



# Demographic and Income Comparison Profile

Galleria of Mt. Lebanon  
1500 Washington Rd, Pittsburgh, Pennsylvania, 15228  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 40.35739  
Longitude: -80.05202

	3 miles	5 miles	10 miles
<b>Census 2010 Summary</b>			
Population	110,228	250,625	694,082
Households	47,942	109,332	303,427
Families	29,807	67,075	167,740
Average Household Size	2.27	2.27	2.20
Owner Occupied Housing Units	35,034	77,706	187,869
Renter Occupied Housing Units	12,908	31,626	115,558
Median Age	44.4	43.1	39.6
<b>2021 Summary</b>			
Population	109,701	249,603	702,332
Households	48,541	110,859	312,989
Families	29,665	66,793	168,553
Average Household Size	2.23	2.23	2.16
Owner Occupied Housing Units	34,372	75,926	183,278
Renter Occupied Housing Units	14,169	34,933	129,711
Median Age	46.7	45.3	41.5
Median Household Income	\$82,711	\$75,076	\$64,651
Average Household Income	\$113,789	\$99,857	\$90,823
<b>2026 Summary</b>			
Population	109,299	248,615	705,246
Households	48,632	111,084	316,571
Families	29,614	66,680	169,116
Average Household Size	2.22	2.22	2.14
Owner Occupied Housing Units	34,720	76,834	186,321
Renter Occupied Housing Units	13,912	34,250	130,250
Median Age	47.3	46.0	42.5
Median Household Income	\$90,347	\$81,131	\$72,991
Average Household Income	\$126,574	\$111,328	\$101,929
<b>Trends: 2021-2026 Annual Rate</b>			
Population	-0.07%	-0.08%	0.08%
Households	0.04%	0.04%	0.23%
Families	-0.03%	-0.03%	0.07%
Owner Households	0.20%	0.24%	0.33%
Median Household Income	1.78%	1.56%	2.46%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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2021 Households by Income	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,608	5.4%	7,213	6.5%	33,827	10.8%
\$15,000 - \$24,999	2,802	5.8%	7,869	7.1%	26,243	8.4%
\$25,000 - \$34,999	3,518	7.2%	8,677	7.8%	26,582	8.5%
\$35,000 - \$49,999	4,859	10.0%	12,173	11.0%	35,483	11.3%
\$50,000 - \$74,999	7,916	16.3%	19,431	17.5%	51,304	16.4%
\$75,000 - \$99,999	6,867	14.1%	16,096	14.5%	41,240	13.2%
\$100,000 - \$149,999	9,802	20.2%	21,003	18.9%	50,683	16.2%
\$150,000 - \$199,999	4,305	8.9%	8,343	7.5%	22,513	7.2%
\$200,000+	5,863	12.1%	10,054	9.1%	25,096	8.0%
Median Household Income	\$82,711		\$75,076		\$64,651	
Average Household Income	\$113,789		\$99,857		\$90,823	
Per Capita Income	\$50,434		\$44,353		\$40,622	

2026 Households by Income	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,219	4.6%	6,190	5.6%	29,862	9.4%
\$15,000 - \$24,999	2,357	4.8%	6,804	6.1%	23,348	7.4%
\$25,000 - \$34,999	3,127	6.4%	7,807	7.0%	24,698	7.8%
\$35,000 - \$49,999	4,479	9.2%	11,141	10.0%	33,338	10.5%
\$50,000 - \$74,999	7,464	15.3%	18,573	16.7%	49,958	15.8%
\$75,000 - \$99,999	6,892	14.2%	16,465	14.8%	42,837	13.5%
\$100,000 - \$149,999	10,430	21.4%	22,736	20.5%	56,105	17.7%
\$150,000 - \$199,999	5,032	10.3%	9,873	8.9%	27,220	8.6%
\$200,000+	6,633	13.6%	11,495	10.3%	29,186	9.2%
Median Household Income	\$90,347		\$81,131		\$72,991	
Average Household Income	\$126,574		\$111,328		\$101,929	
Per Capita Income	\$56,410		\$49,739		\$45,901	

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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2010 Population by Age	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	5,706	5.2%	13,274	5.3%	35,448	5.1%
Age 5 - 9	6,284	5.7%	14,042	5.6%	35,171	5.1%
Age 10 - 14	6,703	6.1%	14,752	5.9%	36,518	5.3%
Age 15 - 19	6,234	5.7%	14,169	5.7%	46,618	6.7%
Age 20 - 24	4,578	4.2%	12,496	5.0%	60,504	8.7%
Age 25 - 34	12,719	11.5%	31,555	12.6%	96,527	13.9%
Age 35 - 44	13,751	12.5%	31,176	12.4%	81,372	11.7%
Age 45 - 54	17,585	16.0%	39,818	15.9%	101,828	14.7%
Age 55 - 64	14,641	13.3%	33,715	13.5%	88,053	12.7%
Age 65 - 74	9,390	8.5%	20,413	8.1%	52,182	7.5%
Age 75 - 84	8,330	7.6%	16,714	6.7%	40,233	5.8%
Age 85+	4,308	3.9%	8,498	3.4%	19,628	2.8%

2021 Population by Age	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	4,943	4.5%	11,577	4.6%	31,448	4.5%
Age 5 - 9	5,558	5.1%	12,520	5.0%	32,893	4.7%
Age 10 - 14	6,346	5.8%	13,845	5.5%	35,097	5.0%
Age 15 - 19	5,824	5.3%	12,898	5.2%	42,551	6.1%
Age 20 - 24	4,964	4.5%	11,901	4.8%	54,157	7.7%
Age 25 - 34	11,401	10.4%	29,356	11.8%	96,998	13.8%
Age 35 - 44	13,637	12.4%	31,899	12.8%	86,163	12.3%
Age 45 - 54	13,664	12.5%	30,710	12.3%	80,480	11.5%
Age 55 - 64	16,619	15.1%	37,414	15.0%	97,076	13.8%
Age 65 - 74	13,327	12.1%	30,389	12.2%	79,198	11.3%
Age 75 - 84	8,267	7.5%	17,198	6.9%	43,431	6.2%
Age 85+	5,152	4.7%	9,896	4.0%	22,841	3.3%

2026 Population by Age	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	4,904	4.5%	11,484	4.6%	31,505	4.5%
Age 5 - 9	5,506	5.0%	12,405	5.0%	32,555	4.6%
Age 10 - 14	5,990	5.5%	13,246	5.3%	34,223	4.9%
Age 15 - 19	5,641	5.2%	12,674	5.1%	42,940	6.1%
Age 20 - 24	4,499	4.1%	11,070	4.5%	52,820	7.5%
Age 25 - 34	11,561	10.6%	28,258	11.4%	91,262	12.9%
Age 35 - 44	13,400	12.3%	32,047	12.9%	89,548	12.7%
Age 45 - 54	13,262	12.1%	30,073	12.1%	79,584	11.3%
Age 55 - 64	14,762	13.5%	33,164	13.3%	87,284	12.4%
Age 65 - 74	14,962	13.7%	33,726	13.6%	87,242	12.4%
Age 75 - 84	9,661	8.8%	20,695	8.3%	53,285	7.6%
Age 85+	5,150	4.7%	9,771	3.9%	23,000	3.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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2010 Race and Ethnicity	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	103,288	93.7%	227,826	90.9%	573,769	82.7%
Black Alone	1,628	1.5%	10,340	4.1%	80,536	11.6%
American Indian Alone	59	0.1%	204	0.1%	876	0.1%
Asian Alone	3,613	3.3%	7,484	3.0%	22,353	3.2%
Pacific Islander Alone	20	0.0%	48	0.0%	154	0.0%
Some Other Race Alone	340	0.3%	1,084	0.4%	3,541	0.5%
Two or More Races	1,279	1.2%	3,638	1.5%	12,853	1.9%
Hispanic Origin (Any Race)	1,470	1.3%	3,668	1.5%	11,618	1.7%

2021 Race and Ethnicity	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	99,806	91.0%	219,991	88.1%	558,627	79.5%
Black Alone	1,777	1.6%	10,808	4.3%	83,248	11.9%
American Indian Alone	67	0.1%	221	0.1%	949	0.1%
Asian Alone	5,634	5.1%	11,627	4.7%	35,757	5.1%
Pacific Islander Alone	28	0.0%	64	0.0%	199	0.0%
Some Other Race Alone	483	0.4%	1,543	0.6%	4,895	0.7%
Two or More Races	1,906	1.7%	5,349	2.1%	18,656	2.7%
Hispanic Origin (Any Race)	2,395	2.2%	5,922	2.4%	18,667	2.7%

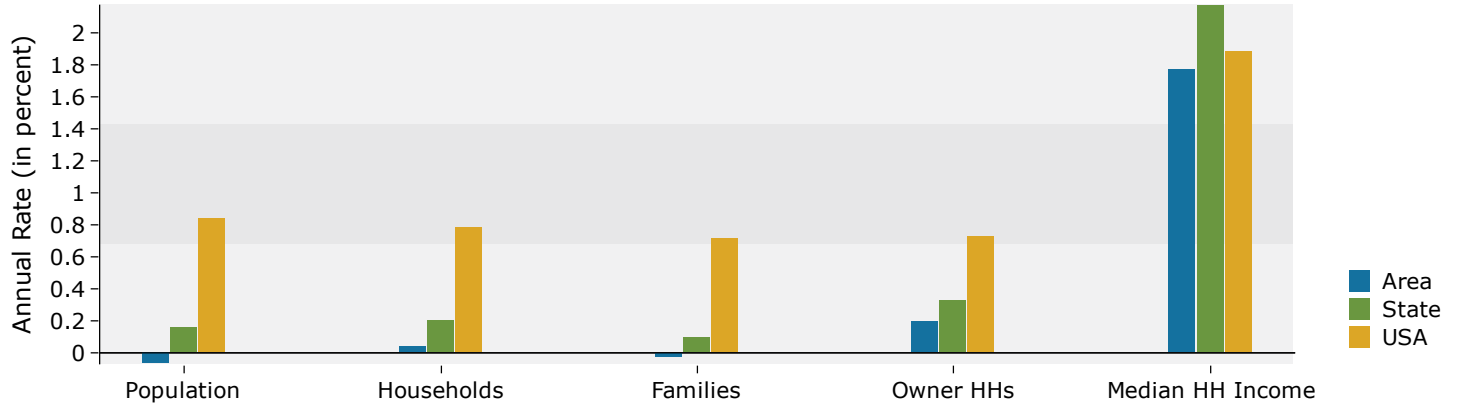
  

2026 Race and Ethnicity	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	97,627	89.3%	215,025	86.5%	548,205	77.7%
Black Alone	1,831	1.7%	10,940	4.4%	84,166	11.9%
American Indian Alone	74	0.1%	231	0.1%	997	0.1%
Asian Alone	6,867	6.3%	14,120	5.7%	43,721	6.2%
Pacific Islander Alone	31	0.0%	68	0.0%	214	0.0%
Some Other Race Alone	574	0.5%	1,827	0.7%	5,712	0.8%
Two or More Races	2,295	2.1%	6,403	2.6%	22,230	3.2%
Hispanic Origin (Any Race)	2,982	2.7%	7,343	3.0%	23,048	3.3%

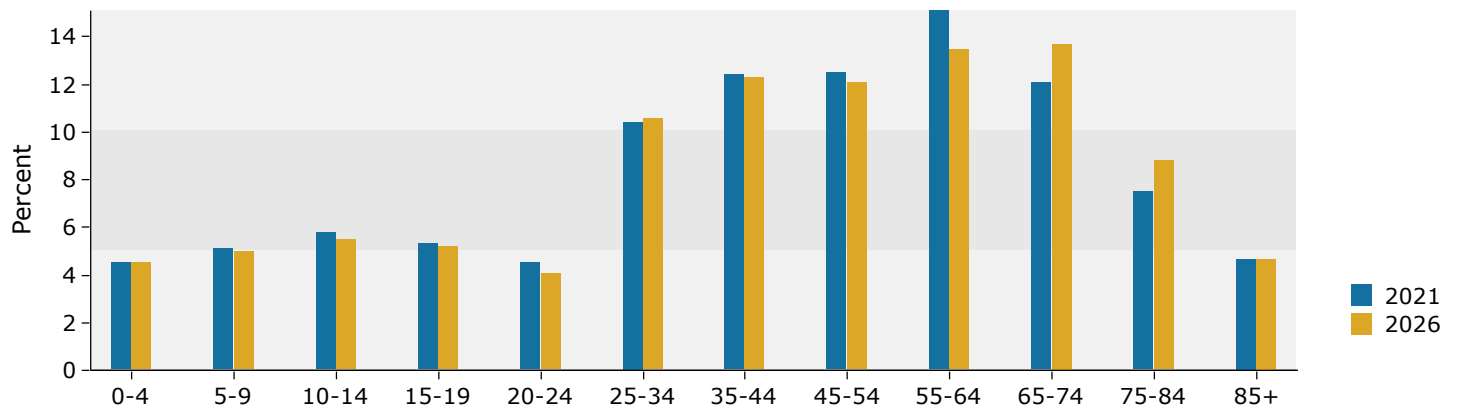
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

## 3 miles

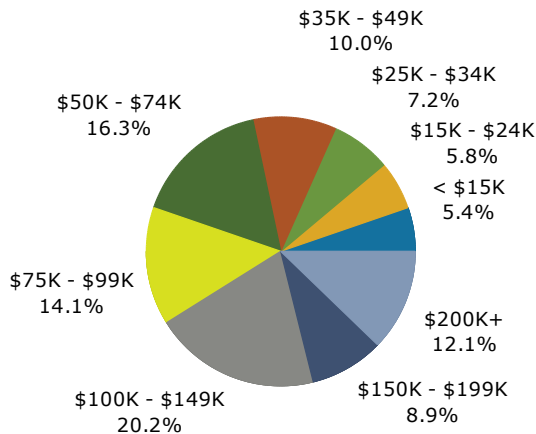
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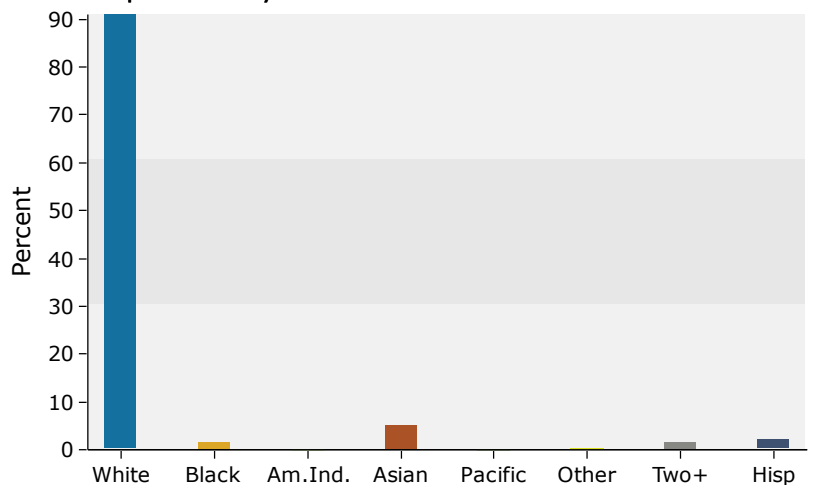
### Population by Age



### 2021 Household Income



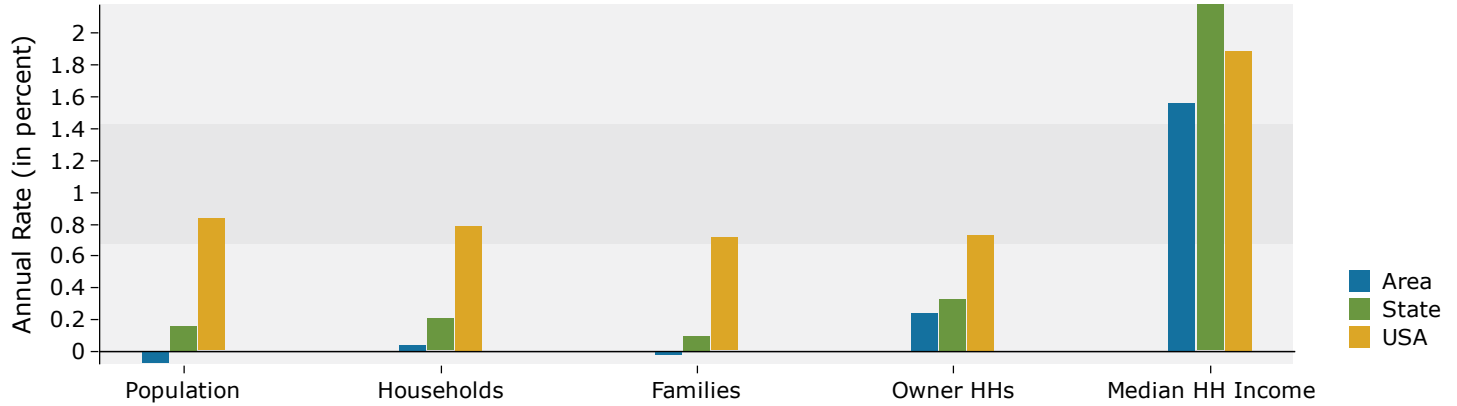
### 2021 Population by Race



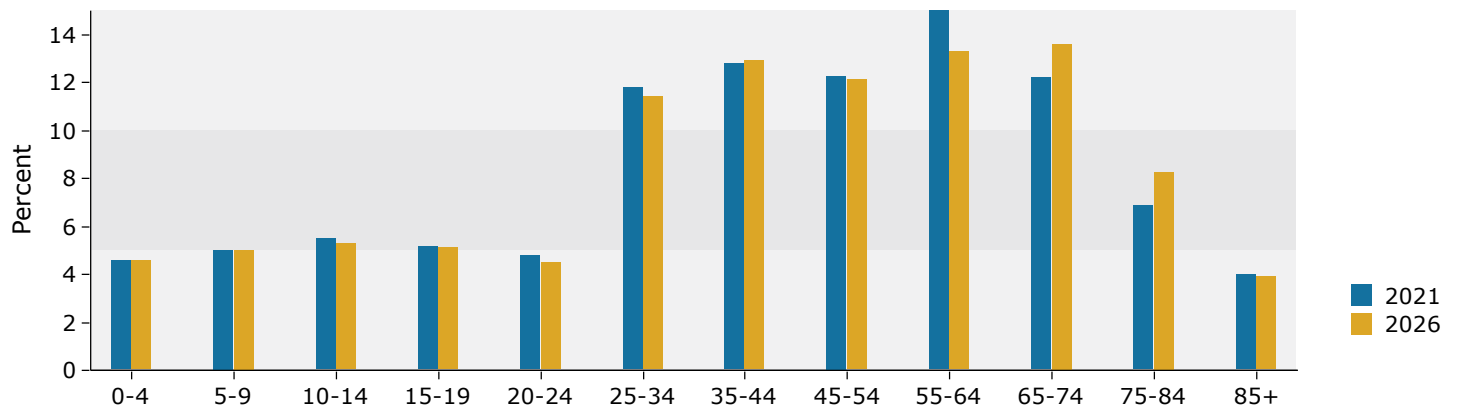
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

## 5 miles

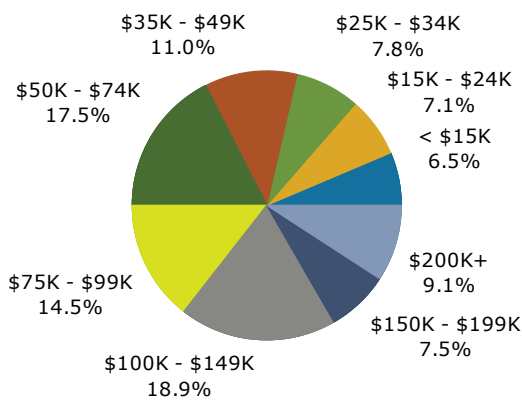
### Trends 2021-2026



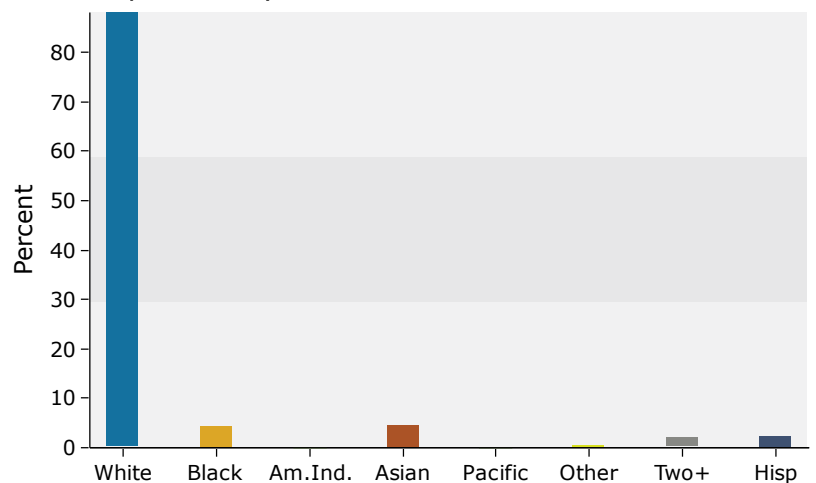
### Population by Age



### 2021 Household Income



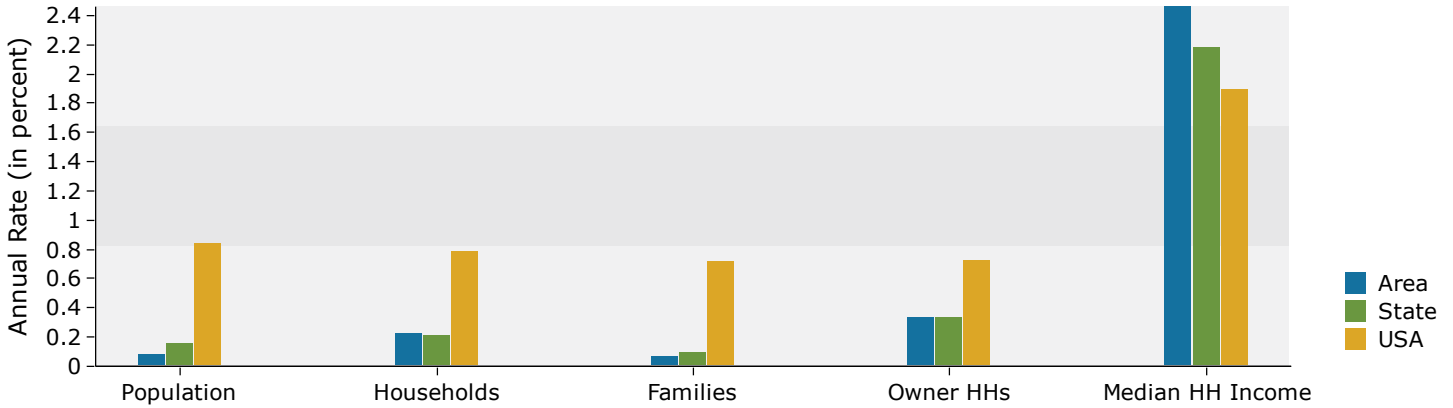
### 2021 Population by Race



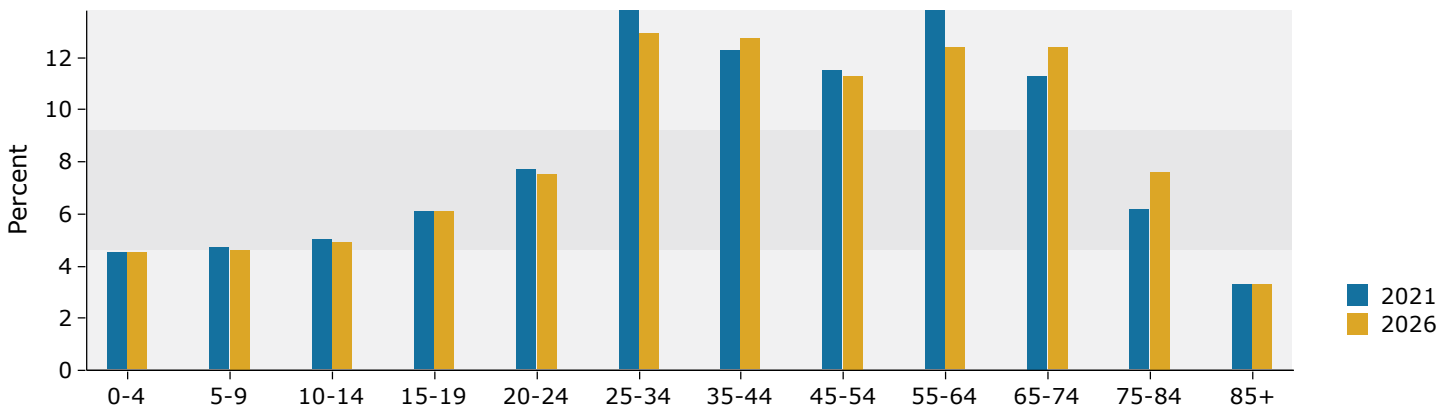
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

## 10 miles

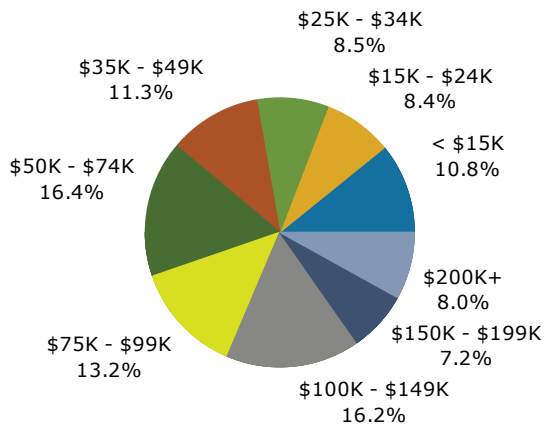
### Trends 2021-2026



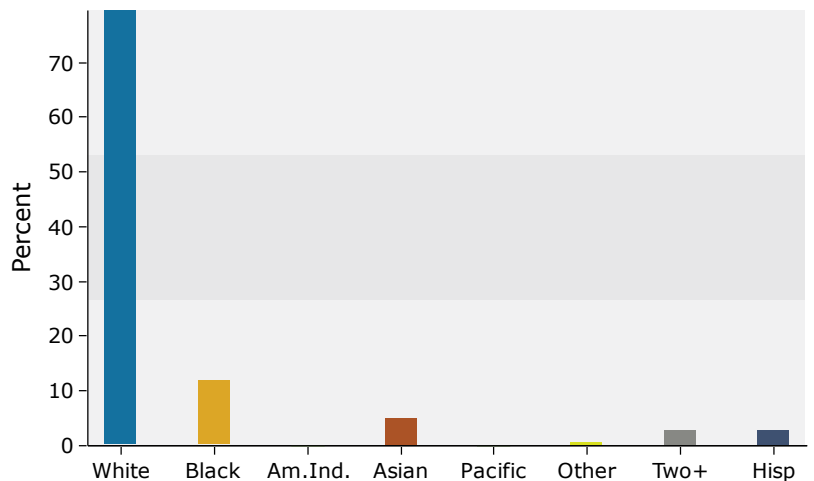
### Population by Age



### 2021 Household Income



### 2021 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.