

# FOR SALE

## +/- 17 ACRE WAREHOUSE SITE

York Road / Route 30  
Gettysburg, PA



**Dwight E. Wagner, CCIM**

[dwight@uscommercialrealty.net](mailto:dwight@uscommercialrealty.net)

(717) 940-1900



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

(717) 735-6000 (717) 735-6001 Fax

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

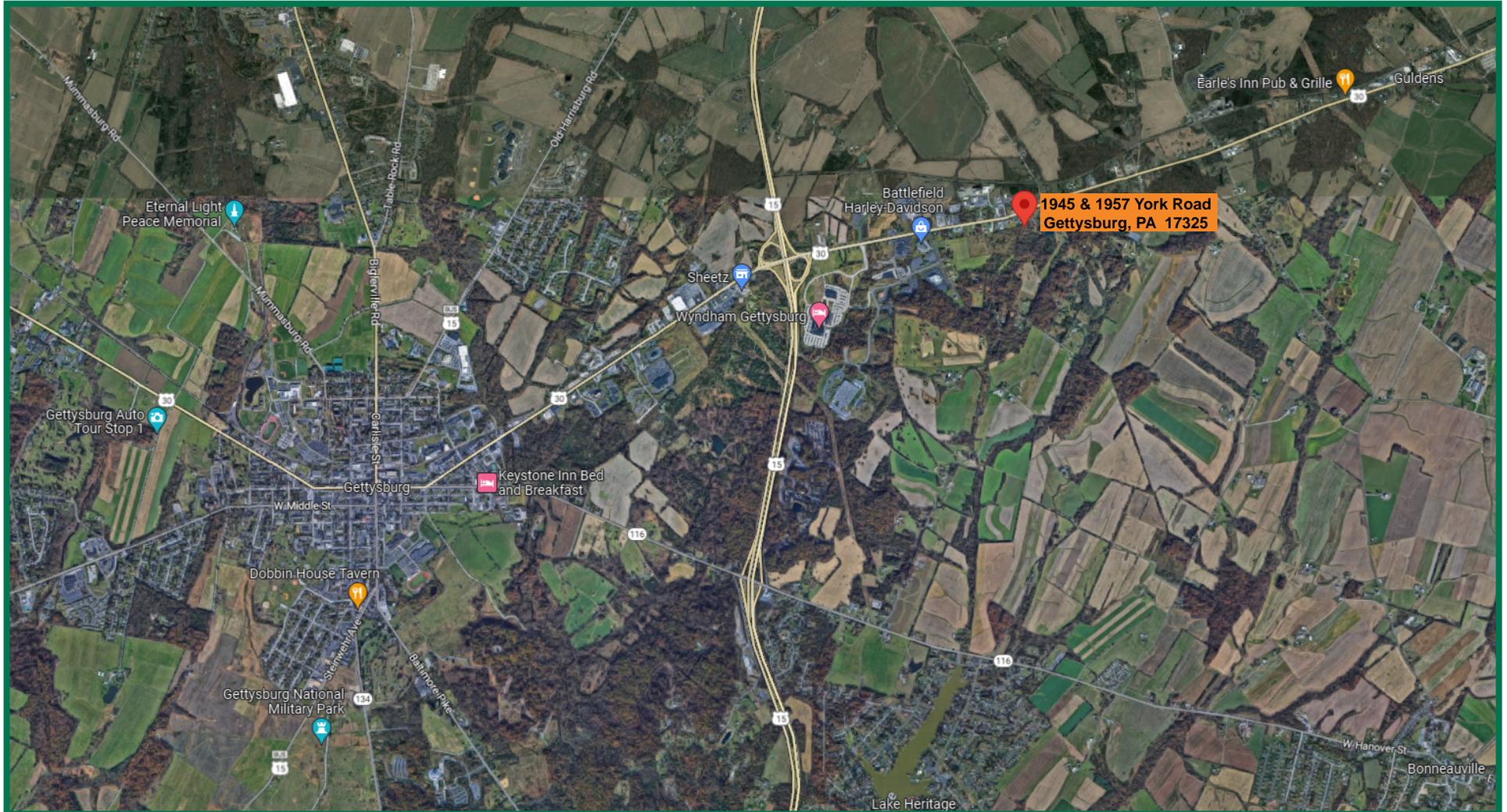
# 1945 & 1957 York Road Gettysburg, PA

## Salient Information

- LOCATION:** 1945 & 1957 York Road (Route 30), Gettysburg, PA 17325  
Straban Township, Adams County  
**Located 1.1 mile from Route 30/Route 15 interchange.**
- LOT SIZE:** ± 17.17 Acres
- UTILITIES:** Sewer - Gettysburg Municipal Authority  
Water - Well  
Electric - Med-Ed
- REAL ESTATE TAXES:** \$8,967 (2022)
- ZONING:** **EC-1 Economic Development - Commercial District with Warehouse Overlay** - *permitted uses include:* distribution and/or logistics center, truck and freight terminal, fulfillment center and/or return center.  
  
*Other permitted uses include:* mixed-use buildings, veterinary facilities and animal hospitals, retail businesses, commercial technical or training schools, among others.  
  
*Special Exception uses include:* hotel and motel, multiplex units, commerce/business park, vehicle sales, service, washing, body shop, among other uses.
- TRAFFIC COUNT:**
- |                                   |        |                                 |
|-----------------------------------|--------|---------------------------------|
| York Road (Route 30)              | 15,762 | Average Daily (both directions) |
| Route 15-N (Off Ramp to Route 30) | 5,915  | Average Daily                   |
| Route 15-S (Off Ramp to Route 30) | 2,465  | Average Daily                   |
- DEMOGRAPHICS (2022):**
- |                    | <u>3 Miles</u> | <u>5 Miles</u> | <u>10 Miles</u> |
|--------------------|----------------|----------------|-----------------|
| Population:        | 6,746          | 23,281         | 78,423          |
| Average HH Income: | \$96,480       | \$92,566       | \$91,750        |
- SALE PRICE:** \$1,950,000
- ADDITIONAL COMMENTS:**
- Owner to remove all miscellaneous vehicles from property before closing.
  - Owner will complete Environmental Phase I study upon receiving acceptable offer.
  - Property includes two (2) ranch houses in fair condition.

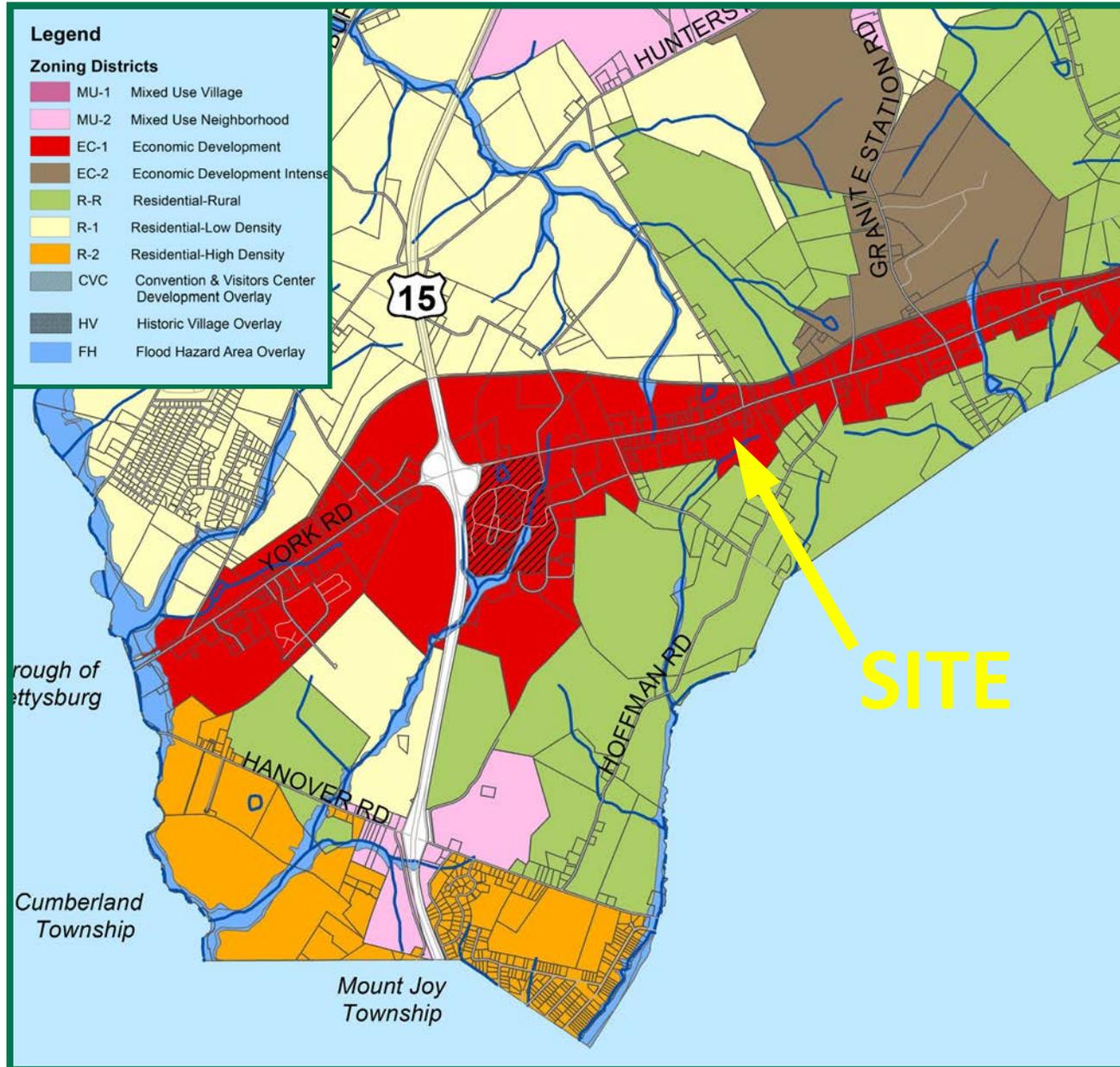


# 1945 & 1957 York Road Gettysburg, PA Local Location Map





1945 & 1957 York Road  
Gettysburg, PA  
Zoning Map



**1945 & 1957 York Road  
Gettysburg, PA  
Zoning Information**

**§ 140-12. Economic Development - Commercial District (EC-1).**

A. Purpose. The intent of the Economic Development - Commercial District (EC-1) is to:

- (1) Recognize the existing mixture of uses present along Route 30 and provide the continuation of a similar mixture of nonresidential uses, including regional business and shopping centers, office park complexes, professional offices and mixed-use buildings offering a variety of office and upper floor living arrangements.
- (2) Ensure the availability of public water and public sewer service.
- (3) Ensure compatibility between uses through landscaped buffers, consistent signage and other site amenities.
- (4) Manage access to and from the Route 30 corridor to protect public safety and develop regulations limiting the size, scale and range of uses to prevent commercial strip development.
- (5) Promote the development and continuation of the Route 30 corridor streetscape plan.
- (6) Promote development of high-quality conference and tourism service centers.
- (7) Implement the Land Use Plan of the Straban Township Comprehensive Plan, in particular, the economic development commercial area.

B. Allowed uses.

- (1) The following list establishes the uses allowed in the EC-1 Districts: [Amended 6-7-2010 by Ord. No. 2010-01; 4-2-2011 by Ord. No. 2011-02; 12-3-2018 by Ord. No. 2018-01; 10-4-2021 by Ord. No. 2021-04; 10-19-2022 by Ord. No. 2022-01]

**Table 140-12-1**

**EC-1 Allowed Uses**

**Type of Use:**

**P=Permitted**

<b>Type of Use</b>	<b>S=Special Exception</b>	<b>Use Regulations</b>
<b>Residential Uses</b>		
Residential conversions	P	§ 140-15F
Halfway house	SE	§ 140-15D
Mixed-use buildings/live-work units	P	§ 140-15C(5)
Multifamily dwelling	P	§ 140-15B, C



**1945 & 1957 York Road  
Gettysburg, PA  
Zoning Information**

§ 140-12

§ 140-12

**Table 140-12-1**

**EC-1 Allowed Uses**

**Type of Use:**

**P=Permitted**

<b>Type of Use</b>	<b>S=Special Exception</b>	<b>Use Regulations</b>
Town center use	SE	§ 140-15H
<b>Nonresidential Office Uses</b>		
Commerce/business park	SE	§ 140-19R
Convention and visitors center	SE	§ 140-19S
Professional services	P	
Banking/financial institutions	P	
Personal services	P	
Businesses with drive-through facilities	P	§ 140-19B
Health care offices	P	
Medical marijuana dispensary	P	§ 140-20H
Veterinary facilities and animal hospitals	P	§ 140-19Q
<b>Commercial Uses</b>		
Commercial greenhouse or nursery	P	§ 140-19C
Consumer fireworks sales facility	P	§ 140-19T
Contractor headquarters	P	§ 140-19D.1
Day-care centers	P	§ 140-19G
Funeral home	P	§ 140-19H
Hotel and motel	SE	§ 140-19I
Grocery store	P	§ 140-19J
Retail wholesale	P	§ 140-19K
Shopping center	SE	§ 140-19L
Tavern	P	§ 140-19M
Vehicle fueling stations	P	§ 140-19N
Vehicle sales, service, washing, repair and body shop	P	§ 140-19O
Restaurant	P	



**1945 & 1957 York Road  
Gettysburg, PA  
Zoning Information**

§ 140-12

§ 140-12

**Table 140-12-1**

**EC-1 Allowed Uses**

**Type of Use:**

**P=Permitted**

<b>Type of Use</b>	<b>S=Special Exception</b>	<b>Use Regulations</b>
Retail businesses	P	
Studios	P	
Distribution and/or logistics center	SE	§ 140-20G
Fulfillment center and/or return center	SE	§ 140-20G
Terminal, rail and/or truck (truck and freight terminal)	SE	§ 140-20G
<b>Institutional Uses</b>		
Commercial technical or training schools	P	
Hospital	P	§ 140-18B
Places of worship	P	§ 140-18D
<b>Transportation/Utility Uses</b>		
Parking garage	P	§ 140-23B
Public services office uses	P	§ 140-21B
Communications antennas mounted on an existing wireless support structure	P	§ 140-21A
Public utilities	SE	§ 140-21C
<b>Accessory Uses</b>		
Accessory uses customarily incidental to the above allowed uses, including but not limited to:		
No-impact home-based businesses	P	§ 140-23C
In-home day care	P	§ 140-23C
Cottage industry	P	§ 140-19F
Garages and other accessory buildings and structures	P	§ 140-23B

**1945 & 1957 York Road  
Gettysburg, PA  
Zoning Information**

§ 140-12

§ 140-12

**Table 140-12-1**

**EC-1 Allowed Uses**

**Type of Use:**

**P=Permitted**

<b>Type of Use</b>	<b>S=Special Exception</b>	<b>Use Regulations</b>
Farmers market (temporary or permanent) roadside stands	P	§ 140-23E

- (2) All uses that are permitted by right or by special exception in these districts and as indicated in Subsection B(1) above shall be in conformance with the dimensional requirements and the specific relevant sections of this chapter.
- (3) In addition, Article II, Definitions; Article IV, Use Regulations; Article VI, Supplementary Regulations; Article VII, Off-Street Parking and Loading; and Article VIII, Sign Regulations, are applicable. In addition to the use regulations (Article IV), special exception uses shall meet the general requirements of Article IX.

C. Maximum density: 10 units per acre.

D. Dimensional requirements (see Table 140-12-2):

- (1) Minimum lot width. Requirements are based on the functional roadway classification on which the lot fronts and as identified and defined in the Straban Township Comprehensive Plan.

**Table 140-12-2**

**EC-1 Area, Coverage and Dimensional Requirements**

<b>Regulation</b>	<b>Requirement</b>
Minimum lot area	30,000 square feet
Lot width:	
Minimum lot width fronting on arterial, major or minor collector street	75 feet
Minimum lot width fronting on local streets	100 feet
Minimum lot width fronting on new interior roadways	50 feet
Minimum setback requirements:	



**1945 & 1957 York Road  
Gettysburg, PA  
Zoning Information**

§ 140-12

§ 140-12

**Table 140-12-2**

**EC-1 Area, Coverage and Dimensional Requirements**

<b>Regulation</b>	<b>Requirement</b>
Front	60 feet for arterial and major collector roadways  25 feet for new interior roadways  45 feet for all other roads <sup>1</sup>
Side	10 feet
Rear	25 feet
Maximum height	60 feet <sup>2</sup>
Maximum lot coverage	75%
Minimum vegetative cover	A minimum of 25% of each lot or combined lots on one development plan shall be maintained with a vegetative cover and landscaping. A landscaping plan shall be provided with every development proposal.

NOTES:

<sup>1</sup> Reference § 140-5, definition of "street classification."

<sup>2</sup> Gateway Gettysburg has official approval for a maximum height of 85 feet.

E. Site requirements for nonresidential and mixed-use lots. The following requirements are designed to minimize the potential for commercial strip development in coordination with the design requirements applied in the Straban Subdivision and Land Development Ordinance.<sup>1</sup>

(1) Except as may otherwise be permitted by § 140-49, no parking is permitted to be placed within the front yard parking setback. The front yard parking setback distance shall be the distance between the principal building and the road right-of-way. On parcels with multiple principal buildings, the principal building located closest to each road right-of-way shall be used to determine the front yard parking setback. Only landscaping, signage, and access drives are permitted to be located in the front yard area. **[Amended 12-5-2016 by Ord. No. 2016-02; 12-3-2018 by Ord. No. 2018-01]**

(2) In the event that a building's main entrance is not located on a primary facade,

---

1. Editor's Note: See Ch. 117, Subdivision of Land.



**1945 & 1957 York Road**  
**Gettysburg, PA**  
**Zoning Information**

§ 140-12

§ 140-12

the primary facade shall still be required to provide a combination of at least two of the following architectural elements, including, but not limited to, bays, windows, doors (doors do not have to be open to the public) or cornice for every 50 feet of building length along the primary facade. Corner lots with more than one primary facade shall be required to provide a similar combination of at least two architectural elements, including but not limited to bays, windows, doors (doors do not have to be open to the public) or cornice on each facade for every 50 feet of building length along the facades. Elevation views of the primary facades shall be submitted in the land development plan set. **[Amended 12-5-2016 by Ord. No. 2016-02]**

- (3) The parking lot shall be designed in accordance with the landscaping and buffering standards of the Straban Township Subdivision and Land Development Ordinance.<sup>2</sup> Shared parking is acceptable if peak parking demands are met by all uses utilizing the shared parking lot. **[Amended 12-5-2016 by Ord. No. 2016-02]**
  - (4) Outdoor refuse areas shall be enclosed by walls or opaque fencing designed to be architecturally compatible with the principal building(s). Walls or fencing shall be designed to shield the refuse areas from direct view of any adjacent property and shall be at least six feet high.
  - (5) A buffer yard and screening in accordance with § 140-32, Article VI, Supplementary Regulations, shall be provided at the lot line of all nonresidential properties abutting a residential use or district.
- F. Sharing of the access drives and stormwater management and parking facilities is encouraged in accordance with the Straban Township Subdivision and Land Development Ordinance,<sup>3</sup> Straban Township Stormwater Management Ordinance<sup>4</sup> and with appropriate maintenance agreements established at the time of land development.
- G. Sidewalks. The inclusion of sidewalks within a business/commerce park is mandatory on all interior roadways. All sidewalks are required to be five feet in width with a two-foot to four-foot planting strip between the curb and edge of sidewalk. All sidewalks shall be constructed of attractive durable materials, such as decorative concrete or brick pavers. Sidewalk specifications, including section plan views, curb, utility protrusion, transverse joint and expansion joint details, are found in Appendix 2.<sup>5</sup>
- H. U.S. Route 30 streetscape enhancements. This section shall apply to land development applications and change of use applications proposed for lots located along U.S. Route 30 between the Gettysburg Borough line up to and including the western side of the intersection of Cavalry Field Road. Such applications are subject

---

2. Editor's Note: See Ch. 117, Subdivision of Land.

3. Editor's Note: See Ch. 117, Subdivision of Land.

4. Editor's Note: See Ch. 109, Stormwater Management.

5. Editor's Note: Appendix 2, Sidewalk Specifications, is included as an attachment to this chapter.



**1945 & 1957 York Road**  
**Gettysburg, PA**  
**Zoning Information**

§ 140-12

§ 140-12

to the following streetscape enhancements:

- (1) Streetlighting. The goal in illuminating the Route 30 corridor is to provide visual clarity, safety, security and aesthetic appeal. Straban Township has selected a style of light fixture for placement within the streetscape. Light fixture placement shall be consistently placed on both sides of Route 30. If possible, a paired arrangement of fixtures on opposing sides of the street opposite one another is required. The spacing of fixtures shall respect tree spacing, intersections and parking locations. Streetlights shall be installed on both sides of the street approximately in line with street trees and at no more than sixty-foot intervals, measured parallel to the street. The sixty-foot spacing of the streetlights is required, where possible, throughout the corridor comprising the area designated for streetscape improvements. All streetlights shall be placed as close to the Route 30 right-of-way as is possible, but not closer than two feet from the curblineline, considering existing underground, surface and overhead rights-of-way for utilities. **[Amended 12-5-2011 by Ord. No. 2011-06; 10-5-2015 by Ord. No. 2015-07]**
- (2) At the time of development, the developer shall be responsible for installing streetlights on the side of the street that is being developed. Streetlights shall contain a light source that provides the same quality and quantity of light as produced by two-hundred-fifty-watt metal halide lamps. All streetlights shall have a minimum height of 18 feet and a maximum height of 23 feet. **[Amended 10-5-2015 by Ord. No. 2015-07]**
  - (a) Light fixture specifications addressing post and luminaire descriptions, material, dimensions and installation are found in Appendix 1. Light fixtures that are, in the opinion of the Township Engineer, sufficiently similar in appearance and performance to the specifications in Appendix 1 shall be permitted.<sup>6</sup>
  - (b) Any streetlights installed in the Route 30 streetscape enhancement area prior to the effective date of the amendment of this section in 2015 which are, in the opinion of the Township Engineer, sufficiently similar in appearance and performance to the specifications in Appendix 1 shall be deemed to have been compliant with the Zoning Ordinance.
  - (c) Any existing streetlights which contain lamps that can be replaced with light sources manufactured pursuant to newer technology and which, in the opinion of the Township Engineer, provide the same quality and quantity of light as produced by two-hundred-fifty-watt metal halide lamps shall be permitted as replacement light sources in any existing fixtures.
- (3) Building highlighting. The use of specialty lighting fixtures to highlight architecturally significant buildings along Route 30 is encouraged.

---

6. Editor's Note: Appendix 1, Lighting Fixture Specifications, is included as an attachment to this chapter.

**1945 & 1957 York Road**  
**Gettysburg, PA**  
**Zoning Information**

§ 140-12

§ 140-12

- (4) Street trees are required. Street trees shall be planted back from the right-of-way of Route 30 at the same distance as streetlights. (See § 140-12H(1) above.) A root well of 2.5 feet by five feet is recommended for proper installation. A black iron tree grate shall be installed once the tree is planted to ensure each tree is free from roadway or refuse debris. Street trees shall be planted at no more than forty-foot intervals along on both sides of Route 30. **[Amended 12-5-2011 by Ord. No. 2011-06; 12-5-2016 by Ord. No. 2016-02]**
- (5) Building landscaping. Each development proposal is required to submit a landscaping plan. Each business entrance shall include landscaping.
- (6) Business signage. Each business may install up to a maximum of three professionally designed business identification signs. No more than one freestanding sign shall be permitted and such sign shall have a maximum area of 40 square feet. One wall-mounted sign, located in a central portion of the building's primary facade, is permitted. Because parking area location is mandated on the side or rear of any lot, a third sign, either a projecting or wall mounted sign oriented toward the off-street parking area, is permitted.
- (7) Trash storage. See Subsection E(4).
- (8) Sidewalks. The inclusion of sidewalks along Route 30 is mandatory on both sides of the corridor. All sidewalks shall be a minimum of five feet in width and shall be constructed of concrete or brick pavers. Sidewalk specifications, including section plan views, curb, utility protrusion, transverse joint and expansion joint details, are found in Appendix 2.<sup>7</sup>

---

7. Editor's Note: Appendix 2, Sidewalk Specifications, is included as an attachment to this chapter.



**1945 & 1957 York Road**  
**Gettysburg, PA**  
Zoning Information

**§ 140-20. Industrial uses.**

G. Distribution and/or logistics center; truck and freight terminal; fulfillment center and/or return center. [Amended 10-19-2022 by Ord. No. 2022-01]

- (1) Shall only be permitted in the Distribution, Terminal, and Fulfillment (DTF) Overlay Zone.
- (2) The use shall be on property that is not less than 10 acres in size and is immediately adjacent to and has direct access to any of the following roadways: 1) an arterial roadway identified in the Straban Township Comprehensive Plan, 2) a street within a Business/Commerce Park that meets or exceeds the minimum requirements for a collector street as set forth in § 117-30B(2) of the Code, or 3) Camp Letterman Drive.
- (3) Loading docks and truck maneuvering areas shall be setback not less than 200 feet from residential districts or residential uses' property lines.
- (4) A traffic study shall be required and reviewed for on- and off-site improvements and reviewed by the retained Straban Township Engineer.
- (5) Buffering and screening shall be required for the use and shall meet the standards of § 140-32 of the Code.
- (6) A lighting/photometric plan shall be required to confirm lighting will not project onto adjacent properties or road rights-of-way.
- (7) All truck parking and staging must be accommodated on site, at all times, and shall be in accordance with the following:
  - (a) No trucks shall park or stage along any public road at any time.
  - (b) In addition to one loading space at each loading dock, an additional one truck parking/staging space for every two loading docks shall be required. Truck staging/parking spaces shall be in addition to parking spaces required for any company trucks/vehicles/trailers stored on site.
    - [1] This requirement may be reduced upon application for a special exception to be approved by the Zoning Hearing Board.
    - [2] The following conditions shall be satisfied to justify the grant of a special exception:
      - [a] The application shall include a detailed truck parking/staging plan for the development.
      - [b] The land development plan shall show the spaces to be removed, and shall identify a reserve area sufficiently sized and situated to be converted into truck staging/parking spaces in the future in the event the development is unable to accommodate all truck parking/staging on site.

---

3. Editor's Note: See Ch. 117, Subdivision of Land.



**1945 & 1957 York Road  
Gettysburg, PA  
Zoning Information**

- [c] The application shall include satisfactory documentation from a traffic engineer or other appropriate professional justifying the reduction in additional truck parking/staging spaces.
- (c) Each required off-street loading space/berth and truck staging/parking space shall be not less than 14 feet in width, 60 feet in length, and 14 feet in height, exclusive of drives and maneuvering space, and shall be located entirely on the lot being served.



# 1945 & 1957 York Road Gettysburg, PA

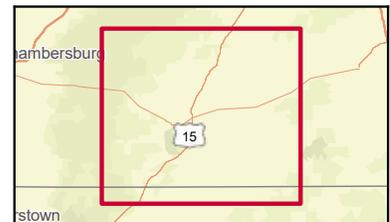
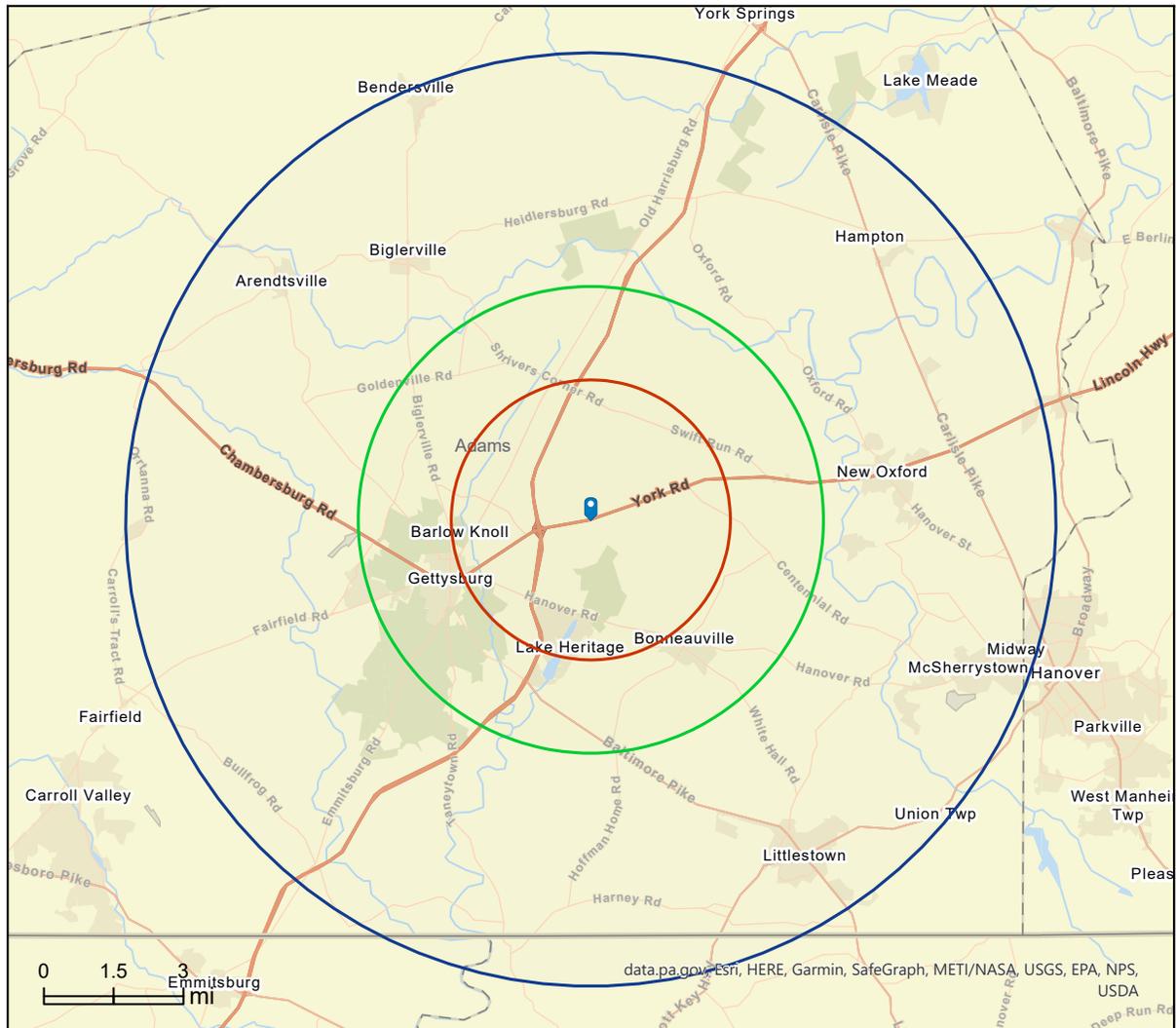
## Demographics



### Site Map

1945 York Rd, Gettysburg, Pennsylvania, 17325  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 39.84921  
Longitude: -77.17435



February 15, 2023

# 1945 & 1957 York Road Gettysburg, PA

## Demographics



### Executive Summary

1945 York Rd, Gettysburg, Pennsylvania, 17325  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 39.84921  
Longitude: -77.17435

	3 miles	5 miles	10 miles
<b>Population</b>			
2010 Population	6,590	23,139	75,517
2020 Population	6,492	22,957	78,004
2022 Population	6,746	23,281	78,423
2027 Population	7,086	23,744	78,906
2010-2020 Annual Rate	-0.15%	-0.08%	0.32%
2020-2022 Annual Rate	1.72%	0.62%	0.24%
2022-2027 Annual Rate	0.99%	0.39%	0.12%
2022 Male Population	49.7%	48.7%	49.0%
2022 Female Population	50.3%	51.3%	51.0%
2022 Median Age	45.6	40.3	42.9

In the identified area, the current year population is 78,423. In 2020, the Census count in the area was 78,004. The rate of change since 2020 was 0.24% annually. The five-year projection for the population in the area is 78,906 representing a change of 0.12% annually from 2022 to 2027. Currently, the population is 49.0% male and 51.0% female.

#### Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.9.

#### Race and Ethnicity

	3 miles	5 miles	10 miles
2022 White Alone	84.9%	82.7%	86.8%
2022 Black Alone	3.2%	3.3%	1.8%
2022 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2022 Asian Alone	1.0%	1.9%	1.1%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	4.7%	5.2%	4.0%
2022 Two or More Races	6.0%	6.5%	5.9%
2022 Hispanic Origin (Any Race)	8.4%	9.4%	8.1%

Persons of Hispanic origin represent 8.1% of the population in the identified area compared to 19.0% 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 35.3 in the identified area, compared to 71.6 for the U.S. as a whole.

#### Households

	3 miles	5 miles	10 miles
2022 Wealth Index	100	93	89
2010 Households	2,415	8,298	28,522
2020 Households	2,484	8,563	30,544
2022 Households	2,598	8,742	30,826
2027 Households	2,756	8,991	31,224
2010-2020 Annual Rate	0.28%	0.31%	0.69%
2020-2022 Annual Rate	2.01%	0.92%	0.41%
2022-2027 Annual Rate	1.19%	0.56%	0.26%
2022 Average Household Size	2.39	2.32	2.44

The household count in this area has changed from 30,544 in 2020 to 30,826 in the current year, a change of 0.41% annually. The five-year projection of households is 31,224, a change of 0.26% annually from the current year total. Average household size is currently 2.44, compared to 2.45 in the year 2020. The number of families in the current year is 21,077 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

February 15, 2023

# 1945 & 1957 York Road Gettysburg, PA

## Demographics



### Executive Summary

1945 York Rd, Gettysburg, Pennsylvania, 17325  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 39.84921  
Longitude: -77.17435

	3 miles	5 miles	10 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	19.6%	20.2%	17.9%
<b>Median Household Income</b>			
2022 Median Household Income	\$70,374	\$66,439	\$68,406
2027 Median Household Income	\$79,686	\$77,917	\$78,551
2022-2027 Annual Rate	2.52%	3.24%	2.80%
<b>Average Household Income</b>			
2022 Average Household Income	\$96,480	\$92,566	\$91,750
2027 Average Household Income	\$112,777	\$107,153	\$106,037
2022-2027 Annual Rate	3.17%	2.97%	2.94%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$37,920	\$34,990	\$36,261
2027 Per Capita Income	\$44,625	\$40,768	\$42,167
2022-2027 Annual Rate	3.31%	3.10%	3.06%

Current median household income is \$68,406 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$78,551 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$91,750 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$106,037 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,261 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,167 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	113	107	121
2010 Total Housing Units	2,569	8,915	30,338
2010 Owner Occupied Housing Units	1,763	5,629	20,986
2010 Renter Occupied Housing Units	652	2,668	7,536
2010 Vacant Housing Units	154	617	1,816
2020 Total Housing Units	2,643	9,233	32,298
2020 Vacant Housing Units	159	670	1,754
2022 Total Housing Units	2,768	9,434	32,652
2022 Owner Occupied Housing Units	1,920	5,968	22,794
2022 Renter Occupied Housing Units	678	2,774	8,032
2022 Vacant Housing Units	170	692	1,826
2027 Total Housing Units	2,906	9,661	33,012
2027 Owner Occupied Housing Units	2,077	6,241	23,333
2027 Renter Occupied Housing Units	679	2,751	7,891
2027 Vacant Housing Units	150	670	1,788

Currently, 69.8% of the 32,652 housing units in the area are owner occupied; 24.6%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 32,298 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.49%. Median home value in the area is \$231,685, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.55% annually to \$262,771.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

February 15, 2023