2%	6,329	3.4%
\$200,000+	3,865	2.0%	5,186	2.7%	5,438	2.9%
Median Household Income	\$37,683		\$50,801		\$53,985	
Average Household Income	\$51,267		\$64,320		\$66,929	
Per Capita Income	\$21,877		\$28,007		\$29,391	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	25,479	5.4%	23,428	5.2%	22,198	5.0%
5 - 9	27,700	5.9%	23,738	5.2%	22,713	5.1%
10 - 14	29,008	6.1%	24,776	5.5%	23,886	5.4%
15 - 19	33,746	7.1%	33,145	7.3%	30,782	7.0%
20 - 24	35,196	7.4%	35,900	7.9%	35,029	7.9%
25 - 34	61,485	13.0%	52,190	11.5%	52,897	12.0%
35 - 44	72,730	15.4%	57,251	12.7%	50,378	11.4%
45 - 54	63,784	13.5%	67,994	15.0%	60,530	13.7%
55 - 64	41,691	8.8%	55,271	12.2%	61,079	13.8%
65 - 74	40,240	8.5%	34,616	7.7%	41,306	9.4%
75 - 84	31,809	6.7%	29,774	6.6%	26,297	6.0%
85+	10,476	2.2%	14,191	3.1%	14,522	3.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile - Appraisal Version

Prepared By STDBOnline

Mount Lebanon, PA

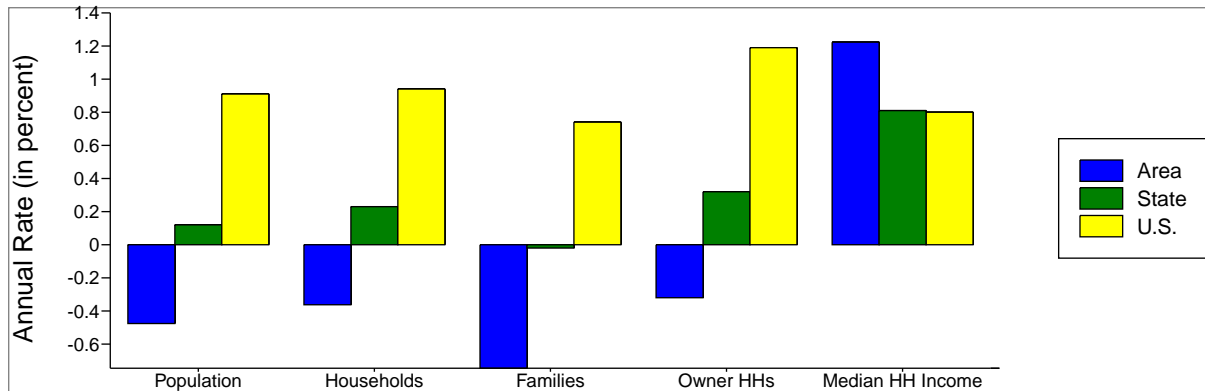
Latitude: 40.373457

Longitude: -80.048867

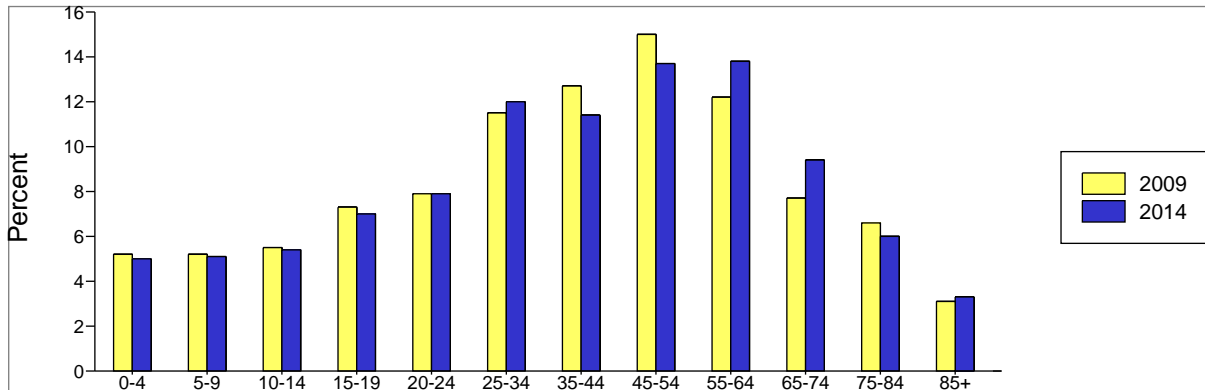
Drive Time: 15 Minutes

Site Type: Drive Time

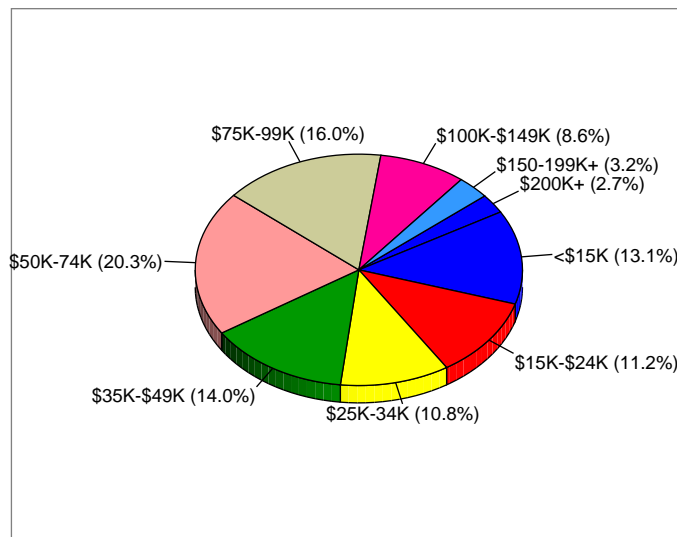
Trends 2009-2014



Population by Age



2009 Household Income



Source: ESRI forecasts for 2009 and 2014.



Mount Lebanon, PA




Latitude: 40.373457

Longitude: -80.048867

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes

		5 Minutes	10 Minutes	15 Minutes
	2000 Total Population	55,700	201,087	473,344
	2000 Group Quarters	999	3,985	24,291
	2009 Total Population	53,887	194,292	452,274
	2014 Total Population	52,696	189,344	441,617
	2009 - 2014 Annual Rate	-0.45%	-0.51%	-0.48%
	2000 Households	24,324	85,944	197,028
	2000 Average Household Size	2.25	2.29	2.28
	2009 Households	23,912	83,833	191,871
	2009 Average Household Size	2.21	2.25	2.23
	2014 Households	23,510	82,257	188,419
	2014 Average Household Size	2.2	2.23	2.21
	2009 - 2014 Annual Rate	-0.34%	-0.38%	-0.36%
	2000 Families	14,750	53,583	116,896
	2000 Average Family Size	2.95	2.94	2.96
	2009 Families	13,942	50,293	109,353
2009 Average Family Size	2.93	2.9	2.91	
2014 Families	13,446	48,433	105,336	
2014 Average Family Size	2.92	2.88	2.9	
2009 - 2014 Annual Rate	-0.72%	-0.75%	-0.75%	
	2000 Housing Units	25,363	90,816	215,095
	Owner Occupied Housing Units	62.7%	67.1%	59.2%
	Renter Occupied Housing Units	33.2%	27.6%	32.4%
	Vacant Housing Units	4.1%	5.4%	8.4%
	2009 Housing Units	25,474	91,425	217,309
	Owner Occupied Housing Units	60.8%	64.5%	56.8%
	Renter Occupied Housing Units	33.1%	27.2%	31.5%
	Vacant Housing Units	6.1%	8.3%	11.7%
	2014 Housing Units	25,495	91,564	217,957
	Owner Occupied Housing Units	59.7%	63.2%	55.7%
	Renter Occupied Housing Units	32.5%	26.6%	30.7%
	Vacant Housing Units	7.8%	10.2%	13.6%
Median Household Income	2000	\$49,774	\$42,889	\$37,683
	2009	\$63,250	\$56,996	\$50,801
	2014	\$64,419	\$59,450	\$53,985
	Median Home Value			
	2000	\$116,198	\$89,624	\$83,963
	2009	\$181,015	\$140,503	\$132,574
	2014	\$200,350	\$165,133	\$156,018
Per Capita Income	2000	\$28,979	\$25,067	\$21,877
	2009	\$36,093	\$31,478	\$28,007
	2014	\$37,774	\$33,054	\$29,391
	Median Age			
	2000	39.9	40.7	38.4
	2009	42.6	43.5	41.0
	2014	43.6	44.6	41.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes



2000 Households by Income

Household Income Base	24,277	85,826	197,111
< \$15,000	11.3%	14.0%	19.1%
\$15,000 - \$24,999	12.1%	13.5%	14.5%
\$25,000 - \$34,999	11.4%	12.8%	13.0%
\$35,000 - \$49,999	15.3%	16.9%	16.0%
\$50,000 - \$74,999	20.6%	19.6%	17.8%
\$75,000 - \$99,999	11.8%	10.5%	9.3%
\$100,000 - \$149,999	10.5%	7.8%	6.4%
\$150,000 - \$199,999	3.1%	2.2%	1.8%
\$200,000+	3.9%	2.7%	2.0%
Average Household Income	\$66,028	\$58,127	\$51,267

2009 Households by Income

Household Income Base	23,913	83,834	191,871
< \$15,000	7.1%	9.0%	13.1%
\$15,000 - \$24,999	8.4%	9.8%	11.2%
\$25,000 - \$34,999	9.3%	10.2%	10.8%
\$35,000 - \$49,999	13.0%	14.0%	14.0%
\$50,000 - \$74,999	21.3%	21.7%	20.3%
\$75,000 - \$99,999	18.4%	17.9%	16.0%
\$100,000 - \$149,999	12.0%	10.0%	8.6%
\$150,000 - \$199,999	5.5%	3.9%	3.2%
\$200,000+	4.9%	3.5%	2.7%
Average Household Income	\$81,203	\$72,085	\$64,320

2014 Households by Income

Household Income Base	23,509	82,258	188,419
< \$15,000	7.1%	9.1%	13.2%
\$15,000 - \$24,999	7.5%	8.8%	10.1%
\$25,000 - \$34,999	8.3%	9.2%	9.8%
\$35,000 - \$49,999	10.8%	11.6%	11.7%
\$50,000 - \$74,999	25.4%	25.8%	24.4%
\$75,000 - \$99,999	17.8%	17.5%	15.7%
\$100,000 - \$149,999	12.1%	10.2%	8.9%
\$150,000 - \$199,999	5.7%	4.0%	3.4%
\$200,000+	5.3%	3.8%	2.9%
Average Household Income	\$84,460	\$75,086	\$66,929

2000 Owner Occupied HUs by Value

Total	15,925	60,916	127,282
<\$50,000	5.0%	14.5%	19.4%
\$50,000 - 99,999	35.1%	44.9%	44.6%
\$100,000 - 149,999	29.8%	22.8%	20.0%
\$150,000 - 199,999	13.9%	9.1%	8.2%
\$200,000 - \$299,999	11.1%	5.7%	5.0%
\$300,000 - 499,999	4.3%	2.4%	2.2%
\$500,000 - 999,999	0.8%	0.6%	0.5%
\$1,000,000+	0.1%	0.1%	0.1%
Average Home Value	\$140,754	\$111,280	\$104,323

2000 Specified Renter Occupied HUs by Contract Rent

Total	8,435	25,011	69,623
With Cash Rent	98.5%	96.3%	96.1%
No Cash Rent	1.5%	3.7%	3.9%
Median Rent	\$519	\$472	\$435
Average Rent	\$535	\$502	\$456

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes



2000 Population by Age

	5 Minutes	10 Minutes	15 Minutes
Total	55,698	201,088	473,344
0 - 4	5.8%	5.5%	5.4%
5 - 9	6.2%	5.9%	5.9%
10 - 14	6.6%	6.2%	6.1%
15 - 19	5.5%	5.7%	7.1%
20 - 24	4.2%	4.9%	7.4%
25 - 34	13.9%	12.9%	13.0%
35 - 44	16.4%	15.9%	15.4%
45 - 54	14.3%	14.2%	13.5%
55 - 64	9.1%	9.4%	8.8%
65 - 74	8.3%	9.5%	8.5%
75 - 84	6.9%	7.5%	6.7%
85+	2.7%	2.4%	2.2%
18+	77.4%	78.8%	79.1%

2009 Population by Age

	5 Minutes	10 Minutes	15 Minutes
Total	53,890	194,293	452,274
0 - 4	5.5%	5.2%	5.2%
5 - 9	5.5%	5.3%	5.2%
10 - 14	5.9%	5.7%	5.5%
15 - 19	5.9%	6.0%	7.3%
20 - 24	5.7%	5.6%	7.9%
25 - 34	11.3%	11.1%	11.5%
35 - 44	13.6%	13.3%	12.7%
45 - 54	16.1%	15.9%	15.0%
55 - 64	12.8%	12.9%	12.2%
65 - 74	7.4%	8.2%	7.7%
75 - 84	6.5%	7.3%	6.6%
85+	3.7%	3.5%	3.1%
18+	79.0%	80.1%	80.6%

2014 Population by Age

	5 Minutes	10 Minutes	15 Minutes
Total	52,695	189,340	441,617
0 - 4	5.3%	5.0%	5.0%
5 - 9	5.4%	5.2%	5.1%
10 - 14	5.8%	5.6%	5.4%
15 - 19	5.5%	5.8%	7.0%
20 - 24	5.6%	5.6%	7.9%
25 - 34	13.0%	11.5%	12.0%
35 - 44	11.2%	11.7%	11.4%
45 - 54	15.1%	14.8%	13.7%
55 - 64	14.5%	14.7%	13.8%
65 - 74	9.1%	10.0%	9.4%
75 - 84	5.8%	6.5%	6.0%
85+	3.8%	3.7%	3.3%
18+	79.7%	80.7%	81.2%

2000 Population by Sex

	5 Minutes	10 Minutes	15 Minutes
Males	46.7%	47.1%	47.8%
Females	53.3%	52.9%	52.2%

2009 Population by Sex

	5 Minutes	10 Minutes	15 Minutes
Males	47.1%	47.7%	48.0%
Females	52.9%	52.3%	52.0%

2014 Population by Sex

	5 Minutes	10 Minutes	15 Minutes
Males	47.4%	47.8%	48.1%
Females	52.6%	52.2%	51.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes



2009 Population 15+ by Marital Status

	5 Minutes	10 Minutes	15 Minutes
Total	44,736	162,778	380,332
Never Married	27.2%	28.1%	33.4%
Married	56.3%	54.1%	48.7%
Widowed	8.1%	8.9%	8.7%
Divorced	8.3%	8.9%	9.2%



2000 Population 16+ by Employment Status

	5 Minutes	10 Minutes	15 Minutes
Total	44,372	163,406	385,525
In Labor Force	64.4%	61.8%	60.7%
Civilian Employed	62.2%	58.7%	56.3%
Civilian Unemployed	2.1%	3.0%	4.4%
In Armed Forces	0.1%	0.1%	0.1%
Not in Labor Force	35.6%	38.2%	39.3%

2009 Civilian Population 16+ in Labor Force

	5 Minutes	10 Minutes	15 Minutes
Civilian Employed	93.1%	91.9%	90.5%
Civilian Unemployed	6.9%	8.1%	9.5%

2014 Civilian Population 16+ in Labor Force

	5 Minutes	10 Minutes	15 Minutes
Civilian Employed	95.3%	94.4%	93.4%
Civilian Unemployed	4.7%	5.6%	6.6%

2000 Females 16+ by Employment Status and Age of Children

	5 Minutes	10 Minutes	15 Minutes
Total	24,300	87,917	204,738
Own Children < 6 Only	6.4%	6.0%	5.7%
Employed/in Armed Forces	3.7%	3.6%	3.4%
Unemployed	0.1%	0.2%	0.3%
Not in Labor Force	2.6%	2.2%	2.0%
Own Children < 6 and 6-17 Only	4.8%	4.4%	4.6%
Employed/in Armed Forces	2.4%	2.3%	2.5%
Unemployed	0.2%	0.2%	0.3%
Not in Labor Force	2.1%	1.9%	1.8%
Own Children 6-17 Only	15.8%	14.5%	14.0%
Employed/in Armed Forces	11.6%	10.6%	10.1%
Unemployed	0.5%	0.4%	0.4%
Not in Labor Force	3.8%	3.4%	3.5%
No Own Children < 18	73.0%	75.1%	75.7%
Employed/in Armed Forces	36.1%	35.2%	34.9%
Unemployed	1.0%	1.8%	3.0%
Not in Labor Force	36.0%	38.2%	37.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes



2009 Employed Population 16+ by Industry

	2009	2010	2011
Total	27,728	94,703	215,485
Agriculture/Mining	0.3%	0.4%	0.4%
Construction	3.5%	4.8%	5.0%
Manufacturing	4.6%	4.6%	4.8%
Wholesale Trade	2.9%	3.4%	3.0%
Retail Trade	10.2%	11.3%	10.9%
Transportation/Utilities	4.1%	5.2%	5.4%
Information	3.0%	2.6%	2.5%
Finance/Insurance/Real Estate	11.7%	10.5%	9.5%
Services	56.6%	52.9%	54.2%
Public Administration	3.1%	4.3%	4.1%

2009 Employed Population 16+ by Occupation

	2009	2010	2011
Total	27,727	94,706	215,485
White Collar	80.5%	71.6%	69.1%
Management/Business/Financial	20.1%	16.8%	15.1%
Professional	33.8%	26.4%	25.8%
Sales	13.4%	13.2%	12.0%
Administrative Support	13.2%	15.2%	16.2%
Services	11.1%	15.4%	17.1%
Blue Collar	8.4%	13.0%	13.7%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	2.2%	3.7%	4.0%
Installation/Maintenance/Repair	2.0%	2.7%	2.7%
Production	1.6%	2.3%	2.5%
Transportation/Material Moving	2.6%	4.2%	4.4%



2000 Workers 16+ by Means of Transportation to Work

	2000	2010	2011
Total	27,337	94,791	213,511
Drove Alone - Car, Truck, or Van	69.0%	71.1%	67.1%
Carpooled - Car, Truck, or Van	8.8%	9.6%	10.0%
Public Transportation	15.6%	13.2%	14.0%
Walked	2.6%	2.7%	5.6%
Other Means	0.5%	0.6%	0.8%
Worked at Home	3.5%	2.8%	2.5%

2000 Workers 16+ by Travel Time to Work

	2000	2010	2011
Total	27,336	94,791	213,511
Did Not Work at Home	96.5%	97.2%	97.5%
Less than 5 minutes	1.7%	2.0%	2.2%
5 to 9 minutes	8.0%	8.9%	9.2%
10 to 19 minutes	21.9%	26.0%	28.9%
20 to 24 minutes	15.4%	15.1%	15.4%
25 to 34 minutes	26.2%	23.2%	21.4%
35 to 44 minutes	8.7%	7.7%	6.9%
45 to 59 minutes	9.8%	9.0%	8.0%
60 to 89 minutes	3.4%	3.8%	4.0%
90 or more minutes	1.4%	1.4%	1.6%
Worked at Home	3.5%	2.8%	2.5%
Average Travel Time to Work (in min)	26.7	25.9	25.1

2000 Households by Vehicles Available

	2000	2010	2011
Total	24,359	85,971	197,052
None	11.3%	13.2%	18.9%
1	43.1%	40.8%	40.1%
2	37.7%	36.8%	32.4%
3	6.5%	7.2%	6.9%
4	0.9%	1.3%	1.3%
5+	0.5%	0.6%	0.5%
Average Number of Vehicles Available	1.4	1.4	1.3

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009.



Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes



2000 Households by Type

Total	24,324	85,942	197,028
Family Households	60.6%	62.3%	59.3%
Married-couple Family	49.8%	49.2%	43.5%
With Related Children	22.6%	20.4%	18.2%
Other Family (No Spouse)	10.9%	13.1%	15.8%
With Related Children	5.6%	6.7%	8.9%
Nonfamily Households	39.4%	37.7%	40.7%
Householder Living Alone	34.5%	32.6%	34.2%
Householder Not Living Alone	4.8%	5.1%	6.5%
Households with Related Children	28.2%	27.1%	27.0%
Households with Persons 65+	28.3%	31.7%	29.7%

2000 Households by Size

Total	24,324	85,944	197,028
1 Person Household	34.6%	32.6%	34.2%
2 Person Household	32.6%	33.7%	32.3%
3 Person Household	13.9%	14.8%	14.9%
4 Person Household	12.2%	12.0%	11.6%
5 Person Household	4.9%	4.9%	4.9%
6 Person Household	1.4%	1.4%	1.5%
7+ Person Household	0.4%	0.5%	0.6%

2000 Households by Year Householder Moved In

Total	24,360	85,972	197,052
Moved in 1999 to March 2000	17.5%	13.7%	16.1%
Moved in 1995 to 1998	25.2%	22.3%	23.9%
Moved in 1990 to 1994	14.5%	13.8%	14.1%
Moved in 1980 to 1989	16.7%	16.4%	15.5%
Moved in 1970 to 1979	12.0%	12.8%	11.7%
Moved in 1969 or Earlier	14.2%	20.9%	18.7%
Median Year Householder Moved In	1992	1990	1991



2000 Housing Units by Units in Structure

Total	25,431	90,844	215,106
1, Detached	60.1%	68.2%	57.6%
1, Attached	5.9%	5.7%	10.1%
2	5.5%	5.9%	7.0%
3 or 4	3.7%	3.9%	5.3%
5 to 9	5.5%	3.5%	5.1%
10 to 19	6.0%	3.2%	4.1%
20+	13.2%	9.4%	10.3%
Mobile Home	0.1%	0.3%	0.5%
Other	0.0%	0.0%	0.0%

2000 Housing Units by Year Structure Built

Total	25,440	90,853	215,106
1999 to March 2000	0.1%	0.3%	0.8%
1995 to 1998	0.7%	1.0%	1.9%
1990 to 1994	1.5%	1.4%	2.1%
1980 to 1989	4.9%	4.9%	5.6%
1970 to 1979	9.4%	9.2%	9.3%
1969 or Earlier	83.4%	83.2%	80.3%
Median Year Structure Built	1951	1952	1951

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867

Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes



2000 Population 3+ by School Enrollment

	5 Minutes	10 Minutes	15 Minutes
Total	53,593	194,766	458,303
Enrolled in Nursery/Preschool	2.2%	1.9%	1.8%
Enrolled in Kindergarten	1.1%	1.1%	1.1%
Enrolled in Grade 1-8	10.8%	10.3%	10.1%
Enrolled in Grade 9-12	5.5%	5.2%	5.2%
Enrolled in College	2.9%	3.9%	7.5%
Enrolled in Grad/Prof School	2.0%	1.5%	1.9%
Not Enrolled in School	75.4%	76.2%	72.5%

2009 Population 25+ by Educational Attainment

	5 Minutes	10 Minutes	15 Minutes
Total	38,480	140,204	311,287
Less than 9th Grade	1.4%	2.2%	2.7%
9th - 12th Grade, No Diploma	3.5%	6.5%	8.1%
High School Graduate	21.7%	31.7%	32.8%
Some College, No Degree	14.6%	15.7%	16.1%
Associate Degree	6.7%	7.6%	8.1%
Bachelor's Degree	30.8%	22.8%	20.1%
Graduate/Professional Degree	21.3%	13.3%	12.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009.



Mount Lebanon, PA

Latitude: 40.373457

Longitude: -80.048867


Drive Time: 5 Minutes

Drive Time: 10 Minutes

Drive Time: 15 Minutes

Top 3 Tapestry Segments

1.	Old and Newcomers	Rustbelt Retirees	Rustbelt Retirees
2.	Connoisseurs	Prosperous Empty Nests	Simple Living
3.	Metropolitans	Rustbelt Traditions	Prosperous Empty Nests

 **2009 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$48,318,870	\$149,408,061	\$310,469,337
Average Spent	\$2,020.70	\$1,782.21	\$1,618.11
Spending Potential Index	81	71	65
Computers & Accessories: Total \$	\$6,258,945	\$19,055,523	\$39,749,013
Average Spent	\$261.75	\$227.30	\$207.17
Spending Potential Index	115	100	91
Education: Total \$	\$36,844,749	\$111,516,756	\$232,022,954
Average Spent	\$1,540.85	\$1,330.23	\$1,209.27
Spending Potential Index	123	106	96
Entertainment/Recreation: Total \$	\$89,347,200	\$278,741,752	\$567,561,380
Average Spent	\$3,736.50	\$3,324.96	\$2,958.04
Spending Potential Index	115	103	91
Food at Home: Total \$	\$123,301,237	\$391,789,787	\$811,080,077
Average Spent	\$5,156.46	\$4,673.46	\$4,227.22
Spending Potential Index	113	102	93
Food Away from Home: Total \$	\$90,697,590	\$284,148,003	\$589,824,463
Average Spent	\$3,792.97	\$3,389.45	\$3,074.07
Spending Potential Index	114	102	92
Health Care: Total \$	\$104,661,375	\$344,804,027	\$691,825,218
Average Spent	\$4,376.94	\$4,112.99	\$3,605.68
Spending Potential Index	116	109	96
HH Furnishings & Equipment: Total \$	\$53,042,391	\$162,165,190	\$329,406,895
Average Spent	\$2,218.23	\$1,934.38	\$1,716.81
Spending Potential Index	102	89	79
Investments: Total \$	\$40,876,472	\$122,985,887	\$236,343,344
Average Spent	\$1,709.45	\$1,467.03	\$1,231.78
Spending Potential Index	119	102	86
Retail Goods: Total \$	\$666,923,013	\$2,094,738,053	\$4,286,062,909
Average Spent	\$27,890.72	\$24,987.03	\$22,338.25
Spending Potential Index	108	97	87
Shelter: Total \$	\$438,307,615	\$1,326,457,264	\$2,710,518,407
Average Spent	\$18,330.03	\$15,822.61	\$14,126.77
Spending Potential Index	117	101	90
TV/Video/Sound Equipment: Total \$	\$32,960,373	\$104,137,970	\$216,549,658
Average Spent	\$1,378.40	\$1,242.21	\$1,128.62
Spending Potential Index	113	102	93
Travel: Total \$	\$52,737,432	\$160,033,271	\$317,895,477
Average Spent	\$2,205.48	\$1,908.95	\$1,656.82
Spending Potential Index	119	103	90
Vehicle Maintenance & Repairs: Total \$	\$25,487,131	\$79,850,537	\$163,733,196
Average Spent	\$1,065.87	\$952.50	\$853.35
Spending Potential Index	114	102	91

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics.