

# ECONOMIC 2022 PROFILE

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Micropolitan  
Area



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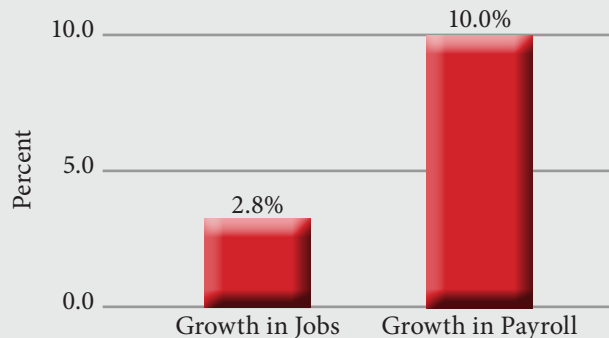
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# 2022 ECONOMIC SUMMARY

PITTSBURG IS THE SEAT of the Pittsburg micropolitan area and a regional center for retail sales, business services, research and development, medical services, and educational services in Southeast Kansas.

The Pittsburg micropolitan area had a population of

## Growth in Jobs and Payroll Pittsburg Micropolitan Area 2022



Source: BLS, BEREC

39,184 in 2022 and has a labor force that is 55.4 percent white collar and 44.6 percent blue collar. The local economy is healthy, with almost all major local economic indicators showing a significant improvement in 2022, including an estimated 2.8 percent increase in the number of jobs and a significant 10.0 percent increase in payroll. Growth in local financial resources is important for overall economic growth and is a good long-run indicator of such growth.

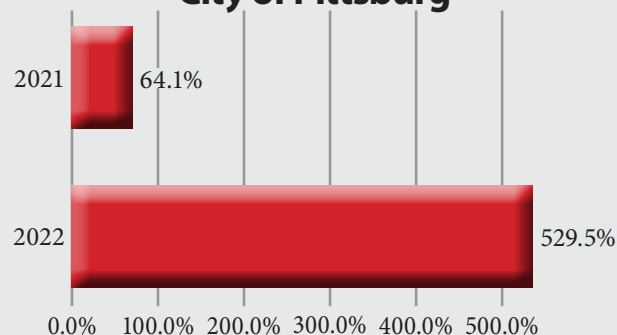
The Federal Deposit Insurance Corporation reports that total deposits in local banks increased a significant 36.8 percent from 2015 to 2022, indicating a strong local economy.

The City of Pittsburg is very pro-growth and has promoted numerous economic development programs that seem to be paying off, making Pittsburg a more modern, convenient city. These programs include laying miles of fiber optic cable to improve Internet infrastructure (*PCMag* ranked Pittsburg as the 31st best city nationwide in which to work from home in 2021), providing low-interest loans and grants to small businesses, and revitalizing the downtown area.

Currently, 44 revitalization projects are in the pipeline or recently finished, and there is a general optimism in the local business community. The value of new commercial building permits increased a significant 529.5 percent in 2022 (up from a significant 64.1 percent increase in 2021) and \$583.7 million has been invested in the city during

the last nine years (thereof \$131 million just in the last three years). This includes \$45.6 million in infrastructure-related education investment, \$50 million in entertainment infrastructure, \$17.8 million in hospitality infrastructure, \$97 million in housing infrastructure, \$103.1 million in industry

## Growth in New Commercial Building Permits City of Pittsburg

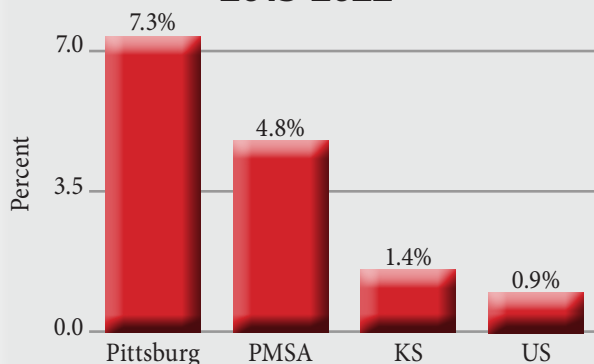


Source: City of Pittsburg

infrastructure, \$49.8 million in public infrastructure, \$76.4 million in medical infrastructure, \$81.3 million in Pittsburg State University, \$3.3 million in recreation infrastructure, \$57.1 million in retail infrastructure, and \$2.1 million in service infrastructure.

The local quality of life has also improved substantially during the last few years as households are benefiting financially from the continued improvement in the local economy. Average community FICO scores are an important gauge of

## Percent of Households Rising to the Middle Income Bracket 2015-2022



Source: Demographics Now

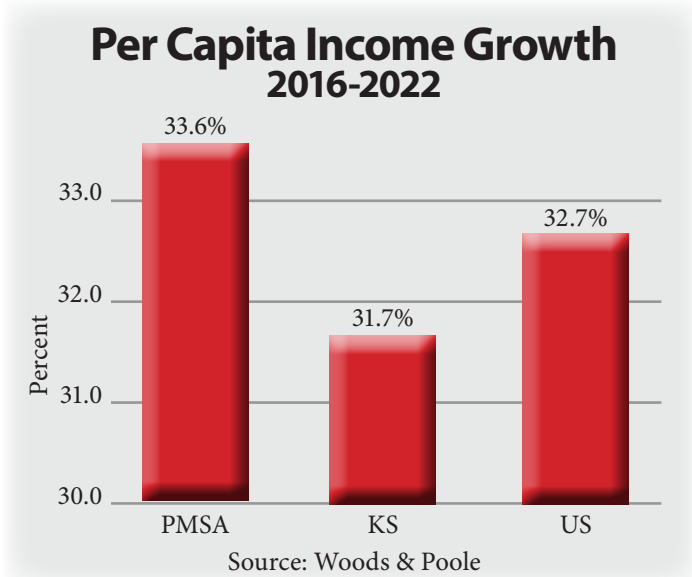
the financial health of communities nationwide, and Equifax reports that 75.3 percent of the adult population in the Pittsburg micropolitan area had a prime FICO credit score (above the sub-prime credit FICO score of 639) in 2022, which is the highest level on record for this indicator locally.

Furthermore, Demographics Now reports that during the 2015 to 2022 period, the number of middle-income households (households with income of \$50,000-\$100,000) increased 4.8 percent in the Pittsburg micropolitan area, including 7.3 percent in the city of Pittsburg, which is well above the 1.4 percent increase statewide and 0.9 percent increase nationwide. Moreover, the local bankruptcy rate is also significantly lower than nationwide, with a total of 0.6 personal bankruptcy cases filed per 10,000 people locally during 2022, compared to 1.4 cases per 10,000 people statewide and 1.5 cases nationwide.



# QUALITY OF LIFE

NUMEROUS STUDIES HAVE FOUND that both urban amenities and aesthetic backdrop are important factors for quality of life and conducive for in-migration. The Pittsburgh micropolitan area urban amenities include the Kansas Crossing Casino and 594 retail, eating, and drinking estab-



lishments, with over 40 small specialty retailers in downtown Pittsburgh, including boutiques and specialty clothing stores, jewelry stores, specialty candy and ice cream stores, bridal shops, sporting goods stores, art shops, and specialty foods. In 2022, several new businesses opened on Broadway (the major thoroughfare through downtown), including Opie's Pizza Poolroom and Pub, Southwind Cycle, Pippi Mae's Boutique, The Rainbow Clinic, Mai Thai Massage, Kynlee's Corner Boutique, Restaurante Salvadoreño, the Corner Patio, Arck Construction, 3 Degrees Limited, White Elephant Emporium, the Blue Spoon, Fun Depot, Pueblo Mio, Kazoku Sushi and Hibachi, Panda Express, and Smokey Racks. Furthermore, Alchemy Ink Tattoos and Piercings, Bling Glamour by Nicole, and Journey Through Slime Event Studio opened in the enclosed Meadowbrook Mall, and IHOP will open on the premises in 2023.

The downtown area is also host to several events and festivals during the summer, including Little Balkans Days, which celebrates Pittsburgh's historic roots and regional identity, Paint the Town Red, which celebrates Pittsburgh's role as home to Pittsburgh State University, Children Advocacy Center's Cornhole Tournament & Block Party, Artwalk, Earth Day, Farmers Market (every Saturday), 620 Day, and Small Business Saturday.

Other local urban amenities include two performing arts centers (the Bicknell Family Center for the Arts and the Memorial Auditorium), a 11,910 capacity NCAA Division II football stadium, three golf courses, the Southeast Kansas symphony orchestra, the Pittsburgh State University opera theatre, and more. Some of the area's many natural amenities

include aesthetic backdrops such as fourteen parks, walking and biking trails, and access to eight major lakes and rivers within a one-hour drive. Pittsburgh has been getting nationwide attention in the last few years for quality of life.

Unacast reported in 2021 that Pittsburgh was the fourth fastest growing small city nationwide, *PCMag* ranked Pittsburgh as the 31st best city nationwide in which to work from home, the MBA at Pittsburgh State University was ranked the best statewide by the *Wichita Business Journal*, and *Business View Magazine* called Pittsburgh a "diamond in the rough." In 2020, SmartAsset ranked Pittsburgh as the ninth best city to live in for seniors who have over \$1 million in retirement. In



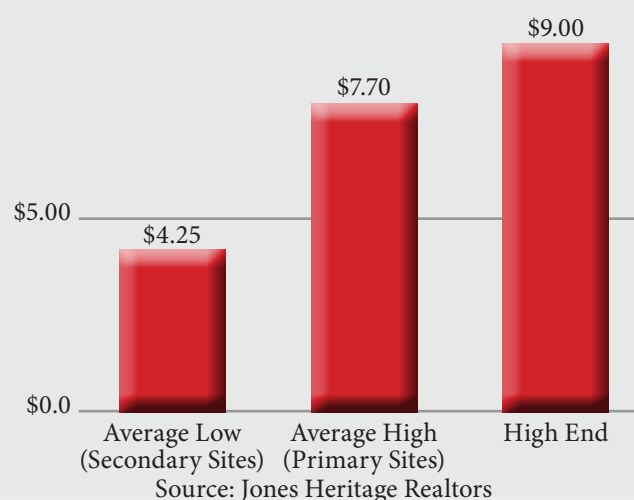
a comprehensive 2019 study on the health of communities nationwide, *U.S. News & World Report* found that among 813 communities in the same peer group, the Pittsburgh micropolitan area had 36.1 percent greater access to local hospital beds per capita, 15.4 percent less violent crime per capita, a 32.1 percent lower homicide rate, 85.3 percent better access to food outlets, 105.8 percent better access to childcare facilities, and 17.3 percent greater jobs diversity. Moreover, the cost of living in Pittsburgh is only 84.7 percent of the national average, while per capita income has increased 33.6 percent in the 2016 to 2022 period (compared to 31.7 percent increase statewide and 32.7 percent nationwide).

The cost of health care locally is furthermore only 91.3 percent of the national average, and health care is very accessible in the Pittsburgh area. The 188-bed, 401,000-square-foot Ascension Via Christi Hospital is located in Pittsburgh, and two of the Joplin-based health systems have locations in Pittsburgh with specialties in hematology, oncology, thoracic surgery, orthopedics and sports medicine, cardiology, endocrinology, nephrology, pulmonary medicine, pain medicine, and ear, nose, and throat medicine.

# COMMERCIAL & RESIDENTIAL REAL ESTATE MARKETS

**COMMERCIAL MARKETS:** The Pittsburg area commercial real estate market is doing well, according to Jones Heritage Realtors (a local authority on the commercial real estate market), with average commercial land prices starting at \$4.25 per square foot for secondary sites, increasing to an average of \$7.70 per square foot for primary sites, and an average of \$9.00 per square foot for high-end sites.

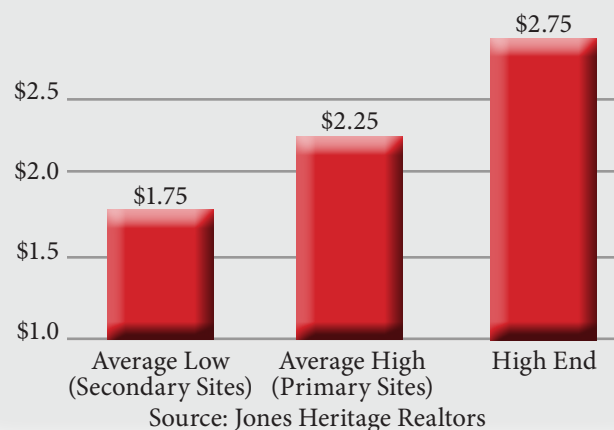
**Commercial Land Values**  
**Average Price Pittsburg Area 2022**



The future also looks good locally for the commercial real estate market. The ongoing widening of US-69 from Fort Scott to Arma will provide a four-lane, high-speed corridor all the way from Kansas City to Pittsburg, tying into the US-400 east-west corridor a few miles south of Pittsburg and continuing south to I-44. This expansion creates the opportunity for Pittsburg to become a local-regional-national transportation hub and offers significant opportunities for the future. The improved local-regional transportation infrastructure has already benefited Pittsburg by attracting a new FedEx distribution center. Construction began in 2022 on the 250,000-square-foot distribution center, which will bring 150 full- and part-time jobs to the area, with an overall estimated annual impact on the local economy of 174 direct, indirect, and induced local jobs, and an estimated \$16.4 million in annual payroll. There is also significant business optimism about the local economic future. The value of commercial building permits increased to \$61.0 million in 2022 (up 361.4 percent from 2021) and thereof the value of commercial building permits for additions, alterations, and conversions increased to \$23.3 million (up 221.8 percent). The biggest building permits (besides FedEx) were issued to Ascension Via Christi Hospital for remodeling at 1 Mount Carmel Way, with a stated value of \$756,228; EaglePicher Technologies for office remodeling at 2919 N. Rotary, with a stated value of \$750,000; and a new warehouse at 1504 E. 27th Terrace, with a stated value of \$500,000.

**RESIDENTIAL MARKETS:** Inflation and higher mortgage interest rates are a drag on the national housing market, and home construction is slowing nationwide. However, home construction remains robust in Pittsburg, and local housing costs are only 72.2 percent of the national average. Affordable local residential land prices are vital for economic growth because buying a home is the most significant lifetime investment for most households, with approximately 33.8 percent of the average household budget spent on housing. Numerous housing developments are started or recently finished locally, including downtown campus housing at Block 22, with 99 units; Silverback Landing, with 140 single-family homes at prices ranging from \$260,000 to \$350,000 and HOA with 60 homes in phase 1 currently under construction; Payton's Hamlet, with four homes at \$350,000 completed; Sunflower Estates with 12 single-family homes, priced from the low \$200,000 to low \$300,000; Creekside East, with 120 homes at \$210,000, 26 homes in phase 1 currently under construction; Lakewood Drive Addition, with five homes, completed and sold at \$165,000 to \$200,000; and Pitt Highlands, with 25 low-income homes completed. The land bank program has sold 40 properties, resulting in 11 homes built at prices ranging from \$87,000 to

**Single-Family Residential Land Values**  
**Average Price Pittsburg Area 2022**

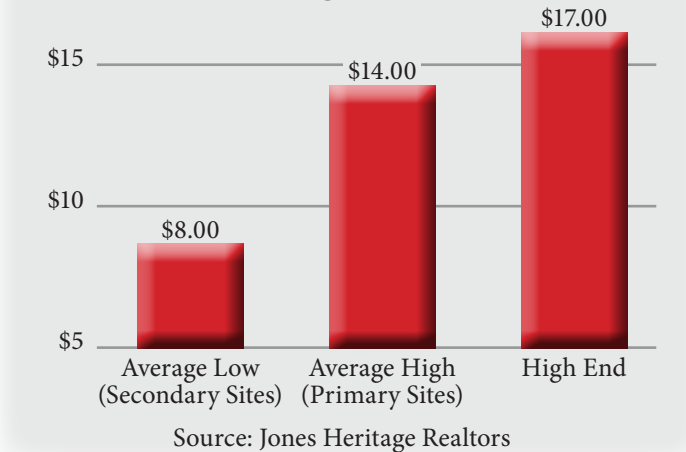


\$165,000, five more to be built, and one commercial property; and Villas at Creekside is building more than 29 high-end villas with amenities for residents aged 55 and up. Jones Heritage Realtors also reports that the local residential land market is doing relatively well, with single-family residential land values currently ranging from an average of \$1.75 per square foot in older neighborhoods to an average high of \$2.25 in primary sites, and going as high as \$2.75 per square foot in high-end locations. Multi-family residential land prices start at an average of \$1.50 per square foot in secondary locations and increase to an average of \$2.50 per square foot, but can go as high as \$3.75 in the best locations.

# RETAIL & OFFICE SPACE MARKETS

**OFFICE SPACE:** Pittsburg is also the regional center for business services in Southeast Kansas, including technical consulting, bookkeeping and payroll services, management services, office administrative services, and medical services. The Pittsburg area is a good location for business headquarters and functional specialization. Several major companies have headquarters in Pittsburg, including Miller’s Professional Imaging (the nation’s largest professional photo lab),

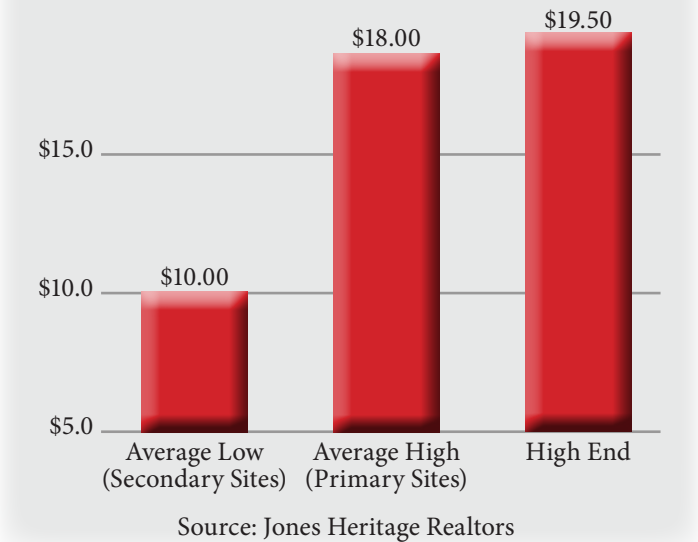
**Average Gross Office Space Market Rental  
Pittsburg Area 2022**



Jake’s Fireworks, and Watco Companies. Flynn Restaurant Group, the largest restaurant franchisee nationwide with 2,360 restaurants, also has some functional specialization locally. The Pittsburg area office market consists of 130 health services establishments, employing 1,901 people; 88 membership organizations, employing 289 people; 52 business services establishments, employing 578 people; 51 educational service establishments, employing 1,567 people; 46 personal service establishments, employing 116 people; 45 social services establishments, employing 851 people; 43 real estate establishments, employing 165 people; 38 engineering, accounting, and related establishments, employing 158 people; 43 automotive repair and related services establishments, employing 132 people; 28 insurance agents, brokers, and insurance carrier establishments, employing 74 people; 29 depository institutions and non-depository credit institution establishments, employing 204 people; and 95 other establishments, employing 420 people. The performance of the local office market was good in 2022, according to Jones Heritage Realtors. Office space rentals start at an average low of \$8.00 per square foot (on gross basis), increasing to an average high of \$14.00 per square foot and as high as \$17.00 per square foot for higher-end facilities. Office rental rates for high-visibility space on North Broadway, which is the prime office market in Pittsburg, were \$17.00 per square foot, \$14.00 on South Broadway, and \$20.00 for top-quality medical space containing elaborate plumbing and mechanical systems.

**RETAIL SPACE:** As a regional commercial center for goods and services, the city of Pittsburg offers shopping and dining for the Southeast Kansas region and beyond. The Kansas Department of Revenue reports that Pittsburg is growing as a regional shopping center and that the income-adjusted retail trade pull factor for Pittsburg was 1.86 in 2022, meaning the population in Pittsburg would have to be 86 percent larger if all retail sales were to people living in Pittsburg. It is estimated that more than 40,000 people visit Pittsburg annually to shop and dine. The Pittsburg area retail market did relatively well in 2022, according to Jones Heritage Realtors, with retail space rentals starting at an average low of \$10.00 per square foot (on a net basis), increasing to an average high of \$18.00 per square foot and as high as \$19.50 per square foot for higher-end retail space. Retail space rental rates for high-visibility space on North Broadway, which has the highest traffic counts in Pittsburg, were \$18.00 per square foot, \$13.00 on South Broadway, and \$16.00 on Centennial Drive where the enclosed Meadowbrook Mall is located. As of 2022, the Pittsburg micropolitan area has a total of 594 retail establishments, employing 5,301 people, including 65

**Average Net Retail Space Market Rental  
Pittsburg Area 2022**



miscellaneous retail establishments, employing 226 people; 64 wholesale trade establishments, employing 883 people; 35 automotive dealers and gasoline service stations, employing 213 people; 27 food stores, employing 244 people; 15 building materials, hardware, garden supply, and mobile home sales establishments, employing 183 people; 16 apparel and accessory establishments, employing 78 people; 10 home furniture, furnishings, and equipment establishments, employing 105 people; and 9 general merchandise establishments, employing 153 people. Several new retailers opened locations in Pittsburg in 2022, with most of them locating downtown or at the Meadowbrook Mall

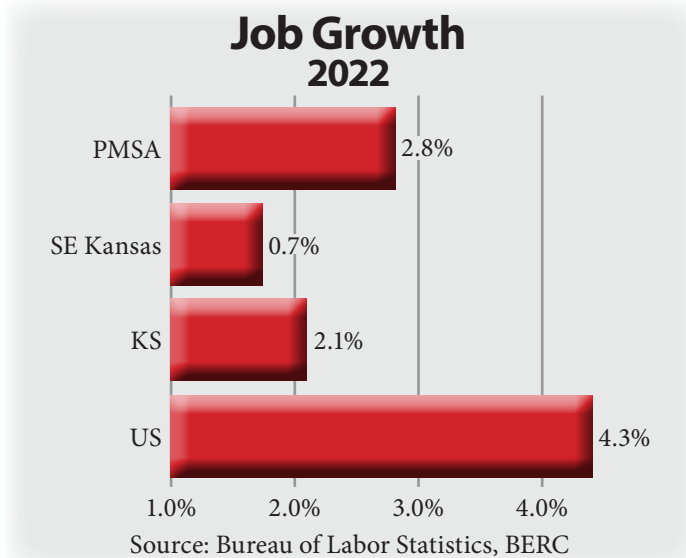
# JOB GROWTH

PITTSBURG IS THE ENGINE of economic growth in Southeast Kansas, and approximately 64.3 percent of all jobs in Pittsburg are filled by people who live outside the city and commute into the city for work. Small businesses make up a significant proportion of the Pittsburg area economy, with

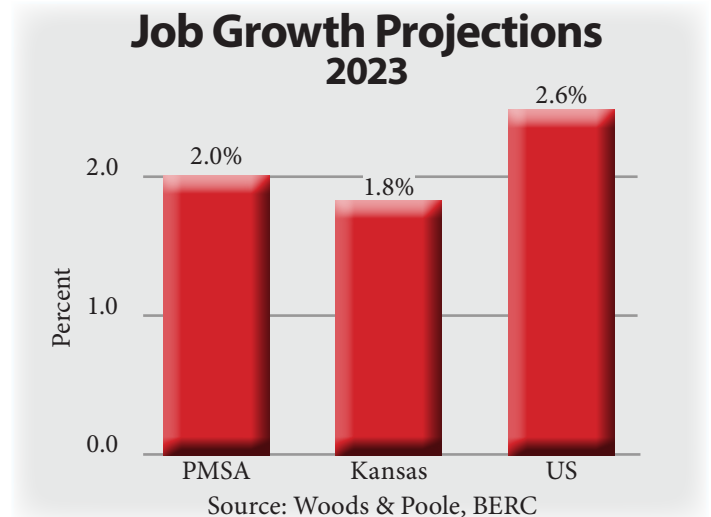
compensation, disability insurance, etc. (7.9 percent), paid leave (6.9 percent), retirement and savings (3.6 percent), and supplemental pay (3.2 percent). Nationwide, benefits account for 34.6 percent of total employee compensation in manufacturing and 30.8 percent in construction.

## PROJECTIONS:

Most of the major employers in the Pittsburg micropolitan area are national in scope and derive their sales mostly from the national market (especially in manufacturing), making the local economy heavily dependent on the national



approximately 94.7 percent of all businesses having fewer than 50 jobs, accounting for 42.7 percent of all local employment. Local businesses are resilient and local economic performance improved significantly in 2022. First estimates show that the number of jobs increased to 17,314 in 2022, up 2.8 percent from 2021, well above the 0.7 percent in Southeast Kansas and 2.1 percent statewide. 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 like workers'



economy. The national economy is projected to slow down somewhat in 2023, negatively affecting major local employers because local manufacturing has two times the national concentration. The number of jobs in the Pittsburg micropolitan area is projected to increase 2.0 percent in 2023, 1.8 percent statewide, and 2.6 percent nationwide. In the next four years, the number of jobs is projected to increase 2.6 percent locally, 4.5 statewide, and 6.8 percent nationwide.

## Total Jobs

	Pittsburg Micro	Change	Kansas	Change	US	Change
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	17,113	0.4%	1,393,184	0.7%	148,105,092	1.4%
2020	16,557	-3.2%	1,328,640	-4.6%	139,103,773	-6.1%
2021	16,842	1.7%	1,353,499	1.9%	143,759,143	3.3%
2022	17,314	2.8%	1,381,368	2.1%	149,940,786	4.3%

Source: BLS, Woods & Poole  
BERC

## Total Jobs Projections

	Pittsburg Micro	Change	Kansas	Change	US	Change
2022-2023	17,654	2.0%	11,406,335	1.8%	153,904,953	2.6%
2024-2026	17,762	2.6%	1,443,292	4.5%	160,113,161	6.8%

Source: BLS & Woods & Poole  
BERC



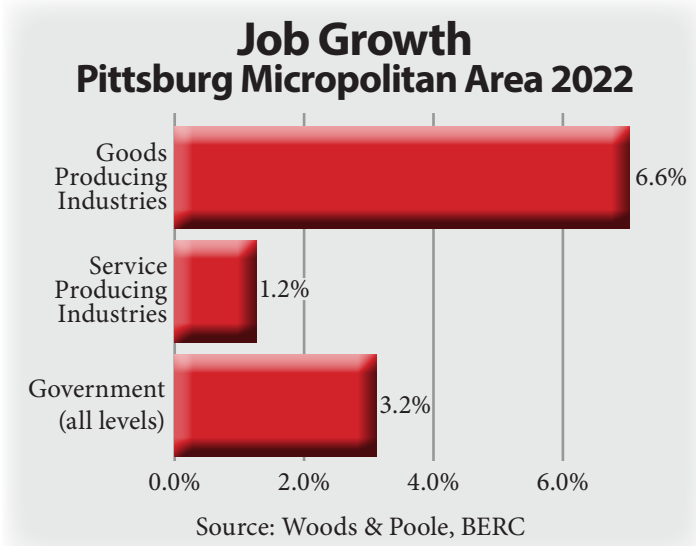
# JOB GROWTH BY INDUSTRY

THE MANUFACTURING INDUSTRY had the largest job growth in the Pittsburgh micropolitan area in 2022, with 2,828 jobs and average annual wages of \$52,737, up 172 jobs (6.5 percent), followed by government (all levels), with 4,261

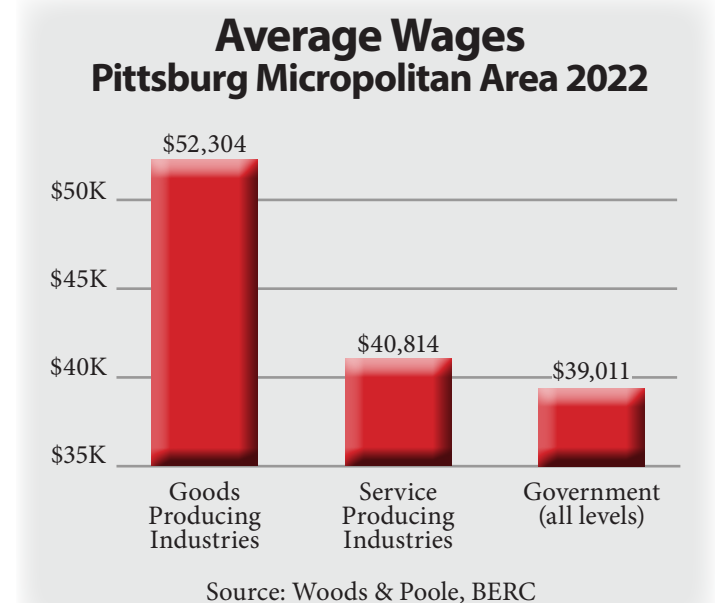
(0.3 percent); and professional and business services, with 1,166 jobs and wages of \$49,456, down 48 jobs (3.9 percent).

## PROJECTIONS:

Approximately 448 jobs are projected to be added to the local economy during the 2022-2026 period. The manufacturing industry, the largest of the goods-producing industries nationwide, experienced a decline in the first decade of the 21st century and again during the COVID pandemic. However, the Pittsburgh micropolitan area manufacturing industry has



jobs and average wages of \$39,011, up 133 jobs (3.2 percent); leisure and hospitality, with 1,956 jobs and average wages of \$18,256, up 76 jobs (4.0 percent); construction, with 787 jobs and wages of \$51,591, up 51 jobs (6.9 percent); education and health services, with 2,354 jobs and wages of \$49,549, up 40 jobs (1.7 percent); financial activities, with 470 jobs and wages of \$44,754, up 28 jobs (6.4 percent); information services, with 265 jobs and wages of \$56,633, up 11 jobs (4.2 percent); natural resources and mining, with 108 jobs and wages of \$45,682, up 9 jobs (9.5 percent); other services (automobile repair, dry cleaners, etc.), with 241 jobs and wages of \$31,015, up 7 jobs (3.0 percent); trade, transportation, and utilities, with 2,877 jobs and wages of \$44,173, down 8 jobs



recovered from the downturn and is now one of the area's fastest-growing local industries. The current movement toward deglobalization in the supply chain in response to pandemic disruptions and friction with China and Russia might yield some additional opportunities for the local manufacturing industry.

Pittsburg Micropolitan Area 2022						
Industry	Number of Establishments	Number of Jobs 2021	Number of Jobs 2022	Job Growth	Percentage Growth	Average Annual Wages 2022
Natural resources and mining	27	99	108	9	9.5%	\$45,682
Construction	89	736	787	51	6.9%	\$51,591
Manufacturing	47	2,656	2,828	172	6.5%	\$52,737
Trade, transportation, and utilities	220	2,885	2,877	-8	-0.3%	\$44,173
Information	19	254	265	11	4.2%	\$56,633
Financial activities	97	442	470	28	6.4%	\$44,754
Professional and business services	144	1,214	1,166	-48	-3.9%	\$49,456
Education and health services	126	2,314	2,354	40	1.7%	\$49,549
Leisure and hospitality	99	1,880	1,956	76	4.0%	\$18,256
Other services	69	234	241	7	3.0%	\$31,015
Total Government	72	4,128	4,261	133	3.2%	\$39,011
Total Covered	1,007	16,842	17,313	471	2.8%	\$43,135
Goods-producing	162	3,491	3,723	232	6.6%	\$52,304
Service-producing	773	9,223	9,329	106	1.2%	\$40,814

Source: BLS - BERC



# GROSS DOMESTIC PRODUCT

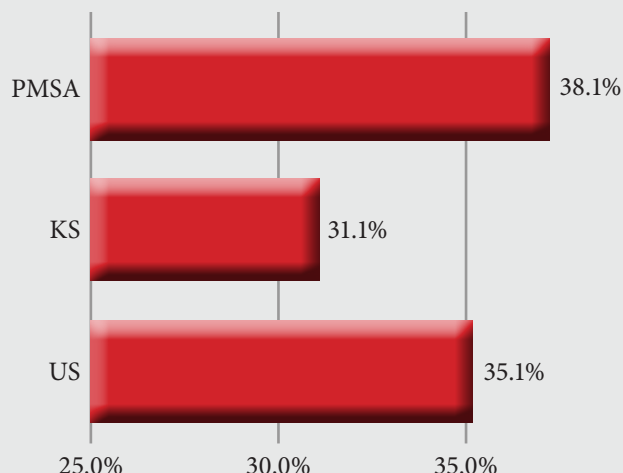
THE GROSS DOMESTIC PRODUCT measures aggregate production in a given year and is the best measure available for overall economic activity. The national economy is still recovering from the 2020 pandemic recession which was a nationwide economic calamity unmatched since the Great

healthy long-run growth. Preliminary estimates from Woods & Poole show that in 2022 the GDP increased to \$1.9 billion in Pittsburg Micropolitan Area, up 38.1 percent from 2015, well above the 31.1 percent growth statewide and 35.1 percent growth nationwide.

## PROJECTIONS:

The historic spending by the federal government to stimulate the economy during the last few years is still in the pipeline. The health of the national economy is uncertain and debated. The local economy is dependent on the national economy. In 2023, the local GDP is projected to increase 4.3 percent (to

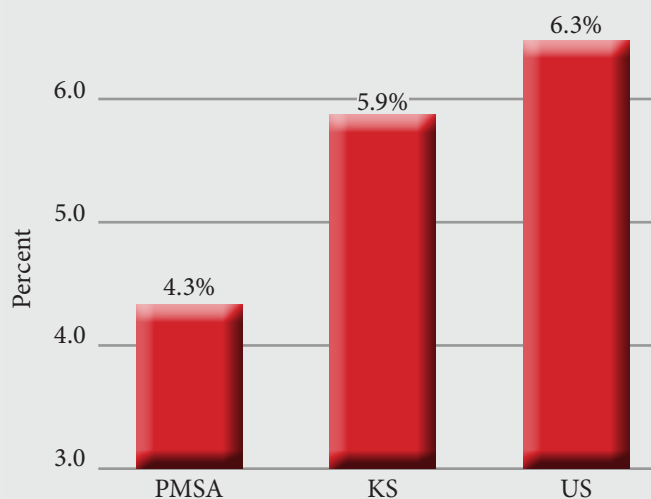
### Gross Domestic Product Growth 2015-2022



Source: Woods & Poole

Depression in the scale of the sudden collapse in consumer spending, business closures, and job losses. The federal government responded by borrowing trillions to stimulate the economy, increasing spending over 50 percent from the 2019 level. The US has now spent more money to stimulate the national economy than on the Second World War. The pandemic recession was significantly a service-based recession and hit small businesses significantly, and the Pittsburg micropolitan area economy is significantly a small business economy. However, the local economy is resilient with a

### Gross Domestic Product Growth Projections 2023



Source: Woods & Poole

\$2.0 billion) compared to a 5.9 percent increase statewide, and 6.3 percent nationwide. During the 2022 to 2026 period, the GDP is projected to increase 17.2 percent locally, 21.2 percent statewide, and 23.2 percent nationwide.

### Gross Domestic Product

	Pittsburg Micro*		Kansas*		US*	
		Change		Change		Change
2015	\$1,410	1.7%	\$154,958	3.2%	\$18,094,071	3.8%
2016	\$1,450	2.8%	\$160,451	3.5%	\$18,586,242	2.7%
2017	\$1,538	6.1%	\$164,923	2.8%	\$19,370,413	4.2%
2018	\$1,642	6.7%	\$172,328	4.5%	\$20,402,435	5.3%
2019	\$1,701	3.6%	\$176,739	2.6%	\$21,242,531	4.1%
2020	\$1,756	3.2%	\$175,142	-0.9%	\$20,760,045	-2.3%
2021	\$1,829	4.2%	\$188,028	7.4%	\$22,518,520	8.5%
2022	\$1,946	6.4%	\$203,148	8.0%	\$24,444,422	8.6%

Source: Woods & Poole  
\*in millions

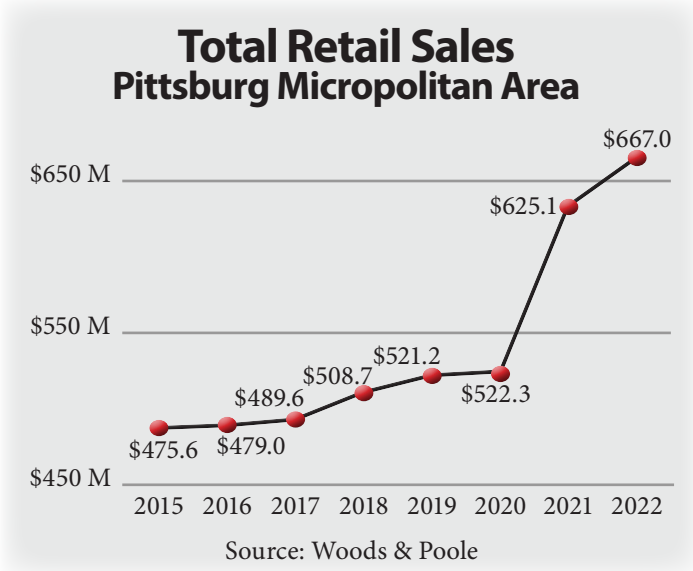
### Gross Domestic Product Projections

	Pittsburg Micro*		Kansas*		US*	
		Change		Change		Change
2023	\$2,030	4.3%	\$215,037	5.9%	\$25,993,121	6.3%
2026	\$2,281	17.2%	\$246,303	21.2%	\$30,110,471	23.2%

Source: Woods & Poole  
\*in millions

# RETAIL SALES

The variable inflation rate nationwide makes retail sales projections more uncertain, but preliminary estimates from Woods & Poole show that total retail sales increased to \$667.0 million in the Pittsburg micropolitan area in 2022,



up 6.7 percent from 2021. Motor vehicles and parts stores brought in the most revenue in the local retail industry during the year, with \$123.9 million in total sales, up 5.4 percent (up \$6.3 million), followed by food and beverage stores, with \$121.6 million in sales, up 6.4 percent (up \$7.3 million); general merchandise sales stores, with \$120.8 million in sales, up 8.8 percent (up \$9.8 million); eating and drinking places, with \$82.5 million in sales, up 8.6 percent (up \$6.5 million); gasoline stations with \$66.5 million in sales, up 6.7 percent (up \$4.2 million); building materials and garden equipment stores, with \$66.0 million in sales, up 5.8 percent (up \$3.6 million); health and personal care stores, with \$28.6 million in sales, up 8.8 percent (up \$2.3

million); clothing and clothing accessories stores, with \$11.4 million in sales, up 8.2 percent (up \$0.9 million); furniture and home furnishing stores, with \$8.7 million in sales, up 9.4 percent (up \$0.7 million); all other retail, up 7.2 percent (up \$6.7 million); and sporting goods, hobby, book, and music stores, with \$16.1 million in sales, down 1.3 percent (down \$0.2 million).

## PROJECTIONS:

Spending on retail sales reflects consumer confidence about the economic future. Inflation in the last couple of years has eroded the purchasing power of average weekly earnings by 2.7 percent in 2022, and households responded by using sav-



ings and their credit cards to maintain the same living standard, resulting in record high credit card balances. There are also some indications that the national economy is headed for a light recession in 2023. Total retail sales are projected to increase to \$657.4 million in the Pittsburg micropolitan area in 2023 (up 2.6 percent from 2022), \$61.0 billion statewide (up 2.9 percent), and \$7.3 trillion nationwide (up 3.2 percent).

## Total Retail Sales

	Pittsburg Micro*	Change	Kansas*	Change	US*	Change
2015	\$475.1	-0.4%	\$43,477	-0.3%	\$5,242,210	2.5%
2016	\$477.2	0.4%	\$43,548	0.2%	\$5,398,342	3.0%
2017	\$486.4	1.9%	\$44,198	1.5%	\$5,627,748	4.2%
2018	\$503.8	3.6%	\$45,935	3.9%	\$5,876,647	4.4%
2019	\$514.5	2.1%	\$47,139	2.6%	\$6,058,675	3.1%
2020	\$515.3	0.2%	\$47,287	0.3%	\$6,096,762	0.6%
2021	\$611.9	18.7%	\$56,439	19.4%	\$7,291,703	19.6%
2022	\$640.7	4.7%	\$59,288	5.0%	\$7,679,786	5.3%

Source: Woods & Poole  
\*in millions

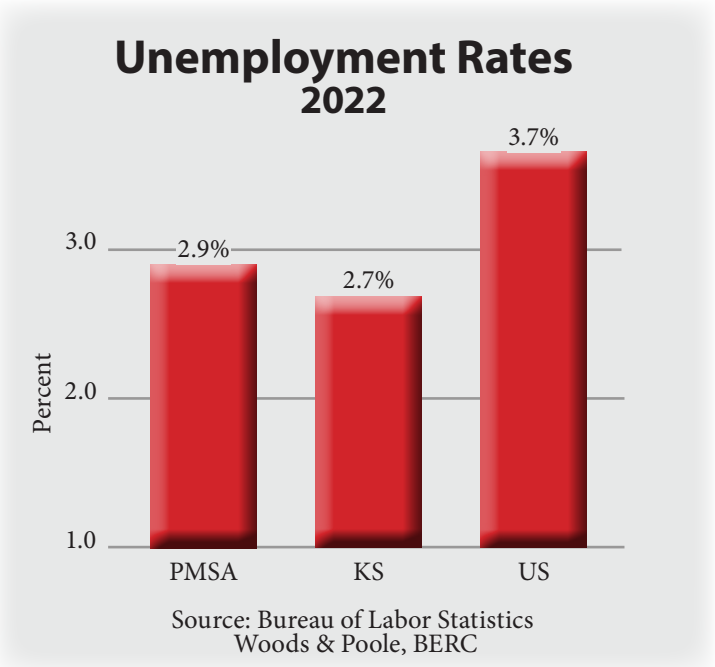
## Total Retail Sales Projections

	Pittsburg Micro*	Change	Kansas*	Change	US*	Change
2023	\$657.4	2.6%	\$61,030.5	2.9%	\$7,926,152.2	3.2%
2026	\$721.3	12.6%	\$67,639.1	14.1%	\$8,854,118.1	15.3%

Source: Woods & Poole  
\*in millions

# UNEMPLOYMENT

In 2022, the average unemployment rate declined to 3.7 percent nationwide: 2.0 percent for people with a bachelor’s degree or higher, 3.2 percent for people with some college or an associate degree, 4.0 percent for high school graduates with no college, and 5.5 percent for people without a high school

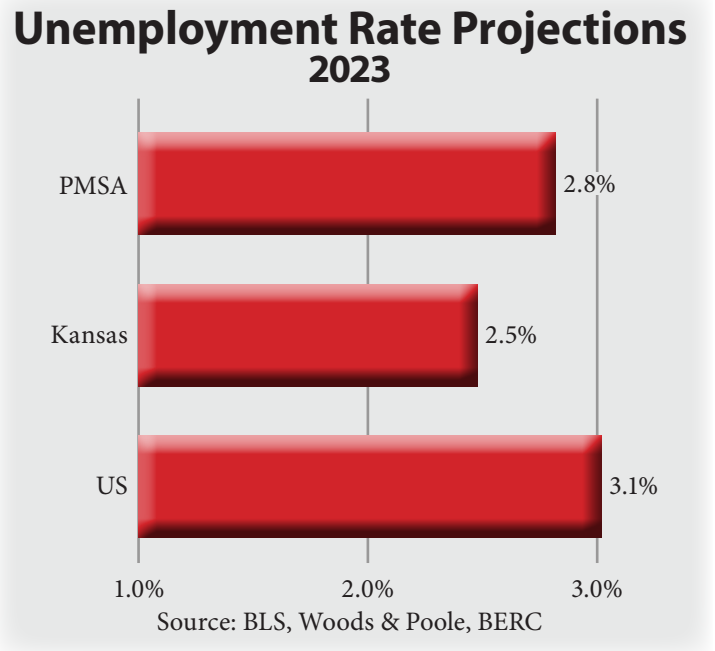


diploma. The average unemployment rate was 2.8 percent for Asians, 3.2 percent for whites, 4.3 percent for Hispanics, and 6.1 percent for blacks. Of those unemployed during the first quarter, 37.0 percent had been unemployed less than five weeks, 28.5 percent had been unemployed 5-14 weeks, 12.7 percent unemployed 15-26 weeks, and 21.9 percent more than 27 weeks. The decline in labor force participation after the 2020 pandemic has resulted in a record number of 0.5 unemployed persons per one job opening. The unemployment rate declined to 2.7 percent statewide in 2022 and 2.9

percent in the Pittsburg micropolitan area. Interestingly, the local unemployment rate has declined every year since 2015 except for 2020 during the COVID pandemic lockdown.

## PROJECTIONS:

This trend in the declining unemployment rate is expected to continue as the local economy improves. The unemployment rate in the Pittsburg micropolitan area is projected to decline to 2.8 percent in 2023, but decline only slightly until 2026. However, what happens nationwide is more uncertain. The unemployment rate is projected to be 2.5 percent statewide in 2023 and 3.1 percent nationwide. Some economists



think the economy will slide into a light recession, resulting in higher unemployment rates. However, the consensus now is that the unemployment rate will continue to decline in the near future.

Unemployment			
	Pittsburg Micro	Kansas	US
2014	5.3	4.5	6.2
2015	5.1	4.2	5.3
2016	4.8	4.0	4.9
2017	4.2	3.6	4.4
2018	3.9	3.3	3.9
2019	3.8	3.1	3.7
2020	5.4	5.7	8.1
2021	3.2	3.2	5.4
2022	2.9	2.7	3.7

Source: Bureau of Labor Statistics

Unemployment Projections			
	Pittsburg Micro	Kansas	US
2023	2.8	2.5	3.1
2026	2.8	2.4	3.0

Source: Demographics Now, BERC

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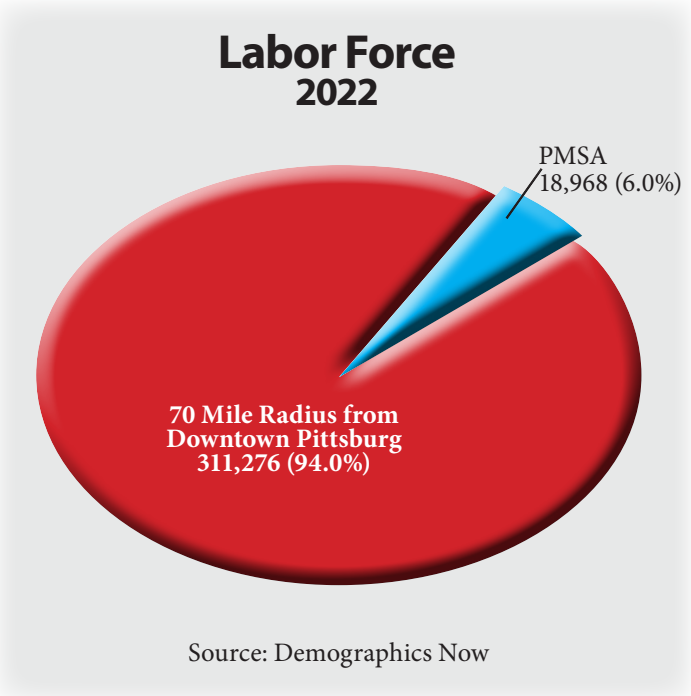
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**ON THE COVER:** PSU cheerleaders rev up the crowd during a parade at the corner of 4th and Broadway in downtown Pittsburg.

Photo by Sam Clawson

# LABOR FORCE

THE LABOR FORCE in the Pittsburgh micropolitan area is a high-quality and hard-working labor force. One of the area’s major employers 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 cul-



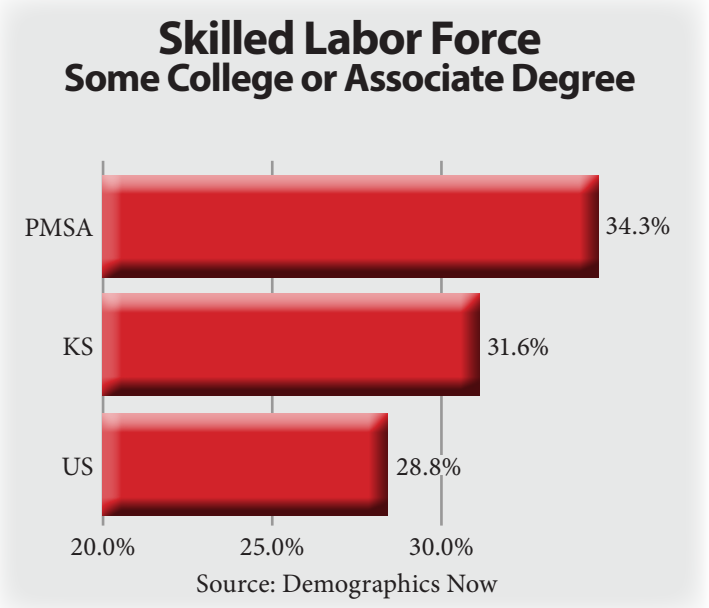
ture!” There are plenty of workers in the Pittsburgh region, according to Demographics Now, which states that there are 330,244 people in the labor force within 70 miles of downtown Pittsburgh. The labor force in the Pittsburgh micropolitan area increased to 18,968 in 2022 (up 0.2 percent), to 1,502,258 statewide (up 0.4 percent) and to 164.3 million nationwide (up 1.9 percent). However, the labor force did not recover as much as expected after the 2020 pandemic, and there are now 2.5 million fewer people in the national labor force. In 2022,

the labor force participation rate was 72.9 percent for people with a bachelor’s degree or higher, 63.0 percent for people with some college or an associate degree, 56.4 percent for people with only a high school diploma, and 45.4 percent for people with less than a high school diploma.

## PROJECTIONS:

In 2023, the labor force is projected to increase to 19,056 in the Pittsburgh micropolitan area (up 0.5 percent from 2022), to 1,513,948 statewide (up 0.8 percent), and to 166.1 million nationwide (up 1.1 percent).

The micropolitan area skilled labor force is relatively well educated according to Demographics Now. Approximately,



28.6 percent have a bachelor’s degree or higher; 34.3 percent have some college or an associate degree, 28.7 percent have a high school diploma, and only 8.5 percent have not completed high school.

Labor Force						
	Pittsburgh Micro	Change	Kansas	Change	US*	Change
2015	18,977	-1.0%	1,493,782	0.0%	157,130	10.8%
2016	19,001	0.1%	1,491,961	-0.1%	159,187	1.3%
2017	19,203	1.1%	1,488,346	-0.2%	160,320	0.7%
2018	18,863	-1.8%	1,488,027	0.0%	162,075	1.1%
2019	18,913	0.3%	1,497,517	0.6%	163,539	0.9%
2020	18,930	0.1%	1,493,705	-0.3%	160,742	-1.7%
2021	18,934	0.0%	1,495,665	0.1%	161,204	0.3%
2022	18,968	0.2%	1,502,258	0.4%	164,287	1.9%
Source: Bureau of Labor Statistics						
*in thousands						
Labor Force Projections						
	Pittsburgh Micro	Change	Kansas	Change	US*	Change
2023	19,056	0.5%	1,513,948	0.8%	166,131	1.1%
2026	19,319	1.9%	1,549,018	3.1%	171,664	4.5%
Source: Demographics Now, BERC						
*in thousands						



# EMPLOYMENT

THE NATIONAL ECONOMY saw an improvement in 2022, but although economic growth is slowing down, employment is up nationwide, and employers are still struggling to hire workers. The number of people employed is calculated by the Bureau of Labor Statistics (BLS)

## Occupational Mix Pittsburg Micropolitan Area 2022

Management	7.7%
Business and Financial	6.0%
Computer, engineering, etc.	2.5%
Education, legal, etc.	12.3%
Health diagnosing	4.2%
Health technology	1.8%
Healthcare support	4.7%
Protective service	1.9%
Sales related occupations	8.7%
Office and administrative support	10.5%
Production	8.8%
Transportation	4.1%
Material moving	4.6%
Food preparation	6.6%
Other occupations	15.5%

Source: Census

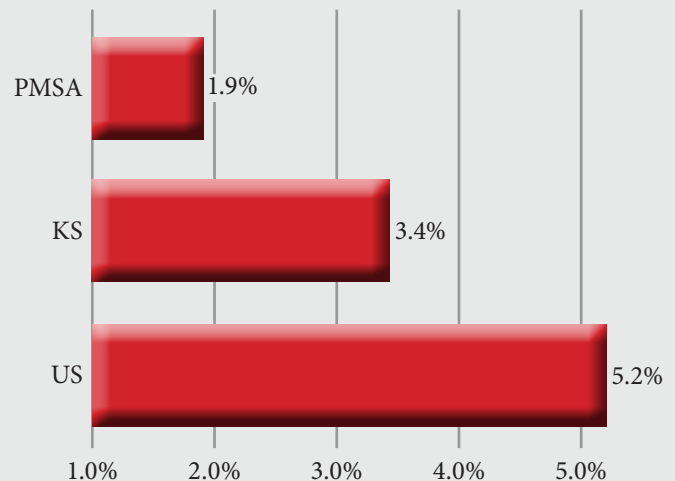
from a household survey and includes the self-employed, home-based businesses, farm employment, and domestic employment. The survey asks people if they are employed, unemployed, or not in the labor force. In 2022, employment in the micropolitan area or elsewhere among residents of the Pittsburg micropolitan area increased to 18,424 (up 0.5 percent from 2021); statewide, employment increased to 1,462,387 (up 1.0 percent) and nationwide to 158.3 million (up 3.7 percent). Approximately 12.3 percent of the micropolitan area labor force works in education, legal, and community service; 10.5 percent in office and administrative support; 8.8 percent in production; 8.7 percent in sales-related occupations; 7.7 percent in management occupations; 6.0

percent in business and financial; 4.7 percent in healthcare support; 4.6 percent in material moving; 4.2 in health diagnosing; 4.1 percent in transportation; 2.5 percent in computer, engineering, and science; 1.9 percent in protective service occupations (other than healthcare related); and 1.8 percent in health technology.

## PROJECTIONS:

Like the national economy, the micropolitan area post-pandemic recession economy is expected to continue to rebound in the near future. Total employment in the Pittsburg mic-

## Employment Growth Projections 2022-2026



Source: Demographics Now

ropolitan area is projected to increase to 18,511 in 2023 (up 0.5 percent) and to 18,771 by 2026 (up 1.9 percent). There is a need for skilled labor in the region, including occupations such as electricians, welders, cutters, solderers, brazers, machinists, structural metal fabricators, and fitters.

## Employment

	Pittsburg Micro	Change	Kansas	Change	US*	Change
2015	18,012	-0.7%	1,431,533	0.3%	148,833	1.7%
2016	18,087	0.4%	1,431,920	0.0%	151,436	1.7%
2017	18,402	1.7%	1,434,516	0.2%	153,337	1.3%
2018	18,128	-1.5%	1,439,329	0.3%	155,761	1.6%
2019	18,190	0.3%	1,450,705	0.8%	157,538	1.1%
2020	17,920	-1.5%	1,408,965	-2.9%	147,795	-6.2%
2021	18,334	2.3%	1,447,323	2.7%	152,581	3.2%
2022	18,424	0.5%	1,462,387	1.0%	158,291	3.7%

Source: Bureau of Labor Statistics

\*in thousands

## Employment Projections

	Pittsburg Micro	Change	Kansas	Change	US*	Change
2023	18,510.6	0.5%	1,474,926.6	0.9%	160,346.6	1.3%
2026	18,770.6	1.9%	1,512,546.5	3.4%	166,513.2	5.2%

Source: Source: Demographics Now, BERC

\*in thousands

# Pittsburg Micropolitan Area Snapshot 2022

	Pittsburg Micropolitan Area	70 Miles Radius Pittsburg, Kansas	100 Miles Radius Pittsburg, Kansas
Labor Force	20,276	330,244	1,250,883
Total Population	38,596	656,857	2,309,406
Population Density (Pop/Sq. Mi.)	64.87	42.63	73.45
Total Households	15,934	261,680	903,311
<b>POPULATION BY GENDER</b>			
Male population	19,237	325,319	1,143,299
Female population	19,359	331,538	1,166,107
<b>POPULATION PERCENT BY RACE AND ETHNICITY</b>			
White	88.7%	86.4%	83.9%
Black	2.2%	1.6%	2.3%
American Indian or Alaska Native	1.1%	3.9%	3.5%
Asian/Native Hawaiian/Other Pacific Islander	2.2%	1.4%	2.6%
Some Other Race	2.6%	2.7%	3.8%
Two or More Races	3.2%	3.9%	4.0%
Hispanic Ethnicity	6.4%	6.0%	8.0%
Not of Hispanic Ethnicity	93.6%	94.0%	92.0%
<b>HOUSEHOLDS BY INCOME</b>			
Average Household Income	\$60,260	\$63,024	\$76,801
Median Household Income	\$43,611	\$47,433	\$55,316
Per Capita Income	\$25,407	\$25,357	\$30,280
<b>EMPLOYMENT</b>			
Total Population 16+	31,125	521,548	1,829,713
% Blue Collar	44.6%	48.8%	42.5%
% White Collar	55.4%	51.2%	57.5%
<b>EDUCATIONAL ATTAINMENT</b>			
Total population Age 25+	23,308	446,725	1,545,384
% Grade K - 8	2.1%	3.1%	3.0%
% Grade 9 - 11	5.6%	8.4%	7.1%
% High School Graduate	28.7%	35.6%	32.2%
% Some College, No Degree	25.4%	23.9%	23.0%
% Associate Degree	8.8%	8.7%	7.8%
% Bachelor's Degree	17.8%	12.8%	17.0%
% Graduate Degree	10.8%	6.5%	9.1%
% No Schooling Completed	0.8%	1.0%	0.9%

Source: Demographics Now

## Annual Mean Wages For Pittsburg Micropolitan Area 2022

Management Occupations	\$96,686	Public Relations Specialists	\$45,941
Chief Executives	\$196,191	Healthcare Practitioners and Technical Occupations	\$73,781
General and Operations Managers	\$90,179	Pharmacists	\$129,410
Marketing Managers	\$111,434	Healthcare Support Occupations	\$27,799
Sales Managers	\$127,457	Medical Assistants	\$29,097
Financial Managers	\$119,086	Firefighters	\$31,949
Industrial Production Managers	\$114,456	Police and Sheriff's Patrol Officers	\$42,116
Market Research Analysts and Marketing Specialists	\$57,325	Food Preparation and Serving Related Occupations	\$23,596
Accountants and Auditors	\$62,654	Cooks, Institution and Cafeteria	\$27,674
Loan Officers	\$80,819	Waiters and Waitresses	\$20,203
Computer User Support Specialists	\$39,727	Cashiers	\$21,993
Computer Programmers	\$73,005	Retail Salespersons	\$28,644
Software Developers	\$84,757	Office and Administrative Support Occupations	\$35,664
Architecture and Engineering Occupations	\$63,127	Customer Service Representatives	\$32,808
Electrical Engineers	\$60,589	Receptionists and Information Clerks	\$27,742
Engineers, All Other	\$69,177	Postal Service Mail Carriers	\$53,917
Educational, Guidance, and Career Counselors and Advisors	\$46,186	Secretaries, Admin. Assist., except Legal, Medical, and Executive	\$32,870
Child, Family, and School Social Workers	\$43,668	Industrial Machinery Mechanics	\$50,769
Educational Instruction and Library Occupations	\$43,389	Woodworking Machine Setters, Operators, Tenders, Except Sawing	\$33,912
Graphic Designers	\$41,448	Transportation and Material Moving Occupations	\$33,541
Coaches and Scouts	\$30,325	Laborers and Freight, Stock, and Material Movers, Hand	\$31,119

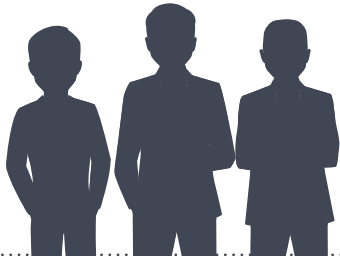
Source: Kansas Labor Market Information Center



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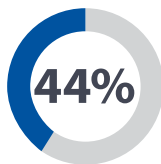


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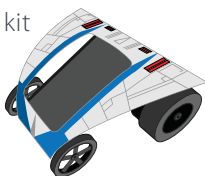
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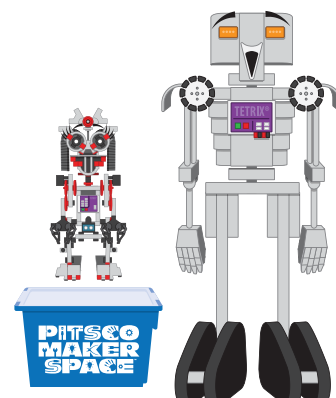
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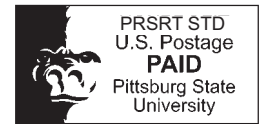


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