

# FOR LEASE



HOSPITALITY DRIVE  
LANCASTER, PA 17601

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For Lease

Hospitality Drive  
Lancaster, PA 17601



► *Greenfield Corporate Center*



*Hospitality Drive  
Lancaster, PA 17601*

**Lot Size/Acreage**

2.124 acre site & 1.923 acre site  
Site is conceptual sizes

**Lease Rate**

\$115,000/per year per pad site

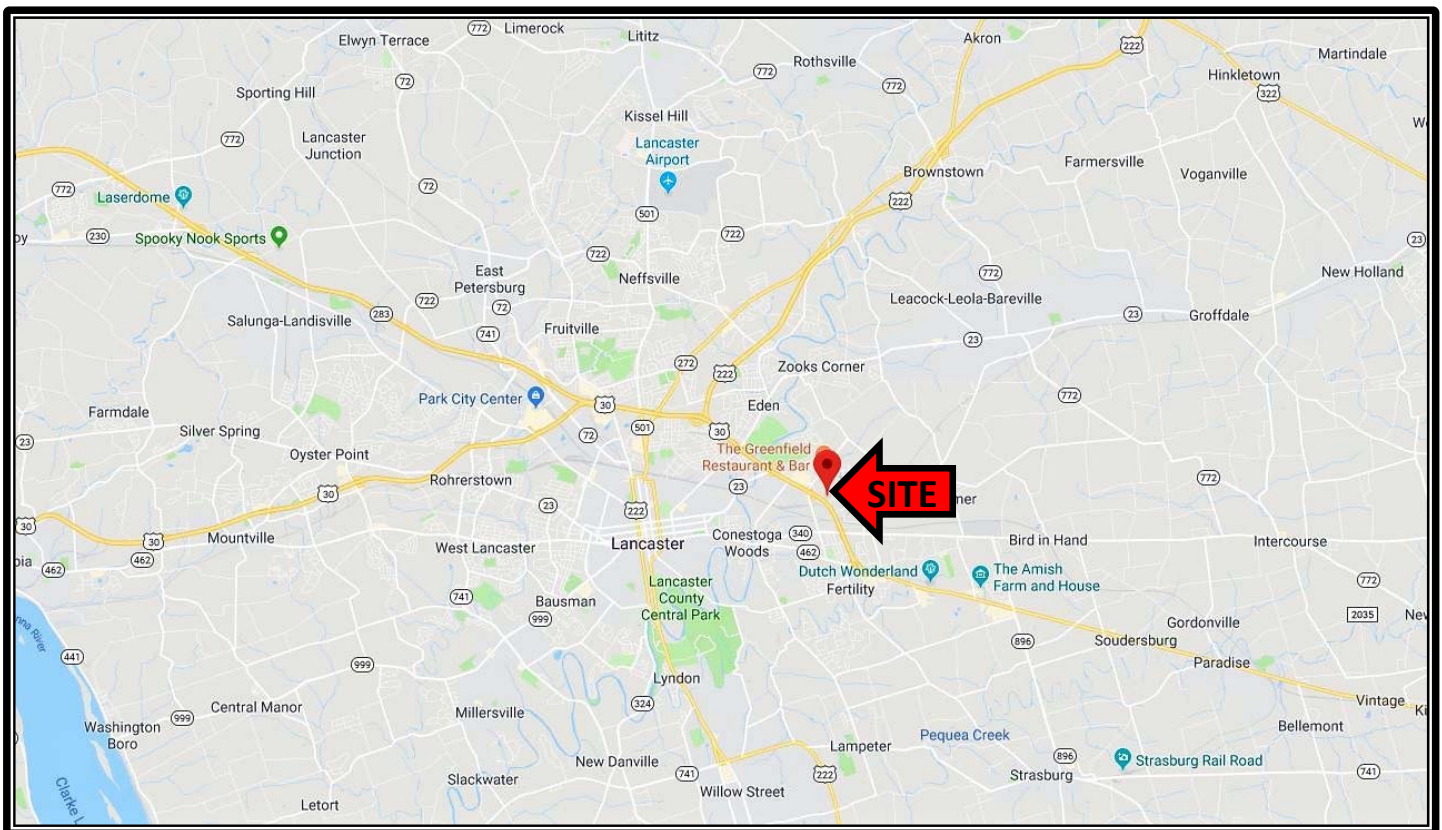
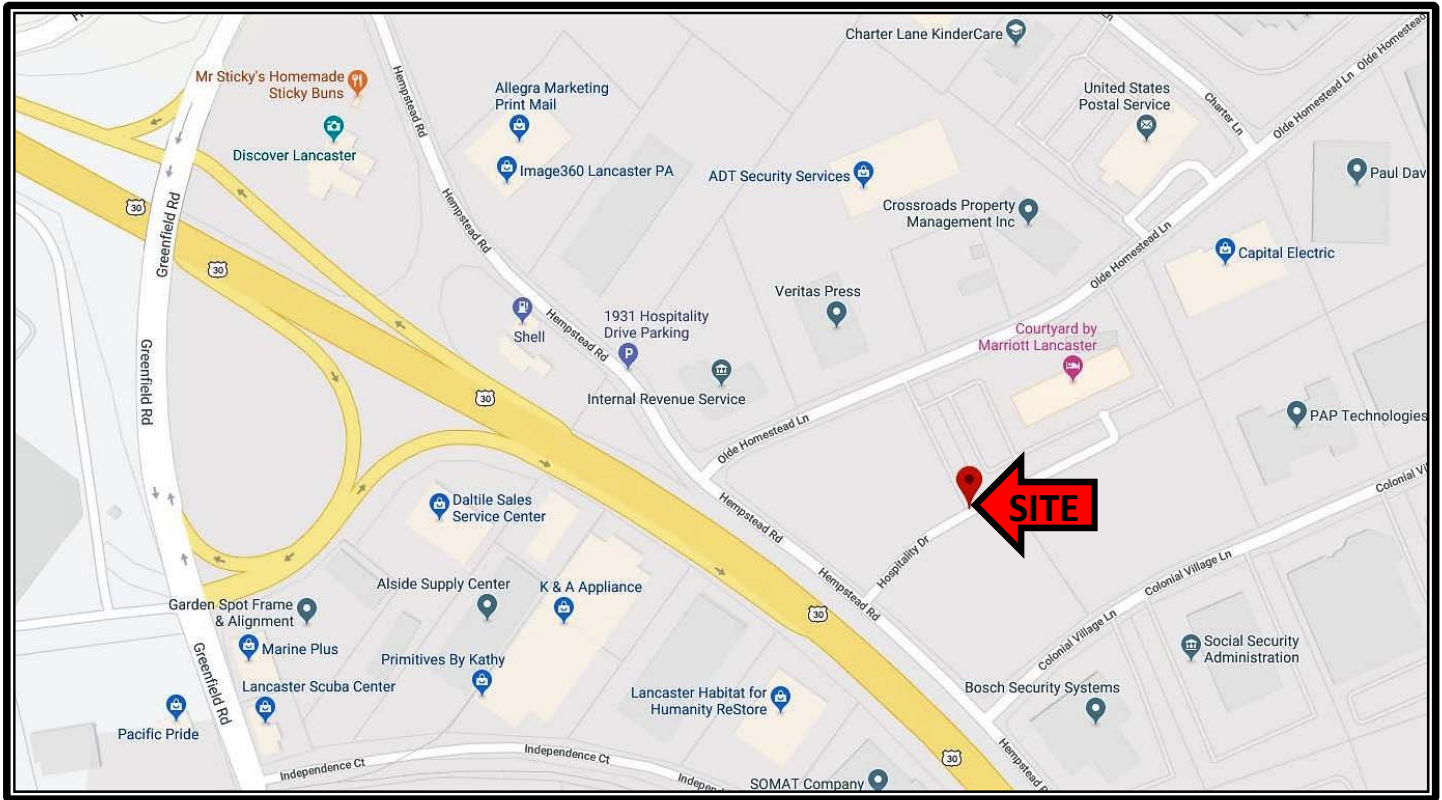
**Description**

The retail pad sites have frontage and great visibility from U.S. Route 30 with traffic of 52,000 + vehicles per day. A restaurant will be an ideal compliment to our existing hotel.

Lot Size/Acreage	2.124 acre site & 1.923 acre site, site is conceptual sizes
Water	Public – Lancaster City
Sewer	Public – East Lampeter Sewer Authority
Gas	Yes
Zoning	Business Park Zoning
Municipality	East Lampeter Township
County	Lancaster County

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. *High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.*













## ***Article 14: Business Park (BP) Zoning District***

### **Section 14010: Purpose**

- A. To accommodate and to promote the development of employment centers and related uses in a well-planned and aesthetically pleasing manner that will enhance the well-being of those who work and live there, as well as the nearby residents and business owners within the community.
- B. To provide design standards that will promote environmentally sensitive, attractive and functional development.
- C. To accommodate uses that are related to, compatible with or supportive of the development and operation of business park uses.
- D. To accommodate economically productive uses of land that will not preclude future development as a business park and related uses.
- E. To maintain and implement policies, which have been established as part of the Comprehensive Plan.

### **Section 14020: Permitted Uses**

- A. Principal uses permitted by right.
  - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
  - 2. Community center for residential development as a principal or accessory use, subject to the provisions specified under Section 23170 of this Zoning Ordinance.
  - 3. Contractor storage yard, subject to the provisions specified under Section 23190 of this Zoning Ordinance
  - 4. Convenience store, subject to the provisions specified under Section 23200 of this Zoning Ordinance.
  - 5. Day care use, center or facility as a commercial use, for children or adults containing a minimum lot area of 20,000 square feet, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
  - 6. Dry cleaner and/or laundromat, subject to the provisions specified under Section 23230 of this Zoning Ordinance.
  - 7. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
  - 8. Financial institution with or without drive-through service lanes, but no more than four (4) service lanes, subject to the provisions specified under Section 23280 of this Zoning Ordinance.
  - 9. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
  - 10. Garage to accommodate a commercial or public use, subject to Section 23310 of this Zoning Ordinance.
  - 11. Grocery store, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
  - 12. Hospital, subject to the provisions specified under Section 23390 of this Zoning Ordinance.
  - 13. Hotel and/or motel containing a maximum of four hundred (400) rooms or rental units, subject to the provisions that are specified under Section 23400 of this Zoning Ordinance.

14. Hotel and/or motel designated and occupied as an “extended stay hotel”, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
15. Laboratory, subject to the provisions specified under Section 23420 of this Zoning Ordinance.
16. Library, subject to the provisions specified under Section 23430 of this Zoning Ordinance.
17. Manufactured home park, subject to the provisions specified under Section 23440 of this Zoning Ordinance.
18. Manufacturing use containing building(s) that do not exceed four hundred thousand (400,000) square feet of gross floor area, subject to the provisions specified under Section 23450 of this Zoning Ordinance.
19. Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under Section 23470 of this Zoning Ordinance.
20. Multi-family dwelling or development containing apartments and/or townhouses, which shall be arranged, designed and intended to be occupied primarily as a residence consisting of more than three (3) units, subject to the provisions specified under Sections 23490 and 23830 of this Zoning Ordinance.
21. Municipal use, subject to the provisions specified under Section 23500 of this Zoning Ordinance.
22. Museum, subject to the provisions specified under Section 23510 of this Zoning Ordinance.
23. Offices, subject to the provisions specified under Section 23540 of this Zoning Ordinance.
24. Parking compound, subject to the provisions contained under Section 23310 of this Zoning Ordinance.
25. Personal service facility containing a minimum lot area of twenty thousand (20,000) square feet, subject to the provisions specified under Section 23570 of this Zoning Ordinance.
26. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
27. Principal uses permitted in combination, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
28. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
29. Recreation that is classified as a commercial recreation use, subject to the provisions under Section 23620 of this Zoning Ordinance.
30. Recreation that is classified as a municipal use, subject to the provisions under Section 23620 of this Zoning Ordinance.
31. Recreation as a private or restrictive use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
32. Restaurant with or without drive-through service lanes, subject to the provisions under Section 23680 of this Zoning Ordinance.
33. Retail bakery or confectioner with or without a drive-through service lane, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
34. Retail sales with or without a drive-through service lane, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
35. School that is classified as a commercial school, public school or a private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.



36. School that is classified as a public or private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance,
37. School that is classified as a vocational, mechanical and/or trade school, subject to the provisions specified under Section 23740 of this Zoning Ordinance
38. Self-storage facility, subject to the provisions specified under Section 23750 of this Zoning Ordinance.
39. Shopping center, subject to the provisions specified under Section 23770 of this Zoning Ordinance.
40. Student housing or dormitories, subject to the following criteria:
  - a. The maximum number of student housing units shall not exceed 150 on any lot.
  - b. A pedestrian and bicycle path system shall be provided that connects all principal uses within the school campus to adjoining properties and other non-motorized pathways.
  - c. Pedestrian level lighting shall be installed along sidewalks and non-motorized pathways.
  - d. All student housing units shall be located within the BP Zoning District.
  - e. All student housing residences shall be certified, in writing, that it is affiliated with the educational facility and that all housing is for the sole use of students, spouses of students, or graduates within one (1) calendar year of graduation.
  - f. The maximum limit of 150 student housing units shall not impact any other residential limits within the BP Zoning District.
41. Theater, subject to the provisions specified under Section 23820 of this Zoning Ordinance.
42. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
43. Warehouse and/or distribution facility located on a lot containing a maximum of forty (40) acres, subject to the provisions specified under Section 23870 of this Zoning Ordinance.
44. Wholesale and distribution facility located on a lot containing a maximum of forty (40) acres, subject to the provisions specified under Section 23880 of this Zoning Ordinance.

B. Accessory uses permitted by right.

1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
2. Accessory uses within developments containing multi-family dwelling units shall be limited to administrative offices, a community center, open space, private or restricted recreation uses, and/or other similar uses that directly benefit the residents of the multi-family development,
3. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
4. Alternative energy facilities designed and operated as a local service area facility, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
5. Car wash as an accessory use to a convenience store or grocery store, subject to the provisions specified under Section 23150 of this Zoning Ordinance.
6. Day care facility, subject to the provisions specified under Section 23220 of this Zoning Ordinance.

7. Farm-support business use as a limited impact business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
8. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
9. Recreation facilities or recreation areas, active or passive, as an accessory or subordinate use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
10. Repair facility, subject to the provisions specified under Section 23650 of this Zoning Ordinance.
11. Residential accessory building or structure for a permitted use, subject to the provisions specified on Section 23660 of this Zoning Ordinance.
12. Restaurant and/or cafeteria, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
13. Retail sales of goods and services produced on-site for a permitted manufacturing, warehouse, wholesale and/or distribution use, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
14. Satellite receiving and/or transmitting dish antenna with a maximum diameter of six (6) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.
15. Telecommunication or wireless communication facilities located on an existing building or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.

C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.

1. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
2. Restaurant use classified as a “Bring Your Own Bottle” or “BYOB”, subject to the provisions of Section 23680 of this Zoning Ordinance.
3. Roadside stand for the sale of agricultural or horticultural products, subject to the provisions specified under Section 23710 of this Zoning Ordinance.
4. Satellite receiving and/or transmitting dish antenna with a diameter of less than six (6) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
5. Telecommunication or wireless communication facilities with a new support tower or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.

D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.

1. Alternative energy facilities as a principal use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 23050.2 of this Zoning Ordinance.
2. Convention center, subject to the provisions specified under Section 23210 of this Zoning Ordinance.
3. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 of this Zoning Ordinance.
4. Regional impact development containing the permitted uses within the BP Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.



### **Section 14030: Area, Dimensional and Height Requirements**

- A. Unless otherwise specified by this Zoning Ordinance, the following lot size requirements shall apply:
1. Unless otherwise specified by this Zoning Ordinance, the minimum lot area for all permitted uses shall be twenty-two thousand (22,000) square feet.
  2. All uses shall be served by a public sanitary sewage disposal system and by a public water supply system.
- B. Lot width, building setback and dimensional requirements.
1. The minimum lot width shall be sixty-five (65) feet as measured at the street right-of-way line and one hundred (100) feet as measured at the front yard setback line.
  2. The minimum lot depth shall be one hundred (100) feet
  3. Unless otherwise specified, the minimum front yard setback requirements shall be as follows:
    - a. The minimum building setback line shall be fifty (50) feet, as measured from the street right-of-way line,
    - b. For areas within the BP Zoning District where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings provided that it is located within two hundred (200) feet of the adjacent buildings.
    - c. For areas within the BP Zoning District, the minimum setback requirement shall not be less than sixty (60) feet, as measured from the centerline of the street, provided that the property across the street is located within the AG, R-1, R-2 and/or R-3 Zoning Districts.
  4. The minimum side yard setback requirements shall be ten (10) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
  5. The minimum rear yard setback requirements shall be the minimum rear yard setback requirement shall be thirty (30) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
  6. All accessory buildings and structures shall comply with the minimum setback requirements specified under this section of the Zoning Ordinance.
- C. Maximum building and lot coverage requirements.
1. No more than sixty (60) percent of the lot shall be covered with buildings.
  2. No more than seventy-five (75) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable pavement.
  3. If more than fifty (50) percent of the required off-street parking spaces are located behind the front building line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot. In order to utilize this increased amount of impervious coverage, landowner shall provide landscaping between the right of way line and the front yard setback or parking lot as the case may be.
- D. Height requirements. Unless otherwise specified by this Zoning Ordinance, the permitted uses contained within the BP Zoning District shall comply with the following height requirements:
1. The maximum height of a building or structure occupied by a principal use shall be seventy (70) feet.
  2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of seventy (70) feet up to a maximum height of ninety- five (95) feet.
  3. Principal buildings and structures for the exclusive use of agricultural operations and not for human occupancy shall not exceed sixty (60) feet in height.



## Site Map

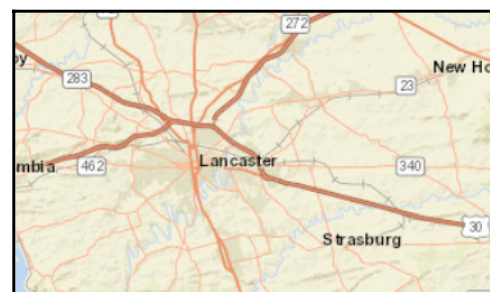
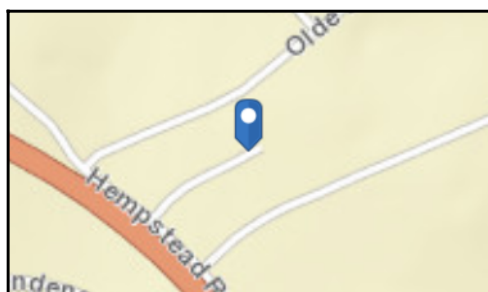
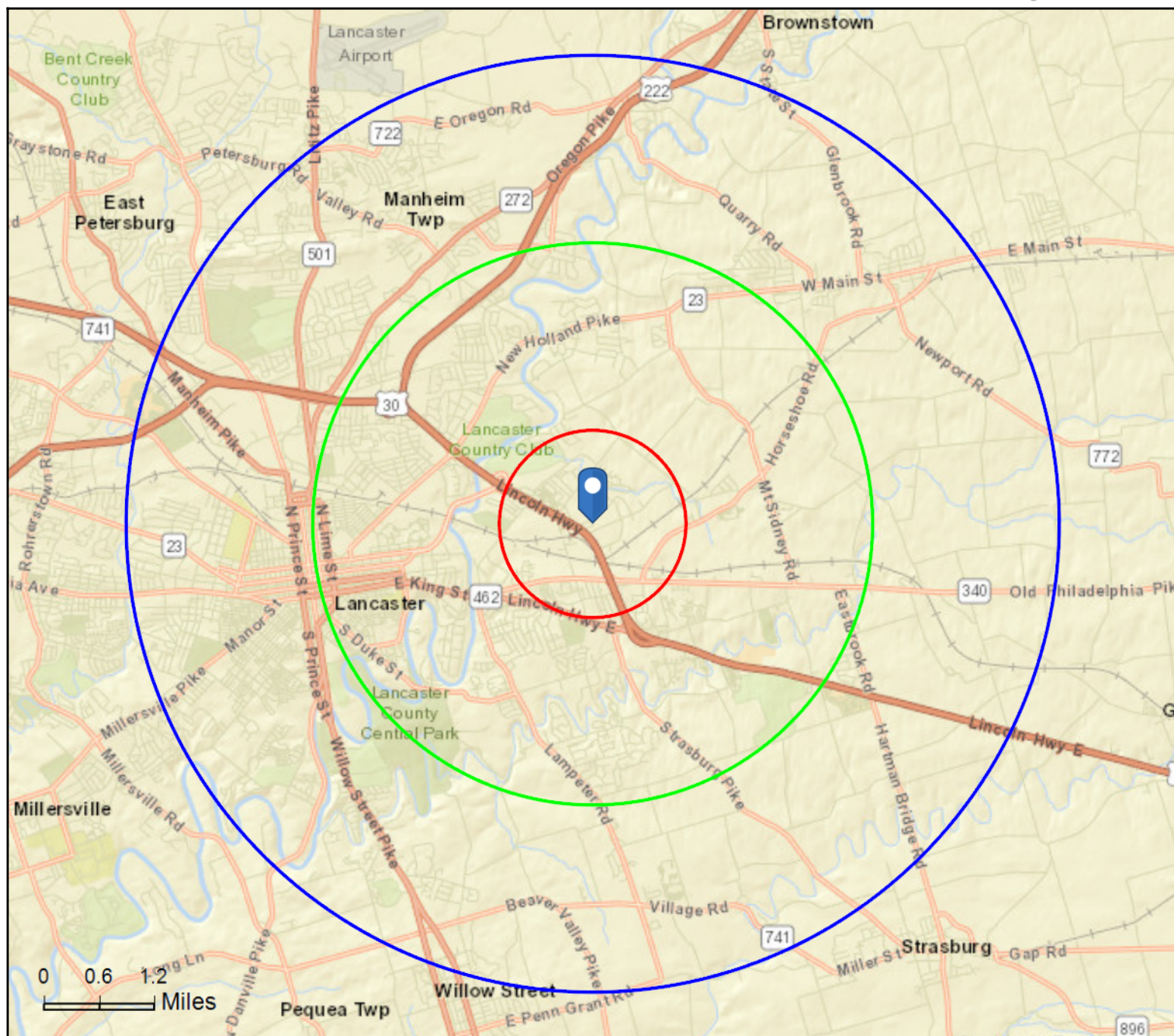
1931 Hospitality Dr, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.04894

Longitude: -76.24917







## Executive Summary

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,323	54,077	127,084
2010 Population	4,269	60,510	139,454
2019 Population	4,576	63,949	147,549
2024 Population	4,735	65,806	152,106
2000-2010 Annual Rate	2.54%	1.13%	0.93%
2010-2019 Annual Rate	0.75%	0.60%	0.61%
2019-2024 Annual Rate	0.69%	0.57%	0.61%
2019 Male Population	47.4%	49.2%	48.6%
2019 Female Population	52.6%	50.8%	51.4%
2019 Median Age	43.5	37.1	37.8

In the identified area, the current year population is 147,549. In 2010, the Census count in the area was 139,454. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 152,106 representing a change of 0.61% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 43.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	76.7%	64.9%	68.0%
2019 Black Alone	7.3%	11.6%	10.6%
2019 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2019 Asian Alone	4.0%	4.4%	4.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	7.5%	14.1%	12.4%
2019 Two or More Races	3.8%	4.5%	4.3%
2019 Hispanic Origin (Any Race)	19.2%	28.9%	26.5%

Persons of Hispanic origin represent 26.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.9 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	67	80	80
2000 Households	1,514	20,262	49,024
2010 Households	1,864	22,464	53,640
2019 Total Households	1,976	23,629	56,395
2024 Total Households	2,037	24,291	58,102
2000-2010 Annual Rate	2.10%	1.04%	0.90%
2010-2019 Annual Rate	0.63%	0.55%	0.54%
2019-2024 Annual Rate	0.61%	0.55%	0.60%
2019 Average Household Size	2.31	2.60	2.52

The household count in this area has changed from 53,640 in 2010 to 56,395 in the current year, a change of 0.54% annually. The five-year projection of households is 58,102, a change of 0.60% annually from the current year total. Average household size is currently 2.52, compared to 2.50 in the year 2010. The number of families in the current year is 34,864 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



## Executive Summary

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04894  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	17.2%	17.6%	17.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$56,123	\$54,870	\$54,771
2024 Median Household Income	\$62,007	\$59,691	\$59,737
2019-2024 Annual Rate	2.01%	1.70%	1.75%
<b>Average Household Income</b>			
2019 Average Household Income	\$75,033	\$73,594	\$73,898
2024 Average Household Income	\$83,934	\$82,218	\$82,547
2019-2024 Annual Rate	2.27%	2.24%	2.24%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$31,678	\$27,295	\$28,272
2024 Per Capita Income	\$35,309	\$30,461	\$31,554
2019-2024 Annual Rate	2.19%	2.22%	2.22%

### Households by Income

Current median household income is \$54,771 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$59,737 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$73,898 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$82,547 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,272 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,554 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	126	115	116
2000 Total Housing Units	1,607	21,523	52,189
2000 Owner Occupied Housing Units	870	11,857	28,897
2000 Renter Occupied Housing Units	644	8,405	20,127
2000 Vacant Housing Units	93	1,261	3,165
2010 Total Housing Units	1,995	23,624	56,849
2010 Owner Occupied Housing Units	964	12,764	30,028
2010 Renter Occupied Housing Units	900	9,700	23,612
2010 Vacant Housing Units	131	1,160	3,209
2019 Total Housing Units	2,107	24,925	59,996
2019 Owner Occupied Housing Units	940	12,539	29,406
2019 Renter Occupied Housing Units	1,037	11,090	26,989
2019 Vacant Housing Units	131	1,296	3,601
2024 Total Housing Units	2,172	25,630	61,819
2024 Owner Occupied Housing Units	954	12,760	29,910
2024 Renter Occupied Housing Units	1,083	11,531	28,192
2024 Vacant Housing Units	135	1,339	3,717

Currently, 49.0% of the 59,996 housing units in the area are owner occupied; 45.0%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 56,849 housing units in the area - 52.8% owner occupied, 41.5% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 2.42%. Median home value in the area is \$193,215, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.82% annually to \$211,463.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.





## Demographic and Income Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

Summary	Census 2010	2019	2024				
Population	4,269	4,576	4,735				
Households	1,864	1,976	2,037				
Families	1,180	1,227	1,253				
Average Household Size	2.29	2.31	2.32				
Owner Occupied Housing Units	964	940	954				
Renter Occupied Housing Units	900	1,037	1,083				
Median Age	42.4	43.5	43.3				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	0.69%	0.23%	0.77%				
Households	0.61%	0.22%	0.75%				
Families	0.42%	0.12%	0.68%				
Owner HHs	0.30%	0.07%	0.92%				
Median Household Income	2.01%	2.51%	2.70%				
Households by Income	2019		2024				
	Number	Percent	Number	Percent			
	<\$15,000	171	8.7%	153	7.5%		
	\$15,000 - \$24,999	142	7.2%	124	6.1%		
	\$25,000 - \$34,999	257	13.0%	237	11.6%		
	\$35,000 - \$49,999	302	15.3%	290	14.2%		
	\$50,000 - \$74,999	359	18.2%	372	18.3%		
	\$75,000 - \$99,999	263	13.3%	285	14.0%		
	\$100,000 - \$149,999	322	16.3%	374	18.4%		
	\$150,000 - \$199,999	87	4.4%	112	5.5%		
	\$200,000+	75	3.8%	89	4.4%		
Median Household Income	\$56,123		\$62,007				
Average Household Income	\$75,033		\$83,934				
Per Capita Income	\$31,678		\$35,309				
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	249	5.8%	245	5.4%	257	5.4%
	5 - 9	231	5.4%	233	5.1%	240	5.1%
	10 - 14	245	5.7%	254	5.6%	258	5.5%
	15 - 19	244	5.7%	235	5.1%	243	5.1%
	20 - 24	269	6.3%	261	5.7%	279	5.9%
	25 - 34	566	13.3%	611	13.4%	607	12.8%
	35 - 44	464	10.9%	524	11.5%	582	12.3%
	45 - 54	614	14.4%	529	11.6%	505	10.7%
	55 - 64	563	13.2%	619	13.5%	575	12.2%
	65 - 74	435	10.2%	565	12.3%	597	12.6%
	75 - 84	297	7.0%	368	8.0%	422	8.9%
	85+	91	2.1%	132	2.9%	167	3.5%
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	3,541	83.0%	3,512	76.7%	3,448	72.8%
	Black Alone	235	5.5%	333	7.3%	400	8.4%
	American Indian Alone	20	0.5%	26	0.6%	30	0.6%
	Asian Alone	131	3.1%	185	4.0%	216	4.6%
	Pacific Islander Alone	3	0.1%	5	0.1%	5	0.1%
	Some Other Race Alone	219	5.1%	345	7.5%	427	9.0%
	Two or More Races	119	2.8%	172	3.8%	209	4.4%
	Hispanic Origin (Any Race)	574	13.4%	877	19.2%	1,092	23.1%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

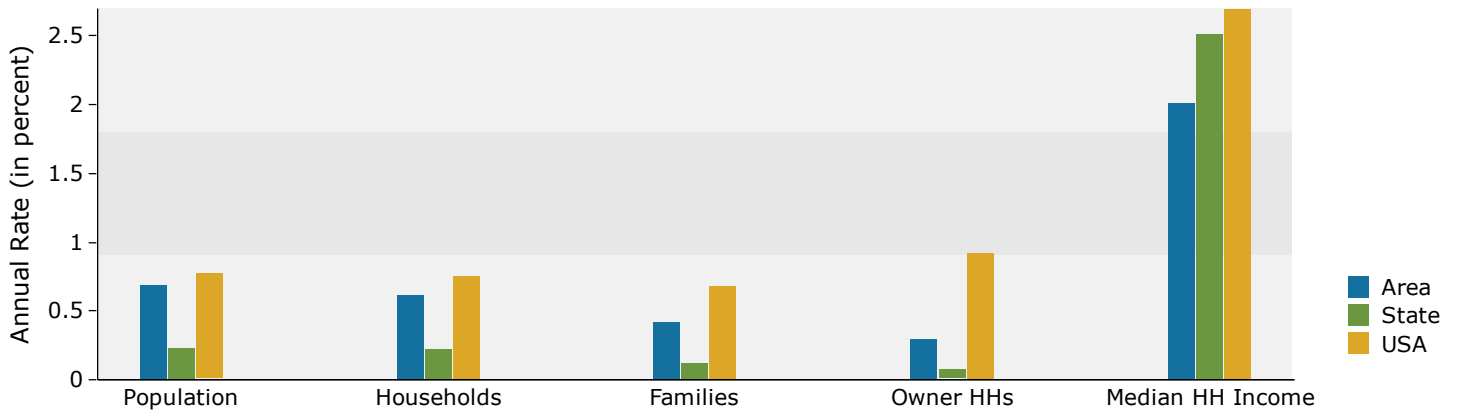


## Demographic and Income Profile

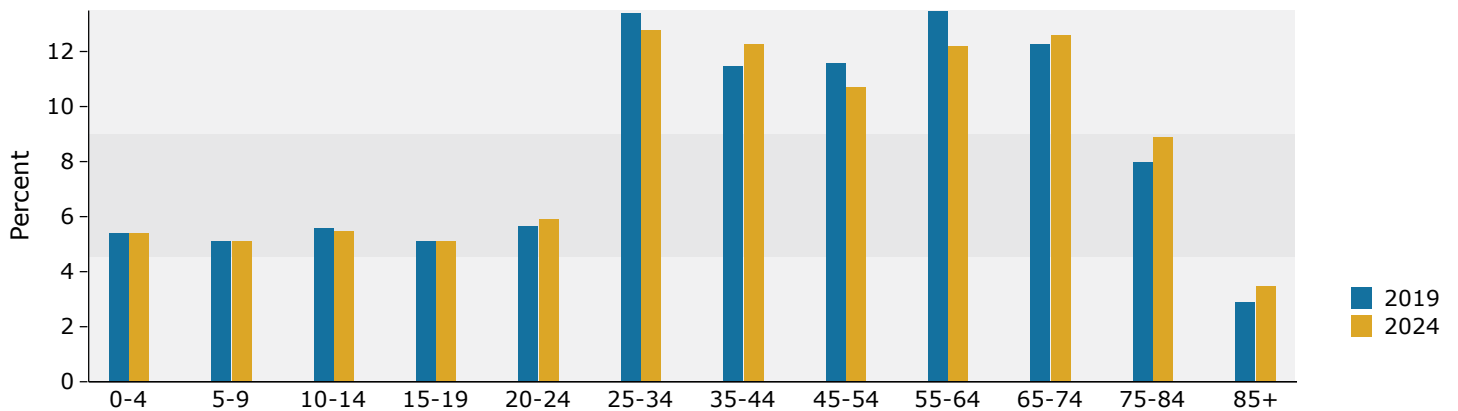
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Latitude: 40.04894  
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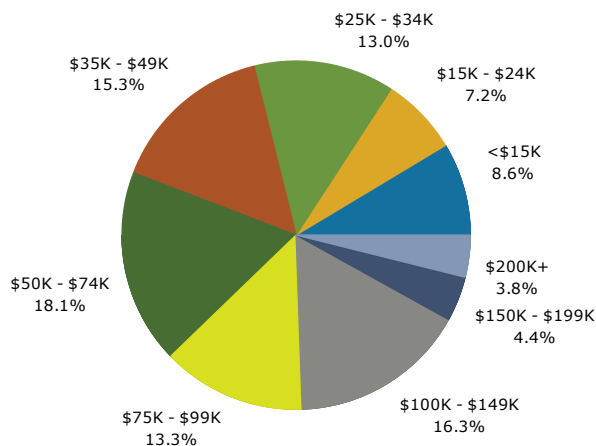
### Trends 2019-2024



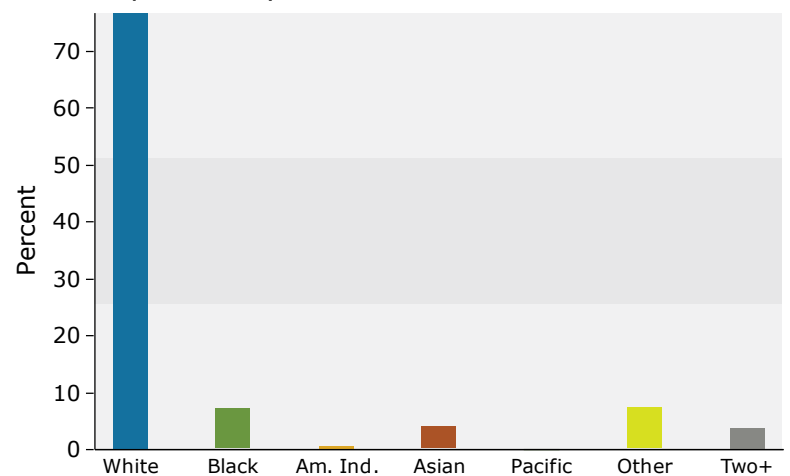
### Population by Age



### 2019 Household Income



### 2019 Population by Race



2019 Percent Hispanic Origin: 19.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



## Demographic and Income Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

Summary	Census 2010	2019	2024				
Population	60,510	63,949	65,806				
Households	22,464	23,629	24,291				
Families	14,770	15,258	15,595				
Average Household Size	2.58	2.60	2.60				
Owner Occupied Housing Units	12,764	12,539	12,760				
Renter Occupied Housing Units	9,700	11,090	11,531				
Median Age	35.8	37.1	37.9				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	0.57%	0.23%	0.77%				
Households	0.55%	0.22%	0.75%				
Families	0.44%	0.12%	0.68%				
Owner HHs	0.35%	0.07%	0.92%				
Median Household Income	1.70%	2.51%	2.70%				
Households by Income	2019		2024				
	Number	Percent	Number	Percent			
	<\$15,000	2,623	11.1%	2,372	9.8%		
	\$15,000 - \$24,999	2,327	9.8%	2,073	8.5%		
	\$25,000 - \$34,999	2,361	10.0%	2,187	9.0%		
	\$35,000 - \$49,999	3,216	13.6%	3,104	12.8%		
	\$50,000 - \$74,999	4,758	20.1%	4,936	20.3%		
	\$75,000 - \$99,999	3,144	13.3%	3,406	14.0%		
	\$100,000 - \$149,999	3,324	14.1%	3,910	16.1%		
	\$150,000 - \$199,999	894	3.8%	1,152	4.7%		
\$200,000+	982	4.2%	1,151	4.7%			
Median Household Income	\$54,870		\$59,691				
Average Household Income	\$73,594		\$82,218				
Per Capita Income	\$27,295		\$30,461				
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,199	6.9%	4,049	6.3%	4,188	6.4%
	5 - 9	4,043	6.7%	4,013	6.3%	4,049	6.2%
	10 - 14	4,097	6.8%	4,046	6.3%	4,079	6.2%
	15 - 19	4,469	7.4%	4,203	6.6%	4,273	6.5%
	20 - 24	4,445	7.3%	4,698	7.3%	4,463	6.8%
	25 - 34	8,382	13.9%	9,223	14.4%	9,426	14.3%
	35 - 44	7,819	12.9%	7,814	12.2%	8,379	12.7%
	45 - 54	8,483	14.0%	7,668	12.0%	7,534	11.4%
	55 - 64	6,608	10.9%	7,935	12.4%	7,614	11.6%
	65 - 74	4,103	6.8%	5,722	8.9%	6,485	9.9%
	75 - 84	2,819	4.7%	3,192	5.0%	3,815	5.8%
	85+	1,042	1.7%	1,387	2.2%	1,500	2.3%
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	42,367	70.0%	41,486	64.9%	40,814	62.0%
	Black Alone	6,330	10.5%	7,427	11.6%	8,124	12.3%
	American Indian Alone	270	0.4%	296	0.5%	311	0.5%
	Asian Alone	2,120	3.5%	2,798	4.4%	3,188	4.8%
	Pacific Islander Alone	24	0.0%	33	0.1%	37	0.1%
	Some Other Race Alone	7,070	11.7%	9,006	14.1%	10,048	15.3%
	Two or More Races	2,329	3.8%	2,903	4.5%	3,284	5.0%
	Hispanic Origin (Any Race)	14,787	24.4%	18,509	28.9%	20,863	31.7%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



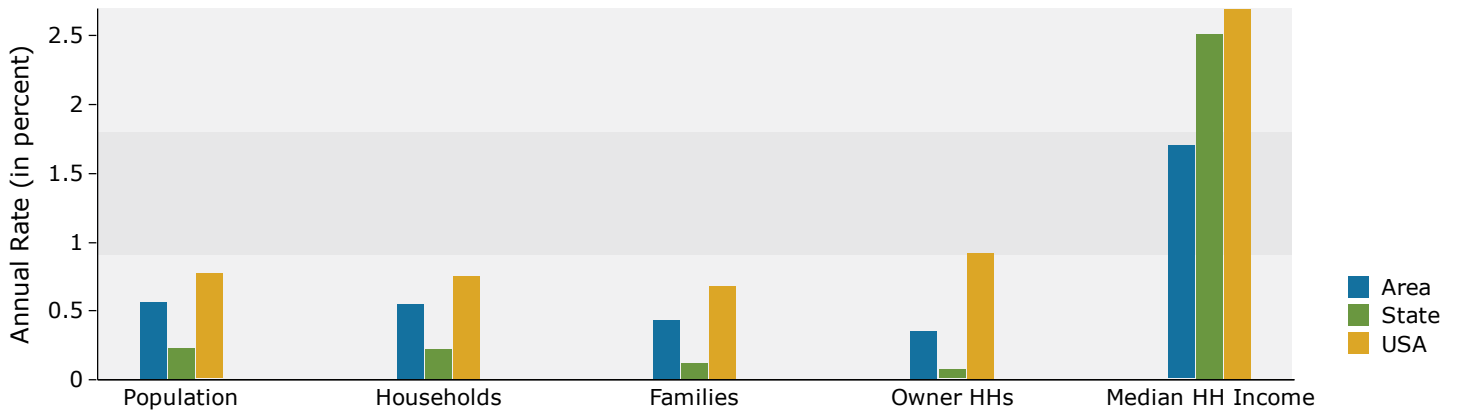


## Demographic and Income Profile

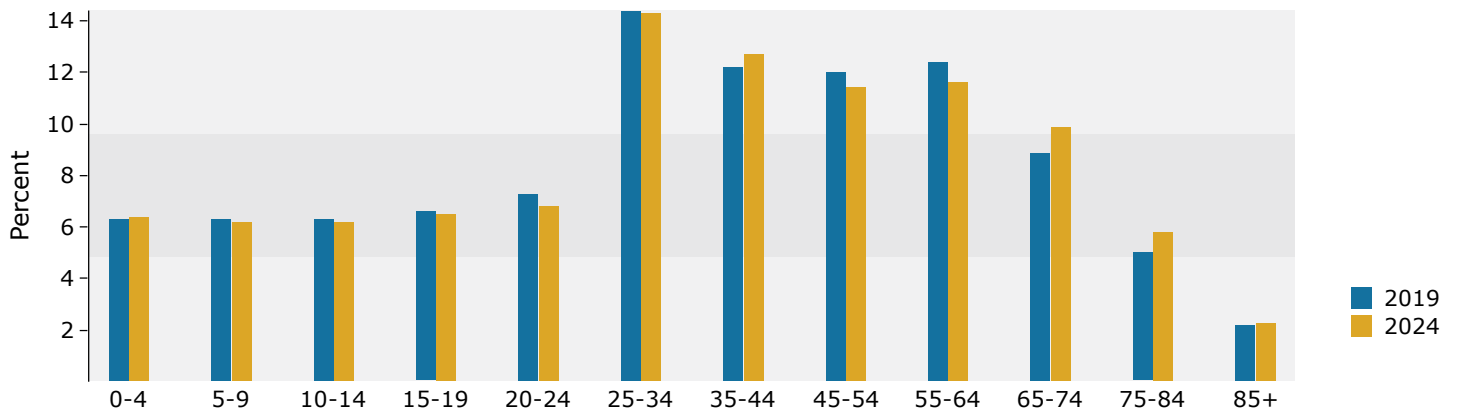
1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

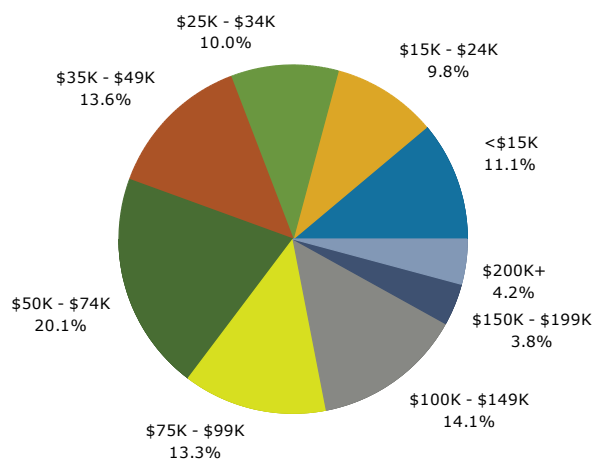
### Trends 2019-2024



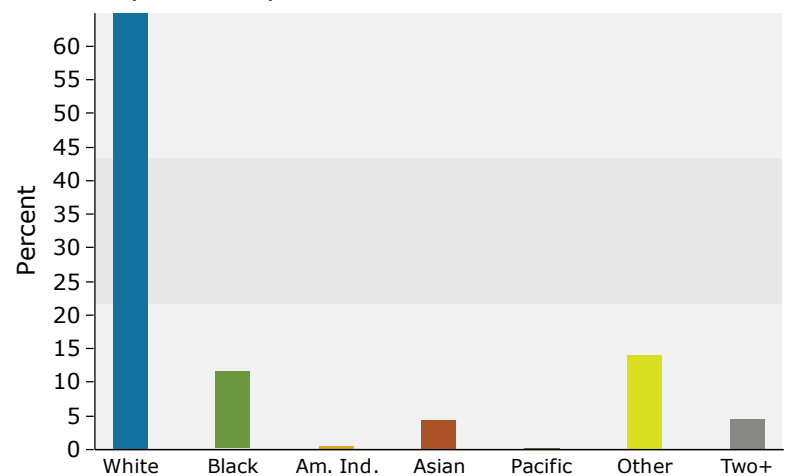
### Population by Age



### 2019 Household Income



### 2019 Population by Race



2019 Percent Hispanic Origin: 28.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



## Demographic and Income Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

Summary	Census 2010		2019		2024		
Population	139,454		147,549		152,106		
Households	53,640		56,395		58,102		
Families	33,765		34,864		35,695		
Average Household Size	2.50		2.52		2.52		
Owner Occupied Housing Units	30,028		29,406		29,910		
Renter Occupied Housing Units	23,612		26,989		28,192		
Median Age	36.5		37.8		38.6		
Trends: 2019 - 2024 Annual Rate	Area		State		National		
Population	0.61%		0.23%		0.77%		
Households	0.60%		0.22%		0.75%		
Families	0.47%		0.12%		0.68%		
Owner HHs	0.34%		0.07%		0.92%		
Median Household Income	1.75%		2.51%		2.70%		
			2019		2024		
Households by Income			Number	Percent	Number	Percent	
	<\$15,000		6,140	10.9%	5,595	9.6%	
	\$15,000 - \$24,999		5,647	10.0%	5,041	8.7%	
	\$25,000 - \$34,999		6,102	10.8%	5,659	9.7%	
	\$35,000 - \$49,999		7,327	13.0%	7,067	12.2%	
	\$50,000 - \$74,999		11,240	19.9%	11,628	20.0%	
	\$75,000 - \$99,999		7,284	12.9%	7,921	13.6%	
	\$100,000 - \$149,999		7,745	13.7%	9,141	15.7%	
	\$150,000 - \$199,999		2,649	4.7%	3,435	5.9%	
	\$200,000+		2,260	4.0%	2,615	4.5%	
	Median Household Income		\$54,771		\$59,737		
Average Household Income		\$73,898		\$82,547			
Per Capita Income		\$28,272		\$31,554			
			2019		2024		
Population by Age	Census 2010						
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	9,553 6.9%	9,232 6.3%		9,541 6.3%		
	5 - 9	9,104 6.5%	9,043 6.1%		9,155 6.0%		
	10 - 14	8,949 6.4%	9,045 6.1%		9,169 6.0%		
	15 - 19	9,920 7.1%	9,639 6.5%		9,790 6.4%		
	20 - 24	10,781 7.7%	10,950 7.4%		10,612 7.0%		
	25 - 34	18,793 13.5%	20,718 14.0%		20,895 13.7%		
	35 - 44	17,139 12.3%	17,360 11.8%		18,815 12.4%		
	45 - 54	18,678 13.4%	16,920 11.5%		16,679 11.0%		
	55 - 64	15,212 10.9%	17,702 12.0%		17,008 11.2%		
	65 - 74	9,584 6.9%	13,453 9.1%		15,066 9.9%		
	75 - 84	7,662 5.5%	8,543 5.8%		10,218 6.7%		
	85+	4,075 2.9%	4,944 3.4%		5,157 3.4%		
				2019		2024	
Race and Ethnicity	Census 2010						
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	102,243 73.3%	100,404 68.0%		99,090 65.1%		
	Black Alone	13,020 9.3%	15,590 10.6%		17,196 11.3%		
	American Indian Alone	592 0.4%	667 0.5%		706 0.5%		
	Asian Alone	4,588 3.3%	6,112 4.1%		7,020 4.6%		
	Pacific Islander Alone	60 0.0%	85 0.1%		93 0.1%		
	Some Other Race Alone	13,944 10.0%	18,341 12.4%		20,762 13.6%		
	Two or More Races	5,007 3.6%	6,350 4.3%		7,239 4.8%		
Hispanic Origin (Any Race)		30,348 21.8%	39,101 26.5%	44,693 29.4%			

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

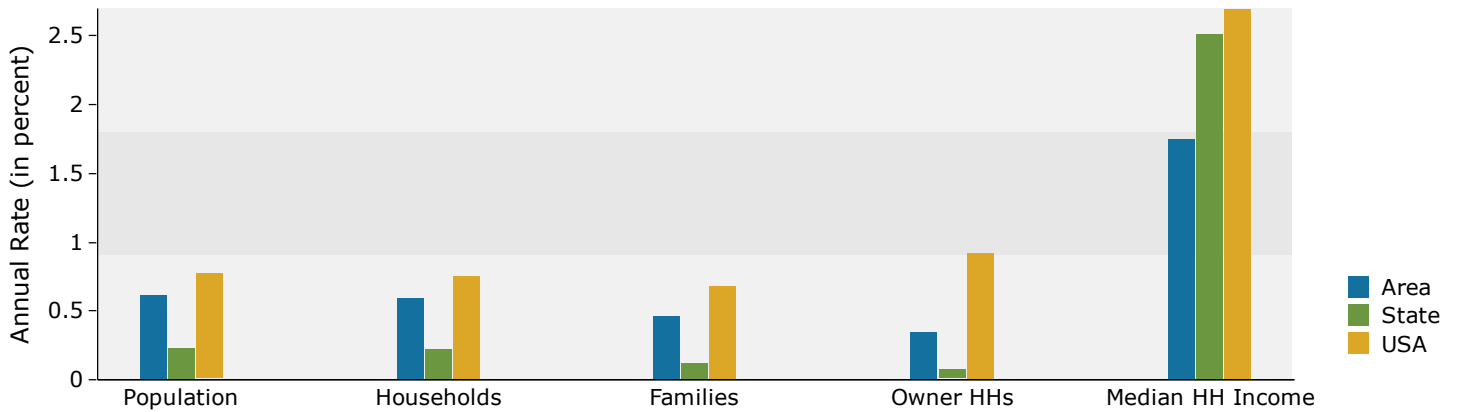


## Demographic and Income Profile

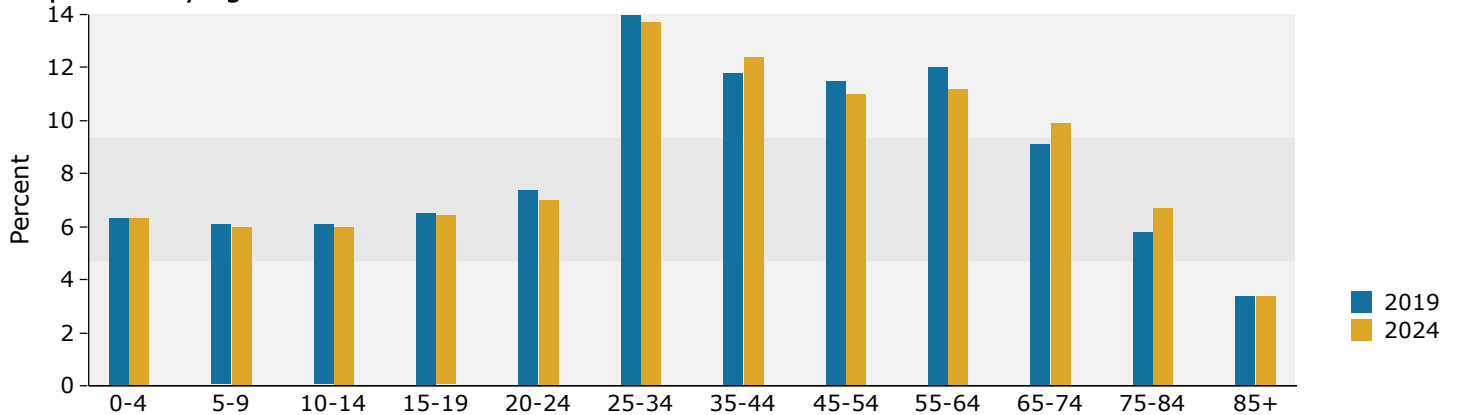
1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

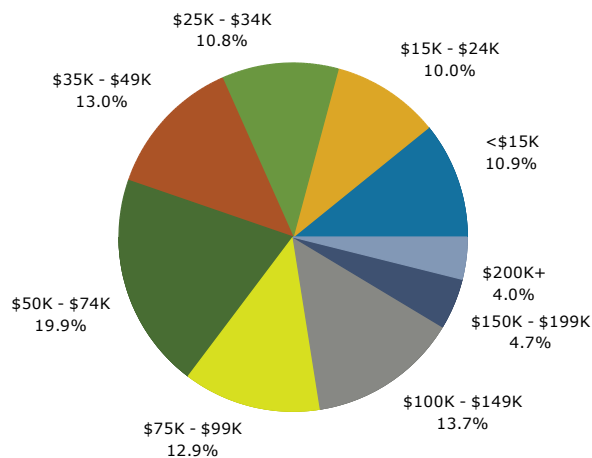
### Trends 2019-2024



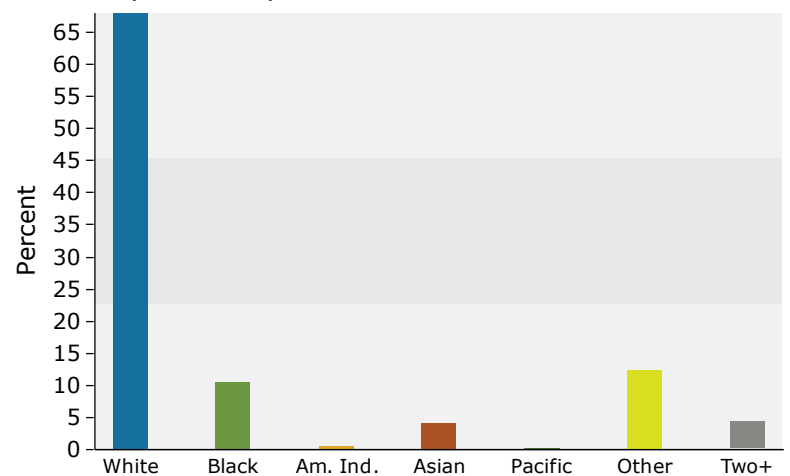
### Population by Age



### 2019 Household Income



### 2019 Population by Race



2019 Percent Hispanic Origin: 26.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.





## Market Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,323	54,077	127,084
2010 Total Population	4,269	60,510	139,454
2019 Total Population	4,576	63,949	147,549
2019 Group Quarters	7	2,624	5,486
2024 Total Population	4,735	65,806	152,106
2019-2024 Annual Rate	0.69%	0.57%	0.61%
2019 Total Daytime Population	8,602	75,788	174,534
Workers	6,358	44,224	100,016
Residents	2,244	31,564	74,518
<b>Household Summary</b>			
2000 Households	1,514	20,262	49,024
2000 Average Household Size	2.19	2.55	2.47
2010 Households	1,864	22,464	53,640
2010 Average Household Size	2.29	2.58	2.50
2019 Households	1,976	23,629	56,395
2019 Average Household Size	2.31	2.60	2.52
2024 Households	2,037	24,291	58,102
2024 Average Household Size	2.32	2.60	2.52
2019-2024 Annual Rate	0.61%	0.55%	0.60%
2010 Families	1,180	14,770	33,765
2010 Average Family Size	2.81	3.14	3.10
2019 Families	1,227	15,258	34,864
2019 Average Family Size	2.85	3.17	3.14
2024 Families	1,253	15,595	35,695
2024 Average Family Size	2.87	3.18	3.15
2019-2024 Annual Rate	0.42%	0.44%	0.47%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,607	21,523	52,189
Owner Occupied Housing Units	54.1%	55.1%	55.4%
Renter Occupied Housing Units	40.1%	39.1%	38.6%
Vacant Housing Units	5.8%	5.9%	6.1%
2010 Housing Units	1,995	23,624	56,849
Owner Occupied Housing Units	48.3%	54.0%	52.8%
Renter Occupied Housing Units	45.1%	41.1%	41.5%
Vacant Housing Units	6.6%	4.9%	5.6%
2019 Housing Units	2,107	24,925	59,996
Owner Occupied Housing Units	44.6%	50.3%	49.0%
Renter Occupied Housing Units	49.2%	44.5%	45.0%
Vacant Housing Units	6.2%	5.2%	6.0%
2024 Housing Units	2,172	25,630	61,819
Owner Occupied Housing Units	43.9%	49.8%	48.4%
Renter Occupied Housing Units	49.9%	45.0%	45.6%
Vacant Housing Units	6.2%	5.2%	6.0%
<b>Median Household Income</b>			
2019	\$56,123	\$54,870	\$54,771
2024	\$62,007	\$59,691	\$59,737
<b>Median Home Value</b>			
2019	\$197,405	\$197,063	\$193,215
2024	\$225,158	\$217,808	\$211,463
<b>Per Capita Income</b>			
2019	\$31,678	\$27,295	\$28,272
2024	\$35,309	\$30,461	\$31,554
<b>Median Age</b>			
2010	42.4	35.8	36.5
2019	43.5	37.1	37.8
2024	43.3	37.9	38.6

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



## Market Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	1,976	23,629	56,395
<\$15,000	8.7%	11.1%	10.9%
\$15,000 - \$24,999	7.2%	9.8%	10.0%
\$25,000 - \$34,999	13.0%	10.0%	10.8%
\$35,000 - \$49,999	15.3%	13.6%	13.0%
\$50,000 - \$74,999	18.2%	20.1%	19.9%
\$75,000 - \$99,999	13.3%	13.3%	12.9%
\$100,000 - \$149,999	16.3%	14.1%	13.7%
\$150,000 - \$199,999	4.4%	3.8%	4.7%
\$200,000+	3.8%	4.2%	4.0%
Average Household Income	\$75,033	\$73,594	\$73,898
<b>2024 Households by Income</b>			
Household Income Base	2,037	24,291	58,102
<\$15,000	7.5%	9.8%	9.6%
\$15,000 - \$24,999	6.1%	8.5%	8.7%
\$25,000 - \$34,999	11.6%	9.0%	9.7%
\$35,000 - \$49,999	14.2%	12.8%	12.2%
\$50,000 - \$74,999	18.3%	20.3%	20.0%
\$75,000 - \$99,999	14.0%	14.0%	13.6%
\$100,000 - \$149,999	18.4%	16.1%	15.7%
\$150,000 - \$199,999	5.5%	4.7%	5.9%
\$200,000+	4.4%	4.7%	4.5%
Average Household Income	\$83,934	\$82,218	\$82,547
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	940	12,539	29,406
<\$50,000	8.2%	2.7%	2.1%
\$50,000 - \$99,999	1.8%	10.8%	11.2%
\$100,000 - \$149,999	10.9%	19.5%	19.6%
\$150,000 - \$199,999	30.7%	18.1%	19.7%
\$200,000 - \$249,999	15.3%	15.6%	16.1%
\$250,000 - \$299,999	10.3%	11.2%	10.0%
\$300,000 - \$399,999	7.2%	10.8%	10.8%
\$400,000 - \$499,999	10.2%	5.5%	4.9%
\$500,000 - \$749,999	2.9%	4.2%	3.8%
\$750,000 - \$999,999	1.0%	0.5%	0.5%
\$1,000,000 - \$1,499,999	0.9%	0.9%	0.7%
\$1,500,000 - \$1,999,999	0.6%	0.1%	0.2%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$253,032	\$241,041	\$237,886
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	954	12,760	29,910
<\$50,000	4.0%	1.6%	1.2%
\$50,000 - \$99,999	1.0%	8.7%	9.2%
\$100,000 - \$149,999	8.5%	17.8%	18.0%
\$150,000 - \$199,999	28.1%	16.3%	17.9%
\$200,000 - \$249,999	16.6%	15.8%	16.0%
\$250,000 - \$299,999	13.0%	12.2%	10.9%
\$300,000 - \$399,999	8.2%	12.6%	12.9%
\$400,000 - \$499,999	12.6%	6.9%	6.3%
\$500,000 - \$749,999	4.6%	5.9%	5.4%
\$750,000 - \$999,999	1.4%	0.7%	0.7%
\$1,000,000 - \$1,499,999	1.0%	1.1%	0.8%
\$1,500,000 - \$1,999,999	0.9%	0.1%	0.3%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$290,451	\$266,156	\$262,429

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



## Market Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	4,269	60,512	139,453
0 - 4	5.8%	6.9%	6.9%
5 - 9	5.4%	6.7%	6.5%
10 - 14	5.7%	6.8%	6.4%
15 - 24	12.0%	14.7%	14.8%
25 - 34	13.3%	13.9%	13.5%
35 - 44	10.9%	12.9%	12.3%
45 - 54	14.4%	14.0%	13.4%
55 - 64	13.2%	10.9%	10.9%
65 - 74	10.2%	6.8%	6.9%
75 - 84	7.0%	4.7%	5.5%
85 +	2.1%	1.7%	2.9%
18 +	79.5%	75.3%	76.1%
<b>2019 Population by Age</b>			
Total	4,576	63,950	147,549
0 - 4	5.4%	6.3%	6.3%
5 - 9	5.1%	6.3%	6.1%
10 - 14	5.6%	6.3%	6.1%
15 - 24	10.8%	13.9%	14.0%
25 - 34	13.4%	14.4%	14.0%
35 - 44	11.5%	12.2%	11.8%
45 - 54	11.6%	12.0%	11.5%
55 - 64	13.5%	12.4%	12.0%
65 - 74	12.3%	8.9%	9.1%
75 - 84	8.0%	5.0%	5.8%
85 +	2.9%	2.2%	3.4%
18 +	80.7%	77.4%	77.9%
<b>2024 Population by Age</b>			
Total	4,732	65,805	152,105
0 - 4	5.4%	6.4%	6.3%
5 - 9	5.1%	6.2%	6.0%
10 - 14	5.5%	6.2%	6.0%
15 - 24	11.0%	13.3%	13.4%
25 - 34	12.8%	14.3%	13.7%
35 - 44	12.3%	12.7%	12.4%
45 - 54	10.7%	11.4%	11.0%
55 - 64	12.2%	11.6%	11.2%
65 - 74	12.6%	9.9%	9.9%
75 - 84	8.9%	5.8%	6.7%
85 +	3.5%	2.3%	3.4%
18 +	80.9%	77.6%	78.2%
<b>2010 Population by Sex</b>			
Males	2,037	29,754	67,634
Females	2,232	30,756	71,820
<b>2019 Population by Sex</b>			
Males	2,170	31,444	71,669
Females	2,406	32,504	75,880
<b>2024 Population by Sex</b>			
Males	2,233	32,330	73,873
Females	2,502	33,476	78,233

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.





## Market Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	4,268	60,510	139,454
White Alone	83.0%	70.0%	73.3%
Black Alone	5.5%	10.5%	9.3%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	3.1%	3.5%	3.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	5.1%	11.7%	10.0%
Two or More Races	2.8%	3.8%	3.6%
Hispanic Origin	13.4%	24.4%	21.8%
Diversity Index	46.9	68.3	63.9
<b>2019 Population by Race/Ethnicity</b>			
Total	4,578	63,949	147,549
White Alone	76.7%	64.9%	68.0%
Black Alone	7.3%	11.6%	10.6%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	4.0%	4.4%	4.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	7.5%	14.1%	12.4%
Two or More Races	3.8%	4.5%	4.3%
Hispanic Origin	19.2%	28.9%	26.5%
Diversity Index	58.9	74.3	70.9
<b>2024 Population by Race/Ethnicity</b>			
Total	4,735	65,806	152,106
White Alone	72.8%	62.0%	65.1%
Black Alone	8.4%	12.3%	11.3%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	4.6%	4.8%	4.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.0%	15.3%	13.6%
Two or More Races	4.4%	5.0%	4.8%
Hispanic Origin	23.1%	31.7%	29.4%
Diversity Index	65.2	77.2	74.3
<b>2010 Population by Relationship and Household Type</b>			
Total	4,269	60,510	139,454
In Households	99.8%	95.7%	96.1%
In Family Households	80.0%	79.4%	77.8%
Householder	27.0%	24.4%	24.2%
Spouse	20.5%	16.9%	17.1%
Child	27.3%	31.6%	30.3%
Other relative	3.0%	3.8%	3.5%
Nonrelative	2.2%	2.8%	2.7%
In Nonfamily Households	19.8%	16.3%	18.3%
In Group Quarters	0.2%	4.3%	3.9%
Institutionalized Population	0.0%	2.5%	2.0%
Noninstitutionalized Population	0.2%	1.7%	1.9%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



## Market Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

	1 mile	3 miles	5 miles
<b>2019 Population 25+ by Educational Attainment</b>			
Total	3,347	42,940	99,639
Less than 9th Grade	3.7%	5.7%	5.9%
9th - 12th Grade, No Diploma	7.1%	9.0%	8.5%
High School Graduate	27.5%	26.2%	26.7%
GED/Alternative Credential	2.7%	4.8%	4.6%
Some College, No Degree	18.1%	16.0%	15.2%
Associate Degree	7.9%	6.7%	6.9%
Bachelor's Degree	23.3%	19.9%	19.5%
Graduate/Professional Degree	9.6%	11.6%	12.7%
<b>2019 Population 15+ by Marital Status</b>			
Total	3,844	51,841	120,228
Never Married	31.7%	38.4%	35.6%
Married	54.3%	48.2%	49.0%
Widowed	6.0%	4.7%	5.8%
Divorced	8.1%	8.7%	9.5%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	97.7%	96.2%	96.0%
Civilian Unemployed (Unemployment Rate)	2.3%	3.8%	4.0%
<b>2019 Employed Population 16+ by Industry</b>			
Total	2,377	32,399	73,851
Agriculture/Mining	1.0%	1.2%	1.3%
Construction	2.4%	5.5%	5.9%
Manufacturing	21.8%	17.6%	15.7%
Wholesale Trade	6.1%	3.6%	3.5%
Retail Trade	16.4%	11.6%	11.4%
Transportation/Utilities	5.6%	4.7%	4.7%
Information	0.3%	1.1%	1.1%
Finance/Insurance/Real Estate	3.4%	4.5%	4.5%
Services	37.1%	47.4%	49.2%
Public Administration	5.8%	2.8%	2.7%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	2,376	32,402	73,851
White Collar	56.8%	55.9%	56.9%
Management/Business/Financial	11.4%	12.1%	12.5%
Professional	18.5%	20.8%	21.6%
Sales	14.5%	10.5%	10.3%
Administrative Support	12.4%	12.5%	12.4%
Services	17.8%	18.9%	18.4%
Blue Collar	25.4%	25.2%	24.7%
Farming/Forestry/Fishing	0.0%	0.8%	0.8%
Construction/Extraction	4.0%	3.6%	3.7%
Installation/Maintenance/Repair	1.9%	2.8%	2.8%
Production	12.2%	10.7%	9.8%
Transportation/Material Moving	7.3%	7.4%	7.6%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	4,269	60,510	139,454
Population Inside Urbanized Area	96.2%	97.6%	96.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	3.8%	2.4%	3.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



## Market Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	1,864	22,464	53,640
Households with 1 Person	28.9%	26.9%	29.2%
Households with 2+ People	71.1%	73.1%	70.8%
Family Households	63.3%	65.7%	62.9%
Husband-wife Families	48.1%	45.4%	44.7%
With Related Children	16.3%	19.4%	18.5%
Other Family (No Spouse Present)	15.2%	20.4%	18.3%
Other Family with Male Householder	3.6%	4.7%	4.4%
With Related Children	1.6%	2.8%	2.6%
Other Family with Female Householder	11.7%	15.6%	13.9%
With Related Children	7.0%	10.9%	9.7%
Nonfamily Households	7.8%	7.4%	7.9%
All Households with Children	25.3%	33.6%	31.2%
Multigenerational Households	2.8%	4.3%	3.9%
Unmarried Partner Households	7.3%	8.4%	8.1%
Male-female	6.5%	7.6%	7.3%
Same-sex	0.8%	0.8%	0.8%
<b>2010 Households by Size</b>			
Total	1,864	22,464	53,640
1 Person Household	28.9%	26.9%	29.2%
2 Person Household	39.4%	33.1%	33.1%
3 Person Household	13.8%	15.7%	15.1%
4 Person Household	10.4%	13.0%	12.2%
5 Person Household	4.5%	6.4%	5.8%
6 Person Household	1.6%	2.6%	2.4%
7 + Person Household	1.4%	2.2%	2.1%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	1,864	22,464	53,640
Owner Occupied	51.7%	56.8%	56.0%
Owned with a Mortgage/Loan	29.3%	39.9%	39.3%
Owned Free and Clear	22.4%	16.9%	16.7%
Renter Occupied	48.3%	43.2%	44.0%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	1,995	23,624	56,849
Housing Units Inside Urbanized Area	97.2%	97.9%	97.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	2.8%	2.1%	2.9%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.





## Market Profile

1931 Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

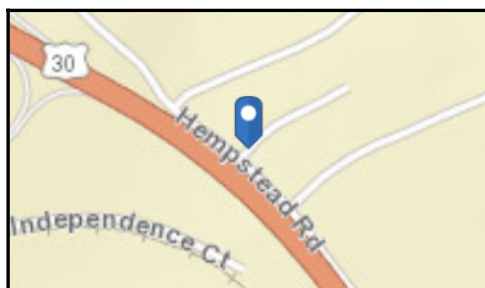
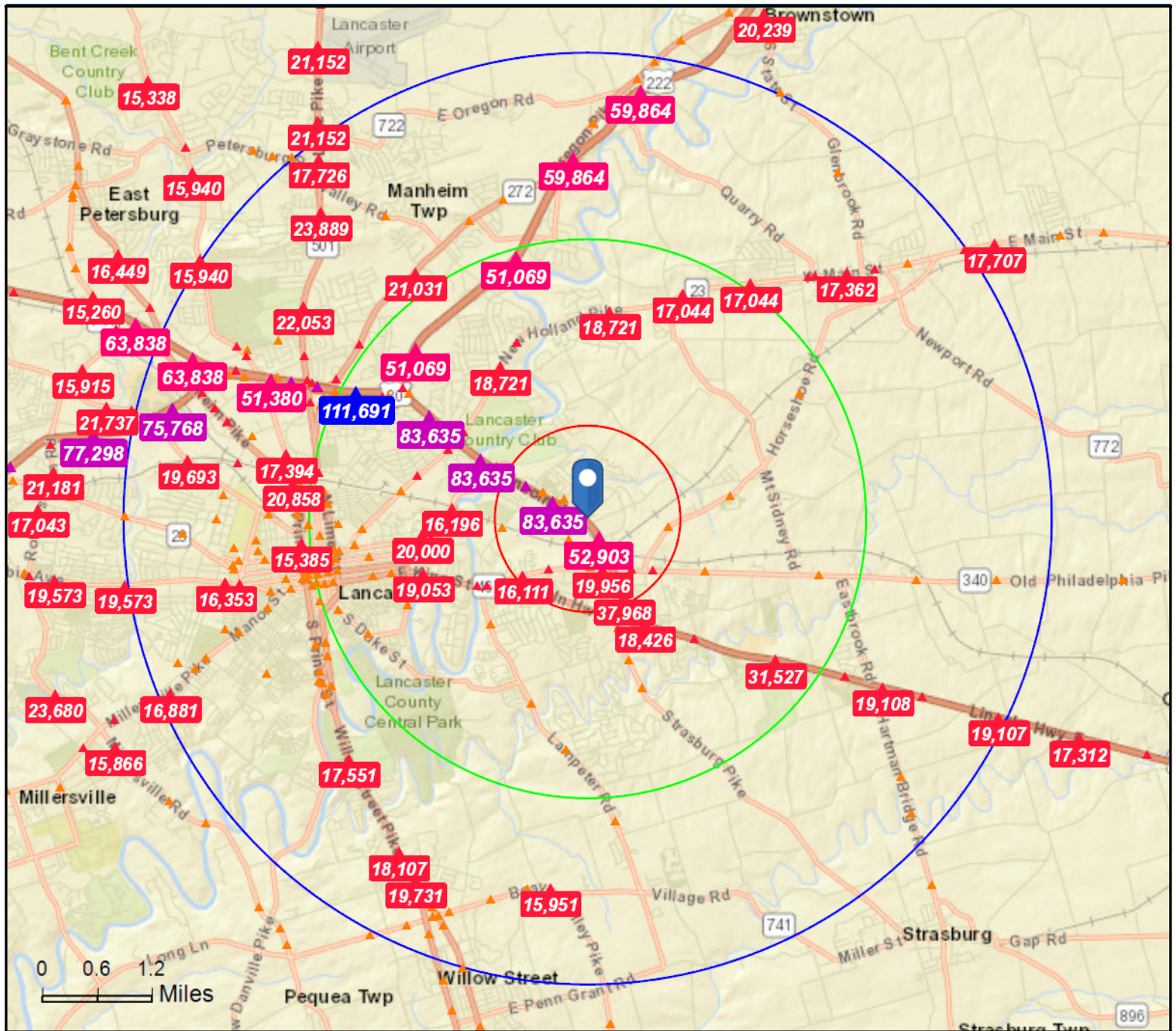
Prepared by Esri  
Latitude: 40.04894  
Longitude: -76.24917

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Old and Newcomers (8F)	Fresh Ambitions (13D)	Fresh Ambitions (13D)
2.	In Style (5B)	In Style (5B)	In Style (5B)
3.	Parks and Rec (5C)	Metro Fusion (11C)	Set to Impress (11D)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$3,617,572	\$43,349,426	\$103,337,853
Average Spent	\$1,830.76	\$1,834.59	\$1,832.39
Spending Potential Index	85	86	86
Education: Total \$	\$2,619,431	\$32,113,967	\$76,078,438
Average Spent	\$1,325.62	\$1,359.09	\$1,349.03
Spending Potential Index	83	85	85
Entertainment/Recreation: Total \$	\$5,556,107	\$64,502,709	\$155,036,130
Average Spent	\$2,811.80	\$2,729.81	\$2,749.11
Spending Potential Index	86	83	84
Food at Home: Total \$	\$8,826,895	\$105,052,330	\$251,907,479
Average Spent	\$4,467.05	\$4,445.91	\$4,466.84
Spending Potential Index	86	86	86
Food Away from Home: Total \$	\$6,227,619	\$73,485,183	\$175,860,777
Average Spent	\$3,151.63	\$3,109.96	\$3,118.38
Spending Potential Index	86	85	85
Health Care: Total \$	\$10,242,587	\$116,540,609	\$283,343,140
Average Spent	\$5,183.50	\$4,932.10	\$5,024.26
Spending Potential Index	87	83	85
HH Furnishings & Equipment: Total \$	\$3,673,624	\$42,439,021	\$101,767,319
Average Spent	\$1,859.12	\$1,796.06	\$1,804.55
Spending Potential Index	87	84	85
Personal Care Products & Services: Total \$	\$1,527,388	\$17,702,148	\$42,641,412
Average Spent	\$772.97	\$749.17	\$756.12
Spending Potential Index	87	85	85
Shelter: Total \$	\$31,653,404	\$379,081,144	\$907,545,390
Average Spent	\$16,018.93	\$16,043.05	\$16,092.66
Spending Potential Index	87	87	87
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,382,394	\$48,599,252	\$118,417,597
Average Spent	\$2,217.81	\$2,056.76	\$2,099.79
Spending Potential Index	89	83	85
Travel: Total \$	\$3,802,276	\$44,131,601	\$105,810,948
Average Spent	\$1,924.23	\$1,867.69	\$1,876.25
Spending Potential Index	86	83	84
Vehicle Maintenance & Repairs: Total \$	\$2,086,202	\$23,369,862	\$56,483,343
Average Spent	\$1,055.77	\$989.03	\$1,001.57
Spending Potential Index	92	86	88

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

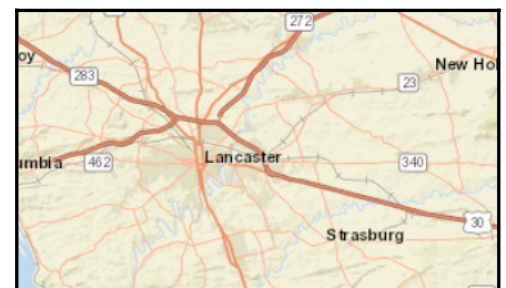
**Source:** Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

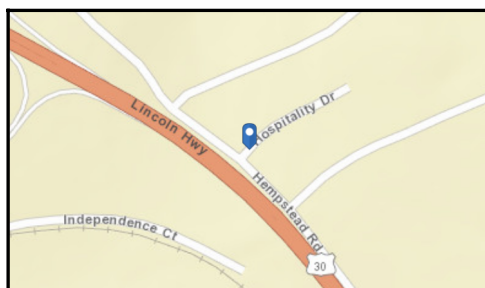
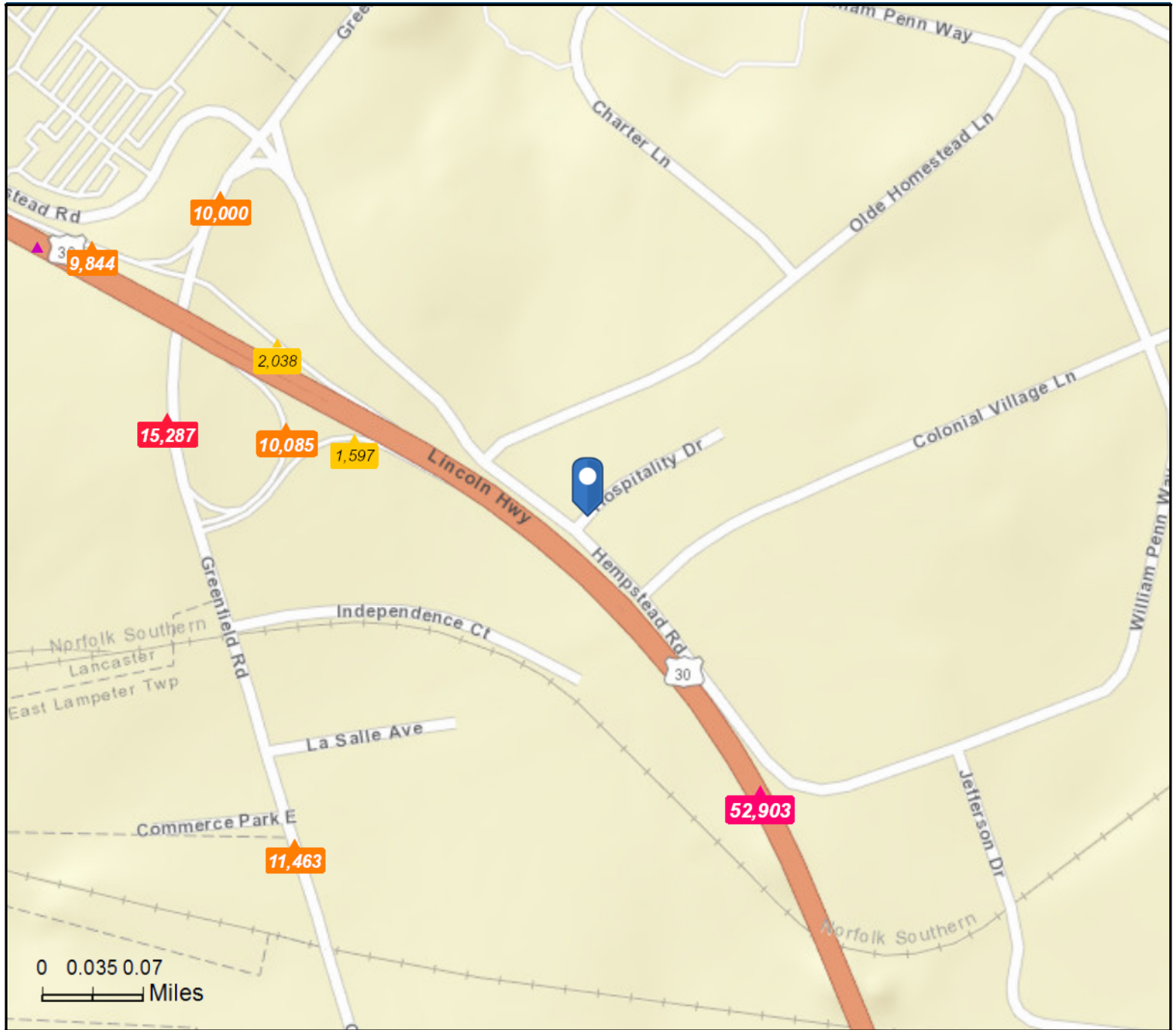




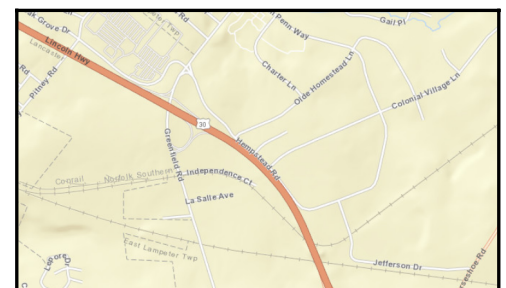
## Traffic Count Map - Close Up

Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04816  
Longitude: -76.25071



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).



## Traffic Count Profile

Hospitality Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04816  
Longitude: -76.25071

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.17	US Hwy 30	Greenfield Rd (0.15000001 miles NW)	2017	1,597
0.22	US Hwy 30	Greenfield Rd (0.11 miles NW)	2017	10,085
0.22	US Hwy 30	Old Philadelphia Pike (0.38 miles SE)	2017	52,903
0.24	US Hwy 30	Greenfield Rd (0.07 miles W)	2017	2,038
0.30	Greenfield Rd	US Hwy 30 (0.07 miles N)	2016	15,287
0.30	Greenfield Rd	Commerce Park E (0.02 miles N)	2017	11,463
0.34	Greenfield Rd	Hempstead Rd (0.05 miles NE)	2002	10,000
0.39	US Hwy 30	Greenfield Rd (0.07 miles SE)	2017	9,844
0.42	US Hwy 30	Greenfield Rd (0.1 miles SE)	2017	83,635
0.52	Old Philadelphia Pike	Linda Ave (0.02 miles W)	2017	12,912
0.53	US Hwy 30	Old Philadelphia Pike (0.07 miles S)	2017	10,636
0.54	US Hwy 30	Old Philadelphia Pike (0.06 miles SE)	2017	9,839
0.55	Old Philadelphia Pike	Glendale Dr (0.03 miles W)	2010	19,956
0.56	Hempstead Rd	Greenfield Rd (0.25999999 miles E)	2016	10,290
0.57	Greenfield Rd	Sherry Ln (0.01 miles SW)	2016	4,697
0.64	US Hwy 30	Old Philadelphia Pike (0.05 miles N)	2017	791
0.67	Greenfield Rd	Fallon Dr (0.04 miles SW)	2016	4,697
0.68	Old Philadelphia Pike	Chateau Hill (0.08 miles W)	2017	16,111
0.70	Pitney Rd	Millcross Rd (0.06 miles NE)	2017	3,418
0.72	Old Philadelphia Pike	Midway Farms Ln (0.05 miles W)	2017	19,583
0.75	US Hwy 30	Pitney Rd (0.08 miles SE)	2017	83,635
0.86	Greenfield Rd	Lincoln Hwy E (0.11 miles S)	2017	2,912
0.87	Horseshoe Rd	Evans Ave (0.34 miles NE)	2016	9,030
0.89	Old Philadelphia Pike	N Oakview (0.06 miles E)	2017	16,381
0.91	US Hwy 30	Lincoln Hwy E (0.28999999 miles SE)	2017	37,968
0.92	Old Philadelphia Pike	Crestmont Ave (0.01 miles W)	2017	16,111
0.92	Pitney Rd	Millenium Dr (0.12 miles SW)	2016	10,290
0.97		(0.0 miles )	2017	2,658
0.98	Pa 23	US Hwy 30 (0.05 miles W)	2016	16,196
0.99	Lincoln Hwy E	Susan Ave (0.06 miles W)	2016	10,757

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2019 Kalibrate Technologies (Q1 2019).



## Greenfield Hospitality Center



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Lancaster, PA 17601



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