

THE PITTSBURGH MICROPOLITAN AREA ECONOMIC REPORT

The State of Shopping Centers in Pittsburgh

NON-FOOD RETAILERS in Pittsburgh (including restaurants but not sandwich shops) are seeing a healthy increase in spending.

The Kansas Department of Revenue reports that nonfood taxable sales increased to \$88.6 million during the first quarter of 2026, up 8.3 percent from the first quarter of 2025.

Besides the downtown shopping area, there are three major shopping centers, which includes one enclosed mall in Pittsburgh.

Pittsburg Town Center, built in 1997 at North Broadway and the US Highway 69 bypass, encompasses approximately 1.32 million square feet of land area with 238,200 square feet of retail space, including Buffalo Wild Wings, Tropical Smoothie Café, IPosh Nail Spa, the UPS Store, Bath and Body

works, Ulta Beauty, Rack Room Shoes, Five Below, Marshalls, Rib Crib, Chili's, Home Depot, Subway, Jimmy's Egg, and Aldi.

Placer.ai reports that there were 1.1 million visits to the Pittsburg Town Center during the Jan '26-May '26 period (up 5.9 percent from Jan '25-May '25), with the average visit time being 40 minutes.

Northgate Shopping Center, built in 1982 and located just southeast of Pittsburg Town Center on North Broadway encompasses approximately 1.31 million square feet of land area with 75,000 square feet of retail space, including the Fresenius Kidney Center, Cato Fashions, Ollie's Bargain Outlet, Dollar General, Shoe Sensation, Petsense, Hibbett, Dollar Tree, CosmoProf, Broadway Tobacco & Vape, Starbucks, Verizon, Applebee's Grill & Bar, Bolt Bevs + Bites, Walmart Supercenter, Panda Express, Dillons, Wendy's, and

Max Home Furnishings.

Placer.ai reports that there were 1.7 million visits to the Northgate Shopping Center area during the Jan '26-May '26 period (up 4.9 percent), with the average visit time being 31 minutes.

Meadowbrook Mall Complex on Centennial Drive and Broadway was built in 1969 and encompasses 744,900 square feet of land with 272,684 square feet of retail and office space, including the enclosed Meadowbrook Mall (184,000 square feet of mixed retail and entertainment), the Meadowbrook Annex, Meadowbrook Commons, and Meadowbrook Westco.

Placer.ai reports that there were 451,400 visits to the Meadowbrook Mall Complex during the Jan '26-May '26 period (up 6.1 percent), with the average visit time being 59 minutes.

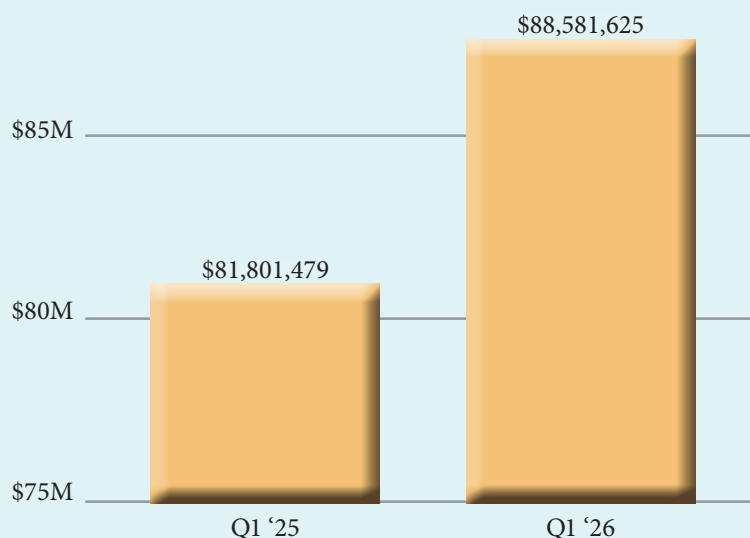
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Non-food Taxable Sales City of Pittsburg*



*KDOR taxable sales include restaurants, but excludes sandwich shops

Source: Kansas Department of Revenue

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LOCAL ECONOMY

There is significant optimism about the local economy. The US Census Bureau reports that there were 357 local business start-ups in 2025, up 15.9 percent from 2024.

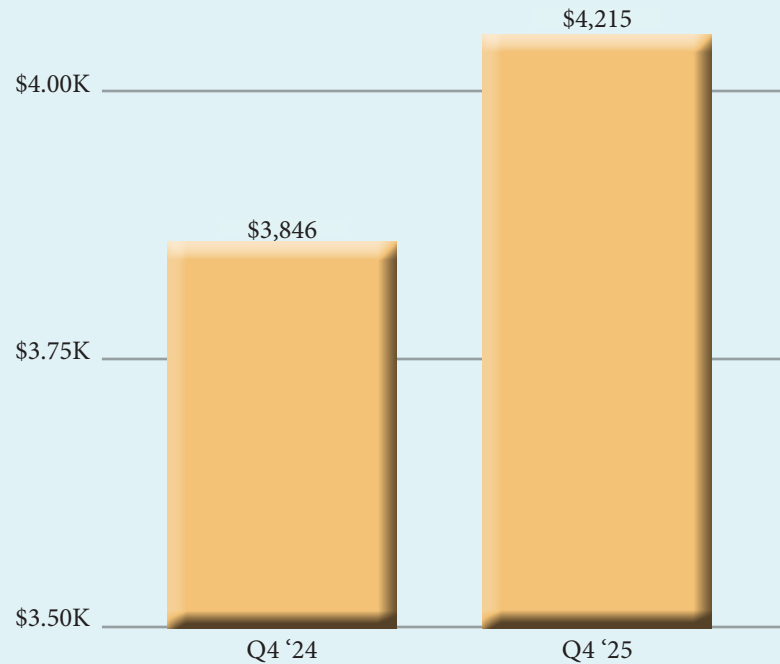
The Bureau of Labor Statistics (BLS) reports that average total wages for the Pittsburgh micropolitan area increased to \$4,215 during the fourth quarter of 2025 (latest available), up a significant 9.6 percent from the fourth quarter of 2024. The private industries posted wages of \$4,343 (up 11.8 percent), the goods-producing industries posted wages of \$5,134 (up 9.7 percent), and the service-producing industries posted wages of \$3,996 (up 13.2 percent).

Government (all levels) posted wages of \$3,847, up 3.0 percent. However, BLS recently revised national job growth down by 1.5 million jobs, and job growth is slightly down overall. BLS reports 17,279 average monthly jobs in the Pittsburgh micropolitan area during the fourth quarter of 2025, down 0.1 percent from the fourth quarter of 2024.

Overall, there were 12,834 jobs in the private industries (down 1.0 percent), including 3,914 jobs in the goods-producing industries (down 1.5 percent) and 8,921 jobs in the service-producing industries (down 0.8 percent).

There were 4,445 jobs in government (all levels), up 2.4 percent.

Average Wages Pittsburg Micropolitan Area



Source: Bureau of Labor Statistics

UNEMPLOYMENT

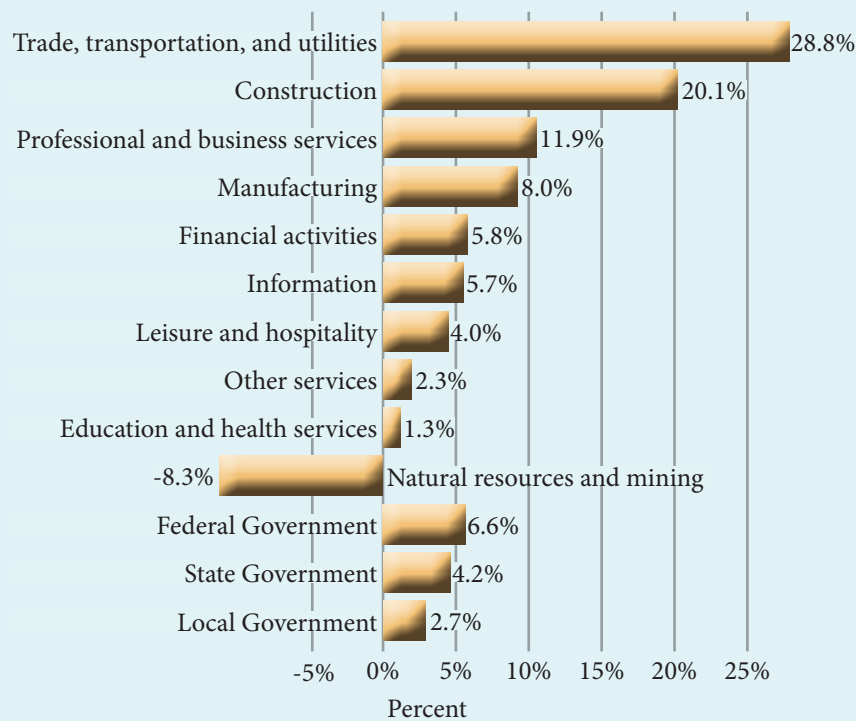
JobsEQ reports that in the fourth quarter of 2025 unemployment rates in the Pittsburgh micropolitan area were approximately 3.8 percent in office and administrative support occupations; 5.7 percent in production occupations; 7.3 percent in food preparation and serving related occupations; 3.2 percent in educational instruction and library occupations; 6.8 percent in transportation and material moving occupations; 6.1 percent in sales and related occupations; 2.1 percent in management occupations; 1.7 percent in healthcare practitioners and technical occupations; 6.2 percent in construction and extraction occupations; 4.3 percent in healthcare support occupations; 3.4 percent in business and financial operations occupations; 3.4 percent in installation, maintenance, and repair occupations; 6.0 percent in building and grounds cleaning and maintenance occupations; 6.8 percent in personal care and service occupations; 3.7 percent in community and social service occupations; 3.6 percent in protective service occupations; 4.7 percent in arts, design, entertainment, sports, and media occupations; 3.6 percent in computer and mathematical occupations; 2.6 percent in architecture and engineering occupations; and 4.4 percent in life, physical, and social science occupations.

Unemployment by Occupation Pittsburg Micropolitan Area Q4 '25

Office and Administrative Support Occupations	3.8%
Production Occupations	5.7%
Food Preparation and Serving Related Occupations	7.3%
Educational Instruction and Library Occupations	3.2%
Transportation and Material Moving Occupations	6.8%
Sales and Related Occupations	6.1%
Management Occupations	2.1%
Healthcare Practitioners and Technical Occupations	1.7%
Construction and Extraction Occupations	6.2%
Healthcare Support Occupations	4.3%
Business and Financial Operations Occupations	3.4%
Installation, Maintenance, and Repair Occupations	3.4%
Building and Grounds Cleaning and Maintenance Occupations	6.0%
Personal Care and Service Occupations	6.8%
Community and Social Service Occupations	3.7%
Protective Service Occupations	3.6%
Arts, Design, Entertainment, Sports, and Media Occupations	4.7%
Computer and Mathematical Occupations	3.6%
Architecture and Engineering Occupations	2.6%
Life, Physical, and Social Science Occupations	4.4%
Farming, Fishing, and Forestry Occupations	9.3%
Legal Occupations	1.6%

Source: JobsEQ

Wage Growth by Industry Pittsburg Micropolitan Area Q4 '24 - Q4 '25



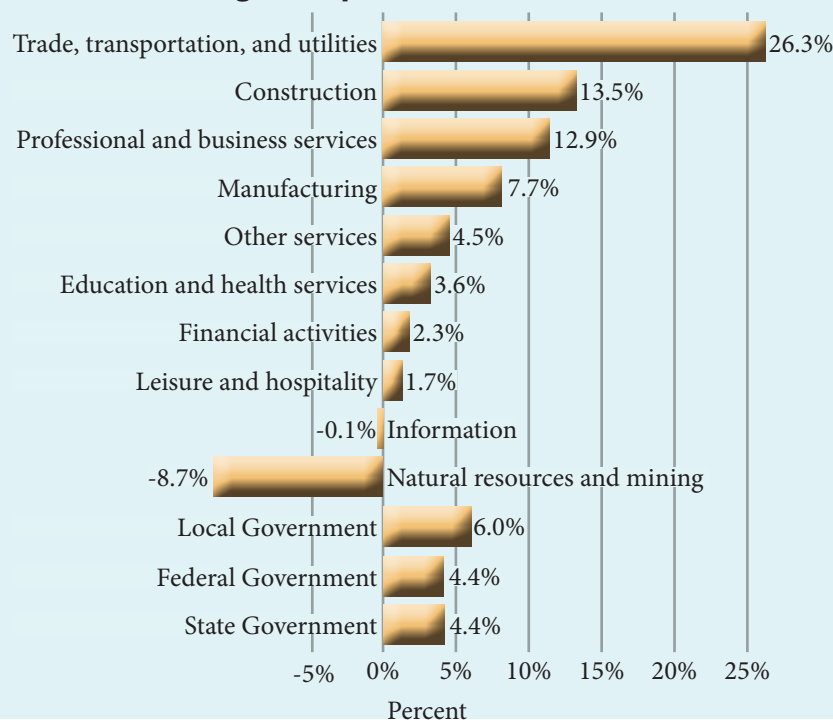
Source: Bureau of Labor Statistics

LOCAL JOBS & GROWTH IN WAGES

BLS reports that trade, transportation, and utilities had the highest growth in wages in the Pittsburg micropolitan area during the fourth quarter of 2025, posting 2,847 jobs and growth in average quarterly wages of 28.8 percent from the fourth quarter of 2024, followed by construction, with 830 jobs and 20.1 percent growth in wages; professional and business services, with 1,196 jobs and 11.9 percent growth in wages; manufacturing, with 2,904 jobs and 8.0 percent growth in wages; financial activities, with 469 jobs and 5.8 percent growth in wages; information services with 261 jobs and 5.7 percent growth in wages; leisure and hospitality with 1,865 jobs and 4.0 percent growth in wages; other services, with 221 jobs and 2.3 percent growth in wages; education and health services, with 2,062 jobs and 1.3 percent growth in wages; and natural resources and mining, with 180 jobs and 8.3 percent decline in wages.

Government at all levels had a total of 4,445 jobs and 3.0 percent growth in wages. Among all government levels, the federal government had the highest wage growth, posting 80 jobs and 6.6 percent growth in wages, state government had 1,094 jobs and 4.2 percent growth in wages, and local government had 3,271 jobs and 2.7 percent growth in wages.

Growth in Payroll by Industry Pittsburg Micropolitan Area Q4 '24 - Q4 '25



Source: Bureau of Labor Statistics

LOCAL PAYROLL & GROWTH

BLS reports that trade, transportation, and utilities had the highest growth in payroll in the Pittsburg micropolitan area of the private industries during the fourth quarter of 2025, posting \$39.5 million in total payroll, up 26.3 percent from the fourth quarter of 2024, followed by construction, with \$14.4 million in payroll, up 13.5 percent; professional and business services, with \$19.8 million in payroll, up 12.9 percent; manufacturing, with \$43.1 million in payroll, up 7.7 percent; other services, with \$2.1 million in payroll, up 4.5 percent; education and health services, with \$24.3 million in payroll, up 3.6 percent; financial activities, with \$6.9 million in payroll, up 2.3 percent; leisure and hospitality, with \$9.5 million in payroll, up 1.7 percent; information services, with \$4.9 million in payroll, down 0.1 percent; and natural resources and mining, with \$2.8 million in payroll, down 8.7 percent. During the period, government at all levels had a total of \$51.3 million in payroll, up 5.5 percent.

Local government had the highest payroll at \$34.3 million, up 6.0 percent; state government posted \$15.7 million in payroll, up 4.4 percent; and the federal government posted \$1.2 million in payroll, up 4.4 percent.

LABOR FORCE

In the fourth quarter of 2025, approximately 10.4 percent of the Pittsburgh micropolitan area workforce was in office and administrative support occupations; 10.0 percent in production occupations; 9.5 percent in food preparation and serving related occupations; 9.3 percent in educational instruction and library occupations; 8.1 percent in transportation and material moving occupations; 7.9 percent in sales and related occupations; 6.7 percent in management occupations; 4.8 percent in healthcare practitioners and technical occupations; 4.8 percent in construction and extraction occupations; 4.4 percent in healthcare support occupations; 4.4 percent in business and financial operations occupations; 4.2 percent in installation, maintenance, and repair occupations; 2.5 percent in building and grounds cleaning and maintenance occupations; 2.5 percent in personal care and service occupations; 2.3 percent in community and social service occupations; 2.3 percent in protective service occupations; 1.5 percent in arts, design, entertainment, sports, and media occupations; 1.5 percent in computer and mathematical occupations; 0.9 percent in architecture and engineering occupations; 0.8 percent in life, physical, and social science occupations; 0.6 percent in farming, fishing and forestry occupations; and 0.5 percent in legal occupations.

Percent Work Force By Occupation Pittsburg Micropolitan Area Q4 '25

Office and Administrative Support Occupations	10.4%
Production Occupations	10.0%
Food Preparation and Serving Related Occupations	9.5%
Educational Instruction and Library Occupations	9.3%
Transportation and Material Moving Occupations	8.1%
Sales and Related Occupations	7.9%
Management Occupations	6.7%
Healthcare Practitioners and Technical Occupations	4.8%
Construction and Extraction Occupations	4.8%
Healthcare Support Occupations	4.4%
Business and Financial Operations Occupations	4.4%
Installation, Maintenance, and Repair Occupations	4.2%
Building and Grounds Cleaning and Maintenance Occupations	2.5%
Personal Care and Service Occupations	2.5%
Community and Social Service Occupations	2.3%
Protective Service Occupations	2.3%
Arts, Design, Entertainment, Sports, and Media Occupations	1.5%
Computer and Mathematical Occupations	1.5%
Architecture and Engineering Occupations	0.9%
Life, Physical, and Social Science Occupations	0.8%
Farming, Fishing, and Forestry Occupations	0.6%
Legal Occupations	0.5%

Source: JobsEQ

TAXABLE SALES

Retail sales nationwide (taxable sales not available) are struggling in 2026, declining to \$2.1 trillion during the first quarter, down 3.8 percent from the first quarter of 2025. The greatest decline in sales was in hobby, toy, and game stores. Non-store retail sales also declined 9.0 percent.

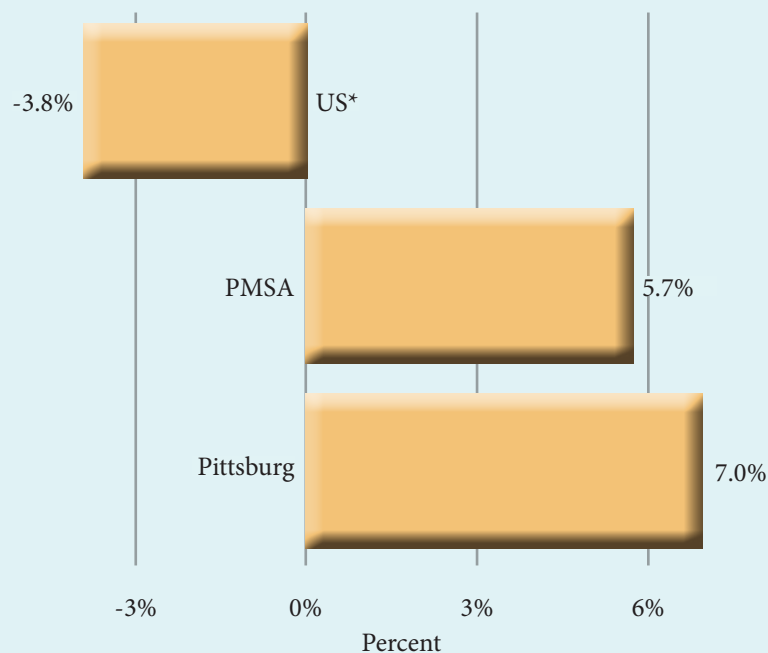
Local households are on a good financial footing, according to *Demographics Now*, which reports that during the period from 2015 to 2025, the number of households in the middle-income bracket increased 18.1 percent in Pittsburgh and 5.0 percent in the Pittsburgh micropolitan area, while declining 4.4 percent statewide and 4.7 percent nationwide.

Local taxable sales are up significantly, according to the Kansas Department of Revenue (KDOR), which reports that taxable sales increased to \$115.4 million in the City of Pittsburgh during the first quarter of 2026 (up 7.0 percent) and to \$155.4 million in the Pittsburgh micropolitan area (up 5.7 percent).

The future of local retail sales looks good. The National Retail Federation projects retail sales to increase 4.4 percent in 2026, up from an increase of 3.9 percent in 2025.

The back-to-school shopping season is also approaching, and Coresight Research reports that 82.5 percent of all shoppers plan to shop in-store.

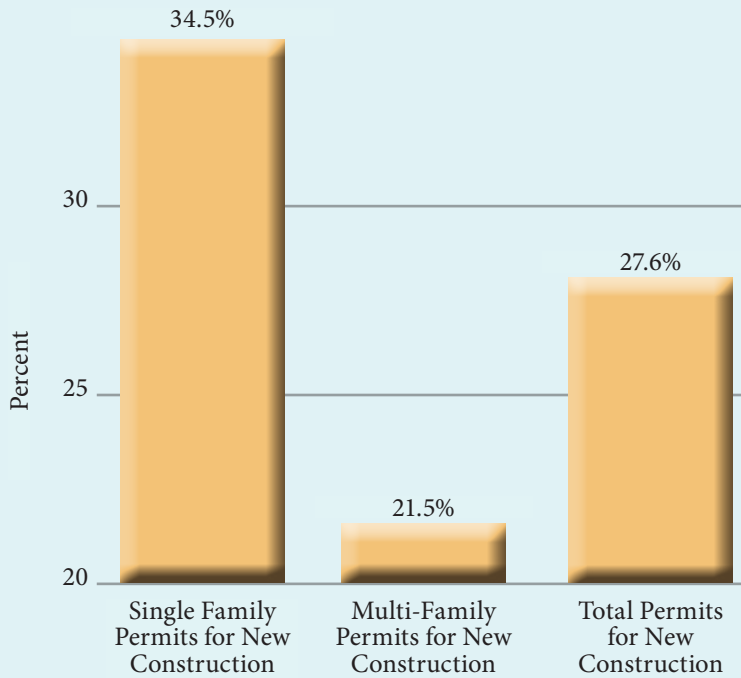
Taxable Sales Growth Q1 '25 - Q1 '26



*Retail sales, taxable sales not available

Source: Kansas Department of Revenue

Growth in Value of New Residential Permits Pittsburg Jan '25 - Jun '25 to Jan '26 - Jun '26



Source: City of Pittsburg

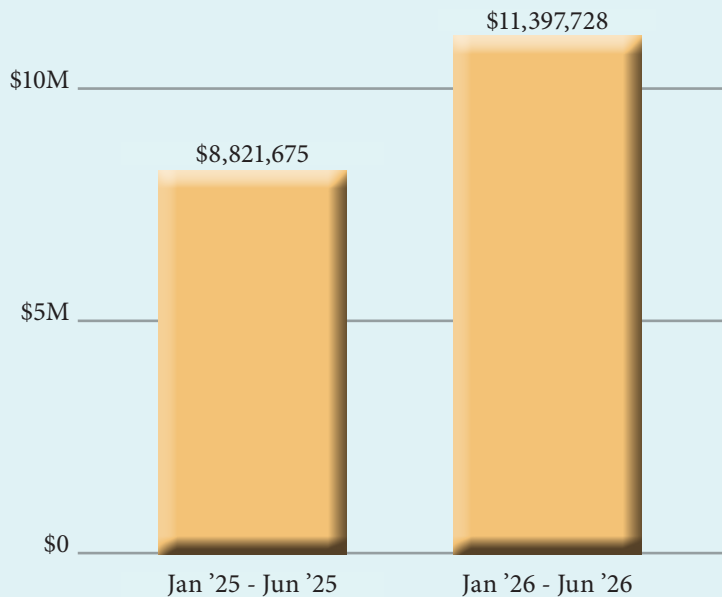
RESIDENTIAL PERMITS

The City of Pittsburg reports that nine new single-family permits were issued during the first two quarters of 2026 for a stated value of \$2.0 million (up 34.5 percent from the first two quarters of 2025), four new multi-family permits were issued with a stated value of \$2.1 million (up 21.5 percent) and 53 permits were issued for additions, alterations, and conversions, for a stated value of \$ 1.3 million (down 93.7 percent). Overall, there were 66 residential permits issues with a stated value of \$5.4 million down 77.8 percent.

Housing markets nationwide are struggling. A 2025 Harvard University study found that unaffordability is still increasing for both owner-occupied and rental housing. During the first four months of 2026, the value of residential construction was \$276.7 billion nationwide, up 0.1 percent from the same period last year and overall, 465,894 building permits were issued, down 1.9 percent.

However, local housing market activity has begun to pick up recently, according to the Kansas Realtors Association. In May 2026 30 homes were sold in Pittsburg (up 7.1 percent from May 2025) for a median price of \$132,500 (up 7.3 percent) and 37 properties were sold in the micropolitan area (up 8.8 percent) for a median price of \$137,000 (up 2.9 percent).

Value of Commercial Permits Pittsburg



Source: City of Pittsburg

COMMERCIAL PERMITS

The City of Pittsburg reports that one new commercial permit was issued during the first two quarters of 2026 for a stated value of \$1.5 million (down 31.4 percent from the first two quarters of 2025) and 34 permits were issued for additions, alterations, and conversions for a stated value of \$9.9 million (up 49.1 percent).

Overall, there were 35 commercial permits issued with a stated value of \$11.4 million up 29.2 percent. The largest commercial building permit during the second quarter was issued to Watco for a remodel with a stated value of \$3.3 million, followed by The Besse LLC for a remodel with a stated value of \$2 million, Jaz Realty LLC for new construction with a stated value of \$1.5 million, Eric Erickson for mechanical with a stated value of \$1.4 million, Watco Companies LLC for a remodel with a stated value of \$983,550, Shari Lynn Mendez for an addition with a stated value of \$485,500, USD 250 for roofing with a stated value of \$379,150, Wally Wilson for an addition for a stated value of \$351,018, Watco for electrical for a stated value of \$313,500, the City of Pittsburg for a remodel for a stated value of \$249,000, K&B Land Holdings LLC for an addition for a stated value of \$228,500 and Watco Companies LLC for roofing for a stated value of \$206,274.

OFFICE SPACE MARKET

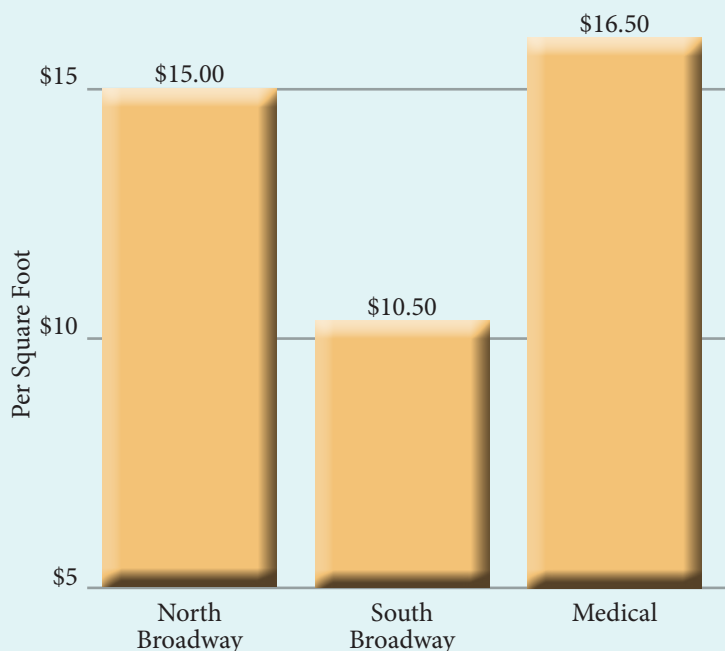
The office space market is active in the city of Pittsburg and doing well. Notably, the 7,828 square foot building at 306 North Broadway Street sold in October 2025, for \$620,000 or \$79.20 per square foot of gross leasable area or \$11.96 per square foot of land, according to CoStar.

The building was built in 1930 on 51,836 square feet of land and had been on the market for six months before it was sold. The building rented for \$12.59 per square foot before being sold, which is slightly less than the \$12.77 per square foot market overall.

Jones Heritage Realtors (a local authority on office and retail space) reports that the local office market is doing relatively well, with average office gross rental rates (the owner pays basic taxes, insurance, and exterior and all major maintenance) on North Broadway (the main thoroughfare) at \$15.00 per square foot and \$10.50 per square foot on South Broadway.

Medical office space is more expensive than other types of space because of requirements for specialized plumbing and other unique features. The local medical office space market is also doing well, according to Jones Heritage Realtors, with an average medical space rental rate of \$16.50 per square foot.

Average Gross Office Rental Rates Pittsburg Area - March 2026



Source: Jones Heritage Realtors

MEDICAL SPACE MARKET

Pittsburg is the regional center for health care in the Southeast Kansas region and has had more than \$102.5 million investment in medical infrastructure in Pittsburg since 2013.

Health care is very accessible locally. The Pittsburg micropolitan area has numerous doctors' offices, specialty medical clinics, and other medical centers, employing 2,438 medical professionals and staff, and two hospitals: Girard Medical Center and Mercy Hospital Pittsburg, which offers heart care, cancer care, a full women's center and maternity services, advanced wound care, urology, orthopedic and sports medicine, emergency and trauma care, surgical care, and an acute rehabilitation center.

In 2025, Mercy Hospital Pittsburg was ranked in the top 32 percent of hospitals nationwide by the Leapfrog Group, which rates hospitals according to errors, accidents, injuries, and infections, as well as the systems hospitals have in place to prevent them.

Jones Heritage Realtors reports, the average low for medical office space is \$14.00 per square foot on gross basis. Rents for medical office space can go as high as \$19.00 per square foot, with the mean office space rent being \$16.50 per square foot. Freeman Health System also has presence locally and offers wide variety of specialties.

Average Gross Medical Space Rent Pittsburg Area March 2026



Source: Jones Heritage Realtors

Average Net Retail Rental Rent Pittsburg Area - March 2026



Source: Jones Heritage Realtors

RETAIL SPACE MARKET

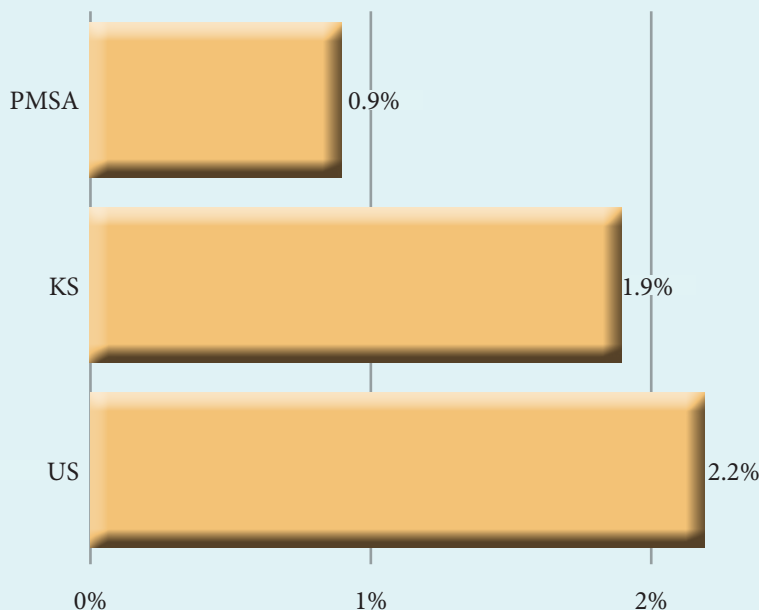
A recent notable retail building sale includes the 6,545 square foot building (previously Oriental Star Restaurant) at 2711 North Broadway Street in April for \$720,000 or \$110.01 per square foot of gross leasable area or \$16.53 per square foot of land, according to CoStar.

The building was built in 1985 on 43,560 square feet of land. The building had been on the market for two months before it was sold. The building rented for \$12.42 per square foot before being sold, which is slightly less than the \$12.70 average for similar buildings in the overall market.

The local retail space market is doing well according to Jones Heritage Realtors, which reports average net retail rental rates of \$11.00 per square foot on North Broadway (the tenant pays the property tax, insurance premiums, and some maintenance), \$10.00 per square foot on South Broadway, and \$13.00 per square foot on Centennial (the Meadowbrook Mall area).

The future of the local retail space market looks good now with the recently completed widening of US-69 from Fort Scott to Arma providing a four-lane, high-speed corridor all the way from Kansas City to Pittsburg and tying into the US-400 east-west corridor a few miles south of Pittsburg and continuing south to I-44.

Personal Bankruptcies Per Capita Apr '25 - Mar '26



Source: US Bankruptcy Courts

BANKRUPTCIES

Per capita personal bankruptcies in the Pittsburg micropolitan area are well below the national average. A total of 0.9 personal bankruptcies were filed per 1,000 people in the Pittsburg micropolitan area during the 12 months ending in March 2026, well below the 1.9 personal bankruptcies statewide and 2.2 nationwide.

Statewide, 4,377 bankruptcies were filed during the period (up 12.1 percent from Apr'24 - Mar'25). Of those, 4,197 were personal bankruptcies (up 11.5 percent), including 2,223 Chapter 7 personal bankruptcies (straight bankruptcy, debt wiped out, up 14.3 percent), four Chapter 11 personal bankruptcies (reorganization of personal debt and temporary protection from creditors, up 300.0 percent), and 1,970 Chapter 13 personal bankruptcies (some debt wiped out and some repayments, up 8.4 percent).

A total of 180 business bankruptcies were filed statewide (up 26.8 percent), including 98 Chapter 7 business bankruptcies (total liquidation with no repayments, up 19.5 percent), 60 Chapter 11 business bankruptcies (reorganization of business debt and temporary protection from creditors, up 36.4 percent), 10 Chapter 12 business bankruptcies (reorganization of debt for family farms, up 42.9 percent), and 12 Chapter 13 business bankruptcies (up 33.3 percent).

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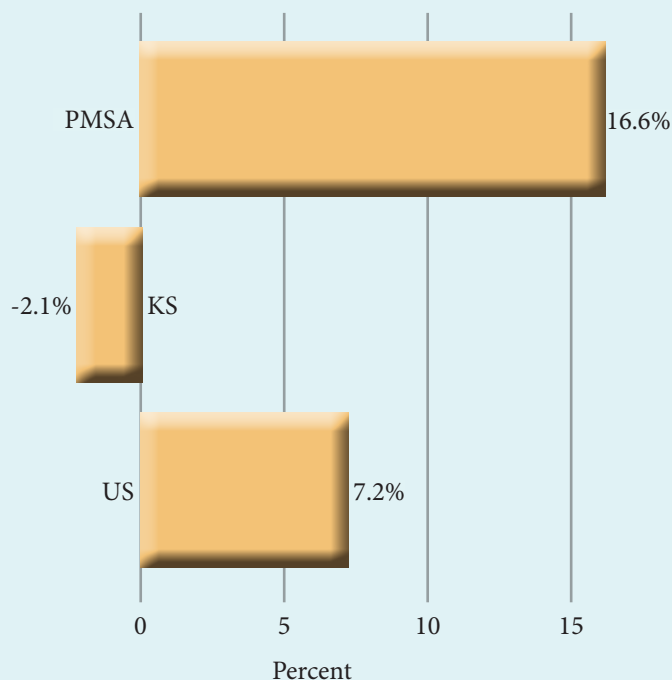


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Growth in Net Loans and Leases Banking Industry Q1 '25 - Q1 '26



Source: Federal Deposit Insurance Corporation

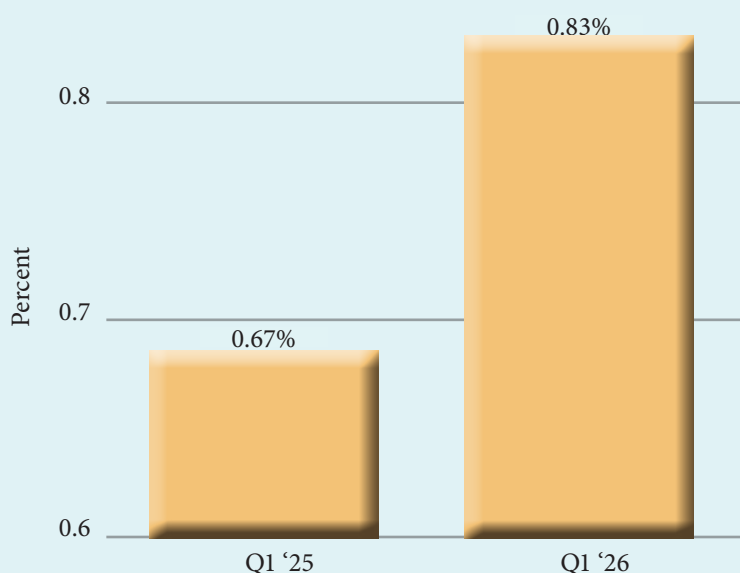
BANKING INDUSTRY

Banks with headquarters in the Pittsburgh micropolitan area posted \$1.1 billion in total assets at the end of March, according to the FDIC (up 10.5 percent from March 2025), \$707.0 million in net loans and leases (up 16.6 percent), \$3.5 million in net income (up 23.8 percent), \$2.9 million in loans past due 30-89 days (down 30.9 percent), with overall 0.27 percent in non-current loans.

The statewide banking industry posted \$95.0 billion in total assets at the end of March (down 2.0 percent), \$63.1 billion in net loans and leases (down 2.1 percent), \$318.0 million in net income (up 46.6 percent) and \$381.3 million in loans past due 30-89 days (down 7.4 percent), with overall 0.75 percent in non-current loans.

The Federal Reserve reports that low asset yields are squeezing bank interest margins (their main source of income), but the national banking industry did relatively well during the period. Nationwide, the banking industry posted \$26.1 trillion in total assets at the end of March (up 6.6 percent), 13.5 trillion in net loans and leases (up 7.2 percent), \$80.5 billion in net income (up 14.0 percent), and \$76.0 billion in loans past due 30-89 days (down 2.8 percent), with overall 0.98 percent in non-current loans.

Return on Average Assets US Credit Union Industry



Source: Federal Deposit Insurance Corporation

CREDIT UNIONS

Credit unions don't pay taxes and tend to specialize in consumer loans but also do all other types of loans. Credit unions with headquarters in the Pittsburgh micropolitan area posted \$125.5 million in total assets at the end of March 2026 (down 0.8 percent from March 2025), \$62.2 million in net loans and leases (down 1.8 percent), \$409,576 in net income (down 45.9 percent), and \$493,845 in non-current loans and leases (up 58.9 percent).

The statewide credit union industry posted \$19.4 billion in total assets at the end of March (up 11.2 percent), \$13.6 billion in net loans and leases (up 11.1 percent), \$40.7 million in net income (up 145.5 percent), and \$145.8 million in non-current loans and leases (up 52.6 percent).

The national credit union industry reported \$2.5 trillion in total assets at the end of March (up 4.9 percent), \$1.7 trillion in net loans and leases (up 4.6 percent), \$5.2 billion in net operating income (up 30.5 percent), and \$14.7 billion in non-current loans and leases (up 10.9 percent). The national industry also reported a healthy financial improvement during the first quarter, posting a return of average assets of 0.83 percent (up from 0.67 percent) and a net worth ratio of 11.24 percent (up from 10.95 percent).

Pittsburg Micropolitan Area Snapshot 2025

	Pittsburg Micropolitan Area	70 Miles Radius Pittsburg, Kansas	100 Miles Radius Pittsburg, Kansas
Labor Force	19,811	301,681	1,169,621
Total Population	38,466	650,121	2,342,761
Population Density (per Sq. Mi.)	64.65	42.20	74.51
Total Households	15,790	261,248	927,460

Population By Gender

Male Population	19,269	324,507	1,167,446
Female Population	19,197	325,615	1,175,314

Population Percentage By Race and Ethnicity

White	83.1%	81.4%	78.0%
Black	2.3%	1.5%	2.3%
American Indian or Alaska Native	1.0%	3.7%	3.3%
Asian/Native Hawaiian/Other Pacific Islander	1.9%	1.5%	2.9%
Some Other Race	3.1%	3.0%	4.0%
Two or More Races	8.6%	8.9%	9.7%
Hispanic Ethnicity	6.8%	6.5%	8.5%
Not of Hispanic Ethnicity	93.2%	93.5%	91.5%

Households By Income

Average Household Income	\$67,950	\$70,635	\$87,358
Median Household Income	\$51,110	\$56,336	\$70,986
Per Capita Income	\$28,148	\$28,524	\$34,092

Employment

Total Population 16+	30,970	516,751	1,861,483
% Blue Collar	45.9%	47.6%	41.4%
% White Collar	54.1%	52.4%	58.6%

Educational Attainment

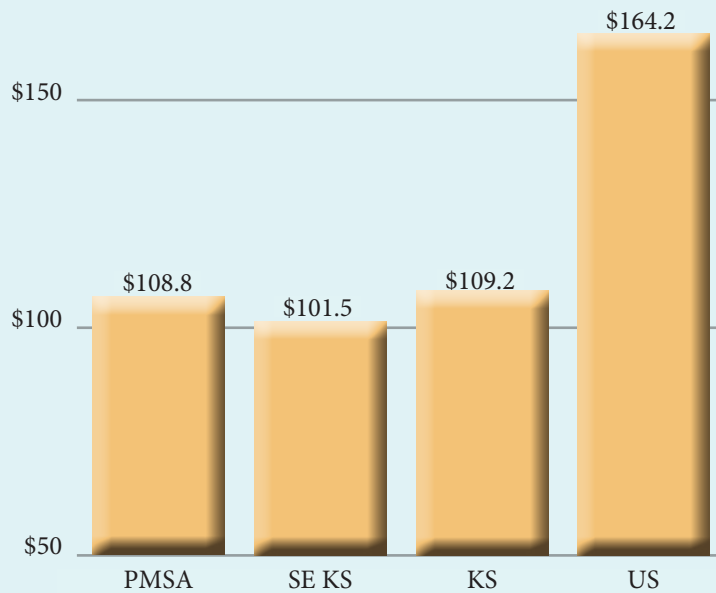
Total Population Age 25+	23,197	440,153	1,563,181
% Grade K - 8	1.3%	2.5%	2.4%
% Grade 9 - 11	3.9%	7.7%	6.0%
% High School Graduate	29.1%	35.5%	31.6%
% Some College, No Degree	25.2%	23.3%	22.4%
% Associates Degree	8.9%	8.8%	8.1%
% Bachelor's Degree	19.6%	14.2%	18.3%
% Graduate Degree	11.0%	6.8%	10.1%
% No Schooling Completed	1.2%	1.1%	1.1%

Source: Demographics Now

Annual Wages for the Pittsburg Micropolitan Area 2025

Management Occupations	\$97,172	Public Relations Specialists	\$49,117
Chief Executives	\$164,431	Healthcare Practitioners and Technical Occupations	\$76,230
General and Operations Managers	\$88,430	Pharmacists	\$134,464
Marketing Managers	\$105,990	Healthcare Support Occupations	\$30,122
Sales Managers	\$123,564	Medical Assistants	\$33,068
Financial Managers	\$127,389	Firefighters	\$32,931
Industrial Production Managers	\$127,475	Police and Sheriff's Patrol Officers	\$42,894
Market Research Analysts and Marketing Specialists	\$55,397	Food Preparation and Serving Related Occupations	\$26,079
Accountants and Auditors	\$65,374	Cooks, Institution and Cafeteria	\$28,388
Loan Officers	\$81,312	Landscaping and Groundskeeping Workers	\$29,950
Computer User Support Specialists	\$45,087	Cashiers	\$23,837
Computer Programmers	\$76,330	Retail Salespersons	\$30,684
Software Developers	\$86,034	Office and Administrative Support Occupations	\$37,489
Architecture and Engineering Occupations	\$68,876	Customer Service Representatives	\$34,789
Industrial Engineers	\$83,295	Receptionists and Information Clerks	\$28,627
Engineers, All Other	\$66,443	Postal Service Mail Carriers	\$54,667
Educational, Guidance, Career Counselors & Advisors	\$50,053	Secretaries, Administrative Assistants, Except Legal, Medical, & Executive	\$34,208
Rehabilitation Counselors	\$32,160	Industrial Machinery Mechanics	\$52,048
Child, Family, and School Social Workers	\$47,632	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	\$36,239
Graphic Designers	\$45,471	Transportation and Material Moving Occupations	\$35,486
Coaches and Scouts	\$36,969	Laborers and Freight, Stock, and Material Movers, Hand	\$32,508

Average Daily Room Rates Lodging Industry Nationwide - Jan '26 to Jun '26



Source: CoStar

LODGING INDUSTRY

The Pittsburg micropolitan area lodging industry lost one hotel property recently (Lamplighter Inn) and currently consists of seven properties with 485 rooms, according to CoStar.

Average occupancy in the local lodging industry was 55.6 percent during the first five months of 2026 (up from 52.3 percent during the first five months of 2025), the average daily room rate was \$108.8 (up 5.8 percent), room supply declined 13.6 percent, room demand declined 8.1 percent, and overall lodging revenues declined 2.8 percent.

Average occupancy in the Southeast Kansas lodging industry was 46.6 percent (down from 49.6 percent), the average daily room rate was \$101.5 (up 1.4 percent), room supply stayed the same, room demand declined 6.1 percent, and lodging revenues decreased 4.8 percent.

Statewide, the average occupancy rate was 53.0 percent (down from 54.9 percent), the average daily room rate was \$109.2 (up 1.7 percent), room supply increased 1.4 percent, room demand declined 2.2 percent, and lodging revenue declined 0.5 percent.

Nationwide, the average occupancy rate was 61.7 percent (up from 60.9 percent), the average daily room rate was \$164.2 (up 2.7 percent), room supply increased 0.5 percent, room demand increased 1.8 percent, and lodging revenue increased 4.5 percent.

Average Price of 2,400 Sq. Ft. Home on 8,000 Sq. Ft. lot Q3 '25

Moses Lake WA Micro	\$553,891
Cedar City UT Micro	\$544,725
Twin Falls ID Micro	\$518,904
Pierre SD Micro	\$460,872
Pittsburg KS Micro	\$408,600
Minot ND Micro	\$404,900
Muskogee OK Micro	\$383,100
Dublin GA Micro	\$377,167
Richmond IN Micro	\$337,558
US Average	\$537,534

Source: The Center for Regional Economic Competitiveness

COST OF LIVING

The Bureau of Labor Statistics reports that approximately 30.7 percent of the budget for local households goes to housing, 17.3 percent to transportation, 13.1 percent to food, 12.9 percent to personal insurance and pensions, 8.8 percent to healthcare, 5.3 percent to entertainment, and 12.0 percent to other expenditures.

Local quality of life has improved significantly in the last 10 years. Homeownership is an important contributor to quality of life, and housing is the largest expense for most households, making home prices a critical economic indicator.

Home prices in the Pittsburg micropolitan area compare favorably to similar cities nationwide, and they are well below the national average. A new 2,400 square foot single-family home (four bedrooms, two baths) on an 8,000 square foot lot in a middle to upper-middle income neighborhood in Pittsburg cost \$408,600 during the third quarter of 2025, according to C2ER, which compares well to similar cities. The cost of an equivalent home in Moses Lake, Washington was \$553,891; in Cedar City, Utah, \$544,725; in Twin Falls, Idaho, \$518,904; in Pierre, South Dakota, \$460,872; in Minot, North Dakota, \$404,900; in Muskogee, Oklahoma, \$383,100; in Dublin, Georgia \$377,167; and Richmond, Indiana, \$337,558.

BUSINESS HIGHLIGHTS

SILVERBACK LANDING RELAUNCHES

Silverback Landing, a subdivision located off East Centennial in Pittsburg, is a build that just relaunched after years of being stalled.

A non-profit community development organization, Point Forward, took on the project to ensure its completion. Point Forward Board Member Joe Dellasega says, "We're very excited to see this neighborhood built out." Dellasega notes that from an economic standpoint, the new housing will benefit Pittsburg with the additional property taxes and other personal spending that comes with new people living in the community.

With the help of Wilson Builders, more than 30 houses are slated to be built for phase one with three different floor plans: The Crimson Plan, The Dimora Plan, and The Oikia Plan.

They plan to break ground next week for the next build. "This is a very family-friendly, safe neighborhood. It has a park, and phase two will have a pool. I think people are very happy about that," says Madison Marietta Miller, Cobb Realty Supervising Broker and Realtor.

The Morning Sun - Antjea Wolff - 5/28/26

BOB'S GRILL RANKS TOP THREE BEST DINERS

USA Today named Bob's Grill, located at 1014 N. Broadway, as number three of the 10 Best Roadside Diners of 2026.

Rick Parsons has owned Bob's Grill for 23 years, and the establishment first opened in 1964. Maggie Parsons, Bob's Grill manager and daughter-in-law to owner Rick Parsons, said the nomination email noted their excellent chicken fried steak, even though Bob's is most well known for their omelets for breakfast and burgers for lunch.

Within the past two weeks, Bob's Grill has experienced an increase in traffic, more than just their regulars. Maggie noted that Bob's is nostalgic for most people, "they come in and talk about the things in the walls and their experiences and it's always a conversation starter."

Bob's was the only restaurant out of all nominations that was west of the Mississippi River. "It is nice to hear that we're doing something right and keeping up with the times. That's something we go back and forth on, keeping everything nostalgic but also trying to survive as well."

The Morning Sun - Antjea Wolff - 5/16/26

LOCAL MEDICAL EQUIPMENT PROVIDER EXPANDS

Glen Pearson and his crew at Your Hometown Medical Equipment, located at 1615 N. Walnut Street in Pittsburg, are celebrating a new expansion to their space as well as new store hours. The medical supply store opened in Pittsburg two years ago, but Pearson, the owner, is no stranger to the industry, as he has spent the past 30 years in the field.

With the addition of new employees in recent months, Pearson decided to not only expand the office space but also add more hours of operation. Your Hometown Medical Equipment is now open from 9 a.m. to 1 p.m. on Saturdays as well as 8 a.m. to 5 p.m. Monday through Friday.

Pearson said he wanted to add Saturday hours because he knows that many clients, who are helping their aging parents, typically work during the week. "People my age, right now we're taking care of mom and dad," he said. "So, if we can have a Saturday, when we can pick up stuff for mom and dad that makes it easier on us."

"We're here, we're ready to service everybody, and if you need something after hours, give us a call," he said. "We're happy to help anybody that needs anything. And if I don't have it, I will brainstorm with you until we find it. That's the way we are."

The Morning Sun—Antiea Wolff—6/4/2026

PITTSBURG MARKS 620 DAY WITH STREET PARTY, LOCAL SPECIALS

June 20th in Pittsburg isn't just one day before the official start of the summer season. Every year the city hosts the annual 620 day to honor and celebrate the city's regional telephone area code, which is 6-2-0. For the celebration, the 200th block of Broadway was closed for a street party, featuring more than 60 local artisans and food trucks featuring themed specials, like \$6.20 meal deals. Kim Froman, who is the Pittsburg Community Development & Housing Director, highlighted the importance saying, "We really see it as being a community event because we offer so much that's free and it's good for the kiddos and the family to get out and just enjoy a community evening." The annual event is organized by the City of Pittsburg's Downtown Advisory Board and is also a part of Pittsburg's 150th celebration this year.

KSNF Joplin - Dustin Lattimer 6/20/2026

BUSINESS BRINGS GRUB TO SOUTH SIDE

Billy Margrave, owner of Centennial Liquor, has invited food trucks to set up in the parking lot outside of his business on Thursday evenings to fill a gap in the neighborhood.

The business held its first food truck night on June 11th, which saw 5 food trucks and one stand serving different types of food to residents.

Located at 2401 S Rouse St, Margrave recognized a local need as he said, "With the construction that's going on, the cancer center right here, and with the KBI being built literally 100 yards in the other direction, there's a need for lunch, for dinner options."

Prior to becoming the owner of Centennial Liquor, Margrave spent much of his career working in restaurants. "Food is a passion of mine," he said. "To have good food and have good food around." There were multiple people that said it was a great idea at the event and thanked Margrave for organizing it. Margrave hopes that the food trucks become a weekly event on Thursday evenings.

The Morning Sun - Antjea Wolff - 6/13/26

Pittsburg Micropolitan Area Economic Report

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Crawford County, Q4, 2025 Employment Trends

Industry title	Average Quarterly Employment Q4-2025	Average Quarterly Wages Q4-2025	Average Quarterly Employment Q4-2024	Average Quarterly Wages Q4-2024	Average Quarterly Employment Growth	Average Quarterly Wage Growth
Postal service	63	\$4,876.3	62	\$4,569.3	1.07%	6.7%
Regulation of agricultural marketing and commodities	0	\$7,130.8	12	\$6,345.4	-16.2%	12.4%
Public finance activities	18	\$4,350.0	18	\$3,928.7	-1.9%	10.7%
Legal counsel and prosecution	33	\$5,681.3	31	\$5,515.5	5.3%	3.01%
Correctional institutions	9	\$4,622.5	9	\$4,555.5	3.9%	1.5%
Administration of public health programs	16	\$4,306.6	18	\$3,447.7	-11.3%	24.9%
Administration of human resource programs	62	\$3,491.2	57	\$3,441.9	8.8%	1.4%
Regulation and administration of transportation programs	29	\$3,741.2	30	\$3,596.4	-3.3%	4.0%
Water supply and irrigation systems	12	\$3,320.2	13	\$3,085.5	-5.3%	7.6%
Outpatient mental health and substance abuse centers	243	\$3,602.7	213	\$3,601.3	14.4%	0.1%
General medical and surgical hospitals	201	\$5,464.9	193	\$5,390.8	4.1%	1.4%
Oilseed and grain combination farming	37	\$4,715.1	38	\$4,553.6	-2.7%	3.6%
All other miscellaneous crop farming	10	\$6,373.8	9	\$4,750.8	7.4%	34.2%
Beef cattle ranching and farming	25	\$3,794.1	23	\$4,142.6	8.7%	-8.4%
Grain and field bean merchant wholesalers	62	\$4,728.5	63	\$4,604.7	-1.6%	2.7%
Farm supplies merchant wholesalers	27	\$4,451.6	25	\$4,487.5	8.1%	-0.8%
Tire dealers	40	\$5,652.6	40	\$5,999.9	1.7%	-5.8%
Nursery, garden center, and farm supply retailers	40	\$3,069.8	39	\$3,711.6	4.3%	-17.3%
Beer, wine, and liquor retailers	35	\$1,684.6	34	\$1,527.3	3.0%	10.3%
Electronics and appliance retailers	67	\$3,729.0	70	\$3,515.6	-3.8%	6.1%
Offices of certified public accountants	18	\$4,825.4	19	\$3,940.1	-3.6%	22.5%
Other accounting services	37	\$5,697.3	36	\$5,851.9	1.8%	-2.6%
Computer systems design services	25	\$6,985.8	22	\$6,091.0	15.4%	14.7%
Administrative management & general management consulting services	13	\$5,969.2	14	\$5,648.9	-7.3%	5.7%
Exterminating and pest control services	13	\$2,750.1	13	\$2,622.8	-2.6%	4.9%
Janitorial services	51	\$2,796.4	73	\$2,364.5	-30.3%	18.3%
Landscaping services	58	\$3,505.8	56	\$2,810.5	3.6%	24.7%
Sports and recreation instruction	11	\$935.9	15	\$750.3	-28.9%	24.7%
Offices of dentists	140	\$4,980.3	133	\$5,292.9	5.0%	-5.9%
Offices of chiropractors	21	\$4,303.5	22	\$4,577.0	-4.6%	-6.0%
Offices of optometrists	59	\$3,801.2	54	\$3,645.1	9.2%	4.3%
Home health care services	241	\$3,278.8	194	\$3,224.8	24.3%	1.7%
Nursing care facilities (skilled nursing facilities)	246	\$4,138.6	261	\$3,490.1	-6.0%	18.6%
Services for the elderly and persons with disabilities	173	\$3,050.5	157	\$3,336.7	10.2%	-8.6%
Child care services	163	\$2,074.1	128	\$2,270.7	27.7%	-8.7%
All other amusement and recreation industries	17	\$4,561.1	20	\$4,636.0	-15.0%	-1.6%
Hotels (except casino hotels) and motels	31	\$1,771.3	36	\$1,573.9	-12.2%	12.5%
Drinking places (alcoholic beverages)	66	\$775.2	49	\$814.3	36.3%	-4.8%
General automotive repair	34	\$3,733.9	28	\$4,444.5	24.1%	-16.0%
Libraries and archives	15	\$1,111.5	13	\$1,295.1	12.5%	-14.2%
General medical and surgical hospitals	201	\$5,464.9	193	\$5,390.8	4.1%	1.4%
Other grain farming	37	\$4,715.1	38	\$4,553.6	-2.7%	3.6%
Beef cattle ranching and farming, including feedlots	25	\$3,794.1	23	\$4,142.6	8.7%	-8.4%
Residential building construction	15	\$2,880.9	24	\$3,060.8	-37.0%	-5.9%
Commercial and institutional building construction	72	\$6,934.3	75	\$6,643.6	-4.0%	4.4%
Power and communication line and related structures construction	78	\$5,411.0	65	\$5,918.6	19.5%	-8.4%
Poured concrete structure contractors	76	\$4,564.0	68	\$3,773.6	12.3%	20.9%
Masonry contractors	48	\$3,853.5	45	\$4,162.3	6.7%	-7.4%
Roofing contractors	25	\$4,963.3	25	\$3,869.9	-1.3%	28.3%
Electrical and wiring contractors	257	\$6,054.7	248	\$5,822.8	3.6%	4.0%
Site preparation contractors	38	\$3,381.6	45	\$2,907.6	-14.8%	16.3%
All other specialty trade contractors	18	\$2,465.2	21	\$3,035.3	-12.7%	-18.8%
Machine shops	69	\$5,298.5	72	\$5,285.3	-5.1%	0.1%
Personal care services	33	\$2,067.3	43	\$1,840.5	-23.4%	12.3%
Death care services	37	\$3,467.7	42	\$3,325.1	-11.2%	4.3%
General freight trucking, long-distance	32	\$6,807.3	33	\$5,014.5	-5.0%	35.8%
Commercial banking	176	\$5,094.6	179	\$4,880.6	-1.7%	4.4%
Clothing, clothing accessories, shoe, and jewelry retailers	51	\$1,994.0	58	\$1,664.0	-11.5%	19.8%
Sporting goods, hobby, musical instrument, book, & miscellaneous	90	\$2,639.0	102	\$2,465.0	-11.8%	7.1%
Health and personal care retailers	115	\$2,627.0	92	\$2,837.0	25.1%	-7.4%
Wholesale trade agents and brokers	5	\$6,237.0	11	\$6,246.0	-54.6%	-0.1%
Truck transportation	94	\$5,190.0	77	\$4,666.0	23.0%	11.2%

Source: Bureau of Labor Statistics



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