

FOR SALE

+/- 7.38 ACRE INDUSTRIAL PROPERTY

2969 Lincoln Highway East



2975 Lincoln Highway East

East Lampeter Township, Lancaster, PA

Scott D. Bradbury
Dwight E. Wagner, CCIM



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (O) • (717) 735-6001 (F)
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www.uscommercialrealty.net

SALIENT INFORMATION

	2969 Office/Warehouse	2969 Warehouse	2975 Warehouse	2975 House
Property	2969 Lincoln Highway East, Gordonville, PA 17529		2975 Lincoln Highway East, Gordonville, PA 17529	
Lot Size	4.10 Acres	-----	3.28 Acres	-----
Square Footage	21,614	3,000	2,775	4,902
Circa	2011	2011	2021	1795
Ceiling Height	14'3" to 31'6"	17'6" to 20'	14'	-----
Roof	Metal	Metal	Metal	Asphalt Shingle & Slate
HVAC	Heat Pump - Office Floor Heat - Propane Gas	Floor Heat - Propane Gas	Floor Heat - Propane Gas	Oil Heat / Split System
Electric	3-Phase / 480V	3-Phase / 480V	3-Phase / 480V	-----
Water	On-Site Well	On-Site Well	On-Site Well	On-Site Well
Sewer	Public	Pubic	Public	Public
Sprinkler	No	No	No	No
Drive-In Doors	9	3 - 12' x 14'	2 - 16' x 16'	1 - 6' x 8' & 1 - 8' x 8'
Tax Acct Nos.	310-76200-0-0000		310-04516-0-0000	
Zoning	VC - Village Commercial		VC - Village Commercial	
Traffic Count	Lincoln Highway East (Route 30) - 16,652 vehicles per day (Sept. 2022)			
Billboard Leases	Billboard Leases are not included in the sale.			

SALE PRICE \$6,400,000

EXECUTIVE SUMMARY

2969 LINCOLN HIGHWAY EAST

The property is currently the production and sales facility for Pine Hill Trailers, which is relocating. The main building of 21,614 SF consists of professional offices with a retail and showroom area. The warehouse space is the production and assembly area, which includes nine (9) grade level doors for easy in and out access. There is an additional \pm 3,000 SF maintenance building that includes a wash bay and floor drains. The cranes will remain with both buildings. The total site is 4.10 acres.



2975 LINCOLN HIGHWAY EAST

The property consists of a \pm 4,902 SF historical brick house, with some portions used as offices and a conference area. There is an additional \pm 2,775 SF multi-use warehouse built in 2021 that has two large grade doors, cranes that remain, and also has fiber optic service. The property also consists of a large area of impervious coverage for trailer parking, outside storage or room for additional building capacity. The total site is 3.28 acres.



AERIAL PHOTO



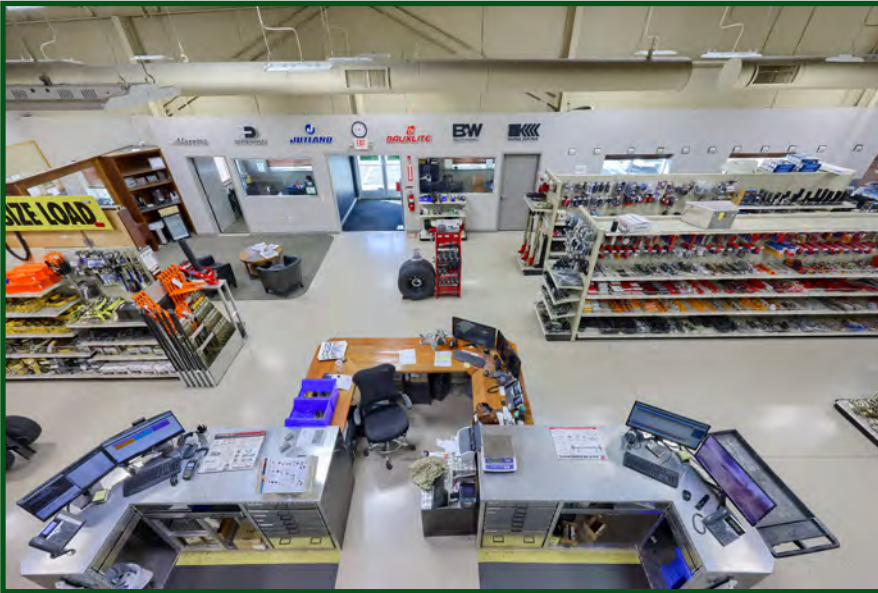
TAX MAP



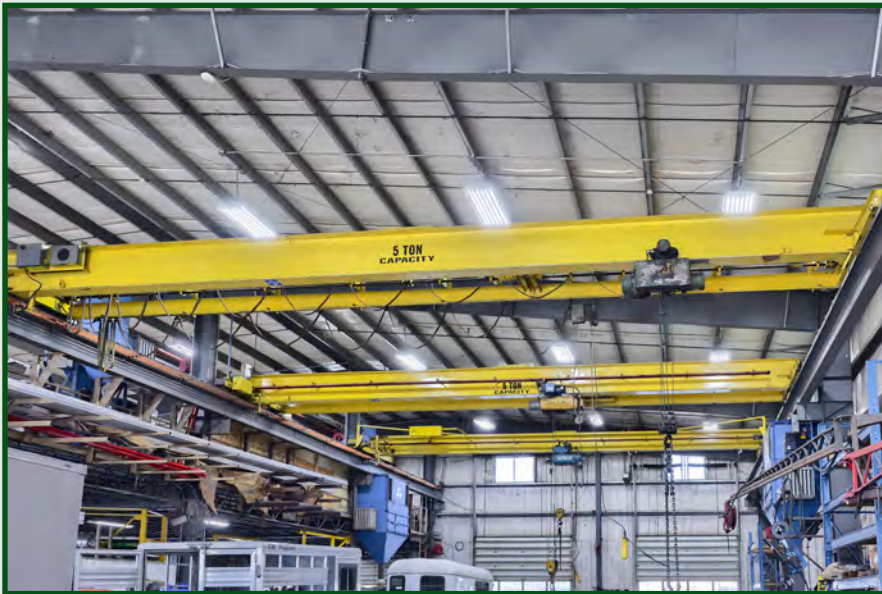
PHOTOGRAPHS - 2969 Lincoln Highway East (Main Plant & Wh)



PHOTOGRAPHS - 2969 Lincoln Highway East (Main Plant & Wh)



PHOTOGRAPHS - 2969 Lincoln Highway East (Main Plant & Wh)



PHOTOGRAPHS - 2975 Lincoln Highway East (House)



PHOTOGRAPHS - 2975 Lincoln Highway East (House)



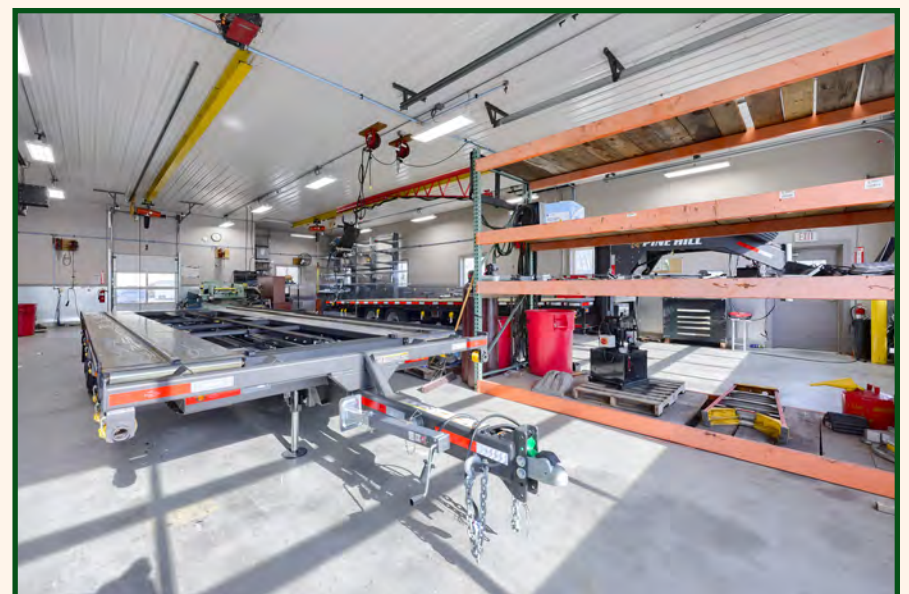
PHOTOGRAPHS - 2975 Lincoln Highway East (House)



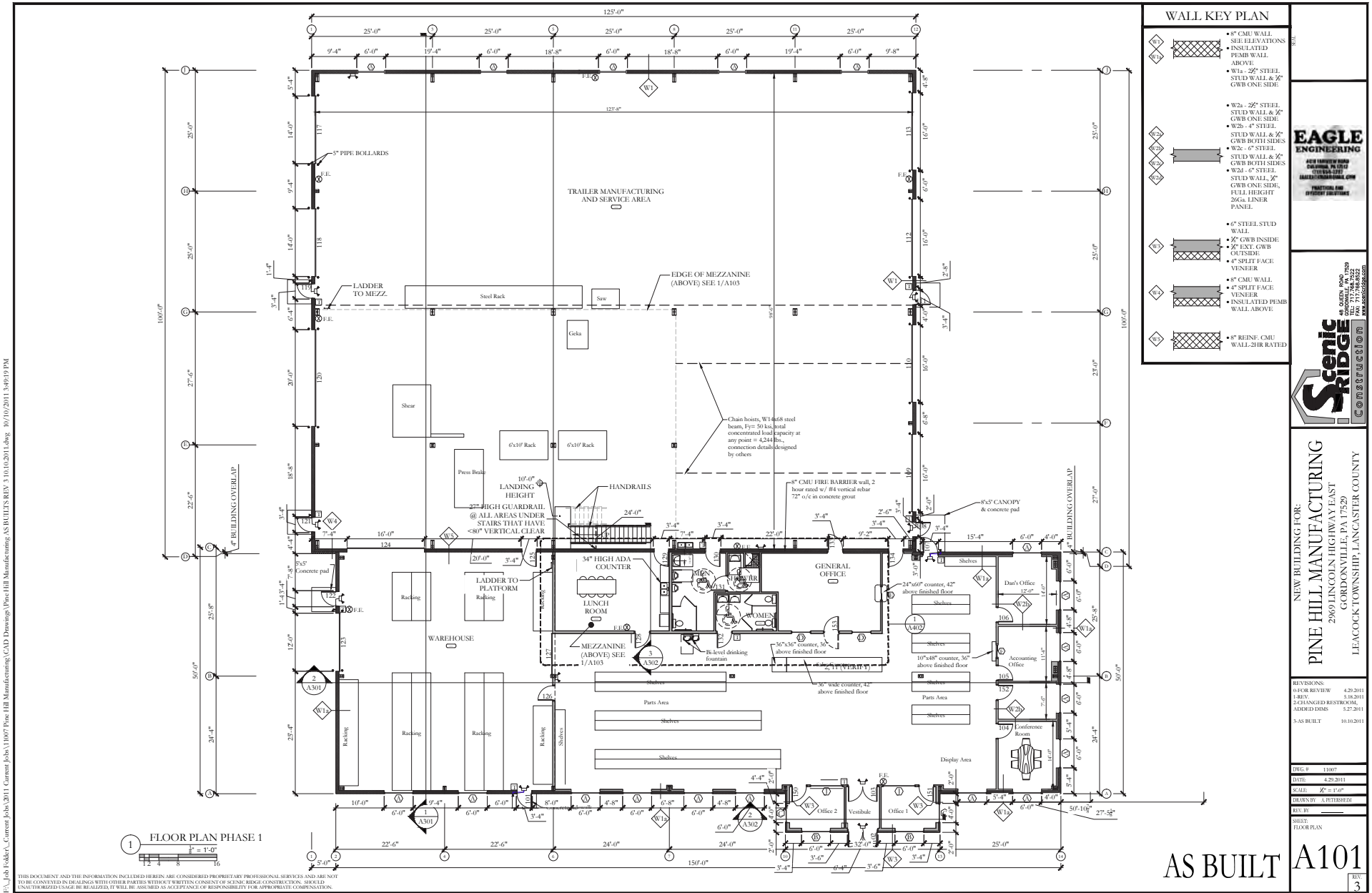
PHOTOGRAPHS - 2975 Lincoln Highway East (Warehouse)



PHOTOGRAPHS - 2975 Lincoln Highway East (Warehouse)



FLOOR PLAN - 2969 Lincoln Highway East (Main Plant)



EAGLE ENGINEERING

400 UNIVERSITY ROAD
CHRYSLER, PA 17015
TEL: 717.266.1222
WWW.EAGLEENGINEERING.COM

Scenic BRIDGE CONSTRUCTION

40 QUARRY ROAD
LANCASTER, PA 17602
TEL: 717.266.1222
WWW.SCENICBRIDGE.COM

NEW BUILDING FOR:

PINE HILL MANUFACTURING
2969 LINCOLN HIGHWAY EAST
CORDONVILLE, PA 17529
LEACOCK TOWNSHIP, LANCASTER COUNTY

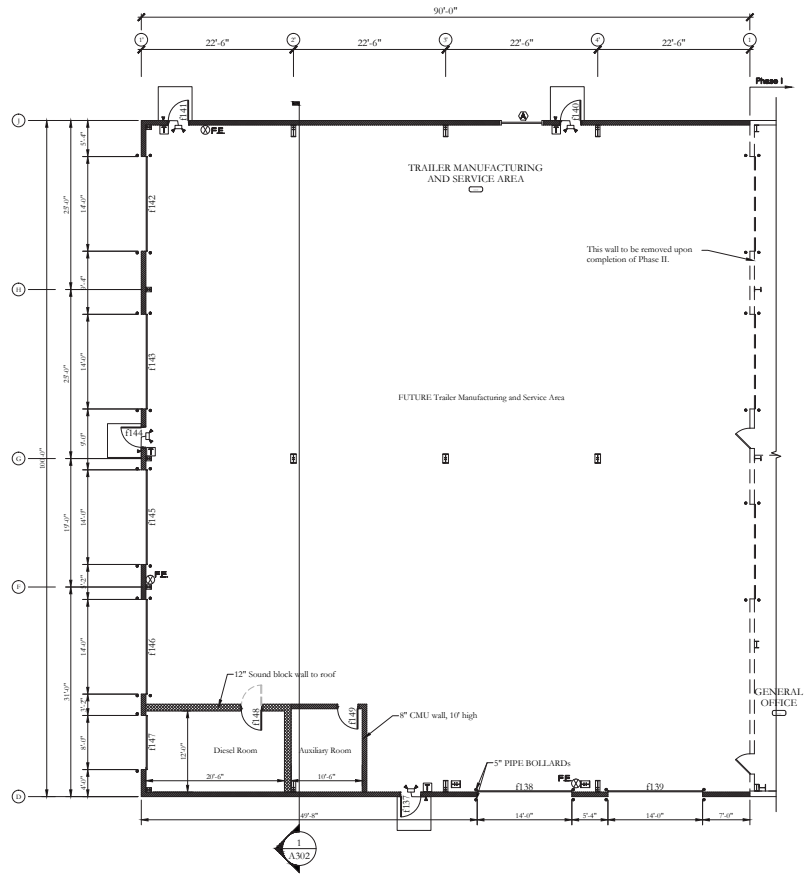
REVISIONS:

1-4 HR REVIEW	4.20.2011
1 REV.	5.18.2011
2 CHANGED RESTROOM, ADDED PANS	5.23.2011
3 AS BUILT	10.10.2011

DWG. # 11007
DATE: 4.29.2011
SCALE: 1/8" = 1'-0"
DRAWN BY: APT/SH/EE
REV. BY:
SHEET: FLOOR PLAN
REV. 3

AS BUILT A101

FLOOR PLAN - 2969 Lincoln Highway East (Warehouse)



1 FLOOR PLAN PHASE 2
 1" = 1'-0"
 0 4 8 16

WALL KEY PLAN

-
-
-
-
-

EAGLE ENGINEERING
 408 HUNTER ROAD
 CHAMBERS, PA 17013
 (717) 261-2222
 EAGLEENGINEERING.COM

Scenic Ridge
 40 QUINCY ROAD
 GORDONVILLE, PA 17529
 (717) 696-6222
 WWW.SCENICRIDGE.COM



NEW BUILDING FOR:
PINE HILL MANUFACTURING
 2969 LINCOLN HIGHWAY EAST
 GORDONVILLE, PA 17529
 LEACOCK TOWNSHIP, LANCASTER COUNTY

REVISIONS:

1-FOR REVIEW	4.29.2011
1-REV.	5.18.2011
2-CHANGED RESTROOM, ADDED DIMS	5.27.2011
3-AS BUILT	10.10.2011

DWG.#	11007
DATE	4.29.2011
SCALE	1/2" = 1'-0"
DRAWN BY	A. PETERSON
REV. BY	
SHEET	FLOOR PLAN PHASE 1

AS BUILT A102

E:_Job Folder_A_Current Jobs\11007 Pine Hill Manufacturing\CAD Drawings\Phase II Manufacturing\AS BUILTS\REV. 3 10.10.2011.dwg 10/10/2011 3:49:22 PM

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ELEVATION PLAN - 2969 Lincoln Highway East (Main Plant)

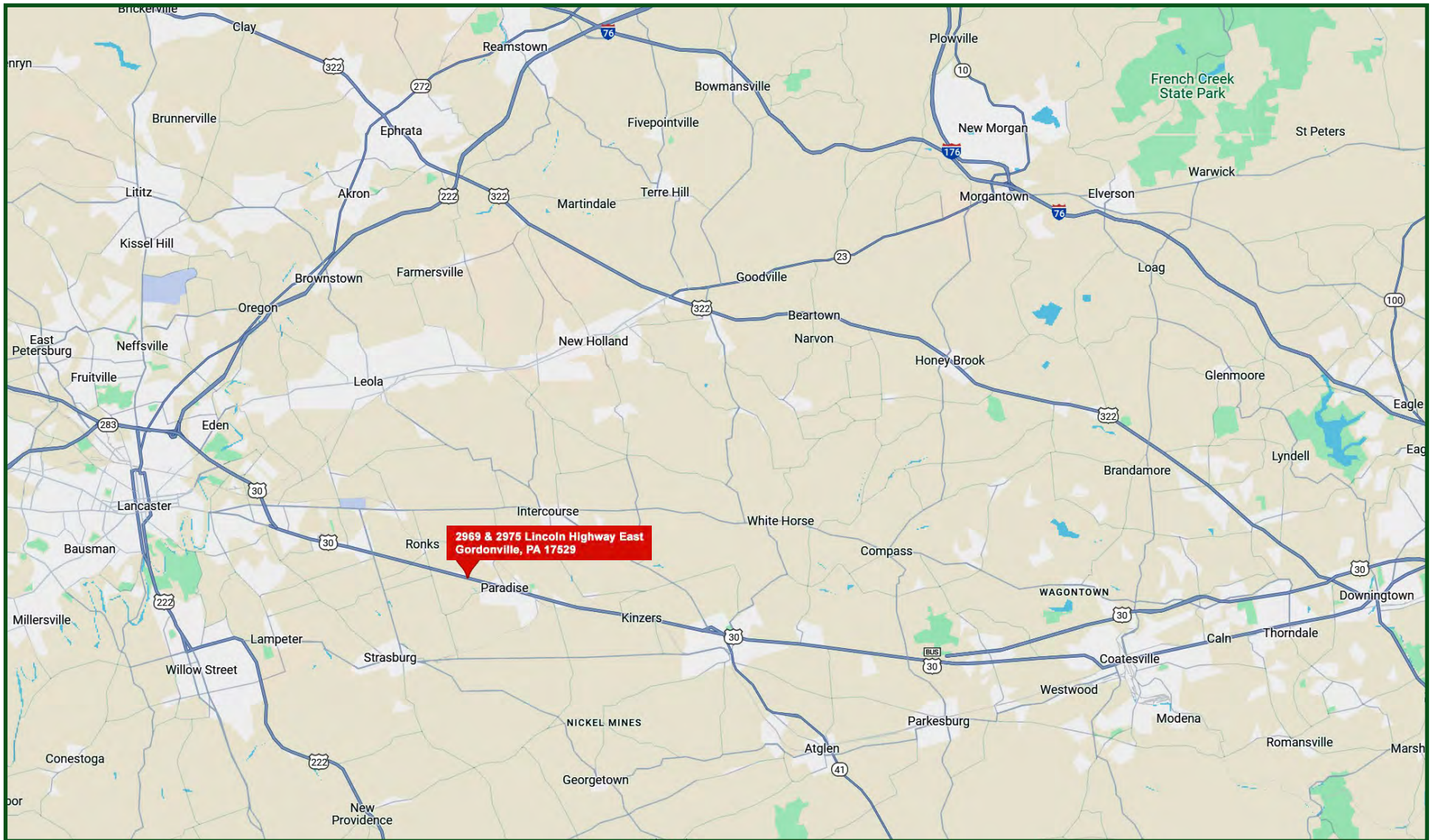


E:_Job Folder_A_Current Jobs\11007 Pine Hill Manufacturing\CAD Drawings\Phase II Manufacturing\AS BUILTS REV 3 10.10.2011.dwg 10/10/2011 3:42:26 PM

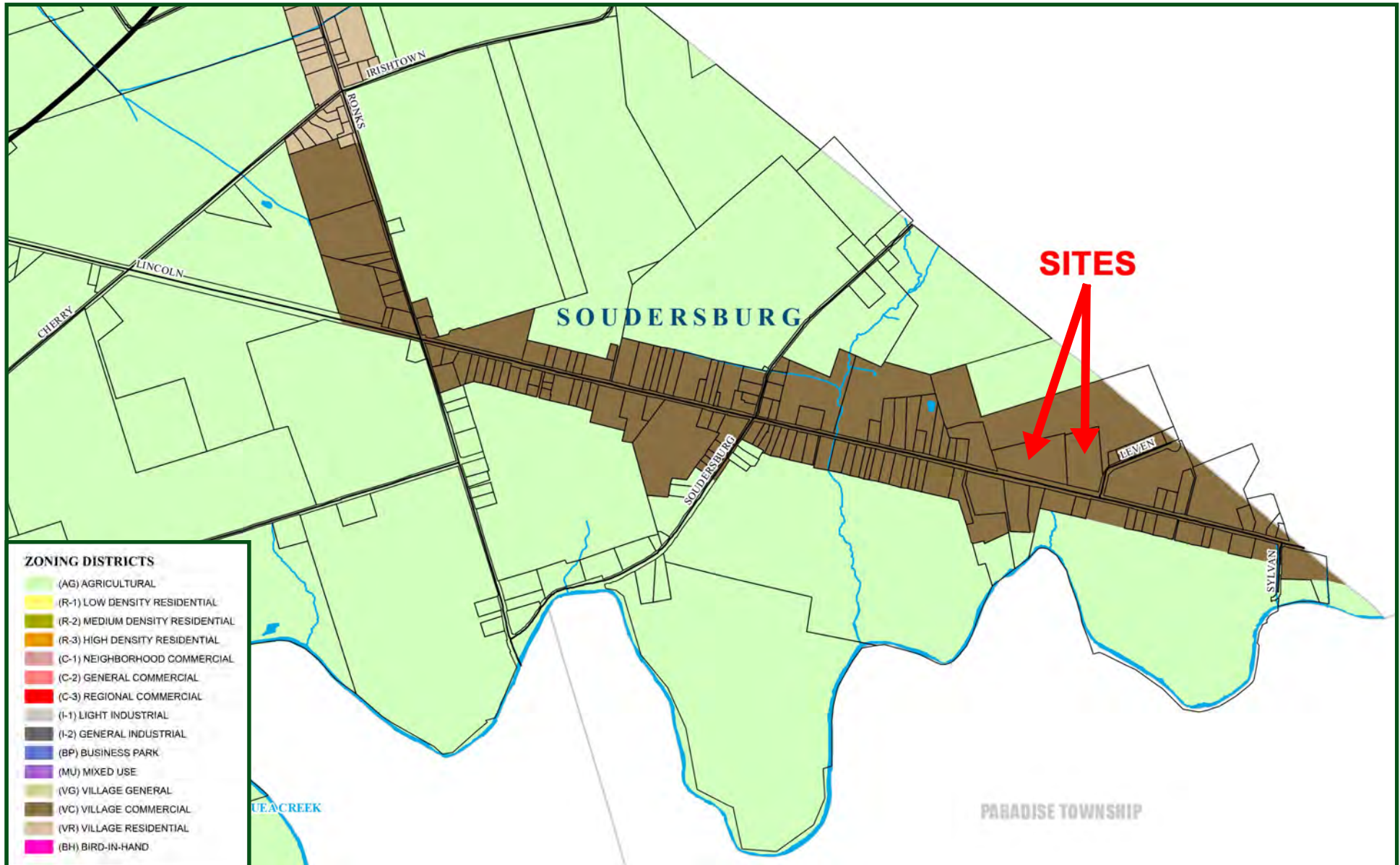
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<p>ARCHITECTURE ENGINEERING 2969 LINCOLN HIGHWAY EAST CORDONVILLE, PA 17529 TEL: 717.266.8222 WWW.EAGLEENGINEERING.COM</p>									
<p>SCENIC RIDGE CONSTRUCTION 100 QUINCY ROAD CORDONVILLE, PA 17529 TEL: 717.266.8222 WWW.SCENICRIDGE.COM</p>									
<p>NEW BUILDING FOR: PINE HILL MANUFACTURING 2969 LINCOLN HIGHWAY EAST CORDONVILLE, PA 17529 LEACOCK TOWNSHIP, LANCASTER COUNTY</p>									
<p>REVISIONS:</p> <table border="1"> <tr><td>1-4 FOR REVIEW</td><td>4.20.2011</td></tr> <tr><td>1 REV.</td><td>5.14.2011</td></tr> <tr><td>2 CHANGED RESTROOM, ADDED DOORS</td><td>5.27.2011</td></tr> <tr><td>3 AS BUILT</td><td>10.10.2011</td></tr> </table>	1-4 FOR REVIEW	4.20.2011	1 REV.	5.14.2011	2 CHANGED RESTROOM, ADDED DOORS	5.27.2011	3 AS BUILT	10.10.2011	<p>DWG # 11007 DATE: 4.29.2011 SCALE: 1/8" = 1'-0" DRAWN BY: A. PETERSENI REV BY: SHEET: BUILDING ELEVATIONS</p>
1-4 FOR REVIEW	4.20.2011								
1 REV.	5.14.2011								
2 CHANGED RESTROOM, ADDED DOORS	5.27.2011								
3 AS BUILT	10.10.2011								
<p>AS BUILT A201</p>									
<p>REV 3</p>									

LOCATION MAP - LOCAL



ZONING MAP (East Lampeter Township)



ZONING ORDINANCE

Township of East Lampeter, PA

§ 375-19010

§ 375-19020

ARTICLE XIX Village Commercial (VC) Zoning District

§ 375-19010. Purpose.

- A. To accommodate and to support the continued viability of the traditional villages as minor commercial centers within East Lampeter Township.
- B. To provide for the expansion of commercial uses within village areas in a manner that is consistent with the current physical pattern of structures, roads, and uses.
- C. To enable the development of new, small-scale commercial operations within the context of the existing community.
- D. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

§ 375-19020. Permitted uses.

- A. Principal uses permitted by right:
 - (1) Agricultural operation, subject to the provisions specified under § 375-23030 of this chapter. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
 - (2) Bed-and-breakfast establishment, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under § 375-23110 of this chapter.
 - (3) Campgrounds, subject to the provisions specified under § 375-23140 of this chapter.
 - (4) Day-care facility as a commercial use, subject to the provisions specified under § 375-23220 of this chapter.
 - (5) Dry cleaner and/or laundromat containing no drive-through service lanes, subject to the provisions specified under § 375-23230 of this chapter.
 - (6) Emergency service facility, subject to the provisions specified under § 375-23250 of this chapter.
 - (7) Financial institution containing no more than two drive-through service lane, subject to the provisions specified under § 375-23280 of this chapter.
 - (8) Forestry, subject to the provisions specified under § 375-23290 of this chapter.
 - (9) Funeral home, subject to the provisions specified under § 375-23300 of this chapter.
 - (10) Greenhouse as a commercial use, subject to the provisions specified under § 375-23330 of this chapter.
 - (11) Grocery store, subject to the provisions specified under § 375-23340 of this chapter.

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Township of East Lampeter, PA

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- (12) Home improvement and/or building supply store, subject to the provisions specified under § 375-23360 of this chapter.
- (13) Hotel and/or motel containing a maximum of 100 rental units or rooms, subject to the provisions specified under § 375-23400 of this chapter.
- (14) Integrated commercial enterprise, subject to the provisions specified under § 375-23400.1 of this chapter. **[Added 9-20-2021 by Ord. No. 354]**
- (15) Library, subject to the provisions specified under § 375-23430 of this chapter.
- (16) Manufacturing use located on a lot with a minimum of two acres and maximum of 10 acres, which shall be contained within building(s) that do not exceed 30,000 square feet of cumulative gross floor area. The manufacturing use shall be located along a public road owned and maintained by East Lampeter Township and shall comply with the supplemental regulations specified under § 375-23450 of this chapter.
- (17) Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under of § 375-23470 of this chapter.
- (18) Municipal use, subject to the provisions specified under § 375-23500 of this chapter.
- (19) Museum, subject to the provisions specified under of § 375-23510 of this chapter.
- (20) Nursery as a principal or accessory use, subject to the provisions specified under § 375-23520 of this chapter.
- (21) Offices, subject to the provisions specified under of § 375-23540 of this chapter.
- (22) Personal service facility containing no drive-through service lanes, subject to the provisions specified under of § 375-23570 of this chapter.
- (23) Places of worship, subject to the provisions specified under § 375-23580 of this chapter.
- (24) Principal uses permitted in combination with other uses, subject to the provisions specified under § 375-23590 of this chapter.
- (25) Recreation use that is classified as a municipal use, subject to the provisions specified under § 375-23620 of this chapter.
- (26) Recreation use that is classified as a restricted or private recreation use, subject to the provisions specified under § 375-23620 of this chapter.
- (27) Restaurant containing no drive-through service lanes, subject to the provisions specified under § 375-23680 of this chapter.
- (28) Retail bakery or confectioner containing no drive-through service lanes, subject to the provisions specified under § 375-23690 of this chapter.
- (29) Retail sales or craft store with subordinate manufacturing or assembly services, subject to the provisions specified under Section 23700 of this chapter.
- (30) Retail sales containing no drive-through service lanes, subject to the provisions

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ZONING ORDINANCE

Township of East Lampeter, PA

§ 375-19020

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specified under § 375-23700 of this chapter.

- (31) School that is classified as a commercial school, subject to the provisions specified under § 375-23740 of this chapter.
- (32) School that is defined as a public or private school for students in kindergarten through 12th grade, subject to the provisions specified under § 375-23740 of this chapter.
- (33) Single-family detached dwellings, which are not initially or cumulatively developed as a regional impact development.
- (34) Single-family semidetached dwellings, which are not initially or cumulatively developed as a regional impact development.
- (35) Tourist home, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under § 375-23110 of this chapter.
- (36) United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
- (37) Veterinary office, subject to the provisions specified under § 375-23860 of this chapter.

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 chapter.
- (2) 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 § 375-23050.1 of this chapter.
- (3) Apartment as an accessory use to a permitted nonresidential use, subject to the provisions specified under § 375-23070 of this chapter.
- (4) Apartment as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under § 375-23070 of this chapter.
- (5) ECHO housing as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under § 375-23240 of this chapter.
- (6) Home occupation use as a no-impact accessory residential use, subject to the provisions specified under § 375-23370 of this chapter.
- (7) Horse barn for the keeping of horses for transportation for non-commercial purposes on less than 10 acres of land, subject to the provisions specified under § 375-23380 of this chapter.
- (8) Residential accessory uses and structures for a permitted residential use, subject to the provisions specified under § 375-22030 and § 375-23660 of this chapter.
- (9) Satellite receiving and/or transmitting dish antenna with a maximum diameter of three feet, which may be mounted on the side or rear facade or roof of a building or ground

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Township of East Lampeter, PA

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§ 375-19030

mounted in the side or rear yard, subject to the provisions of § 375-23730 of this chapter.

C. Uses permitted by special exception, pursuant to the provisions specified under § 375-25070 of this chapter:

- (1) Automobile repair and/or service station, subject to the provisions specified under § 375-23080 of this chapter.
- (2) Farm-support business use as a business operation, subject to the provisions specified under § 375-23260 of this chapter.
- (3) Farmers market, subject to the provisions specified under § 375-23270 of this chapter.
- (4) Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under § 375-23370 of this chapter.
- (5) Hotel and/or motel designated and occupied as an extended stay hotel, subject to the provisions specified under § 375-23400 of this chapter.
- (6) Multifamily dwellings, subject to the provisions specified under § 375-23490 of this chapter.
- (7) Public utility building and/or structures, subject to the provisions specified under § 375-23610 of this chapter.
- (8) Restaurant use classified as a bring your own bottle or BYOB, subject to the provisions of § 375-23680 of this chapter.
- (9) Satellite receiving and/or transmitting dish antenna with a diameter of less than three feet that is located on the front facade of a building and/or located as a ground-mounted structure, subject to the provisions specified under § 375-23730 of this chapter.
- (10) Townhouses, which are not initially or cumulatively developed as a regional impact development, subject to the provisions specified under § 375-23830 of this chapter.

D. Uses permitted by conditional use, pursuant to the provisions specified under § 375-25080 of this chapter:

- (1) Historic resources overlay uses and site improvements, subject to the provisions specified under § 375-21050 (Historic Overlay District) of this chapter.
- (2) Regional impact development containing the permitted uses within the VC Zoning District, subject to the provisions specified under § 375-23640 of this chapter.

§ 375-19030. Area, dimensional and height requirements.

A. Lot size requirements.

- (1) The minimum lot area for a single-family detached dwelling shall be 7,500 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and by public water supply facilities.

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Township of East Lampeter, PA

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- (2) The minimum lot area for a single-family dwelling shall be 12,000 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and on-lot water supply facilities.
 - (3) The minimum lot size for a single-family semidetached dwelling shall be 5,000 square feet per unit.
 - (4) The minimum lot size for a townhouse shall be 3,750 square feet per unit.
 - (5) The minimum lot size for multifamily dwellings shall be 3,500 square feet per unit.
 - (6) The minimum lot area for all permitted nonresidential uses within the VC Zoning District shall be 12,000 square feet provided that the lot is serviced by public sanitary sewage disposal facilities and by public or on-lot water supply facilities. Unless otherwise specified by other provisions of this chapter, the maximum lot size for a nonresidential use shall be 40,000 square feet.
 - (7) All uses within the VC Zoning District shall be served by public sanitary sewage disposal facilities and by public water supply facilities (where available) or on-lot water supply facilities. Any uses not served by public sanitary sewer disposal shall meet all regulations of the Pennsylvania Department of Environmental Protection or any successive government entity.
- B. Lot width, building setback and dimensional requirements for a principal use.
- (1) The minimum lot width requirements shall be as follows:
 - (a) A lot containing a single-family detached dwelling shall have a minimum lot width of 50 feet as measured at the street right-of-way line and front yard setback line.
 - (b) A lot containing a single-family semidetached dwelling shall have a minimum lot width of 40 feet as measured at the street right-of-way line and the front yard setback line.
 - (c) A lot containing a townhouse shall have a minimum lot width of 30 feet as measured at the street right-of-way line and the front yard setback line.
 - (d) A lot containing a multifamily dwelling shall have a minimum lot width of 100 feet as measured at the street right-of-way line and front yard setback line.
 - (e) A lot containing a permitted nonresidential building and use shall have a minimum lot width of 75 feet as measured at the street right-of-way line and front yard setback line.
 - (2) The minimum front yard setback requirements shall be as follows:
 - (a) The minimum front yard setback requirement shall be 10 feet, as measured from the street right-of-way line.
 - (b) The maximum front yard setback requirement shall be 25 feet, as measured from the street right-of-way line.

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Township of East Lampeter, PA

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- (c) No off-street parking area for a commercial use shall be permitted within the front yard setback.
 - (3) The minimum side yard setback requirement shall be as follows:
 - (a) A lot containing a single-family detached dwelling shall have a side yard setback of five feet.
 - (b) A lot containing a single-family semidetached dwelling shall have a side yard setback of five feet, as measured from the exterior side.
 - (c) Townhouses shall have a side yard setback of 10 feet, as measured from the end units.
 - (d) Multifamily dwellings with four or fewer units shall have a side yard setback of 10 feet, as measured from the end or external units.
 - (e) Multifamily dwellings with more than four units shall have a side yard setback of 20 feet, as measured from the end or external units.
 - (f) Nonresidential buildings or structures shall have a side yard setback of 15 feet.
 - (4) The minimum rear yard shall be as follows:
 - (a) Unless otherwise specified by this chapter, all permitted principal uses within the VC Zoning District shall have a rear yard setback of 10 feet.
 - (b) Multifamily and townhouse dwellings with more than four units shall have a rear yard setback of 20 feet.
 - (c) All permitted nonresidential uses shall have a rear yard setback of 20 feet.
 - (5) The maximum building and lot coverage requirements shall apply:
 - (a) No more than 60% of the lot shall be covered by buildings.
 - (b) No more than 70% of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.
 - (c) If more than 50% of the required off-street parking spaces are located behind the front yard setback line, the maximum lot or impervious coverage requirement may be increased to a total of 80% of the lot.
- C. Setback and dimensional requirements for a residential accessory use.
- (1) To qualify as a residential accessory building it must be unattached and may not cover an area that is larger than 50% of the principal building footprint, or 1,000 square feet of floor area, whichever is less.
 - (2) The following regulations shall apply to unattached buildings for accessory uses that are 120 square feet or less of gross floor area:
 - (a) The minimum front yard setback line from all streets shall be 15 feet to the rear of

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- the front facade of the principal building.
- (b) The minimum side yard setback shall be three feet.
 - (c) The minimum rear yard setback shall be three feet.
- (3) The following regulations shall apply to unattached buildings for accessory uses that exceed 120 square feet of gross floor area:
- (a) The minimum front yard setback line from all streets shall be 15 feet to the rear of the front facade of the principal building.
 - (b) The minimum side yard setback shall be five feet.
 - (c) The minimum rear yard setback shall be five feet.
- D. Unless otherwise permitted under the provisions of this chapter, the maximum height provisions shall apply to principal buildings or structures:
- (1) The maximum height of a building or structure occupied by a principal use shall be 40 feet.
 - (2) Taller buildings or structures are permitted, provided that an additional setback of two feet is provided for every one foot of height in excess of 40 feet up to a maximum height of 50 feet.
- E. The maximum height provisions shall apply to accessory buildings or structures:
- (1) The maximum height of a nonresidential accessory building or structure shall be 25 feet.
 - (2) The maximum height shall be 12 feet for a residential accessory building that is 120 square feet or less of gross floor area.
 - (3) The maximum height shall be 25 feet for a residential accessory building that exceeds 120 square feet of gross floor area.

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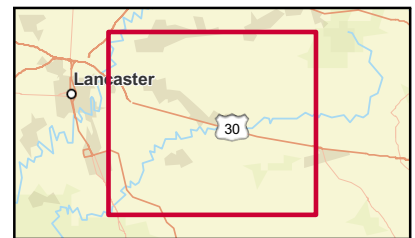
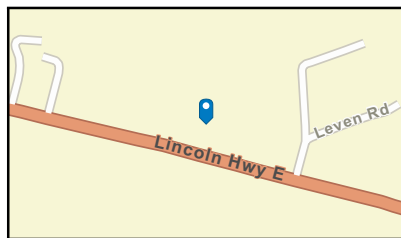
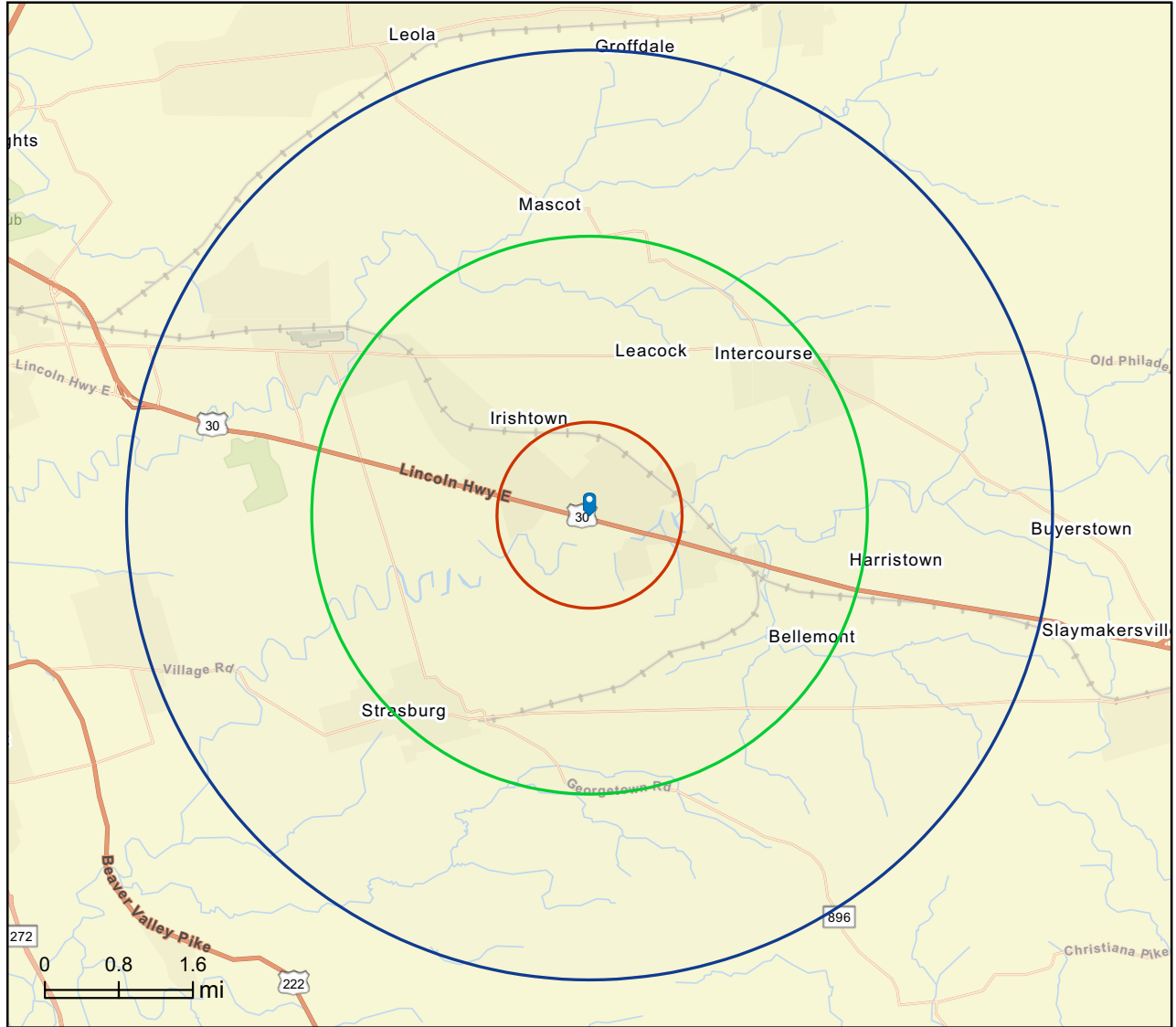
DEMOGRAPHICS



Site Map

2969 Lincoln Hwy E, Gordonville, Pennsylvania, 17529
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.01392
Longitude: -76.14650



April 16, 2025

DEMOGRAPHICS



Executive Summary

2969 Lincoln Hwy E, Gordonville, Pennsylvania, 17529
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.01392
Longitude: -76.14650

	1 mile	3 miles	5 miles
Population			
2010 Population	1,508	9,306	27,113
2020 Population	1,598	10,138	29,237
2024 Population	1,599	10,132	29,124
2029 Population	1,612	10,144	29,170
2010-2020 Annual Rate	0.58%	0.86%	0.76%
2020-2024 Annual Rate	0.01%	-0.01%	-0.09%
2024-2029 Annual Rate	0.16%	0.02%	0.03%
2020 Male Population	48.9%	49.1%	49.5%
2020 Female Population	51.1%	50.9%	50.5%
2020 Median Age	33.2	34.7	34.1
2024 Male Population	49.4%	49.8%	50.2%
2024 Female Population	50.6%	50.2%	49.8%
2024 Median Age	33.6	34.8	34.3

In the identified area, the current year population is 29,124. In 2020, the Census count in the area was 29,237. The rate of change since 2020 was -0.09% annually. The five-year projection for the population in the area is 29,170 representing a change of 0.03% annually from 2024 to 2029. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	89.1%	89.7%	86.0%
2024 Black Alone	2.2%	1.6%	3.0%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2024 Asian Alone	1.3%	1.2%	2.1%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	3.2%	2.5%	3.6%
2024 Two or More Races	3.9%	4.7%	5.0%
2024 Hispanic Origin (Any Race)	6.0%	5.9%	7.8%

Persons of Hispanic origin represent 7.8% 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 36.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	109	112	110
2010 Households	558	3,177	9,070
2020 Households	606	3,501	9,758
2024 Households	620	3,554	9,898
2029 Households	631	3,595	10,019
2010-2020 Annual Rate	0.83%	0.98%	0.73%
2020-2024 Annual Rate	0.54%	0.35%	0.34%
2024-2029 Annual Rate	0.35%	0.23%	0.24%
2024 Average Household Size	2.58	2.85	2.94

The household count in this area has changed from 9,758 in 2020 to 9,898 in the current year, a change of 0.34% annually. The five-year projection of households is 10,019, a change of 0.24% annually from the current year total. Average household size is currently 2.94, compared to 2.99 in the year 2020. The number of families in the current year is 7,191 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.

April 16, 2025

DEMOGRAPHICS



Executive Summary

2969 Lincoln Hwy E, Gordonville, Pennsylvania, 17529
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.01392
Longitude: -76.14650

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	29.7%	25.8%	25.9%
Median Household Income			
2024 Median Household Income	\$86,737	\$91,110	\$90,414
2029 Median Household Income	\$102,179	\$106,200	\$104,054
2024-2029 Annual Rate	3.33%	3.11%	2.85%
Average Household Income			
2024 Average Household Income	\$125,119	\$121,443	\$120,740
2029 Average Household Income	\$138,931	\$138,983	\$138,639
2024-2029 Annual Rate	2.12%	2.73%	2.80%
Per Capita Income			
2024 Per Capita Income	\$45,240	\$41,720	\$41,904
2029 Per Capita Income	\$50,555	\$48,249	\$48,635
2024-2029 Annual Rate	2.25%	2.95%	3.02%
GINI Index			
2024 Gini Index	40.1	37.0	36.8

Households by Income

Current median household income is \$90,414 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$104,054 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$120,740 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$138,639 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,904 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,635 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	78	90	89
2010 Total Housing Units	613	3,378	9,508
2010 Owner Occupied Housing Units	328	2,025	5,647
2010 Renter Occupied Housing Units	230	1,152	3,423
2010 Vacant Housing Units	55	201	438
2020 Total Housing Units	664	3,697	10,181
2020 Owner Occupied Housing Units	330	2,246	5,987
2020 Renter Occupied Housing Units	276	1,255	3,771
2020 Vacant Housing Units	44	180	439
2024 Total Housing Units	677	3,747	10,318
2024 Owner Occupied Housing Units	349	2,335	6,220
2024 Renter Occupied Housing Units	271	1,219	3,678
2024 Vacant Housing Units	57	193	420
2029 Total Housing Units	687	3,785	10,427
2029 Owner Occupied Housing Units	368	2,422	6,460
2029 Renter Occupied Housing Units	264	1,174	3,559
2029 Vacant Housing Units	56	190	408
Socioeconomic Status Index			
2024 Socioeconomic Status Index	51.5	50.0	49.3

Currently, 60.3% of the 10,318 housing units in the area are owner occupied; 35.6%, renter occupied; and 4.1% 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 10,181 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$374,422, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.29% annually to \$399,225.

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.

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