

RPR report — Pike, County, Pennsylvania

1. Executive Summary Pike County, Pennsylvania, presents a unique opportunity for tenants and business owners seeking commercial space tailored to diverse operational needs. With a primary segment of Rural Resort Dwellers, comprising 25.1% of households, the area is characterized by a mature, affluent demographic with a preference for professional and managerial occupations. The county's economic landscape is buoyed by strong homeownership rates and a moderate increase in population, indicative of a stable, yet growing market. Businesses focusing on services for a mature, income-stable clientele may find significant potential here, supported by the area's above-average disposable income and a consistent rise in property values.

2. Demographic & Lifestyle Overview Pike County's dominant demographic—Rural Resort Dwellers—highlights a population that values community and social engagements, primarily residing in single-family homes. With a median age of 56.4, this segment is largely employed in professional, managerial, or financial sectors. The lifestyle preferences suggest a market for businesses offering social experiences and services that cater to leisure and wellness.

3. Population Trends The total population of Pike County stands at 60,778, marking a 3.83% increase since the last census. Such growth, although modest, indicates a stable influx of residents, which could sustain demand for retail, dining, and entertainment businesses. The median age of 49.1 suggests a mature population, likely to have established spending habits and preferences.

4. Economic Conditions Pike County's economic conditions are favorable, with an average household income of \$107,943 and an average disposable income of \$82,179. Despite a slightly higher unemployment rate (4.7%) compared to the national average (4.2%), the economic resilience of the area is supported by its strong homeownership rate (86.2%) and significant median home value increase (+10.7% over the past 12 months). Businesses offering high-quality products and services could capitalize on the area's disposable income and economic stability.

5. Commercial Implications The high homeownership rate and rising property values suggest a robust economic environment conducive to new and expanding businesses. The county's mature population with substantial disposable income presents opportunities for retail and service industries focused on leisure, wellness, and social activities. The daytime population density of 89.0 indicates potential for businesses that cater to daytime residents, such as cafes, restaurants, and professional services, enhancing foot traffic and customer engagement.

6. Agent Contact Info For further insights and opportunities in Pike County's commercial real estate market, please contact: Beth Hogan eXp Realty Email: beth.hogan@exprealty.com

This report underscores Pike County's potential as a strategic location for businesses aiming to leverage its demographic trends and economic conditions. With a focus on serving a mature, affluent population, businesses can find viable opportunities for growth and success in this dynamic market.