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### The Pittsburg Micropolitan Area Economic Profile, 2019

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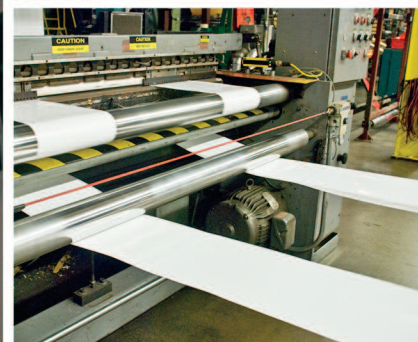
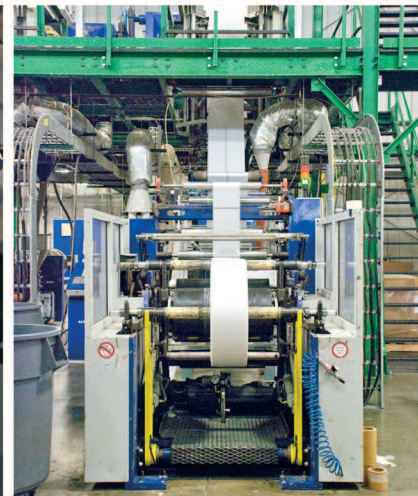
# ECONOMIC 2019 PROFILE

Pittsburg  
Micropolitan  
Area



KELCE  
COLLEGE OF BUSINESS  
Pittsburg State University





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Pitt Plastics produces can liners for a variety of industries—from foodservice to healthcare to sanitation. As a leader in the plastic bag industry for 45 years, our products are sold nationwide while we remain proud to be based in Pittsburg, KS; providing over 300 local jobs as one team and one culture with one mission—to deliver excellence.

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# 2019 ECONOMIC SUMMARY

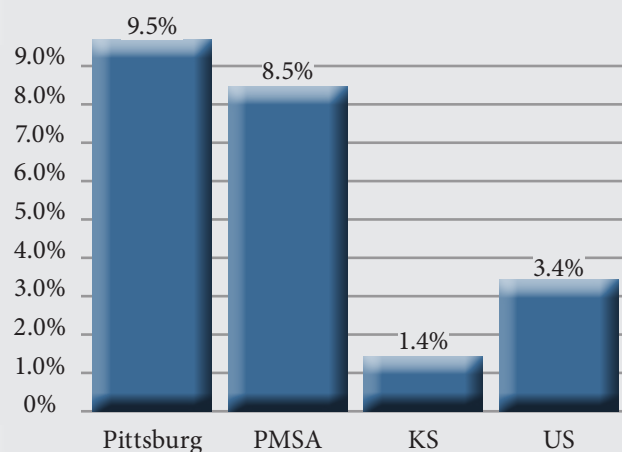
THE 39,526 RESIDENTS OF THE Pittsburgh Micropolitan Area enjoy high quality of life and a relatively low cost of living, according to the Center for Regional Economic Competitiveness. The price of a new home in a middle to upper-middle income neighborhood is only 79.6 percent of the national average, and the cost of health care is 96.8 percent of the national average. In U.S. News and World Report's recently released study on the health of communities nationwide, the Pittsburgh Micropolitan Area scored higher than most of the 813 communities in its "urban, up-and-coming" peer group.

The study found that the Pittsburgh Micropolitan Area has 36.1 percent greater access to local hospital beds per capita, 3.1 percent higher school expenditure per K-12 student, and 7.4 percent higher high school graduation rate. The area also has 15.4 percent less violent crime, 32.1 percent lower homicide rate, 3.3 percent better access to the internet, 85.3 percent better access to food outlets and 17.3 percent greater job diversity.

Demographics Now reports that household incomes have increased at a very healthy rate in the Pittsburgh Micropolitan Area since 2010 (especially in the last few years), with the number of households with incomes between \$50,000 and \$100,000 increasing 9.5 percent in Pittsburgh and 8.5 percent in the Pittsburgh Micropolitan Area. This is well above the 1.4 percent increase statewide and 3.4 percent increase nationwide. Furthermore, area per capita bankruptcies are well below the national average with 1.48 bankruptcies per 1,000 adult population in the Pittsburgh Micropolitan area, compared to 3.18 bankruptcies statewide and 3.15 nationwide. The Equifax credit agency also reports that 72.1 per-

cent of the population in the Pittsburgh Micropolitan Area had a prime FICO credit score (above the sub-prime credit FICO score of 639) in 2019, the highest level in the history of this indicator and up from 67.3 percent in 2012.

## Number of Households Added to the Middle Income Bracket 2010-2019



Source: Demographics Now

Several major companies have headquarters in Pittsburgh and there is a considerable optimism about the local economy. During the last 5 years a significant \$477.4 million dollars was invested in the area. Home sales and prices have also risen significantly in 2019.

The Pittsburgh Micropolitan Area is an excellent business location with a well-educated and relatively productive labor force. Manufacturing is one of the most important industries in the area, with some major expansions in 2019, including a new 31,000 square foot building for APEX Stages

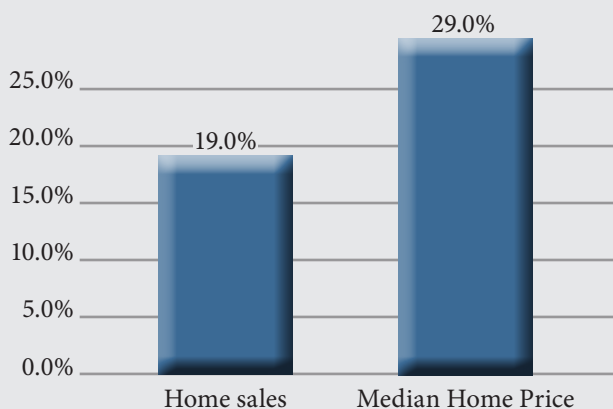
at the Airport Industrial Park. Manufacturing accounts for 18.9 percent of all payroll and pays the second highest wages of the local industries. Some major manufacturing firms located in the area attribute their success to the

local labor force, including Pitt Plastics, which has more than \$200 million in annual sales and provides more than 300 jobs. Pitt Plastics states, "Thanks to the success we have had with the local labor force, Pitt Plastics can continue with the mission of delivering excellence as one team and one culture!" There is also a robust labor force in the area.

The Pittsburgh Micropolitan Area labor force (44.8 percent blue collar and 55.2 percent white collar) increased slightly in 2019, with a labor force of 330,771 people living within a 60-minute drive (49.1 percent blue collar and 50.9 percent

white collar), and 1,184,526 within a 90-minute drive (42.7 percent blue collar and 57.3 percent white collar).

## Number of Homes Sold and Median Sales Price Pittsburg Area - Percent Increase 2019



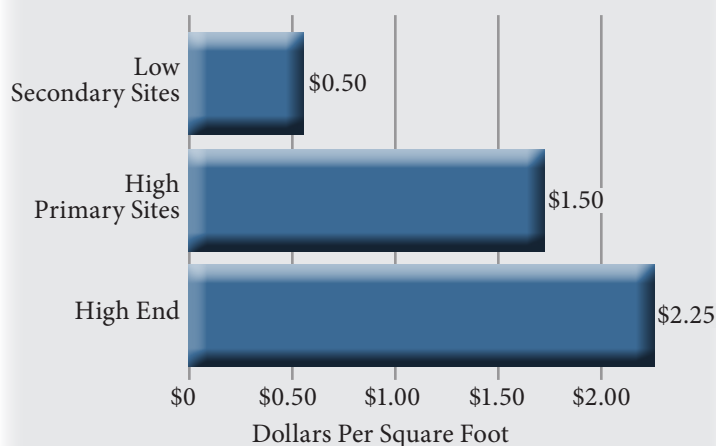
Source: Pittsburgh Area Realtors Association

# RESIDENTIAL AND COMMERCIAL LAND MARKETS

**RESIDENTIAL:** Pittsburg State University (home of the Gorillas) is located in Pittsburg on a 630-acre campus and offers 324 academic programs for a student population of about 6,800. Kiplinger's Personal Finance Magazine says, "Nothing matches the vibe of a college town. Universities throw off an energy that infuses their communities with culture, creativity and a love of learning." Being a commercial center and a college town and having a major hospital imply the presence of amenities, culture, and services that skilled, educated, and professional people are attracted to. Jones Heritage Realtors (a local authority on real estate) reports that the local residential land market is doing well, with residential land values currently ranging from an average of \$0.50 per square foot in the older neighborhoods to an average high of \$1.50 in good locations and going as high as \$2.25 per square foot in high-end locations. Multi-family residential land prices start at an average of \$0.75 per square foot in secondary locations and increase to an average of \$1.75 per square foot, but can go as high as \$2.25 in the best locations.

Housing sales were up significantly in the Pittsburg area in 2019, according to the Pittsburg Area Association of Realtors, with 551 homes sold during 2019, up 19.0 percent, with a median price of \$100,650, up 29.0 percent. Currently, there are several housing developments active, including Block 22, with 99 student micro-lofts downtown; Leland Lofts, with 6 moderate-income apartments downtown; Silverback Landing, with 134 single family homes with amenities such as a pool, clubhouse, and park; Bob Higginbotham Properties, with 12 single family homes; Gerry Dennett Properties, with 11 single family homes; 48 units of low to moderate-income housing; and 23 single family homes built on lots via the land bank program.

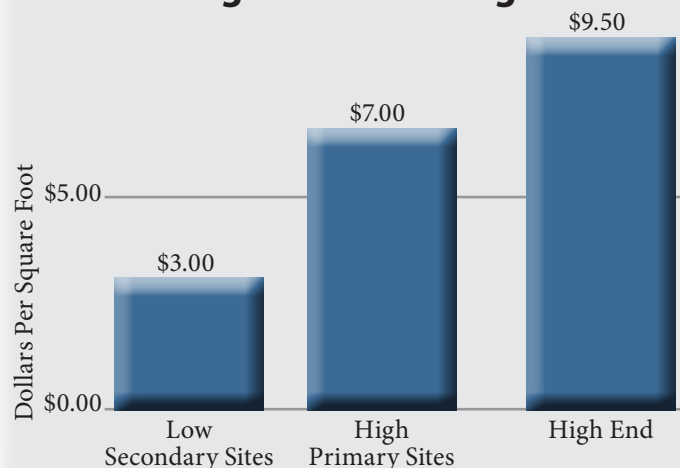
## Residential Land Values Average Price Pittsburg Area



Source: Jones Heritage Realtors

**COMMERCIAL:** Two factors should have a positive future impact on local commercial land values. First, almost \$477.4 million has been invested in the City of Pittsburg

## Commercial Land Values Average Price Pittsburg Area



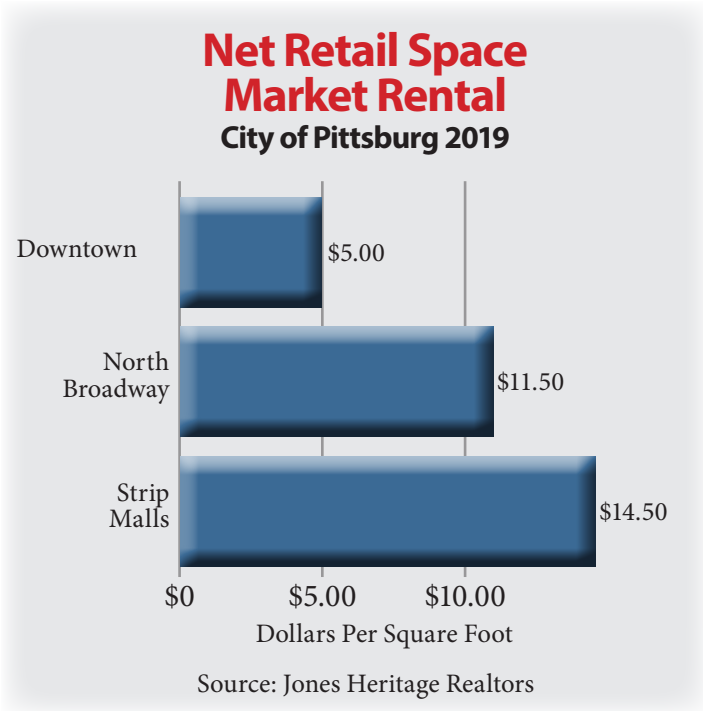
Source: Jones Heritage Realtors

in the last five years (most of it private), including over \$10 million in fiber optic cable and internet infrastructure, making Pittsburg a more cosmopolitan city, and \$31.3 million has been invested in education infrastructure, \$50.0 million in entertainment infrastructure, \$43.3 million in public infrastructure, \$74.8 million in housing infrastructure, \$67.0 million in medical infrastructure, \$42.7 million in retail infrastructure, \$17.8 million in hospitality infrastructure, \$63.8 million in industry infrastructure, \$3.3 million in recreation infrastructure, and \$1.9 million in service infrastructure. Secondly, a 2011 US-69 Corridor Study indicated that traffic volumes on US-69 north of Pittsburg increased 33 percent in the 1990-2010 period and recommended a four-lane highway from Fort Scott to Arma. Construction on the highway expansion was authorized by the Kansas Governor in July 2018 and is underway. The Pittsburg area commercial land market did well in 2019, according to Jones Heritage Realtors, with average prices of local commercial land increasing in 2019, especially at the lower and higher ends of the market. The average low price is \$3.00 per square foot for secondary sites, the average high is \$7.00 per square foot for primary sites and \$9.50 per square foot for high-end sites. There were several major local commercial sales in 2019 totaling more than \$2.2 million, including a 6,545 square foot restaurant on a 122.5 foot frontage, which sold for a total of \$532,500 at \$81.36 per square foot; a commercial frontage at 2101-2111 North Broadway, which sold for a total of \$520,000 at \$11.56 per square foot; and a 19,881 square foot warehouse on a 4.4 acre site at the Northeast Industrial Park, which sold for total of \$365,000 at \$18.36 per square foot.

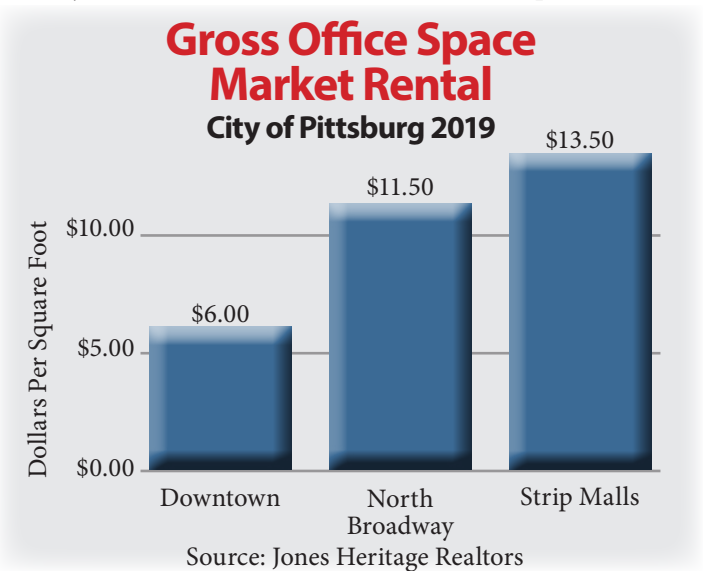
# RETAIL AND OFFICE SPACE MARKETS

**RETAIL:** Pittsburg is a regional center for retail sales and consumer services. It is estimated that almost 40,000 people visit the city annually for shopping and other services. The Kansas Department of Revenue furthermore reports that the City of Pittsburg is growing as a regional shopping center and that the income-adjusted retail trade pull factor for Pittsburg was 1.86 in 2019, meaning that the population in Pittsburg would have to be 86 percent larger if all the consumption were local. Downtown Pittsburg is a popular retail center. There are over 40 small specialty retailers in downtown Pittsburg, including boutiques and specialty clothing stores, jewelry stores, specialty candy and ice cream stores, bridal shops, sporting goods stores, specialty foods and art shops, and recreational activity centers, including axe throwing. The downtown business community is also growing, with two new breweries, three new restaurants, and a specialty grocery store slated to open later this summer. The downtown area is also host to several events and festivals during the summer, including Artwalk, Little Balkans Days, which celebrates Pittsburg’s historic roots and regional identity, and the Paint the Town Red Celebration, which celebrates Pittsburg’s role as home to Pittsburg State University.

The Pittsburg area retail market is doing well according to Jones Heritage Realtors, which reports that the current average net rental rate (the tenant pays property taxes, insurance premiums, and some maintenance) is \$5.00 per square foot for downtown retail space, \$11.50 on North Broadway (major thoroughfare), and \$14.50 in strip malls. Several new retailers opened locations in Pittsburg in 2019, including the Brick and Mortar restaurant, Drop the H Brewing Company, Jolly Fox Brewery and Gordmans in Meadowbrook Mall.



**OFFICE:** Jones Heritage Realtors reports that the average gross rent (owner pays basic taxes, insurance, exterior and all major maintenance) for downtown office space is cur-



rently \$6.00 per square foot, \$11.50 per square foot on North Broadway, and \$13.50 for strip mall units. Demographics Now reports that there are 141 health service establishments in the Pittsburg Micropolitan Area employing 2,033 people; 57 personal services establishments employing 146 people; 51 business services establishments employing 525 people; 44 real estate establishments employing 181 people; 45 social services establishments employing 748 people; 37 engineering, accounting, research, and management service establishments employing 267 people; 31 depository institutions and non-depository credit establishments employing 242 people; 26 communications and utilities establishments employing 648 people; and 63 other office establishments employing 251 people.

Pittsburg is the regional center for business services in Southeast Kansas, including technical consulting, book-keeping and payroll services, management services, office administrative services, and medical services. Training in an increasingly high-tech world is expensive, and some firms rely heavily on business services.

Pittsburg is also home to the ninety-eight bed, 401,000 square foot Ascension Via Christi Hospital, which features a Level III Trauma Center, a new 40,000-square-foot surgery center with state-of-the-art technology and robotics-assisted, minimally invasive surgery capability, a newly renovated \$2.6 million Cardiac Stepdown Unit, a comprehensive cancer center and other health services.

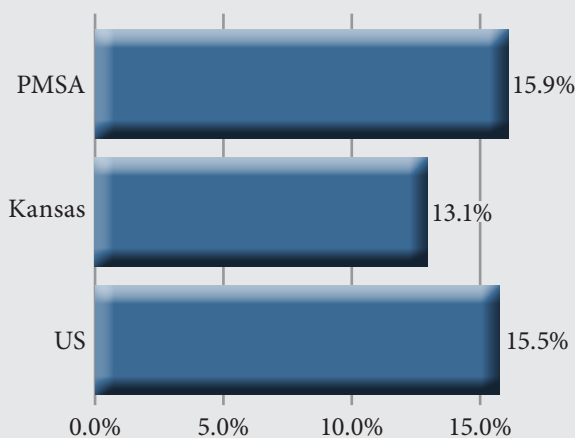
The City of Pittsburg is also an incubator for business development in the region. The city is cooperating with Pittsburg State University to facilitate local business growth by providing support for the full lifecycle of business development needs from conceptualization, to product development, to production and marketing.

# GROSS DOMESTIC PRODUCT

THE LOCAL ECONOMY HAS IMPROVED significantly in the last few years. The gross domestic product (the value of the annual output of goods and services) in the Pittsburgh Micropolitan Area increased to \$1.8 billion in 2019, up 3.0 percent from 2018 and up 15.9 percent from 2015. This is faster growth than in 84.9 percent of all the 542 micropolitan areas nationwide, according to Woods and Poole, and faster than the statewide growth of 13.1 percent and the nationwide growth of 15.5 percent. The Pittsburgh Micropolitan Area has also become a more popular tourist destination over the past 3-5 years, and local hotels and motels report that lodging revenues increased 46.5 percent from 2016 to 2019. Two major hotel properties have recently opened: a new 100-bed Hampton Inn Hotel located in the \$80 million Kansas Crossing Casino complex at the intersection of US 69 Highway and Route 400, and a new

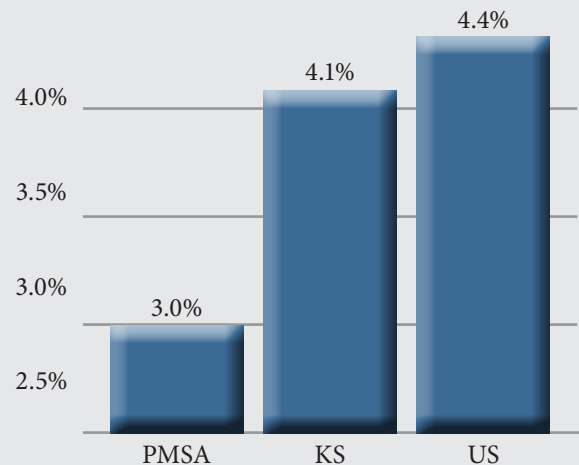
\$7.8 million La Quinta Inn and Suites, located at South Broadway and Centennial, with 77 rooms, two conference areas, and an indoor pool.

## Gross Domestic Product Growth 2015-2019



Source: Woods & Poole

## Gross Domestic Growth Projections 2020



Source: Woods & Poole

## PROJECTIONS:

The gross domestic product is expected to increase 3.0 percent in the Pittsburgh Micropolitan Area in 2020, according to Woods and Poole, 4.1 percent statewide, and 4.4 percent nationwide. During the 2019-2023 period, the gross domestic product is projected to increase 14.0 percent in the Pittsburgh Micropolitan Area, 18.4 percent statewide, and 19.9 percent nationwide. The trade war with China is expected to continue to slow down economic growth in the near future.

## Gross Domestic Product

	Pittsburg Micro	Change	Kansas	Change	US	Change
2014	\$1,492	1.1%	\$148,276	3.5%	\$17,407,873	4.4%
2015	\$1,507	1.0%	\$151,680	2.3%	\$18,107,372	4.0%
2016	\$1,572	4.3%	\$155,580	2.6%	\$18,594,317	2.7%
2017	\$1,656	5.3%	\$159,108	2.3%	\$19,372,227	4.2%
2018	\$1,709	3.2%	\$165,789	4.2%	\$20,182,118	4.2%
2019*	\$1,761	3.0%	\$172,551	4.1%	\$21,072,490	4.4%

Source: Woods & Poole  
in millions of dollars, \*estimate

## Gross Domestic Product Projections

	Pittsburg Micro	Change	Kansas	Change	US	Change
2020	\$1,814	3.0%	\$179,608	4.1%	\$22,004,890	4.4%
2023	\$2,007	14.0%	\$204,311	18.4%	\$25,268,499	19.9%

Source: Woods & Poole  
in millions of dollars



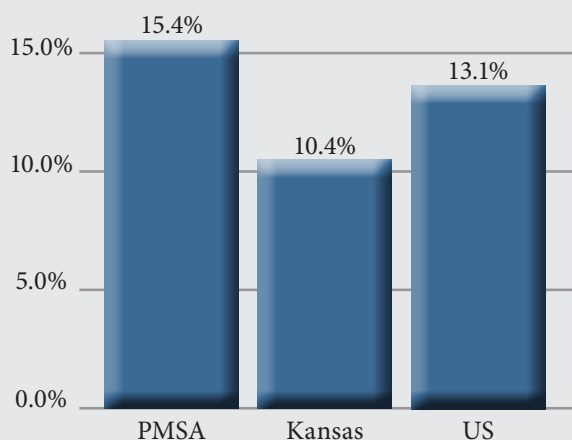
# QUALITY OF LIFE AND PER CAPITA INCOME

NEW GROWTH THEORY STATES THAT human capital accumulation is important for economic growth of regions. Training is expensive in an increasingly high-tech world, and a skilled and educated labor force attracts firms that compete for labor, which generates better skill matching. Numerous studies in the economic literature have found that both urban amenities and aesthetic backdrop are important in order to attract and retain a skilled and educated labor force. Pittsburg area urban amenities include 324 retail, wholesale, eating, and drinking establishments; two performing arts centers (the Bicknell Family Center for the Arts and Memorial Auditorium); a 11,910-seat NCAA Division II football stadium; three golf courses; a philharmonic orchestra; an opera, and more. Some of the area's many natural amenities include aesthetic backdrops such as fourteen parks, walking and biking trails, and ac-

cess to eight major lakes and rivers within a one-hour drive.

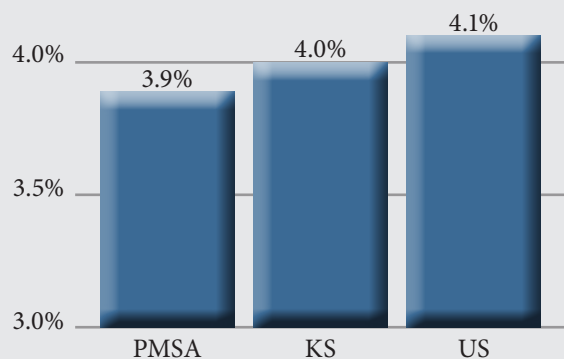
Per capita income in the Pittsburg Micropolitan area increased to \$39,472 in 2019 and has increased 15.4 percent since 2015, a faster rate of growth than 93 percent of all micropolitan areas.

## Per Capita Income Growth 2015-2019



Source: The Center for Regional Economic Competitiveness

## Per Capita Income Growth Projections 2020



Source: Woods & Poole

## PROJECTIONS:

The local quality of life is high, in part because the cost of living in the Pittsburg Micropolitan Area is only 82.0 percent of the national average, according to the Center for Regional Economic Competitiveness. A 2,400 square foot home on an 8000 square foot lot in a middle to upper middle-class neighborhood in Pittsburg costs only \$265,000 in 2019, well below the national average of \$370,008. In 2020, per capita income is expected to increase to \$41,022 in the micropolitan area (up 3.9 percent from 2019), to \$54,452 statewide (up 4.0 percent), and to \$57,943 nationwide (up 4.1 percent).

## Per Capita Income

	Pittsburg Micro	Change	Kansas	Change	US	Change
2014	\$33,371	-0.5%	\$46,702	1.9%	\$47,025	4.9%
2015	\$33,942	1.7%	\$47,229	1.1%	\$48,940	4.1%
2016	\$34,494	1.6%	\$47,496	0.6%	\$49,830	1.8%
2017	\$35,591	3.2%	\$48,559	2.2%	\$51,640	3.6%
2018	\$38,012	6.8%	\$50,336	3.7%	\$53,517	3.6%
2019*	\$39,472	3.8%	\$52,342	4.0%	\$55,672	4.0%

Source: Woods & Poole  
\*estimate

## Per Capita Income Projections

	Pittsburg Micro	Change	Kansas	Change	US	Change
2020	\$41,022	3.6%	\$54,452	4.0%	\$57,943	4.1%
2023	\$46,446	17.7%	\$61,794	18.1%	\$65,845	18.3%

Source: Woods & Poole



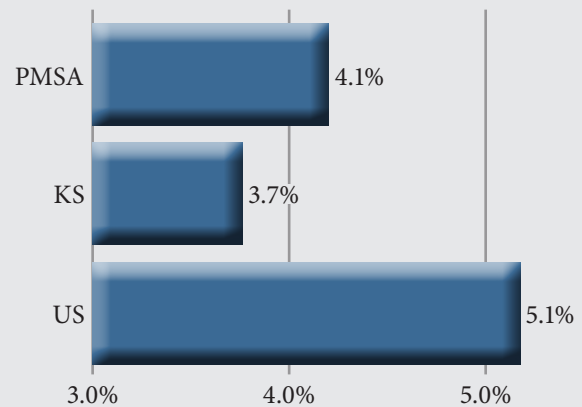
# JOB GROWTH

PITTSBURG IS THE SEAT OF the Pittsburg Micropolitan Area and is the engine of economic growth in Southeast Kansas. Approximately, 64.9 percent of jobs in Pittsburg are filled by people who live outside the city and commute to the city for work. The local economy is doing relatively well. Preliminary estimates show that the number of jobs increased to 17,187 in the Pittsburg Micropolitan Area, up 0.8 percent, which is above the overall job growth in Southeast Kansas (excluding the Pittsburg Micropolitan Area) of 0.2 percent. The number of jobs increased to 1,398,333 statewide in 2019 (up 1.1 percent) and 148.2 million nationwide (up 1.4 percent).

The Pittsburg area is a good location for wage earners. The Bureau of Labor Statistics reports that for private industry workers, benefits account for 30.2 percent of the overall employee compensation package in the Kansas Census region, with insurance accounting for the largest portion (8.6 percent of total compensation), followed by legally required benefits, 7.9 percent (workers compensation, disability insurance, etc.); paid leave, 6.9 percent (sick

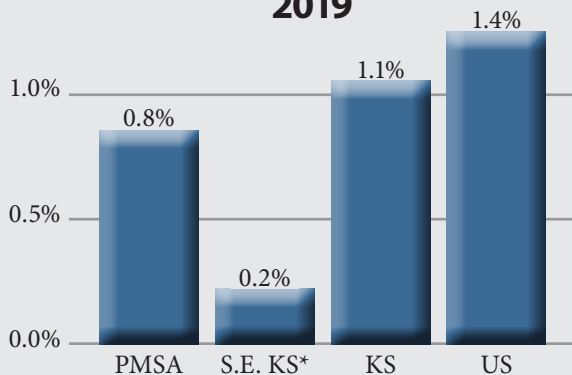
leave and vacation); retirement and saving, 3.6 percent; and supplemental pay, 3.2 percent. Nationwide, benefits account for 34.6 percent of total employee compensation in manufacturing and 30.8 percent in construction.

## Job Growth Projections 2019 - 2023



Source: Woods & Poole

## Job Growth 2019



\*Excluding the PMSA

Source: BLS and BERC

## PROJECTIONS:

Most of the major employers in the Pittsburg Micropolitan Area are national in scope and producing for the national market (especially in manufacturing), making the local economy heavily dependent on the national economy. The national economy is, however, projected to grow at a healthy rate in the near future, helping local and regional economic prospects. There are fifty-one major manufacturing firms located in the region in 37 different manufacturing sub-industries. The number of jobs in the Pittsburg Micropolitan Area is projected to increase to 17,888 in the 2019-2023 period (up 4.1 percent), to 1,450,583 statewide (up 3.7 percent), and to 155.7 million nationwide (up 5.1 percent).

## Total Jobs

	Pittsburg Micro	Change	Kansas	Change	US	Change
2014	16,890	-0.1%	1,357,090	1.5%	136,613,609	2.0%
2015	16,841	-0.3%	1,367,329	0.8%	139,491,699	2.1%
2016	16,969	0.8%	1,370,665	0.2%	141,870,066	1.7%
2017	17,233	1.6%	1,371,633	0.1%	143,859,855	1.4%
2018	17,051	-1.1%	1,383,119	0.8%	146,131,754	1.6%
2019*	17,187	0.8%	1,398,333	1.1%	148,177,599	1.4%

Source: BLS-BERC  
\*estimate

## Total Jobs Projections

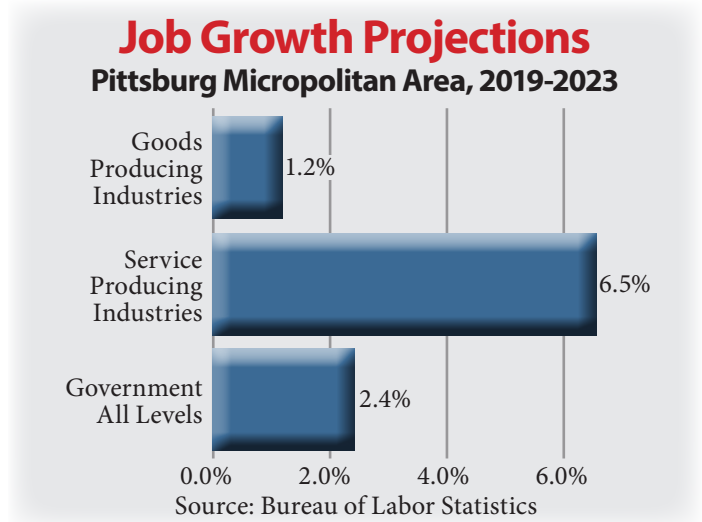
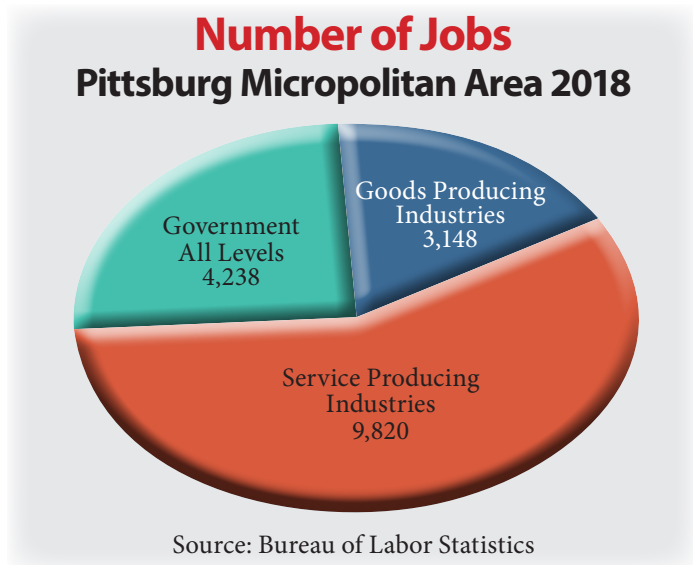
	Pittsburg Micro	Change	Kansas	Change	US	Change
2020	17,268	0.5%	1,411,135	0.9%	150,007,142	1.2%
2023	17,888	4.1%	1,450,583	3.7%	155,741,188	5.1%

Source: BLS, Woods & Poole

# INDUSTRY MIX

THE INFORMATION SERVICES INDUSTRY paid the highest wages of all the industries in the Pittsburgh Metropolitan Area in 2019, with 291 jobs and an annual average wage of \$50,433, followed by Manufacturing with 2,582 jobs and an annual average wage of \$43,330 (including overtime); Professional and Business Services with 1,271 jobs and an average wage of \$42,372; Construction with 470 jobs and an average wage of \$41,886; Education and Health Services with 2,368 jobs and an average wage of \$39,813; Financial Activities with 482 jobs and an average wage of \$38,064; Natural Resources and Mining with 98 jobs and an average wage of \$37,013; Trade, Transportation, and Utilities with 3,130 jobs and an average wage of \$36,721; Government with 4,238 jobs and an average wage of \$35,942; Other Services (clergy, dry cleaning, etc.) with 232 jobs and an average wage of \$24,552; and Leisure and Hospitality with 2,048 jobs and an average wage of \$15,122. Education and Health Services added the

most jobs during 2019, adding 145 jobs, followed by Trade Transportation, and Utilities (49 jobs), Construction (45 jobs), Leisure and Hospitality (41 jobs), Financial Activities (21 jobs), Natural Resources and Mining (4 jobs) and Other Services (1 job). Information Services lost 14 jobs, Government 24 jobs, Professional and Business Services 53 jobs, and Manufacturing lost 58 jobs.



## PROJECTIONS:

The Pittsburgh Micropolitan Area economy is expected to add a significant 700 jobs across eight industries over the next four years. Financial Activities is projected to add 441 jobs during the 2019-2023 period, followed by Government, 101 jobs, Education and Health Services, 100 jobs; Professional and Business Services, 46 jobs; Trade, Transportation, and Utilities, 38 jobs; Leisure and Hospitality, 25 jobs; Natural Resources and Mining, 15 jobs; Construction, 8 jobs. Three industries are projected to lose jobs: Information Services is projected to lose 2 jobs; other services, 10 jobs; and Manufacturing, 61 jobs.

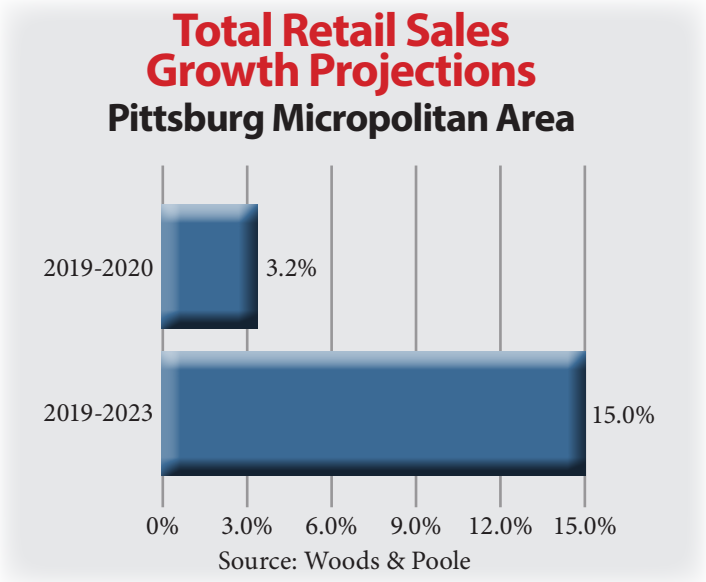
Pittsburg Micropolitan Area					
Industry*	Establishment	Jobs	Growth	Percentage Growth	Wages
Total Covered, All Industries	984	17,187	136	0.8%	\$35,484
Total Government	71	4,238	-24	-0.6%	\$35,942
Goods-producing	151	3,148	-10	-0.3%	\$44,930
Natural resources and mining	23	98	4	4.0%	\$37,013
Construction	78	470	45	10.5%	\$41,886
Manufacturing	50	2,582	-58	-2.2%	\$43,330
Service-providing	762	9,820	189	2.0%	\$33,879
Trade, transportation, and utilities	227	3,130	49	1.6%	\$36,721
Information	16	291	-14	-4.6%	\$50,433
Financial activities	103	482	21	4.5%	\$38,064
Professional and business services	130	1,271	-53	-4.0%	\$42,372
Education and health services	127	2,368	145	6.5%	\$39,813
Leisure and hospitality	92	2,048	41	2.0%	\$15,122
Other services	67	232	1	0.5%	\$24,552

Source: BLS - BERC  
\*estimate

# RETAIL SALES

THE KANSAS DEPARTMENT OF REVENUE reports in a recent study that the City of Pittsburg is indeed a regional center for retail trade and consumer services. The study analyzed retail trade pull and found the income adjusted retail trade pull factor for Pittsburg was 1.86, meaning the population in Pittsburg would have to be 86 percent larger if all the consumption was local. New estimates by Woods and Poole indicate that total retail sales in the Pittsburg micropolitan area increased to \$560.0 million during 2019 (up 3.2 percent), with general merchandise having the largest increase in annual sales at \$108.2 million in total sales, up \$4.8 million (4.6 percent), followed by building material and garden supplies at \$69.8 million, up \$3.1 million (4.7 percent); eating and drinking establishments at \$74.3 million, up \$2.3 million (3.2 percent); gasoline stations at \$61.5 million, up \$1.5 million (2.5 percent); motor vehicles and parts at \$84.5 million, up \$1.2 million (1.5 percent);

food and beverage stores at \$78.2 million, up 1.1 million (1.4 percent); health and personal care at \$28.4 million, up \$1.0 million (3.8 percent); and all other types of retail at \$55.2 million, up \$2.0 million (3.8 percent).



**PROJECTIONS:** Furniture and home furnishings stores had the highest local percentage increase in sales, with a 7.4 percent increase in 2019, and are expected to continue to be the fastest growing retail sector in the near future with a projected sales growth of 23.6 percent during the 2019-2023 period, followed by general merchandize sales, up 20.4 percent; health and personal care sales, up 16.6 percent; eating and drinking establishment sales, up 16.2 percent; building materials and garden equipment sales, up 16.2 percent; miscellaneous store sales (specially stores, etc.), up 14.8 percent; gasoline stations, up 13.1 percent; electronics and appliance stores, up 11.7 percent and all other retail, up 11 percent.

Retail Sales						
	Pittsburg Micro	Change	Kansas	Change	US	Change
2014	\$487	3.3%	\$45,270	3.7%	\$5,111,784	4.3%
2015	\$493	1.1%	\$46,149	1.9%	\$5,239,818	2.5%
2016	\$503	2.1%	\$47,236	2.4%	\$5,399,624	3.0%
2017	\$521	3.5%	\$48,984	3.7%	\$5,629,391	4.3%
2018	\$543	4.3%	\$51,261	4.7%	\$5,905,267	4.9%
2019*	\$560	3.2%	\$53,069	3.5%	\$6,128,166	3.8%
Source: Woods & Poole in millions of dollars, *estimate						
Retail Sales Projections						
	Pittsburg Micro	Change	Kansas	Change	US	Change
2020	\$578	3.2%	\$54,984	3.6%	\$6,364,690	3.9%
2023	\$644	15.0%	\$61,935	16.7%	\$7,221,966	17.8%
Source: Woods & Poole in millions of dollars						



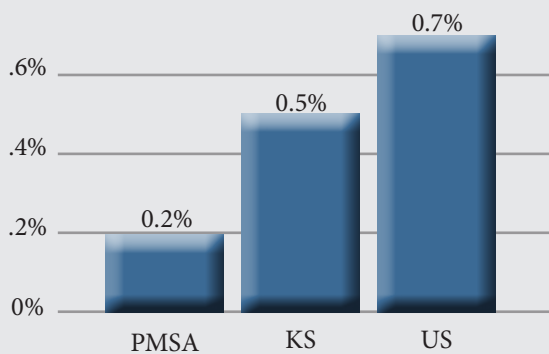
# POPULATION GROWTH

POPULATION IN THE PITTSBURG MICROPOLITAN Area increased to 39,200 in 2019, up 0.2 percent. Approximately, 86.4 percent of the population are non-Hispanic Caucasian, 5.8 percent are Hispanic Caucasian, 2.4 percent are African American, 1.2 percent are American Indian and Alaska Native, 1.9 percent are Asian, 0.3 percent are Native Hawaiian and Other Pacific Islander, and 2.8 percent are two or more races. The population increased to 2,941,000 statewide in 2019 (up 0.5 percent) and 330.4 million nationwide (up 0.7 percent). Population growth is slowing nationwide due to a declining birth rate. Nationally, the birth rate is 1.765 children per 1,000 women, well below the replacement rate of 2.1 children, and without immigration, the population would be declining.

The City of Pittsburgh is also trying to attract new residents. Over the past five years, almost \$43.3 million has been invested in infrastructure and \$3.3 million has been

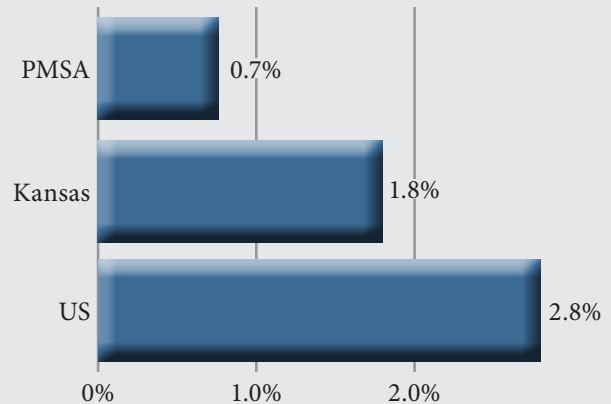
invested in recreation. Moreover, the City of Pittsburgh is implementing numerous new housing programs designed to induce non-residents who commute to work in Pittsburgh to relocate into the city.

## Population Growth 2014-2019



Source: Woods & Poole

## Population Growth Projections 2019-2023



Source: Woods & Poole

## PROJECTIONS:

In the 2019-2023 period, the population is expected to increase 0.7 percent in the Pittsburgh Micropolitan Area, 1.8 percent statewide, and 2.8 percent nationwide. The national population is aging, and by 2030, almost one out of every five people will be of retirement age. Today, there are about 3.5 working people paying into the social security system for each retiree, but it is expected to be only 2.5 working people for each retiree by 2060. That will put pressure on the social security fund. Furthermore, the proportional increase of the retirement population will also put a significant burden on Medicare.

## Population

	Pittsburg Micro	Change	Kansas	Change	US	Change
2014	39.2	-0.05%	2,899.6	0.2%	318,622.0	0.8%
2015	39.0	-0.5%	2,905.8	0.2%	321,041.9	0.8%
2016	39.0	-0.1%	2,907.7	0.1%	323,410.7	0.7%
2017	39.0	0.1%	2,913.1	0.2%	325,719.2	0.7%
2018	39.1	0.2%	2,927.4	0.5%	328,094.2	0.7%
2019*	39.2	0.2%	2,941.0	0.5%	330,393.3	0.7%

Source: Woods & Poole  
numbers in thousands  
\*estimate

## Population Projections

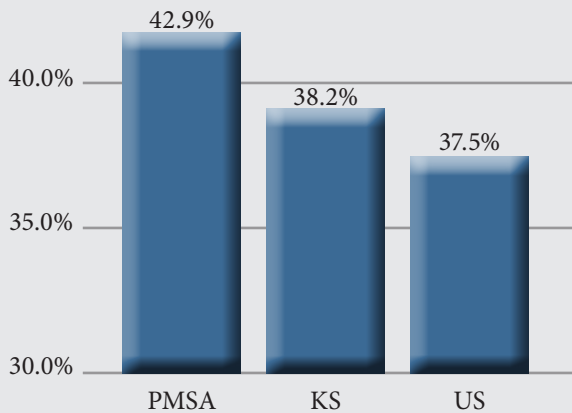
	Pittsburg Micro	Change	Kansas	Change	US	Change
2020	39.3	0.2%	2,954.4	0.5%	332,701.9	0.7%
2023	39.5	0.7%	2,994.6	1.8%	339,666.0	2.8%

Source: Woods & Poole  
numbers in thousands

# LABOR FORCE

THE LABOR FORCE IN THE PITTSBURG Micropolitan Area lends itself well to manufacturing, with approximately 42.9 percent of the local labor force being blue collar workers, compared to 38.2 percent statewide and 37.5 percent nationwide. Approximately, 10.5 percent have a graduate degree, 17.4 percent have a bachelor's degree, 34.2 percent have some college or an associate degree, 27.5 percent have a high school diploma, and 10.4 percent have less than a high school diploma. While the economy is rebounding, the average nationwide labor force participation rate of 63.1 percent in 2019 is still well below the 66.1 percent participation rate in 2007 (before the recession). The labor force participation rate was 73.8 percent during the period for people with a bachelor's degree or higher, 65.1 percent for people with some college or an associate degree, 57.9 percent for people with only a high school diploma, and 46.1 percent for people with less than a high school diploma. Labor force participation was 66.8

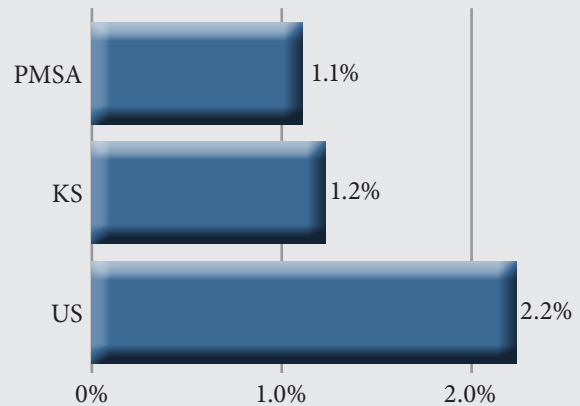
## Labor Force Percent Blue Collar



Source: Demographics Now

percent for Hispanics, 64.0 percent for Asians, 63.0 percent for Caucasians, and 62.4 percent for African Americans. The labor force increased to 18,784 in 2019 in the Pittsburgh Micropolitan Area, up slightly from 2018, to 1,486,935 statewide (up 0.3 percent), and to 163.5 million nationwide (up 0.9 percent).

## Labor Force Projections Pittsburg Micropolitan Area, 2019 - 2023



Source: Demographics Now

## PROJECTIONS:

The labor force nationwide is expected to increase at a slow rate in the near future. In the 2019-2023 period, the labor force is projected to increase 2.2 percent nationwide, 1.2 percent statewide, and 1.1 percent in the Pittsburgh Micropolitan Area. The local labor force is relatively young and well-educated. Approximately 49.2 percent of the adult population is between 20-44 years old (compared to 44.9 percent statewide and 44.5 percent nationwide). Woods and Poole estimates that the labor force within one-hour drive from downtown Pittsburg is 330,771.

## Labor Force

	Pittsburg Micro	Change	Kansas	Change	US*	Change
2014	19137	-0.8%	1492158	0.4%	155922	0.3%
2015	18938	-1.0%	1490689	-0.1%	157130	0.8%
2016	18918	-0.1%	1485321	-0.4%	159187	1.3%
2017	19079	0.9%	1478713	-0.4%	160320	0.7%
2018	18746	-1.7%	1482220	0.2%	162075	1.1%
2019	18748	0.0%	1486935	0.3%	163539	0.9%

Source: Bureau of Labor Statistics  
\*in thousands

## Labor Force Projections

	Pittsburg Micro	Change	Kansas	Change	US*	Change
2020	18,799	0.3%	1,491,429	0.3%	164,451	0.6%
2023	18,953	1.1%	1,504,910	1.2%	167,188	2.2%

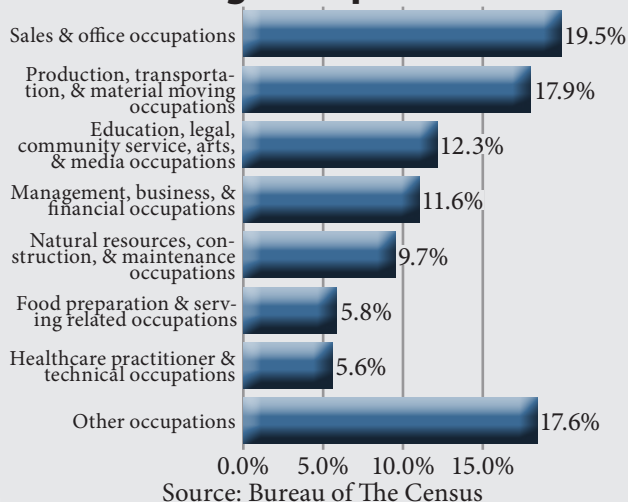
Source: Demographics Now  
\*in thousands

# EMPLOYMENT

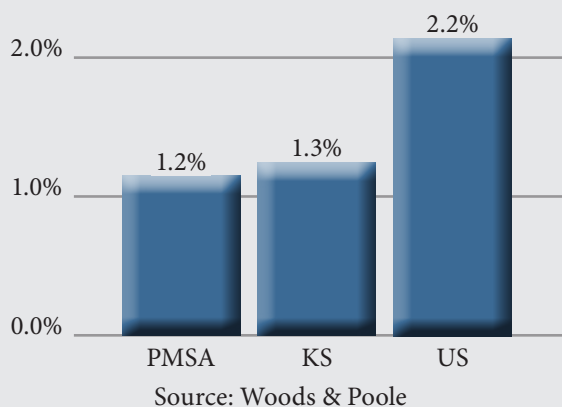
THE NUMBER OF PEOPLE EMPLOYED is calculated by the Bureau of Labor Statistics (BLS) from a household survey and includes the self-employed, home-based businesses, farm employment, and domestic employment. The BLS reports that 17,998 people in Pittsburg Micropolitan Area considered themselves employed (with a local job or a job outside the micropolitan area) during 2019, up slightly from last year. According to the U.S. Census Bureau, 19.5 percent of employed people living in the Pittsburg Micropolitan Area work in sales and office occupations; 17.9 percent in production, transportation, and material moving occupations; 12.3 percent in education, legal, community service, arts, and media occupations; 11.6 percent in management, business, and financial occupations; 9.7 percent in natural resources, construction, and maintenance occupations; 5.8 percent in food preparation and serving-related occupations; 5.6 percent in healthcare practitioner and technical occupations;

5.6 percent in healthcare practitioner and technical occupations; 5.6 percent in personal care and service occupations; 4.6 percent in building and grounds cleaning and maintenance occupations; 3.8 percent in healthcare support occupations; 2.5 percent in computer, engineering, and science occupations; and 1.1 percent in protective service occupations. Total employment in Kansas in 2019 increased to 1,438,390 (up 0.4 percent) and to 157.5 million nationwide (up 1.1 percent).

## Occupational Mix Pittsburg Micropolitan Area



## Employment Growth Projections 2019 - 2023



### PROJECTIONS:

Total employment in the Pittsburg Micropolitan Area is projected to increase to 18,211 during the 2019-2023 period (up 1.2 percent), to 1,456,776 statewide (up 1.3 percent), and to 161.1 million nationwide (up 2.2 percent). There are plenty of job opportunities nationwide. At the end of December 2019, there were 6.4 million job openings that employers were struggling to fill.

## Employment

	Pittsburg Micro	Change	Kansas	Change	US*	Change
2014	18,113	-0.2%	1,424,439	1.2%	146305	1.7%
2015	17,974	-0.8%	1,428,557	0.3%	148833	1.7%
2016	18,006	0.2%	1,425,433	-0.2%	151436	1.7%
2017	18,276	1.5%	1,424,724	0.0%	153337	1.3%
2018	17,996	-1.5%	1,432,387	0.5%	155761	1.6%
2019	17,998	0.0%	1,438,390	0.4%	157538	1.1%

Source: Bureau of Labor Statistics  
\*in thousands

## Employment Projections

	Pittsburg Micro	Change	Kansas	Change	US*	Change
2020	18,051	0.3%	1,442,986	0.3%	158,387	0.6%
2023	18,211	1.2%	1,456,776	1.3%	161,054	2.2%

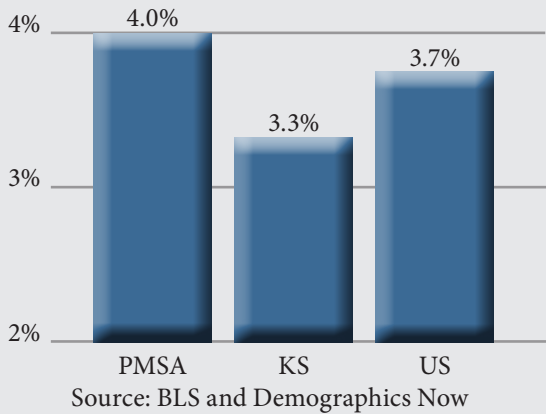
Source: Woods & Poole  
\*in thousands



# UNEMPLOYMENT

THE GROWTH IN THE LABOR FORCE and rising labor force participation rate are not keeping up with job growth, with the result that unemployment has declined to historic levels. Nationwide, there are more job openings than unemployed workers. The average rate of unemployment declined to 4.0 percent in the Pittsburgh Micropolitan Area in 2019, 3.3 percent statewide, and 3.7 percent nationwide. The current low unemployment rate is becoming a problem for businesses nationwide as fewer job seekers means less density of skills in the available labor pool. Some economists are now beginning to wonder how much the unemployment rate can decline. The 21st century economy is increasingly high tech, and employers tend to demand more education, with the result that the unemployment rate is lower for people with more education. The average unemployment rate in 2019 2.1 percent for people with a bachelor's degree or higher, 3.0 percent for people with some college or an associate degree, 3.7 percent for high school graduates with no college, and 5.4

Unemployment Rates  
2019



Unemployment Rate

	Pittsburg Micro	Kansas	US
2014	5.4%	4.5%	6.2%
2015	5.1%	4.2%	5.3%
2016	4.8%	4.0%	4.9%
2017	4.2%	3.7%	4.4%
2018	4.0%	3.4%	3.9%
2019	4.0%	3.3%	3.7%

Source: Bureau of Labor Statistics

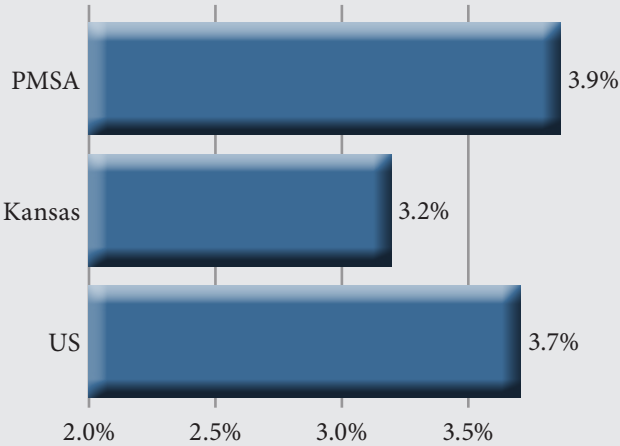
Unemployment Rate Projections

	Pittsburg Micro	Kansas	US
2020	4.0%	3.3%	3.7%
2023	3.9%	3.2%	3.7%

Source: Demographics Now

percent for people without a high school diploma. The average unemployment rate was 2.7 percent for Asians in 2019, 3.3 percent for Caucasians, 4.3 percent for people of Hispanic origin, and 6.1 percent for African Americans.

Unemployment Rate Projections  
2023



Source: Demographics Now

## PROJECTIONS:

Demographics Now reports that the unemployment rate is projected to decline to 3.9 percent by 2023 in the Pittsburgh Micropolitan Area and to 3.2 percent statewide, but to remain at 3.7 percent nationwide. The labor force is defined as employed and unemployed people. Unemployment rates nationwide continue to decline for the right reasons. For several years after the last recession, the falling unemployment rate was driven partly by discouraged workers leaving the labor force. However, labor force participation is now rising, and declines in the unemployment rate are because workers are finding jobs rather than because they are dropping out of the labor force.

## Pittsburg Micropolitan Area Economic Profile

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# Pittsburg Micropolitan Area Regional Demographic Summary 2019

	70 Miles Radius Pittsburg, Kansas	100 Miles Radius Pittsburg, Kansas	130 Miles Radius Pittsburg, Kansas
<b>Total Population</b>	662,138	2,255,908	5,669,501
<b>Population Density (per Sq. Mi.)</b>	43.0	71.8	106.7
<b>Total Households</b>	261,758	878,618	2,239,463

## LABOR FORCE

<b>Labor force</b>	330,771	1,184,526	2,938,306
<b>% Blue Collar</b>	49.1%	42.7%	40.1%
<b>% White Collar</b>	50.9%	57.3%	59.9%

## EDUCATIONAL ATTAINMENT

<b>Total Population Age 25+</b>	447,539	1,496,381	3,782,202
<b>% Grade K - 8</b>	3.7%	3.3%	2.9%
<b>% Grade 9 - 11</b>	9.2%	7.8%	7.2%
<b>% High School Graduate</b>	35.2%	32.4%	29.5%
<b>% Some College, No Degree</b>	24.2%	23.4%	23.2%
<b>% Associates Degree</b>	8.4%	7.5%	7.5%
<b>% Bachelor's Degree</b>	12.3%	16.5%	18.7%
<b>% Graduate Degree</b>	6.2%	8.4%	10.1%
<b>% No Schooling Completed</b>	1.0%	0.8%	0.9%

Source: Demographics Now

# Annual Mean Wages for Pittsburg Micropolitan Area 2019

Accountants and Auditors	\$53,380	Information and Record Clerks	\$26,516
Advertising, Marketing, Public Relations, & Sales Managers	\$106,758	Law Enforcement Workers	\$39,346
Architecture and Engineering Occupations	\$58,671	Laborers and Freight, Stock, and Material Movers	\$28,012
Cashiers	\$20,243	Life, Physical, and Social Science Occupations	\$62,281
Chief Executives	\$166,953	Loan Officers	\$46,457
Child, Family, and School Social Workers	\$37,135	Machinists	\$34,281
Coaches and Scouts	\$35,852	Management Occupations	\$90,763
Computer Programmers	\$59,467	Market Research Analysts and Marketing Specialists	\$52,004
Computer User Support Specialists	\$32,878	Medical Assistants	\$25,382
Cooks, Institution and Cafeteria	\$22,370	Office and Administrative Support Occupations	\$30,568
Counselors, Social Workers, & Social Service Specialists	\$39,469	Operations Specialties Managers	\$101,474
Customer Service Representatives	\$26,345	Pharmacists	\$135,633
Education, Training, and Library Occupations	\$42,036	Physical Therapists	\$87,293
Electricians	\$41,137	Police and Sheriff's Patrol Officers	\$39,383
Engineers	\$65,622	Postal Service Mail Carriers	\$51,781
Executive Administrative Assistants	\$41,416	Receptionists and Information Clerks	\$25,198
Financial Managers	\$120,379	Retail Sales Workers	\$19,725
Firefighters	\$31,980	Secretaries and Administrative Assistants	\$32,646
Food Preparation and Serving Related Occupations	\$19,694	Software Developers, Applications	\$85,122
General and Operations Managers	\$79,350	Supervisors of Installation, & Maintenance Workers	\$67,925
Graphic Designers	\$33,318	Supervisors of Sales Workers	\$34,522
Health Diagnosing and Treating Practitioners	\$80,554	Teacher Assistants	\$22,684
Healthcare Practitioners and Tech Occupations	\$61,532	Transportation and Material Moving Occupations	\$29,174
Human Resources Specialists	\$49,767	Vehicle & Mobile Equipment Mechanics & Repairers	\$42,786
Industrial Engineers	\$74,342	Waiters and Waitresses	\$17,728

Source: Kansas Labor Market Information Center



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OneMain Financial .....	235-0425	Via Christi Beh. Health .....	231-1068
U.S. Recruiting Ofc .....	231-3600	SEK Urgent Care .....	231-8003
Hospices Compassus .....	232-9898		



## MEADOWBROOK ANNEX

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Cryo & Chiropractic .....	308-6576

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