

FOR SALE

DEVELOPMENT OPPORTUNITY

Lancaster County, PA



**+/- 8.70 Acres Land on Route 772
Mount Joy / Manheim, PA**

Dwight E. Wagner, CCIM or Michael D. Wagner, CCIM



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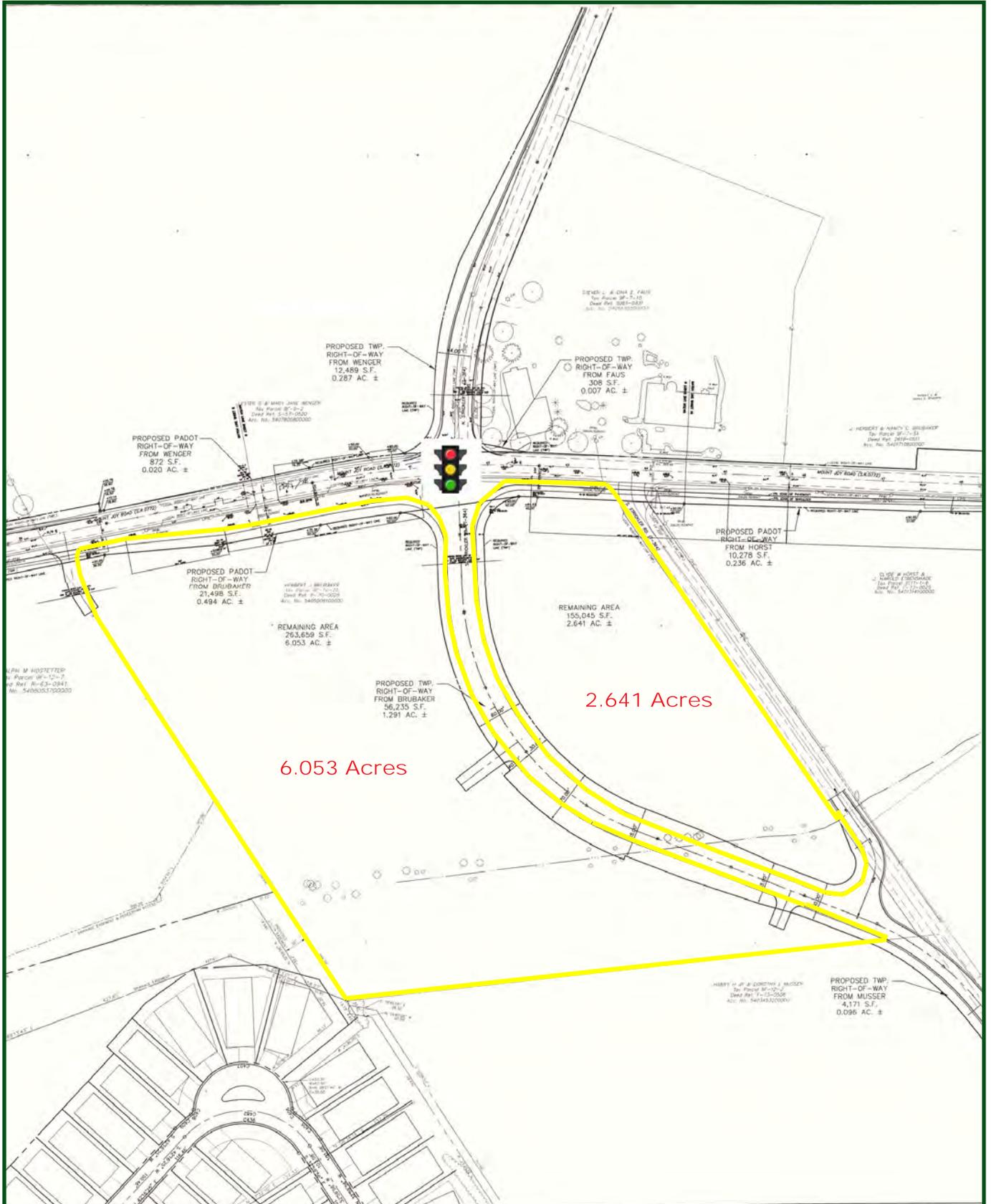
SALIENT INFORMATION

PROPERTY:	Southeast and Southwest Intersections of Strickler Road & Mount Joy Road Manheim, Rapho Township, Lancaster County, PA	
TOTAL ACRES:	± 8.70 Acres (+/- 6.053 Acres & +/- 2.641 Acres)	
TAX ACCOUNT:	540-55081-0-0000	
IMPROVEMENTS:	None	
WATER:	Public at site.	
SEWER:	Public at site.	
ZONING:	(A) Agricultural	
EDU COSTS:	Sewer	\$5,997 / EDU
	Water	\$2,916 / EDU
	Two (2) EDU's presently reserved for each parcel (4 total).	
REAL ESTATE TAXES:	\$254 total (2023)	
TRAFFIC COUNTS:		<u>Average Daily (Both Directions)</u>
	Strickler Road -	2,236 (2022)
	Mount Joy Road -	10,449 (2021) *
	Route 283	62,523 (2023)
	* may be under-represented due to Covid-19.	
PRICE PER ACRE:	± \$225,000	
SALE PRICE:	2.64 Acres -	\$ 600,000
	6.05 Acres -	\$1,360,000
	8.70 Acres -	\$1,960,000
COMMENTS:	It is anticipated that Rapho Township will be very receptive to re-zoning Highway Commercial (HC) and in the alternative, Mixed Use (R-2) Residential on the southwest tract and Industrial (IND) on the southeast tract.	

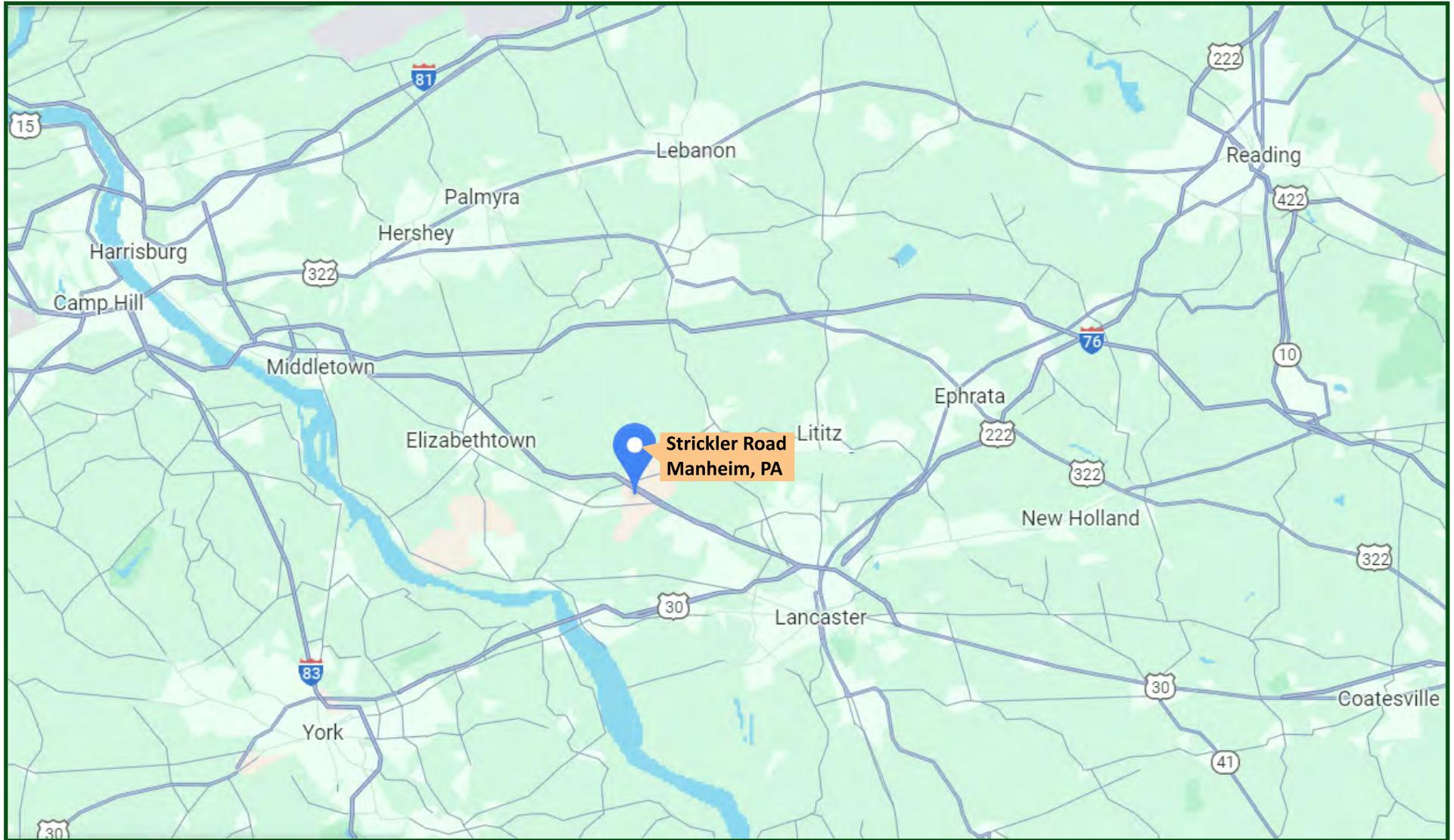
AERIAL MAP



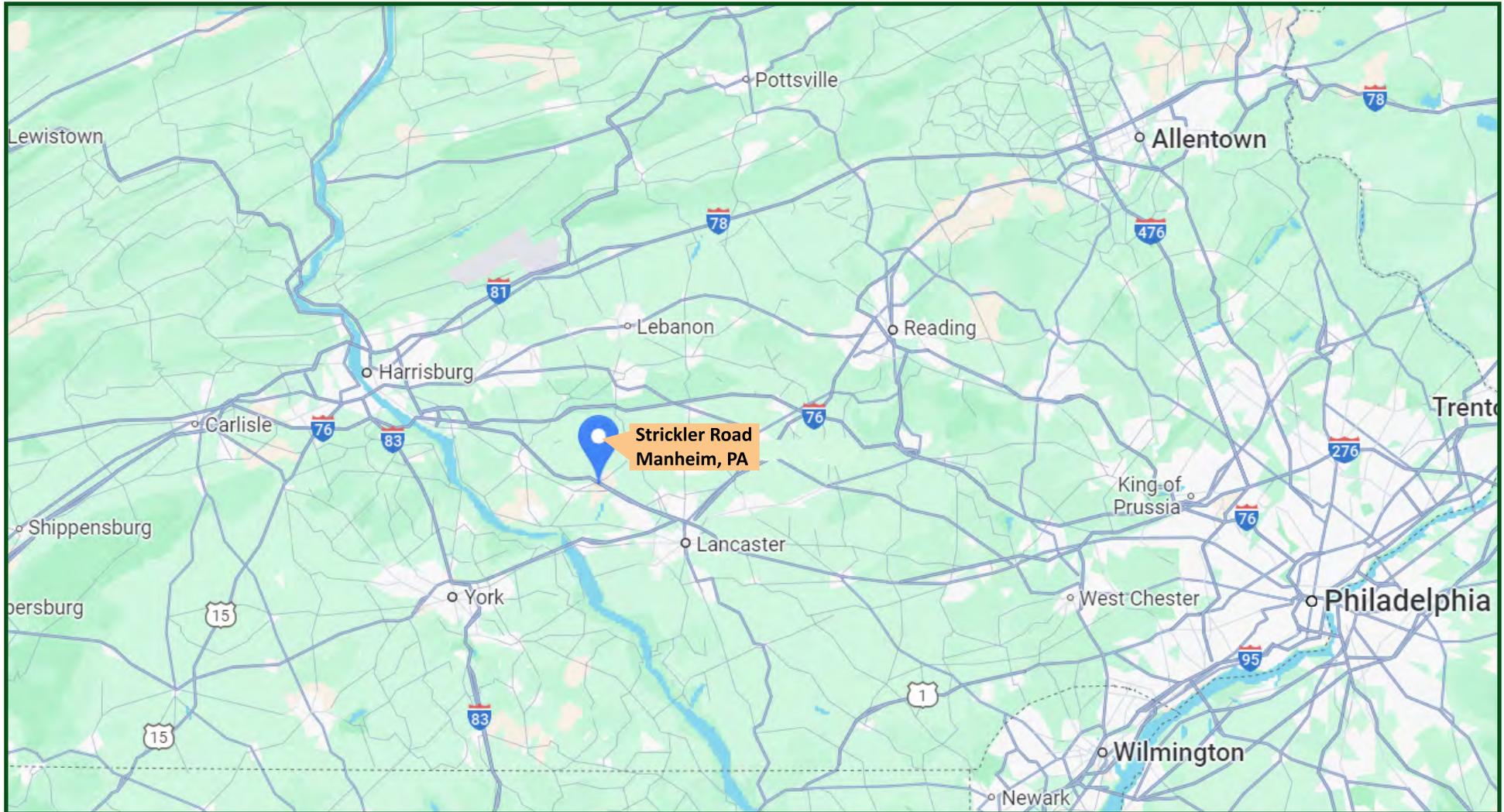
SITE PLAN



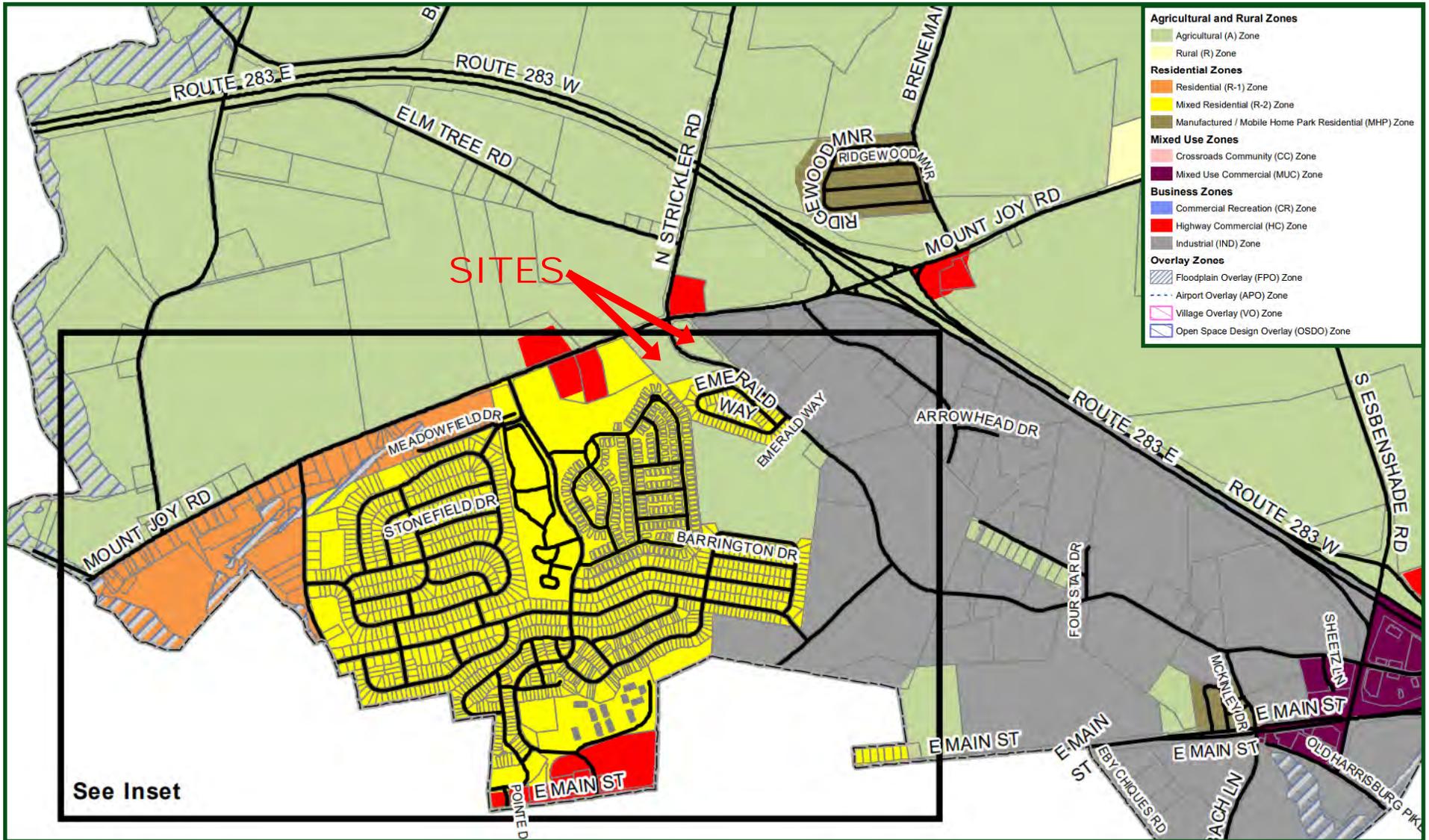
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP - RAPHO TOWNSHIP



ZONING

Uses not listed in the table below or identified by "NP" shall specifically not be permitted in the applicable Business Zones:

**TABLE 3-4.2
PERMITTED USES –
BUSINESS ZONES**

USE	BUSINESS ZONES			SEE ARTICLES 5, 6, OR ELSEWHERE OF THIS ZONING ORDINANCE FOR ADDITIONAL SPECIFIC USE REGULATIONS
	(CR) ZONE	(HC) ZONE	(IND) ZONE	
1. RESIDENTIAL USES				
a. Single Family Detached Dwelling ¹	P	P	P	N/A
2. NON-RESIDENTIAL USES				
a. AGRICULTURAL/FORESTRY USES				
(1). Agricultural Operation	P	P	P	603
(2). Boarding/Riding Stable	SE	NP	NP	603
(3). Crops/Gardening (Other than an Agricultural Operation)	P	P	P	N/A
(4). Forestry (Commercial Timber Operations)	P	P	P	510
(5). Kennel, Boarding	NP	NP	P	603
b. COMMERCIAL USES				
(1). Adult Oriented Business and/or Related Use	NP	CU	NP	604
(2). Animal Hospital	NP	P	P	604
(3). Bank and Other Similar Financial Institution	NP	P	NP	N/A
(4). Campground	SE	NP	NP	604
(5). Convenience Store	NP	SE	NP	604
(6). Dry Cleaner, Laundry, and Laundromat	NP	P	P	N/A
(7). Flea Market	NP	SE	NP	604
(8). Funeral Home	NP	SE	NP	604
(9). Hotel/Motel	SE	P	NP	N/A
(10). Landscaping Service	NP	P	P	N/A
(11). Mini-Storage	NP	SE	CU	604

ZONING

Rapho Township Zoning Ordinance

Base Zones

Article 3

Adopted November 7, 2013

USE	BUSINESS ZONES			SEE ARTICLES 5, 6, OR ELSEWHERE OF THIS ZONING ORDINANCE FOR ADDITIONAL SPECIFIC USE REGULATIONS
	(CR) ZONE	(HC) ZONE	(IND) ZONE	
(12). Nightclub	SE	CU	NP	604
(13). Office, Professional and Business	NP	P	P	N/A
(14). Office, Veterinary	NP	P	P	N/A
(15). Personal Service	SE	P	P	N/A
(16). Recreation, Commercial	SE	SE	NP	604
(17). Regional Recreation Attraction	CU	NP	NP	N/A
(18). Restaurant	SE	P	NP	604
(19). Retail Business	SE	P	P	604
(20). School, Commercial	NP	P	P	N/A
(21). Shooting Range	NP	NP	P	604
(22). Shopping Center	NP	CU	NP	604
(23). Shops for Contractors	NP	P	P	N/A
(24). Tavern/Bar	SE	P	NP	604
(25). Vehicle Filling Station	NP	SE	SE	604
(26). Vehicle Parking Lot, Light/Medium Duty	SE	P	P	N/A
(27). Vehicle Reconditioning, Light/Medium Duty	NP	SE	SE	604
(28). Vehicle Sales/Rental, Light/Medium Duty	NP	P	P	604
(29). Vehicle Service/Repair, Light/Medium Duty	NP	SE	SE	604
(30). Vehicle Storage Lot, Light/Medium Duty	NP	SE	SE	604
(31). Vehicle Washing	NP	SE	SE	604
c. INDUSTRIAL AND OTHER SIMILAR INTENSIVE USES				
(1). Crematory Facility	NP	NP	P	N/A
(2). Excavation Contractor	NP	NP	P	N/A
(3). Industrial, General	NP	NP	CU	605
(4). Industrial, Light	NP	P	P	N/A
(5). Junk Yard	NP	NP	CU	605
(6). Machine Shop	NP	NP	P	N/A

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Adopted November 7, 2013

USE	BUSINESS ZONES			SEE ARTICLES 5, 6, OR ELSEWHERE OF THIS ZONING ORDINANCE FOR ADDITIONAL SPECIFIC USE REGULATIONS
	(CR) ZONE	(HC) ZONE	(IND) ZONE	
(7). Mineral Extraction	NP	NP	CU	605
(8). Outside Storage	NP	NP	P	523
(9). Research and Development	NP	P	P	N/A
(10). Sawmill	NP	NP	P	N/A
(11). School, Vocational	NP	P	P	N/A
(12). Solid Waste Operations	NP	NP	CU	605
(13). Trailer Sales, Service and Storage Facility	NP	P	CU	604.R
(14). Truck/Motor Freight Terminal	NP	NP	CU	605
(15). Truck Stop/Travel Plaza	NP	CU	CU	605
(16). Vehicle Auction	NP	NP	CU	605
(17). Vehicle Parking Lot, Heavy Duty	NP	NP	P	N/A
(18). Vehicle Reconditioning, Heavy Duty	NP	NP	CU	605
(19). Vehicle Sales/Rental, Heavy Duty	NP	NP	CU	605
(20). Vehicle Service/Repair, Heavy Duty	NP	NP	P	605
(21). Vehicle Storage Lot, Heavy Duty	NP	NP	CU	605
(22). Warehousing, Distribution and Wholesaling	NP	NP	CU	605
d. INSTITUTIONAL/CIVIC USES				
(1). Clubhouse or Lodge, Private	P	P	P	606
(2). Community Outreach Center	NP	NP	CU	606
(3). Conservation Area	P	P	P	N/A
(4). Daycare, Commercial	NP	SE	P	606
(5). Government Use Other than Municipal Use	SE	SE	SE	606
(6). Hospital	NP	CU	NP	606
(7). Library	NP	P	NP	N/A

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USE	BUSINESS ZONES			SEE ARTICLES 5, 6, OR ELSEWHERE OF THIS ZONING ORDINANCE FOR ADDITIONAL SPECIFIC USE REGULATIONS
	(CR) ZONE	(HC) ZONE	(IND) ZONE	
(8). Municipal Use	P	P	P	N/A
(9). Museum	P	P	NP	N/A
(10). Nursing, Rest, and Retirement Facility	NP	P	NP	606
(11). Office, Medical	NP	P	P	N/A
(12). Park/Playground	P	P	P	N/A
(13). Place of Religious Worship	P	P	P	606
(14). Public Utility Structure	P	P	P	N/A
(15). School, K-12	P	P	P	606
(16). School, Professional, College, and University	NP	P	NP	N/A
e. MISCELLANEOUS USES				
(1). Billboard	NP	NP	CU	607
(2). Manure Digester Energy Production Facility	NP	NP	CU	607
(3). Solar Energy Production Facility	NP	NP	CU	607
(4). Telecommunications Tower	NP	NP	CU	607
(5). Wind Energy Production Facility	NP	NP	CU	607
(6). Communications Antennas, Structures, and Equipment in Street Rights-of-Way (co-location)	P	P	P	530 & 607
(7). Communications Antennas, Structures, and Equipment in Street Rights-of-Way	CU	CU	CU	607
3. SPECIFIC ACCESSORY USES				
(a). Accessory uses and structures customarily incidental and subordinate to the principal uses permitted in the applicable zone.	P	P	P	N/A

ZONING

Rapho Township Zoning Ordinance

Base Zones

Article 3

Adopted November 7, 2013

USE	BUSINESS ZONES			SEE ARTICLES 5, 6, OR ELSEWHERE OF THIS ZONING ORDINANCE FOR ADDITIONAL SPECIFIC USE REGULATIONS
	(CR) ZONE	(HC) ZONE	(IND) ZONE	
(b). Accessory Employee Dwelling	P	P	P	608
(c). Accessory Family Member Dwelling	P	P	P	608
(d). Accessory Retail Sales of products produced on-site provided the net retail sales area is no more than ten (10) percent of the gross floor area of the building	NP	NP	P	
(e). Agricultural Product Marketing/Sales	P	P	P	608
(f). Bed and Breakfast	SE	NP	NP	608
(g). Daycare, Family	P	P	P	608
(h). Drive-Thru Facility for Permitted Use	SE	SE	P	608
(i). Helicopter Pad, Private	NP	P	P	608
(j). Home Occupation	P	P	P	608
(k). Home Occupation, No-Impact	P	P	P	202
(l). Keeping of Livestock, Non-Commercial	P	P	P	608
(m). Outside Café/Dining	P	P	NP	608
(n). Outside Display	P	P	P	608
(o). Outside Storage	P	P	P	523
(p). Recycling Drop-Off Site	NP	P	P	
(q). Shopping Cart Storage	NP	P	P	608
(r). Telecommunications Antenna	P	P	P	529
4. SPECIFIC TEMPORARY USES				
(a). Seasonal Sidewalk Display	NP	P	P	609

NOTES:

- P** Permitted by Right (zoning decision by Township Zoning Officer)
- SE** Special Exception Use (zoning decision by the Township Zoning Hearing Board)
- CU** Conditional Use (zoning decision by the Township Board of Supervisors)
- NP** Not Permitted
- N/A** Not Applicable
- 1** Existing as of January 25, 1994.

ZONING

Rapho Township Zoning Ordinance

Base Zones

Adopted November 7, 2013

Article 3

3. See Table 3-4.5 in this subsection below for the area and bulk requirements for principal uses and development activities within the Highway Commercial (HC) Zone, unless otherwise specified elsewhere in this Zoning Ordinance, including but not limited to Article 5 and Article 6:

**TABLE 3-4.5
PRINCIPAL USE AREA AND BULK REQUIREMENTS –
HIGHWAY COMMERCIAL (HC) ZONE**

USE	HIGHWAY COMMERCIAL (HC) ZONE							
	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH AT MINIMUM FRONT YARD SETBACK	MINIMUM YARD SETBACKS			MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
				FRONT	SIDE (EACH SIDE)	REAR		
a. Agricultural Operation	10 acres	100 ft.	100 ft.	50 ft.	25 ft.	50 ft.	20%	35 ft.
b. Other Principal Uses with no public water and no public sewer services	43,560 sq. ft.	200 ft.	200 ft.	35 ft. ¹	25 ft. ¹	15 ft. ¹	55%	35 ft.
c. Other Principal Uses with public water service only	32,670 sq. ft.	150 ft.	150 ft.	35 ft. ¹	25 ft. ¹	15 ft. ¹	60%	35 ft.
d. Other Principal Uses with public sewer service only	20,000 sq. ft.	125 ft.	125 ft.	35 ft. ¹	25 ft. ¹	15 ft. ¹	65%	35 ft.
e. Other Principal Uses with both public sewer and public water services	15,000 sq. ft.	100 ft.	100 ft.	35 ft. ¹	25 ft. ¹	15 ft. ¹	70%	35 ft.

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USE	HIGHWAY COMMERCIAL (HC) ZONE							
	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH AT MINIMUM FRONT YARD SETBACK	MINIMUM YARD SETBACKS			MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
				FRONT	SIDE (EACH SIDE)	REAR		
f. Single Family Detached Dwelling ²	20,000 sq. ft.	60 ft.	100 ft.	40 ft.	15 ft.	50 ft.	35%	35 ft.

NOTES:

N/A Not Applicable

- 1 Regardless of the required minimum yard setbacks required in the applicable zone, any lot used principally for non-residential, non-agricultural/forestry purposes, adjoining land or across the street from land within the (R) Zone or Residential Zones shall be maintained with a fifty (50) foot yard setback which shall be improved with a landscape screening strip and screening in accordance with Article 5 relating to *Screening and Landscaping (S. 526.)*. No principal or accessory use, building, structure, off-street parking lot, loading area, outside storage, or outside display shall be permitted within the additional required setback area.
- 2 Existing as of January 25, 1994, and does not comply with the standards for Single Family Detached Dwelling established after January 25, 1994.

ZONING

Rapho Township Zoning Ordinance

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Adopted November 7, 2013

Article 3

5. See Table 3-4.7 in this subsection below for the area and bulk requirements for principal uses and development activities within the Industrial (IND) Zone, unless otherwise specified elsewhere in this Zoning Ordinance, including but not limited to Article 5 and Article 6:

**TABLE 3-4.7
PRINCIPAL USE AREA AND BULK REQUIREMENTS –
INDUSTRIAL (IND) ZONE**

USE	INDUSTRIAL (IND) ZONE							
	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH AT MINIMUM FRONT YARD SETBACK	MINIMUM YARD SETBACKS			MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
				FRONT	SIDE (EACH SIDE)	REAR		
a. Agricultural Operation	10 acres	100 ft.	100 ft.	50 ft.	25 ft.	50 ft.	20%	35 ft.
b. Other Principal Uses	43,560 sq. ft.	200 ft.	200 ft.	50 ft. ¹	30 ft. ¹	35 ft. ¹	80%	35 ft.
c. Single Family Detached Dwelling ²	20,000 sq. ft.	60 ft.	100 ft.	40 ft.	15 ft.	50 ft.	35%	35 ft.

NOTES:

N/A Not Applicable

- 1 Regardless of the required minimum yard setbacks required in the applicable zone, any lot used principally for non-residential, non-agricultural/forestry purposes, adjoining land or across the street from land within the (R) Zone or Residential Zones shall be maintained with a seventy-five (75) foot yard setback which shall be improved with a landscape screening strip and screening in accordance with Article 5 relating to *Screening and Landscaping* (S. 526.). No principal or accessory use, building, structure, off-street parking lot, loading area, outside storage, or outside display shall be permitted within the additional required setback area.
- 2 Existing as of January 25, 1994, and does not comply with the standards for Single Family Detached Dwelling established after January 25, 1994.

ZONING

Rapho Township Zoning Ordinance

Base Zones

Adopted November 7, 2013

Article 3

**TABLE 3-2.2
PERMITTED USES –
RESIDENTIAL ZONES**

USE	RESIDENTIAL ZONES			SEE ARTICLES 5, 6, OR ELSEWHERE OF THIS ZONING ORDINANCE FOR ADDITIONAL SPECIFIC USE REGULATIONS
	(R-1) ZONE	(R-2) ZONE	(MHP) ZONE	
1. RESIDENTIAL USES				
a. Conversion, Multiple Family	NP	CU	NP	602
b. Conversion, Two Family	NP	P	NP	602
c. Manufactured/Mobile Home Park	NP	NP	P ¹ /SE ²	602
d. Multiple Family Dwelling	NP	CU	NP	602
e. Single Family Attached Dwelling	NP	P	NP	602
f. Single Family Detached Dwelling	P	P	P ³	N/A
g. Single Family Semi-Detached Dwelling	NP	P	NP	N/A
h. Two Family Detached Dwelling	NP	P	NP	N/A
2. NON-RESIDENTIAL USES				
a. AGRICULTURAL/FORESTRY USES				
(1). Agricultural Operation	P	P	P	603
(2). Crops/Gardening (Other than an Agricultural Operation)	P	P	P	N/A
(3). Forestry (Commercial Timber Operations)	P	P	P	510
b. COMMERCIAL USES				
(1). Boarding House	NP	SE	NP	604
c. INSTITUTIONAL/CIVIC USES				
(1). Cemetery	P	P	P	606
(2). Conservation Area	P	P	P	N/A
(3). Daycare, Commercial	NP	SE	NP	606
(4). Medical Residential Campus	NP	CU	NP	606
(5). Municipal Use	P	P	P	N/A
(6). Nursing, Rest, and Retirement Facility	NP	SE	NP	606
(7). Park/Playground	P	P	P	N/A
(8). Place of Religious Worship	SE	SE	SE	606

ZONING

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USE	RESIDENTIAL ZONES			SEE ARTICLES 5, 6, OR ELSEWHERE OF THIS ZONING ORDINANCE FOR ADDITIONAL SPECIFIC USE REGULATIONS
	(R-1) ZONE	(R-2) ZONE	(MHP) ZONE	
(9). School, K-12	SE	SE	SE	606
3. SPECIFIC ACCESSORY USES				
a. Accessory uses and structures customarily incidental and subordinate to the principal uses permitted in the applicable zone.	P	P	P	
b. Accessory Family Member Dwelling	P	P	P	608
c. Agricultural Product Marketing/Sales	P	P	P	608
d. Daycare, Family	SE	SE	NP	608
e. Home Occupation	SE	SE	SE	608
f. Home Occupation, No-Impact	P	P	P	202
g. Roadside Stand	P	P	P	608
h. Telecommunications Antenna	P	P	P	529
4. MISCELLANEOUS USES				
a. Communications Antennas, Structures, and Equipment in Street Rights-of-Way (co-location)	P	P	P	530 & 607

NOTES:

N/A Not Applicable

P Permitted by Right (zoning decision by Township Zoning Officer)

SE Special Exception Use (zoning decision by the Township Zoning Hearing Board)

CU Conditional Use (zoning decision by the Township Board of Supervisors)

NP Not Permitted

1 Existing as of January 25, 1994.

2 Established after January 25, 1994.

ZONING

Rapho Township Zoning Ordinance

Base Zones

Adopted November 7, 2013

Article 3

3. See Table 3-2.5 in this subsection below for the area and bulk requirements for principal uses and development activities within the Mixed Residential (R-2) Zone, unless otherwise specified elsewhere in this Zoning Ordinance, including but not limited to Article 5 and Article 6:

**TABLE 3-2.5
PRINCIPAL USE AREA AND BULK REQUIREMENTS –
MIXED RESIDENTIAL (R-2) ZONE**

USE	MIXED RESIDENTIAL (R-2) ZONE								
	MINIMUM LOT AREA	MAXIMUM DENSITY	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH	REQUIRED MINIMUM YARD SETBACKS			MAXIMUM PERMITTED LOT COVERAGE	MAXIMUM PERMITTED HEIGHT
					FRONT	SIDE (EACH SIDE)	REAR		
a. Agricultural Operation	10 acres	N/A	100 ft.	100 ft.	50 ft.	50 ft.	50 ft.	20%	35 ft.
b. Principal Uses with no public water and no public sewer services	43,560 sq. ft.	1	280 ft.	280 ft.	40 ft.	140 ft. one side/ 165 ft. other side	50 ft.	20%	35 ft.
c. Single Family Detached Dwelling with both public sewer and public water services	8,500 sq. ft.	6	80 ft.	80 ft.	35 ft.	10 ft.	15 ft.	40%	35 ft.
d. Single Family Semi-Detached Dwelling with both public sewer and public water services	5,500 sq. ft. / DU	6	50 ft./DU	50 ft./DU	30 ft.	10 ft. detached side / 0 ft. attached side	15 ft.	45%	35 ft.

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USE	MIXED RESIDENTIAL (R-2) ZONE								
	MINIMUM LOT AREA	MAXIMUM DENSITY	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH	REQUIRED MINIMUM YARD SETBACKS			MAXIMUM PERMITTED LOT COVERAGE	MAXIMUM PERMITTED HEIGHT
					FRONT	SIDE (EACH SIDE)	REAR		
e. Two Family Detached Dwelling with both public sewer and public water service	5,500 sq. ft./DU	6	50 ft./DU	50 ft./DU	30 ft.	10 ft.	15 ft.	45%	35 ft.
f. Single Family Attached Dwelling with both public sewer and public water services	2,000 sq. ft./DU	6	20 ft./DU	20 ft./DU	30 ft.	15 ft. detached side / 0 ft. attached side	15 ft.	60%	35 ft.
g. Other Principal Uses with both public sewer and public water services	10,000 sq. ft.	6	80 ft.	80 ft.	40 ft.	30 ft.	50 ft.	40%	35 ft.

NOTES:
N/A Not Applicable

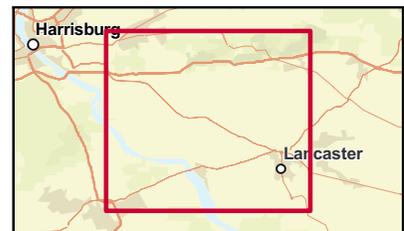
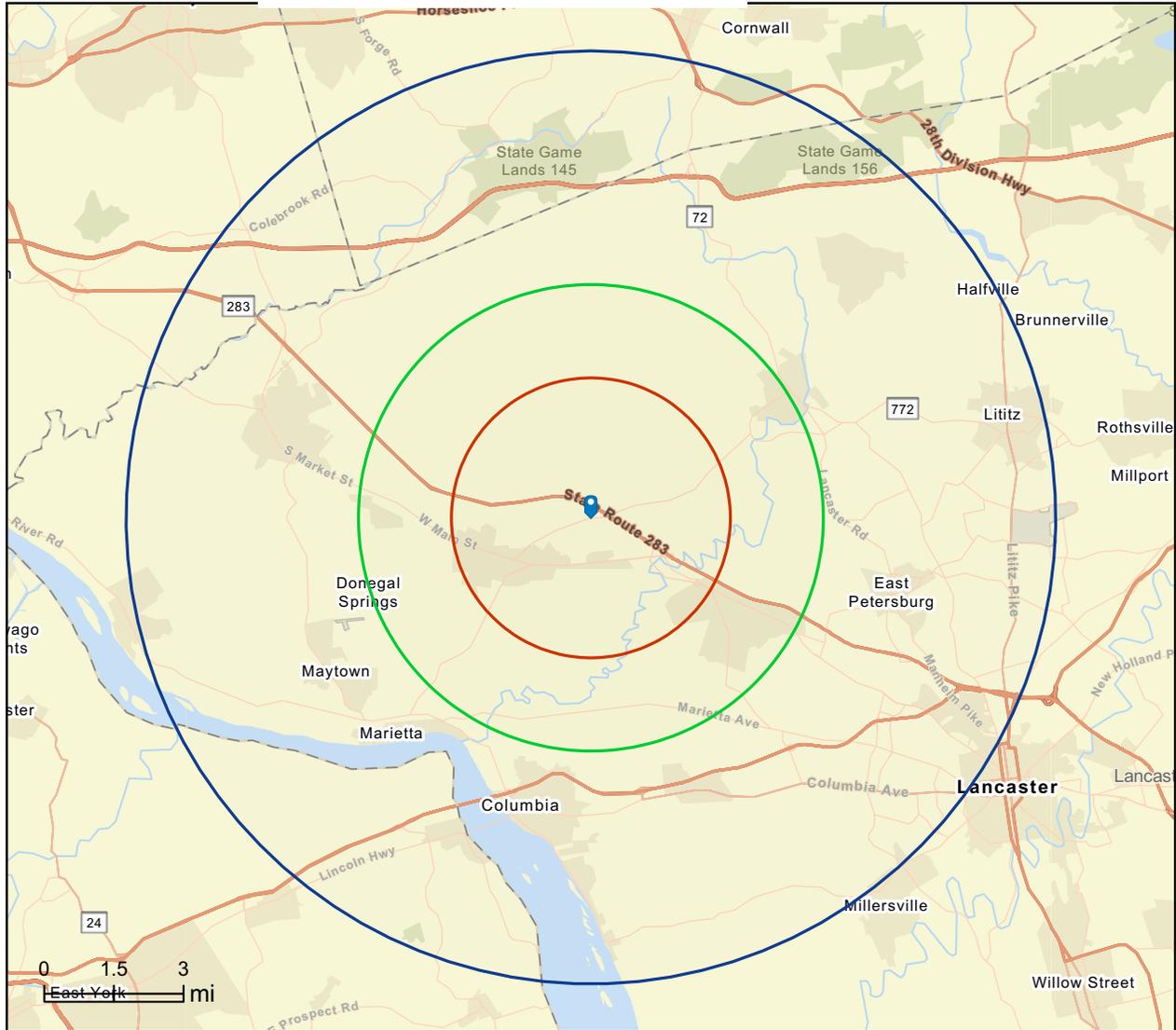
DEMOGRAPHICS



Site Map

2990 Mount Joy Rd, Manheim, Pennsylvania, 17545
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 40.12384
Longitude: -76.47608



October 08, 2024

DEMOGRAPHICS



Executive Summary

2990 Mount Joy Rd, Manheim, Pennsylvania, 17545
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 40.12384
Longitude: -76.47608

	3 miles	5 miles	10 miles
Population			
2010 Population	12,997	35,979	201,902
2020 Population	15,488	40,278	219,167
2024 Population	15,680	40,807	224,884
2029 Population	16,051	41,480	227,547
2010-2020 Annual Rate	1.77%	1.14%	0.82%
2020-2024 Annual Rate	0.29%	0.31%	0.61%
2024-2029 Annual Rate	0.47%	0.33%	0.24%
2020 Male Population	48.3%	49.1%	48.4%
2020 Female Population	51.7%	50.9%	51.6%
2020 Median Age	44.9	41.8	42.7
2024 Male Population	49.1%	49.8%	49.1%
2024 Female Population	50.9%	50.2%	50.9%
2024 Median Age	44.9	42.0	42.9

In the identified area, the current year population is 224,884. In 2020, the Census count in the area was 219,167. The rate of change since 2020 was 0.61% annually. The five-year projection for the population in the area is 227,547 representing a change of 0.24% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	87.8%	87.8%	83.5%
2024 Black Alone	2.5%	2.2%	3.2%
2024 American Indian/Alaska Native Alone	0.4%	0.3%	0.2%
2024 Asian Alone	1.5%	1.7%	3.2%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.6%	2.4%	3.6%
2024 Two or More Races	5.2%	5.6%	6.3%
2024 Hispanic Origin (Any Race)	7.4%	7.0%	8.9%

Persons of Hispanic origin represent 8.9% of the population in the identified area compared to 19.6% 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 41.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	105	110	114
2010 Households	5,494	14,092	79,496
2020 Households	6,701	15,991	85,371
2024 Households	6,854	16,307	87,783
2029 Households	7,106	16,775	89,849
2010-2020 Annual Rate	2.01%	1.27%	0.72%
2020-2024 Annual Rate	0.53%	0.46%	0.66%
2024-2029 Annual Rate	0.72%	0.57%	0.47%
2024 Average Household Size	2.28	2.49	2.47

The household count in this area has changed from 85,371 in 2020 to 87,783 in the current year, a change of 0.66% annually. The five-year projection of households is 89,849, a change of 0.47% annually from the current year total. Average household size is currently 2.47, compared to 2.49 in the year 2020. The number of families in the current year is 59,613 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 08, 2024

DEMOGRAPHICS



Executive Summary

2990 Mount Joy Rd, Manheim, Pennsylvania, 17545
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 40.12384
Longitude: -76.47608

	3 miles	5 miles	10 miles
Mortgage Income			
2024 Percent of Income for Mortgage	24.4%	22.0%	23.0%
Median Household Income			
2024 Median Household Income	\$83,879	\$93,675	\$90,391
2029 Median Household Income	\$93,569	\$104,855	\$102,990
2024-2029 Annual Rate	2.21%	2.28%	2.64%
Average Household Income			
2024 Average Household Income	\$110,833	\$116,701	\$119,199
2029 Average Household Income	\$125,776	\$133,429	\$136,391
2024-2029 Annual Rate	2.56%	2.72%	2.73%
Per Capita Income			
2024 Per Capita Income	\$48,390	\$46,273	\$46,914
2029 Per Capita Income	\$55,618	\$53,549	\$54,277
2024-2029 Annual Rate	2.82%	2.96%	2.96%
GINI Index			
2024 Gini Index	36.9	34.9	36.8
Households by Income			
Current median household income is \$90,391 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,990 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$119,199 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$136,391 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$46,914 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$54,277 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	95	105	101
2010 Total Housing Units	5,833	14,679	83,609
2010 Owner Occupied Housing Units	3,743	10,853	57,228
2010 Renter Occupied Housing Units	1,751	3,239	22,268
2010 Vacant Housing Units	339	587	4,113
2020 Total Housing Units	6,971	16,495	89,963
2020 Owner Occupied Housing Units	4,580	12,040	60,664
2020 Renter Occupied Housing Units	2,121	3,951	24,707
2020 Vacant Housing Units	249	517	4,523
2024 Total Housing Units	7,127	16,820	92,420
2024 Owner Occupied Housing Units	4,784	12,463	63,133
2024 Renter Occupied Housing Units	2,070	3,844	24,650
2024 Vacant Housing Units	273	513	4,637
2029 Total Housing Units	7,340	17,233	94,360
2029 Owner Occupied Housing Units	5,105	13,013	65,645
2029 Renter Occupied Housing Units	2,000	3,761	24,205
2029 Vacant Housing Units	234	458	4,511
Socioeconomic Status Index			
2024 Socioeconomic Status Index	57.6	59.1	57.1

Currently, 68.3% of the 92,420 housing units in the area are owner occupied; 26.7%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 89,963 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.64%. Median home value in the area is \$331,714, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.11% annually to \$368,201.

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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 08, 2024