

# FOR SALE OR LEASE

## PROFESSIONAL OFFICE BUILDING



<b>LOCATION:</b>	<b>1810 Oregon Pike, Lancaster, PA 17601</b> Manheim Township, Lancaster County
<b>SALE PRICE:</b>	\$1,695,000
<b>LEASE PRICE:</b>	\$16.50/SF Triple Net (Entire Building) \$20.00/SF Gross (2nd Floor)
<b>BUILDING SIZE:</b>	± 10,710 SF
<b>ZONING:</b>	B-2 Business with D-C Corridor Overlay (Manheim Township)
<b>SEWER:</b>	Public - Lancaster Area Sewer Authority (LASA)
<b>WATER:</b>	Public - Lancaster City Water
<b>HVAC:</b>	Natural Gas Heat / Central Air
<b>PARKING:</b>	± 38 On-Site Parking Spaces
<b>PROPERTY TAXES:</b>	\$22,445 (2023-2024)
<b>TRAFFIC COUNT:</b>	Oregon Pike - 19,817 vehicles per day * (both directions) * May be lower than normal due to Covid-19 pandemic.
<b>ADDITIONAL COMMENTS:</b>	Freestanding professional office building in a prominent location in the heart of Manheim Township. The building consists of 10,710 SF across three (3) levels including a 3,570 ± SF finished lower level. The main level consists of a mix of private offices and conference rooms, a lunchroom/open work space and a lobby and reception area. The second floor consists of an open bullpen with workstations. The lower level has open bullpen areas and a cafeteria/lunchroom. Each floor has its own restrooms and are served by an elevator. The entire building was renovated in 2012 and the overall condition of the building is very good.

**Daniel A. Berger, CCIM, SIOR**      **Daniel Berger, Jr., CCIM**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (717) 735-6001 Fax  
[dan@uscommercialrealty.net](mailto:dan@uscommercialrealty.net)    [danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)  
[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

1810 Oregon Pike  
Lancaster, PA  
Photos

Main



Side View



Signage



Aerial View



Aerial View



Aerial View



**1810 Oregon Pike  
Lancaster, PA  
Photos**

Entrance



Reception



Conference Room



Conference Room



Main Level Lunchroom



Private Office



**1810 Oregon Pike  
Lancaster, PA  
Photos**

Private Office



Second Floor Training Area



Second Floor Bullpen Area



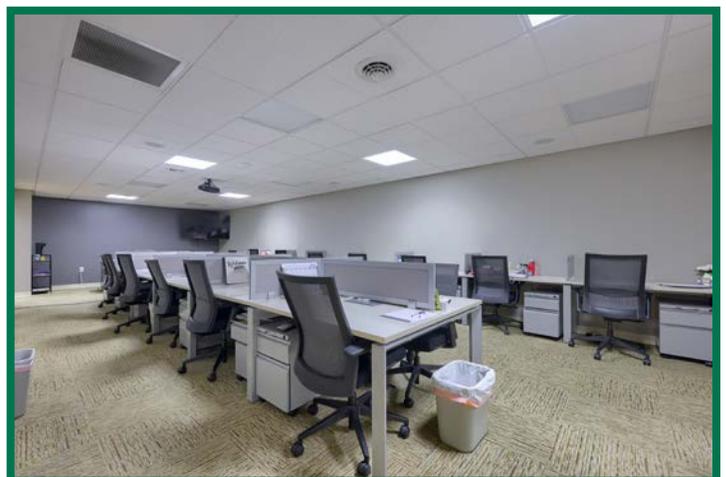
Lower Level Conference Room



Lower Level Lunchroom



Lower Level Bullpen Area



1810 Oregon Pike  
Lancaster, PA  
Aerial







# 1810 Oregon Pike Lancaster, PA Tax Card

Tax Payment Available

Pay Taxes

## Property Information

<b>Property ID</b>	390-98862-0-0000	<b>Property Use</b>	500 - COMM-RETAIL
<b>Tax Year</b>	2023 <input type="button" value="v"/>	<b>Land Use</b>	566 - OFFICE/PROFESSIONAL BUILDING
<b>Township</b>	390 Manheim Twp	<b>Tax Status</b>	Taxable
<b>Site Address</b>	1810 OREGON PIKE	<b>Clean &amp; Green</b>	No

## Property Sketches & Photos

1



Parcel photo



## Related Names

<b>Parcel Owner</b>	MTGC ASSOCIATES LP, 1810 OREGON PK LANCASTER, PA 17601
<b>Status</b>	Current

## Assessments

### Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	241,200	796,100	1,037,300	0	0	0
Exempt	0	0	0	0	0	0
<b>Total</b>	<b>241,200</b>	<b>796,100</b>	<b>1,037,300</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Note:** Preferential assessment values are used for taxation when preferential values are greater than zero.

## Property Characteristics

Electric	Gas	Sewage	Water
HOOKED-UP	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

# 1810 Oregon Pike Lancaster, PA Tax Card

Market Land Valuation			
Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	39,640	0.9100

Structure 1 of 3			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 OFFICE #1	7,140	1973

Section 1			
Occupancies			
Occupancy	Finished Area	Wall Height	
344 - Office Building	7,140 Sq. Ft.	12	
344 - Office Building - Office Basement	3,570 Sq. Ft.	12	
Heating, Cooling & Ventilation			
Warmed and Cooled Air	7140.00 Sq.Ft.		
Elevators			
Passenger #		1.00 Units	
Exterior Walls			
Brick, Solid		7140.00 Sq.Ft.	

Structure 2 of 3			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	12,600	1973

Other / Miscellaneous	
056 - Paving, Asphalt	12600.00 Square Ft.

Structure 3 of 3			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #2	100	2012

Sheds	
069-04 - Storage Shed - Wood Frame	100.00 Square Ft.

No Exemptions

# 1810 Oregon Pike Lancaster, PA Tax Card

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2010	5904394		12/29/2010	ANNABELLE ALEXANIAN	MTGC ASSOCIATES LP	\$925,000
2007	05655081		9/28/2007	CV PARTNERS	ALEXANIAN ANNABELLE	\$950,000

Billing						
NOT A CERTIFIED COPY - FOR INFORMATIONAL PURPOSES ONLY						
Billing Pd.	Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due	Date Paid
January	\$5,129.71	(\$102.59)	\$5,027.12	\$5,027.12	\$0.00	4/3/2023
<b>Note:</b> Payment amounts may only reflect the Lancaster County amounts						

Tax Amounts - January					
Fund Desc.	Rate Type	Tax Rate	2% Discount if paid by 4/30/2023	Base Tax if paid by 6/30/2023	10% Penalty if paid after 6/30/2023
Manheim Twp	Millage	2.03425700	\$2,067.93	\$2,110.13	\$2,321.14
Lancaster County	Millage	2.91100000	\$2,959.19	\$3,019.58	\$3,321.54
<b>Total</b>			<b>\$5,027.12</b>	<b>\$5,129.71</b>	<b>\$5,642.68</b>

Contact Information
<p><u>Mail current year, county &amp; municipal real estate tax payments to...</u></p> <p>Lancaster County Treasurer County &amp; Municipal Tax Bill P.O. Box 3894 LANCASTER, PA 17604 (717) 299-8222</p> <p><u>Tax certification OVERNIGHT requests can be sent to...</u></p> <p>Lancaster County Treasurer 150 North Queen Street, Suite 122 Lancaster, PA 17603</p> <p><u>Regular Mail</u></p> <p>Lancaster County Treasurer P.O. Box 1447 Lancaster, PA 17608</p>

No Delinquent Taxes

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Data updated: 2023-10-26 17:15:00  
wEdge Version 4.0.8676.26050  
Assembly Date: 2023/10/03



1810 Oregon Pike  
Lancaster, PA  
Deed

12/29/2010 12:13:49 PM

Document #5904394

LANCASTER COUNTY

Prepared by and Return to:

Susquehanna Settlement Associates, LLC  
2250 Erin Court  
Lancaster, PA 17601  
717-735-4717

File No. 10-2086

Parcel ID # 390-98862-0-0000

**This Indenture**, made the 28th day of December, 2010,

**Between**

**ANNABELLE ALEXANIAN,  
BY HER ATTORNEY-IN-FACT, DIRAN ALEXANIAN**

(hereinafter called the Grantor), of the one part, and

**MTGC ASSOCIATES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Nine Hundred Twenty Five Thousand Dollars 00/100 (\$925,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

See Attached Exhibit A

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and

1810 Oregon Pike  
Lancaster, PA  
Deed

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Document #5904394

LANCASTER COUNTY

assigns, against her, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

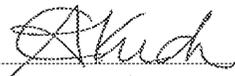
  
.....

 (SEAL)  
Annabelle Alexanian  
by her Attorney-in-Fact, Diran Alexanian

Commonwealth of Pennsylvania } ss  
County of Lancaster

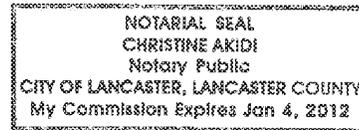
On this, the 28th day of December, 2010, before me, the undersigned Notary Public, personally appeared Annabelle Alexanian, by her Attorney-in-Fact, Diran Alexanian, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
.....  
Notary Public  
My commission expires 1/4/2012

The precise residence and the complete post office address of the above-named Grantee is:

1810 Oregon Pike  
Lancaster, PA 17601



.....  
On behalf of the Grantee

**1810 Oregon Pike  
Lancaster, PA  
Deed**

12/29/2010 12:13:49 PM

Document #5904394

LANCASTER COUNTY

**EXHIBIT A**

**ALL THAT CERTAIN** lot or tract of land situated on the northwest side of Oregon Pike (Pennsylvania Legislative Route 26041), between Murry Hill Drive and East Roseville Road, in the Township of Manheim, County of Lancaster and Commonwealth of Pennsylvania, and being comprised of Lots 17, 18 and 19 as shown on a plan prepared for Manheim Township Commissioners by Huth Engineers, Inc., dated February 24, 1972, revised May 31, 1972, Drawing No. LA-789-6, and being more fully bounded and described as follows, to wit:

**BEGINNING** at a point on the northwest line of Oregon Pike (sixty (60) feet wide), said point being located a distance of one hundred fifty and zero tenths (150.0) feet northeast of the intersection of the northeast line of Murry Hill Drive, and the northwest line of Oregon Pike, said beginning point being a corner of land now or formerly of National Central Bank; thence leaving Oregon Pike and extending along said land now or formerly of National Central Bank, North sixty-three (63) degrees twenty-four (24) minutes thirty (30) seconds West, a distance of two hundred five and eighty-three one-hundredths (205.83) feet to a point; thence continuing along land now or formerly of National Central Bank and along Lot No. 14B, respectively, South eighty-one (81) degrees twenty-eight (28) minutes West, a distance of one hundred eighteen and ninety nine one-hundredths (118.99) feet to a point a corner of land now or late of Manheim Township Commissioners; thence along the same, the four (4) following courses and distances: (1) in a line curving to the left, having a radius of two hundred (200.00) feet and an arc distance of thirty (30.0) feet, the chord of said arc being North nineteen (19) degrees twenty-six (26) minutes West, a distance of twenty-nine and ninety-seven one-hundredths (29.97) feet to a point; (2) crossing a twenty-four (24) inch transmission line belonging to the Texas Eastern Transmission Corp., North fifty-seven (57) degrees thirty-five (35) minutes twenty-five (25) seconds East, a distance of ninety-two and eighty-three one hundredths (92.83) feet to a point; (3) South eighty-five (85) degrees nineteen (19) minutes twenty-five (25) seconds East, a distance of fifty and thirty-five one hundredths (50.35) feet to a point; and (4) North seventy-nine (79) degrees fifty-eight (58) minutes East, a distance of sixty (60) feet to a point, a corner of Lot No. 18B; thence along the same, South eighty-nine (89) degrees nine (9) minutes five (5) seconds East, a distance of one hundred ninety-four and fifty-four one-hundredths (194.54) feet to a point on the northwest line of Oregon Pike; thence along the same, and recrossing said twenty-four (24) inch transmission line, in a line curving to the right having a radius of seven thousand six hundred nine and forty-nine one hundredths (7,609.49) feet and an arc distance of one hundred seventy-one and fourteen one hundredths (171.14) feet, the chord of said arc being South twenty-four (24) degrees seventeen (17) minutes thirty-five (35) seconds West, a distance of one hundred seventy-one and fourteen one hundredths (171.14) feet to a point, the place of **BEGINNING**.

**BEING THE SAME PREMISES** which CV Partners, succor by Merger to Associate Heart Specialists of Lancaster, a Pennsylvania General Partnership, by Deed dated and recorded September 28, 2007 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Instrument No. 5655081 granted and conveyed unto Annabelle Alexanian, Adult Individual, her heirs and assigns.

**PARCEL ID: 390-98862-0-0000**

**1810 Oregon Pike  
Lancaster, PA  
Municipal Officials**

Manheim Township

Township Offices:

1840 Municipal Drive  
Lancaster, PA 17601  
Telephone: 717-569-6408  
Rick Kane, Township Manager-Secretary

Board of Commissioners:

Donna E. DiMeo, President  
Stacey Morgan Brubaker, Vice President  
Mary Jo Huyard  
Barry Kauffman  
John C. Bear

Planning Commission:

Jeffery E. Swinehart, Chairperson  
John Shipman, Vice-Chairperson  
Stacey W. Betts  
John Hendrix  
Roy E. Baldwin  
Jennifer B. Rule  
Elizabeth C. Ross  
Michael Gibeault

Finance Department:

Tracy Nonamaker, Director of Finance  
Lauren Cacciatore, Finance Manager

Zoning Hearing Board:

David Wood, Chairperson  
David Beyer  
Greg Strausser  
Gary Gaissert  
Patrick W. Trimble  
Mike Callahan (Alternate)

Public Works:

Bill Sauers, P.E., Director - Engineer  
Matthew Scheid, P.E., Assistant Director - Engineer  
Michelle Hooper, Administrative Assistant

Code Compliance:

Tim Stoltzfus, Director  
Katelyn Boudier, Permit Administrator

Planning and Zoning:

Lisa Douglas, Director  
Sharyn E. Young, Assistant Director  
David Bednar, Zoning Officer  
Mindi Wise-Lowrey, Administrative Assistant

General Municipal Authority:

Benton Webber, Chairperson  
Matthew J. Creme, Vice-Chairperson  
Adam N. Smith, Asst. Secretary/Treasurer  
M. Dale Weaver, Treasurer  
Stacey Morgan-Brubaker, Secretary

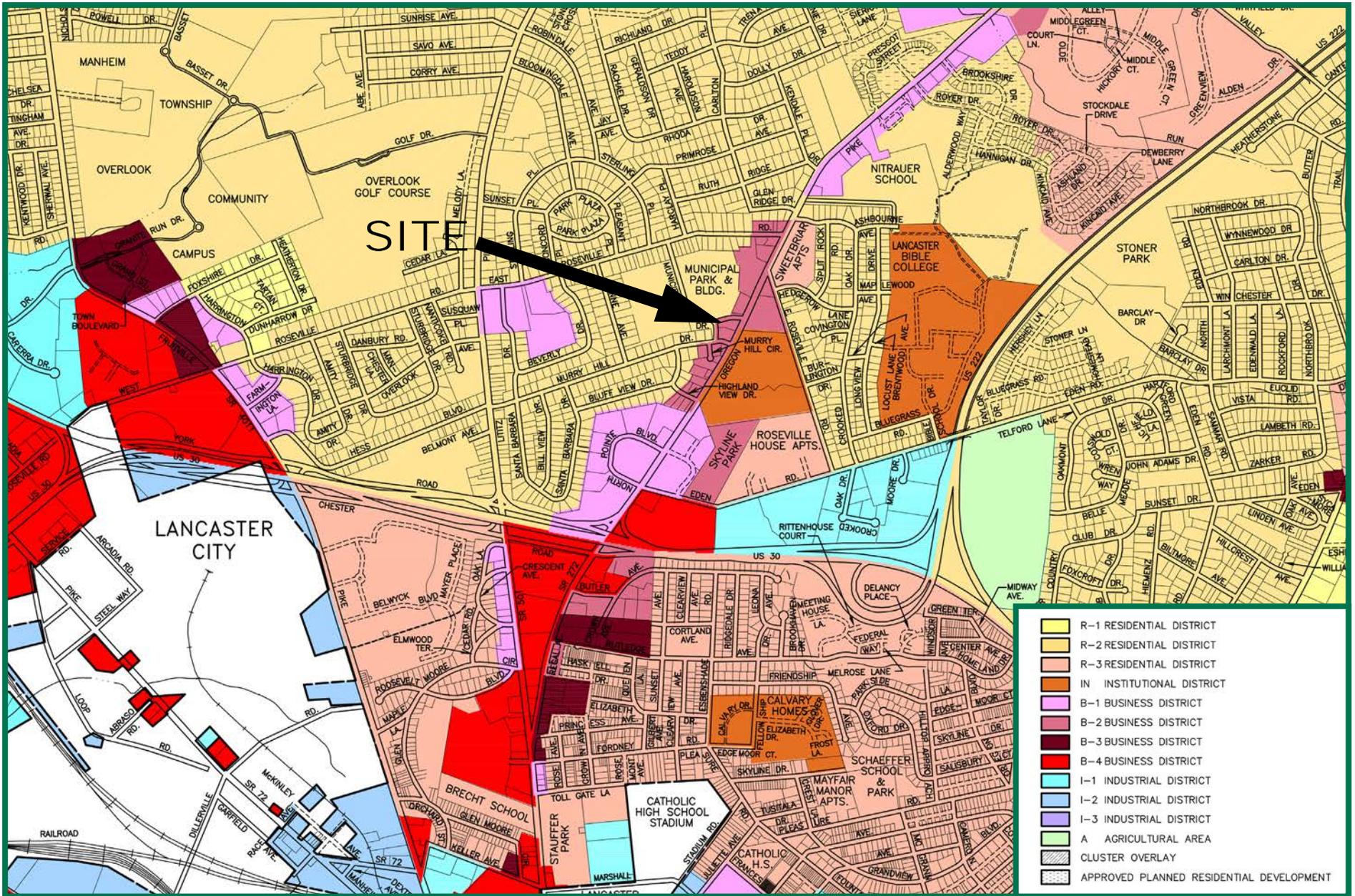
School District:

Manheim Township  
717-569-8231

Water/Sewer Authority:

Lancaster City Water Bureau  
Lancaster Area Sewer Authority

# 1810 Oregon Pike Lancaster, PA Zoning Map



- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- R-3 RESIDENTIAL DISTRICT
- IN INSTITUTIONAL DISTRICT
- B-1 BUSINESS DISTRICT
- B-2 BUSINESS DISTRICT
- B-3 BUSINESS DISTRICT
- B-4 BUSINESS DISTRICT
- I-1 INDUSTRIAL DISTRICT
- I-2 INDUSTRIAL DISTRICT
- I-3 INDUSTRIAL DISTRICT
- A AGRICULTURAL AREA
- CLUSTER OVERLAY
- APPROVED PLANNED RESIDENTIAL DEVELOPMENT

# 1810 Oregon Pike Lancaster, PA Zoning Information

## Township of Manheim

### Uses Within Business Districts

\*\*See also applicable T-Zone Overlay District for additional use regulations.\*\*

**KEY:**

X = Right

SE = Special exception

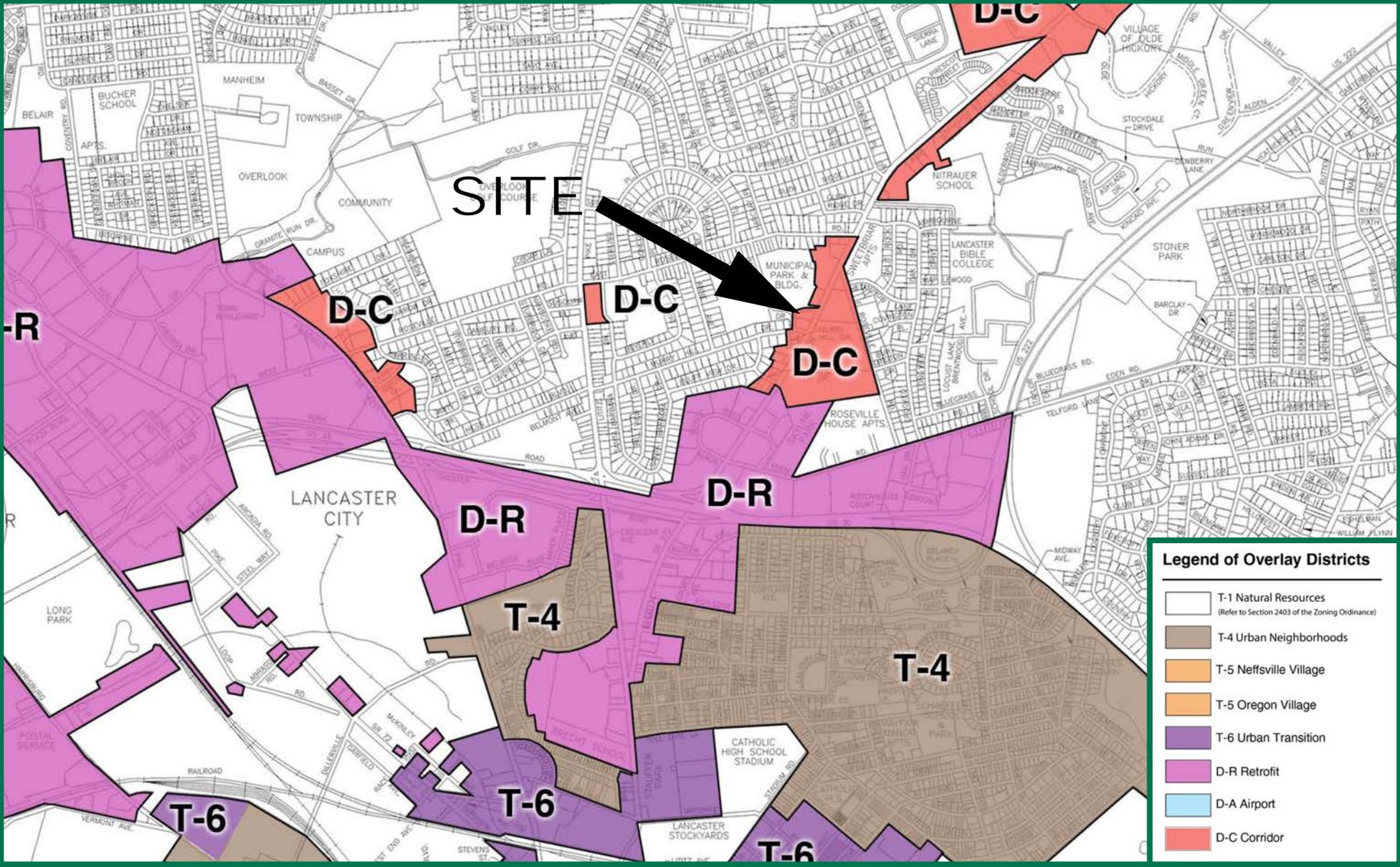
C = Conditional

	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited-service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities		SE	SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X
Offices, medical or dental	X	X	X	X

**1810 Oregon Pike  
Lancaster, PA  
Zoning Information**

	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>B-4</b>
Office park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

1810 Oregon Pike  
 Lancaster, PA  
 Overlay Map



**Legend of Overlay Districts**

- T-1 Natural Resources  
(Refer to Section 2403 of the Zoning Ordinance)
- T-4 Urban Neighborhoods
- T-5 Neffsville Village
- T-5 Oregon Village
- T-6 Urban Transition
- D-R Retrofit
- D-A Airport
- D-C Corridor

**1810 Oregon Pike**  
**Lancaster, PA**  
**Zoning Information**

**SECTION 2410. D-C CORRIDOR OVERLAY AREA**

1. Permitted uses.
  - A. Uses shall be permitted in accordance with the underlying zoning district.
2. Area and bulk regulations:
  - A. Maximum building height: Thirty-five (35) feet, except that buildings shall be permitted to increase the maximum height to fifty-five (55) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance. Such height increase may be permitted in accordance with the following:
    - (1) No height increase shall be permitted within one hundred fifty (150) feet of residentially zoned land;
    - (2) No height increase shall be permitted unless the building is within three hundred (300) feet of the D-R Corridor Overlay;
    - (3) The perimeter buffer shall be increased by one (1) foot for each additional foot of height along the side and rear yards.
  - B. Build-to line.
    - (1) A build-to line shall be established for each development, or for each block within the development, so long as the build-to line becomes shallower with more intensely developed blocks. Such build-to line shall fall within the range of fifteen (15) feet to twenty-five (25) feet for all uses.
    - (2) In the case of infill properties, the build-to line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet, except that the setbacks listed in Section 2213 shall apply.
    - (3) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.
  - C. Maximum building length. No building shall exceed one hundred fifty (150) feet in length; provided, however, that:
    - (1) There must be a visual break in the building facade every seventy (75) feet. Such break shall consist of, as a minimum, a two (2) foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the façade; or at least a thirty (30) degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
    - (2) The maximum length may be increased to a length of two hundred fifty (250) feet with the purchase of transferable development rights in accordance with Article XXVI.

**1810 Oregon Pike**  
**Lancaster, PA**  
**Zoning Information**

3. Design requirements.
  - A. All subdivision, land development, and redevelopment within the T-Zone Overlay shall comply with the design standards in Appendix A.
  - B. All subdivision, land development and redevelopment shall be consistent with the applicable transformation concepts in Appendix B.
  - C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.
  - D. All subdivision, land development and redevelopment shall be consistent with the best practices in Appendix D.
  
4. Supplemental Regulations.
  - A. Article XVIII, Signs.
  - B. Article XX, Off-Street Parking and Loading.
  - C. Article XXI, Accessory Uses.
  - D. Article XXII, General Regulations.
  - E. Article XXVI, Transfer of Development Rights (TDR).
  - F. Article XXV, Performance Standards.



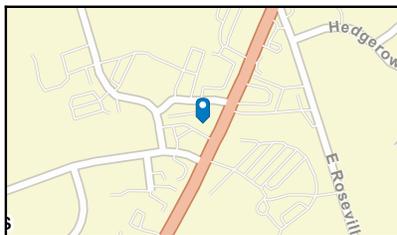
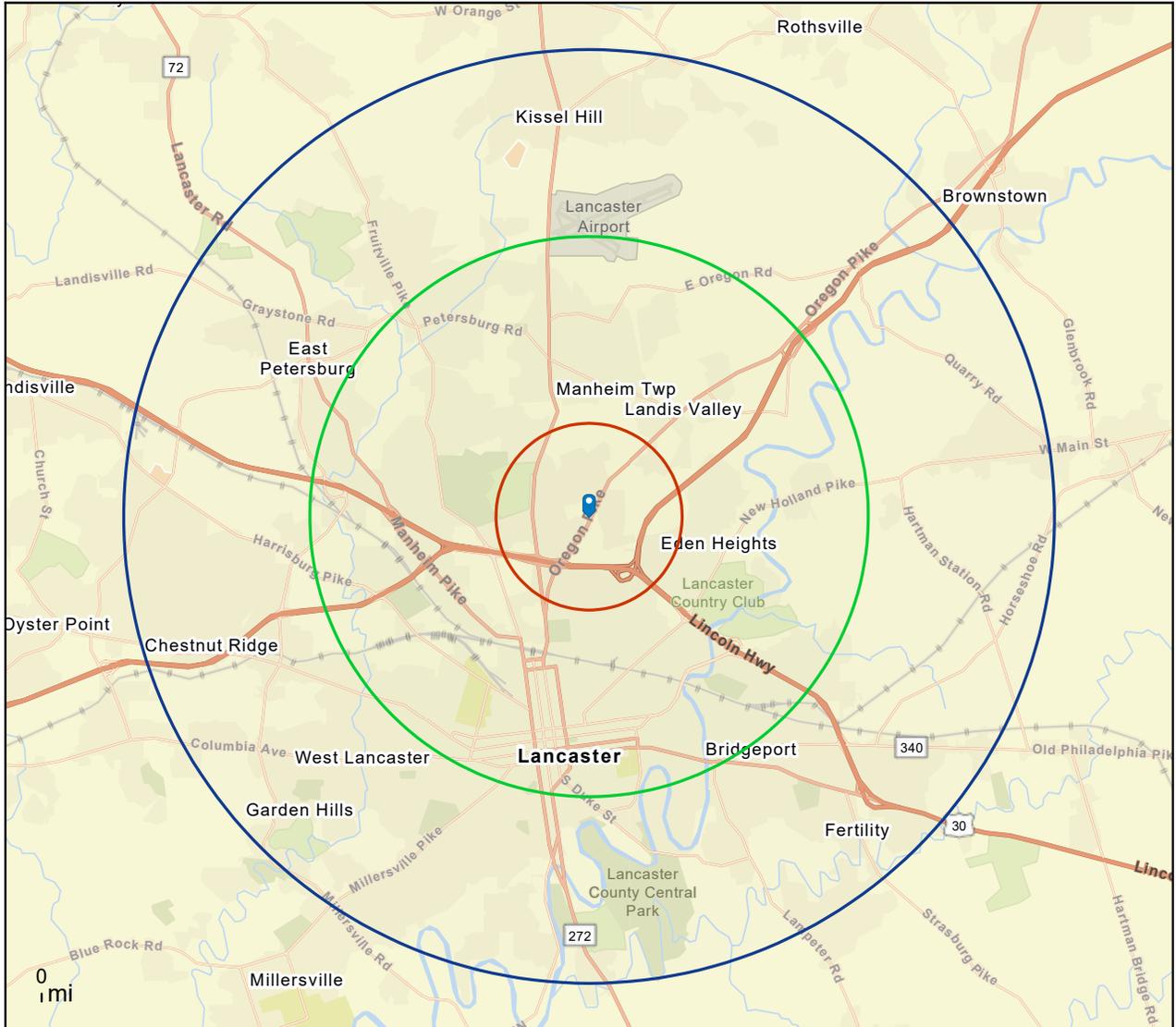
# 1810 Oregon Pike Lancaster, PA Demographics



## Site Map

1810 Oregon Pike, Lancaster, Pennsylvania 17601  
Kings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 40.07581  
Longitude: -76.29727



October 30, 2023

# 1810 Oregon Pike Lancaster, PA Demographics



## Executive Summary

1810 Oregon Pike, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.07581  
Longitude: -76.29727

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,628	85,707	165,239
2020 Population	8,016	89,469	177,881
2023 Population	8,161	91,272	180,747
2028 Population	8,180	93,326	183,626
2010-2020 Annual Rate	1.92%	0.43%	0.74%
2020-2023 Annual Rate	0.55%	0.62%	0.49%
2023-2028 Annual Rate	0.05%	0.45%	0.32%
2020 Male Population	47.3%	48.2%	48.2%
2020 Female Population	52.7%	51.8%	51.8%
2020 Median Age	40.2	38.2	38.8
2023 Male Population	48.0%	48.2%	48.3%
2023 Female Population	52.0%	51.8%	51.7%
2023 Median Age	44.3	39.3	40.0

In the identified area, the current year population is 180,747. In 2020, the Census count in the area was 177,881. The rate of change since 2020 was 0.49% annually. The five-year projection for the population in the area is 183,626 representing a change of 0.32% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	74.1%	63.0%	64.3%
2023 Black Alone	5.5%	8.9%	8.6%
2023 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2023 Asian Alone	8.7%	5.5%	5.1%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	4.4%	11.4%	11.2%
2023 Two or More Races	7.2%	10.7%	10.3%
2023 Hispanic Origin (Any Race)	11.3%	24.2%	23.5%

Persons of Hispanic origin represent 23.5% of the population in the identified area compared to 19.4% 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 71.4 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	135	101	103
2010 Households	2,600	33,260	64,337
2020 Households	2,954	34,781	68,585
2023 Households	3,016	35,619	70,003
2028 Households	3,041	36,810	71,797
2010-2020 Annual Rate	1.28%	0.45%	0.64%
2020-2023 Annual Rate	0.64%	0.74%	0.63%
2023-2028 Annual Rate	0.17%	0.66%	0.51%
2023 Average Household Size	2.54	2.41	2.49

The household count in this area has changed from 68,585 in 2020 to 70,003 in the current year, a change of 0.63% annually. The five-year projection of households is 71,797, a change of 0.51% annually from the current year total. Average household size is currently 2.49, compared to 2.50 in the year 2020. The number of families in the current year is 43,299 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 30, 2023

# 1810 Oregon Pike Lancaster, PA Demographics



## Executive Summary

1810 Oregon Pike, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.07581  
Longitude: -76.29727

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	19.9%	23.5%	22.0%
<b>Median Household Income</b>			
2023 Median Household Income	\$81,080	\$71,485	\$75,755
2028 Median Household Income	\$89,279	\$79,840	\$82,602
2023-2028 Annual Rate	1.95%	2.24%	1.75%
<b>Average Household Income</b>			
2023 Average Household Income	\$116,170	\$105,990	\$107,573
2028 Average Household Income	\$131,013	\$119,938	\$121,791
2023-2028 Annual Rate	2.43%	2.50%	2.51%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$44,859	\$41,605	\$41,989
2028 Per Capita Income	\$50,971	\$47,512	\$47,954
2023-2028 Annual Rate	2.59%	2.69%	2.69%
<b>GINI Index</b>			
2023 Gini Index	37.6	42.2	40.3
<b>Households by Income</b>			
Current median household income is \$75,755 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$82,602 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$107,573 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$121,791 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$41,989 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$47,954 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	112	92	99
2010 Total Housing Units	2,668	35,313	67,892
2010 Owner Occupied Housing Units	1,862	17,874	38,625
2010 Renter Occupied Housing Units	738	15,386	25,712
2010 Vacant Housing Units	68	2,053	3,555
2020 Total Housing Units	3,056	37,267	72,547
2020 Owner Occupied Housing Units	1,979	18,579	40,471
2020 Renter Occupied Housing Units	975	16,202	28,114
2020 Vacant Housing Units	116	2,502	3,962
2023 Total Housing Units	3,118	38,199	74,086
2023 Owner Occupied Housing Units	2,155	19,905	43,008
2023 Renter Occupied Housing Units	861	15,714	26,995
2023 Vacant Housing Units	102	2,580	4,083
2028 Total Housing Units	3,141	39,342	75,797
2028 Owner Occupied Housing Units	2,185	20,746	44,594
2028 Renter Occupied Housing Units	856	16,064	27,203
2028 Vacant Housing Units	100	2,532	4,000
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	62.9	48.1	48.5

Currently, 58.1% of the 74,086 housing units in the area are owner occupied; 36.4%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 72,547 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.65%. Median home value in the area is \$276,883, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.22% annually to \$308,965.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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