

# FOR LEASE

## FLEX / INDUSTRIAL SPACE

Lancaster, PA



**360 Steel Way, Units 3 & 4**  
**Lancaster, PA**

**Scott D. Bradbury**  
**Senior Vice-President**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (O) • (717) 606-6555 (C) • (717) 735-6001 (F)

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

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

# SALIENT INFORMATION

<b>PROPERTY:</b>	360 Steel Way, Units 3 & 4, Lancaster, PA 17601 City of Lancaster, Lancaster County
<b>LEASED AREA:</b>	± 13,200 SF
<b>CEILING HEIGHTS:</b>	18' to 24'
<b>GRADE DOORS:</b>	Two (2) 14' Drive-in Doors
<b>LOADING DOCKS:</b>	Two (2) 10' Dock Doors
<b>ROOF:</b>	Metal
<b>PARKING:</b>	± 20 Spaces
<b>HVAC:</b>	Gas Heat; Heat Pump
<b>WATER:</b>	Public
<b>SEWER:</b>	Public
<b>ELECTRIC:</b>	200+ Amp, 3-Phase
<b>ZONING:</b>	CM - Central Manufacturing
<b>LEASE RATE:</b>	\$8.95 PSF NNN
<b>2026 ESTIMATED NNN COSTS:</b>	\$2.70 PSF
<b>COMMENTS:</b>	Property is located behind Home Depot, just off Route 30 with excellent visibility. Includes approximately 3,000 SF of offices and showroom plus 10,200 SF warehouse space, with 20' ceilings. Lease is a sub-let which expires February 28, 2029.

# PHOTOGRAPHS



# PHOTOGRAPHS



# PHOTOGRAPHS

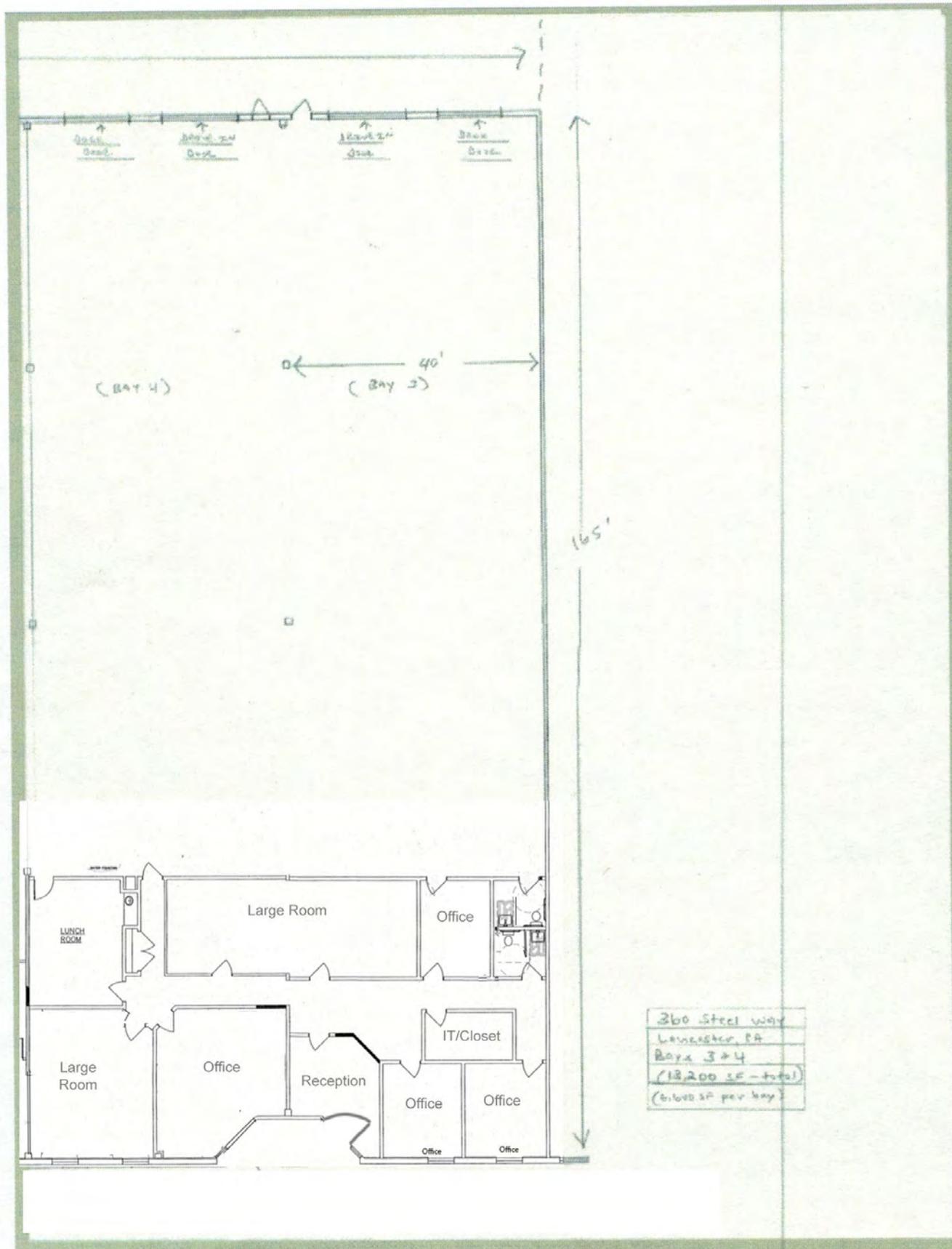


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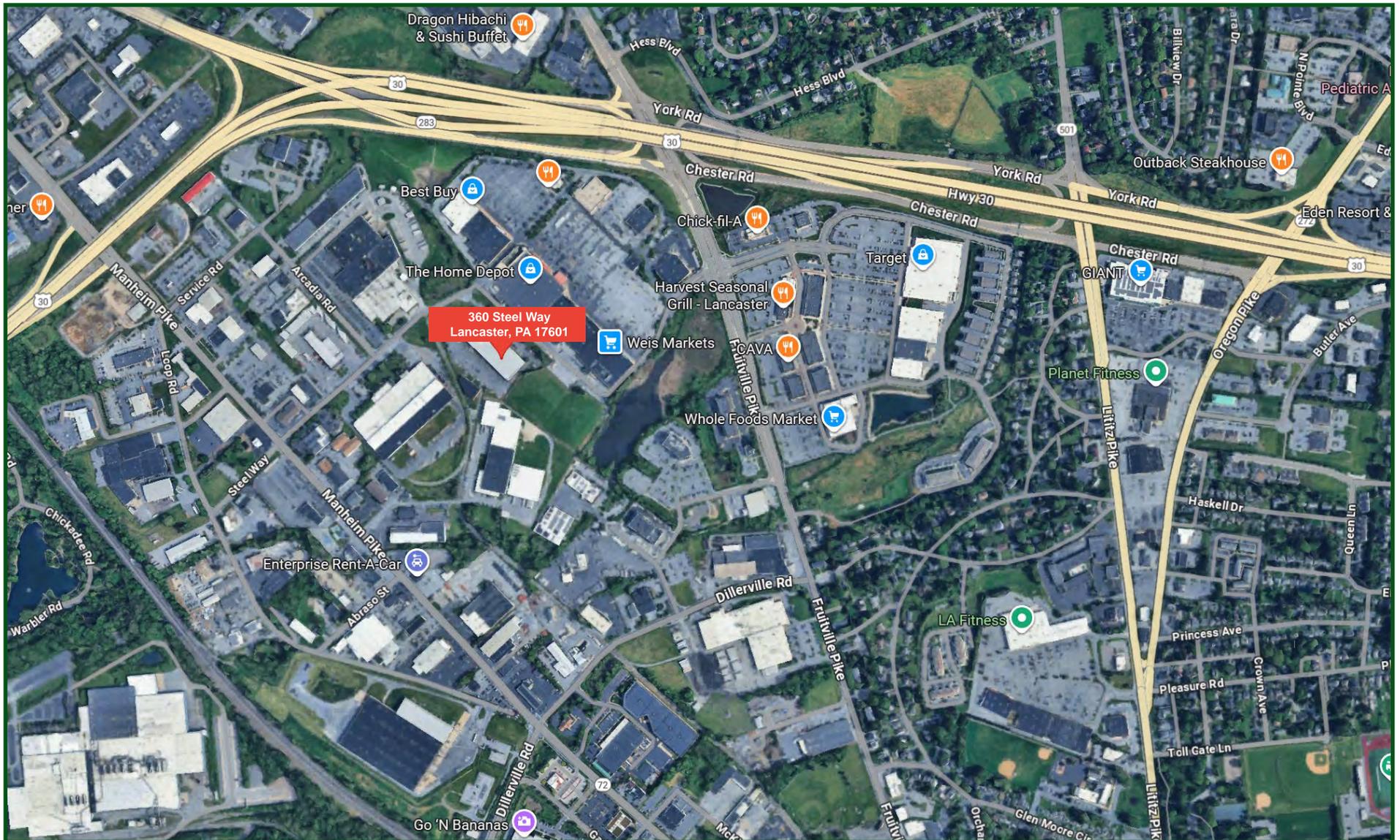




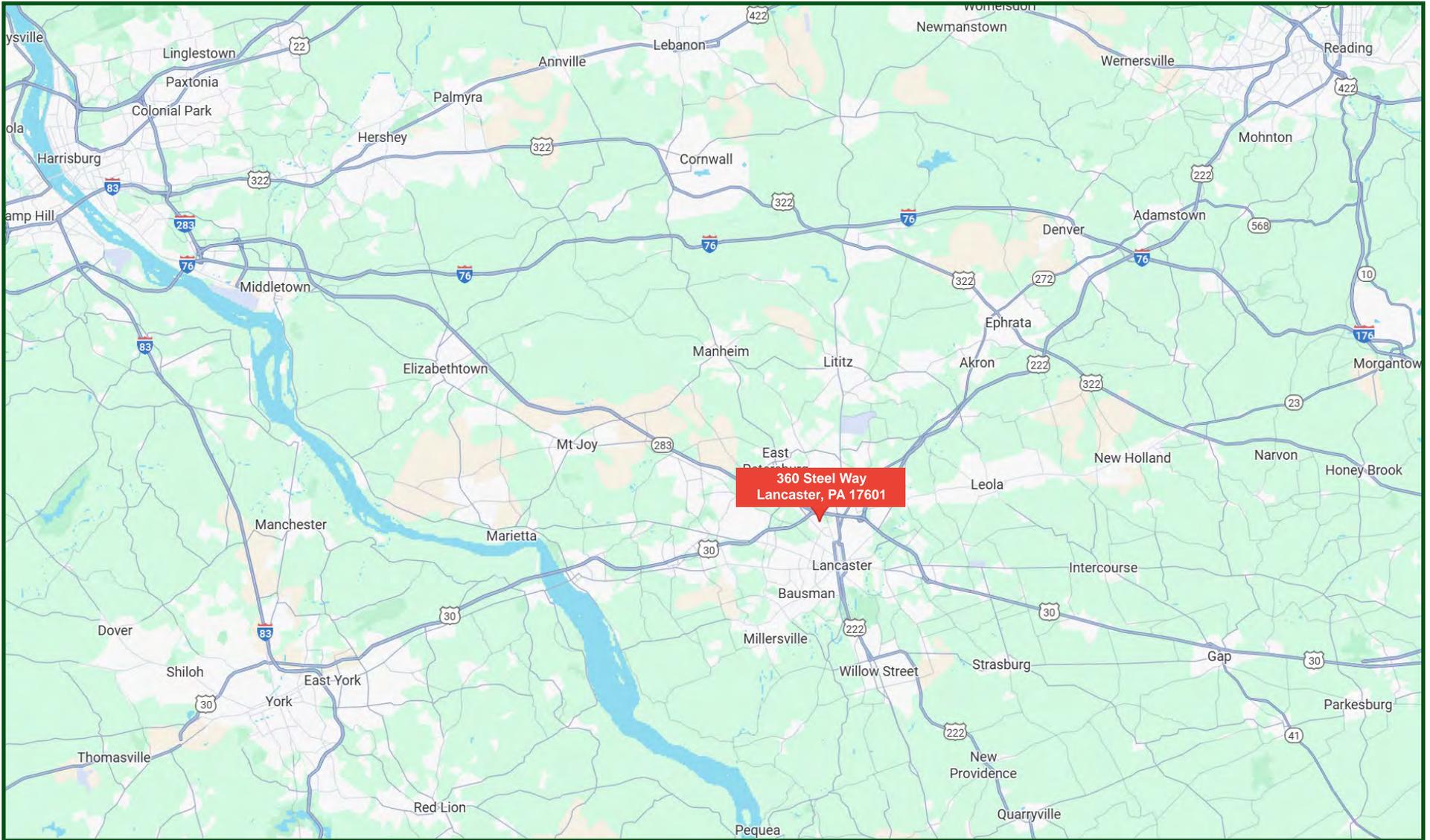
# SPACE PLAN



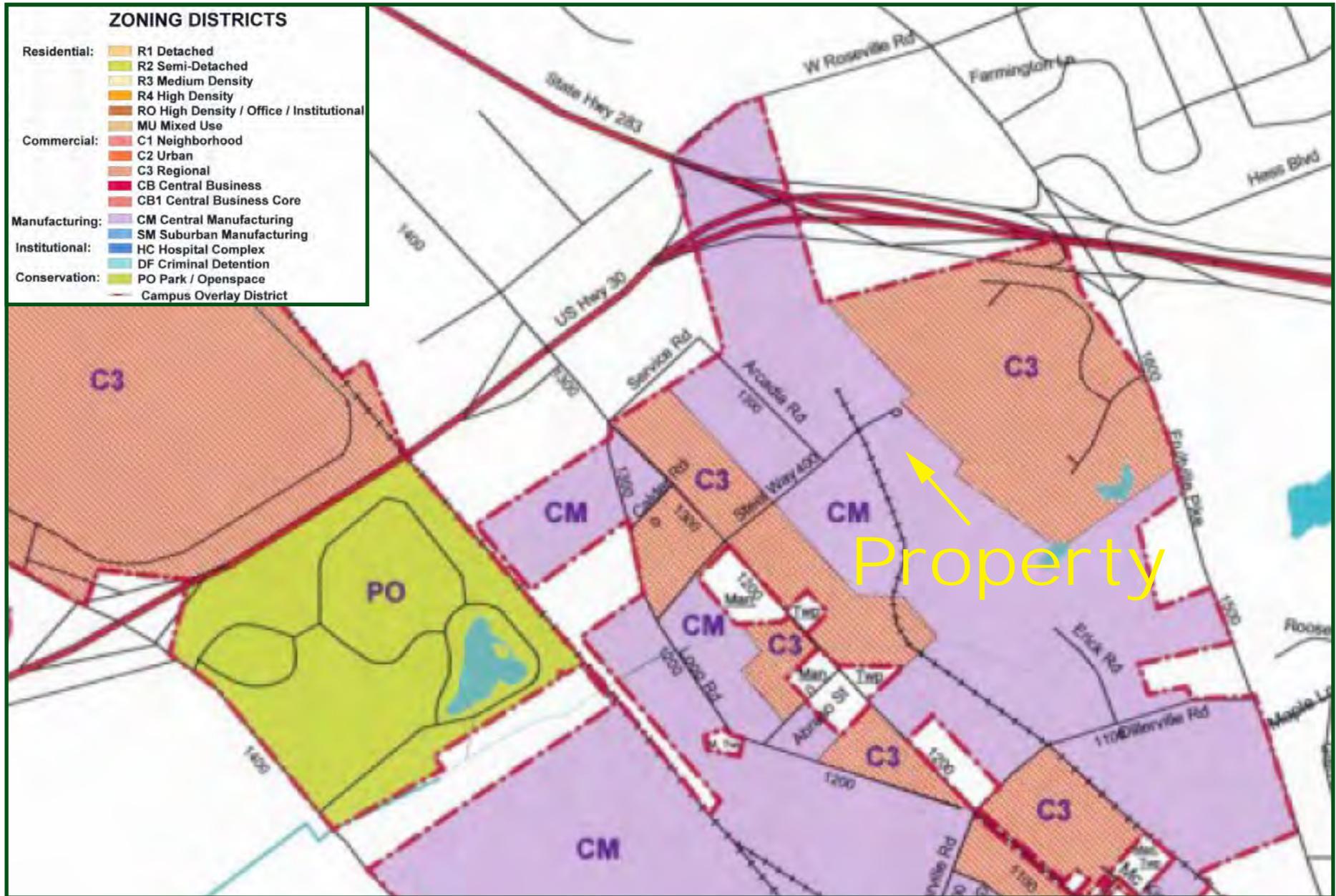
# LOCATION MAP - LOCAL AERIAL



# LOCATION MAP - REGIONAL



# ZONING MAP (City of Lancaster)



# ZONING ORDINANCE

## ZONING

### Manufacturing and Industrial(1)

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	MU	CB1	CB	C3	CM	SM
Animal and vegetable products						
(a) Microbrewery/brew pub, microdistillery	S	S	S	S	S	S
(b) Distilling, rectifying, blending, brewing, processing and packaging of liquors, malt liquors, wines and brandy	S				S	S
(c) Slaughtering, processing, packaging, dressing and treatment of meat, poultry and fish products					S	X
(d) Manufacturing, processing, and/or packaging of animal and/or vegetable products or beverages other than listed in (a) or (b)	S			S	X	X
Chemicals and synthetics						
(a) Manufacturing, processing and packaging of drugs, medicinal chemicals and pharmaceutical preparations	S				S	S
(b) Manufacturing, processing and packaging of perfumes, cosmetics and other toilet preparations	S				S	S
(c) Manufacturing, processing and/or packaging of chemicals and/or synthetics other than listed in (a) or (b)	S				S	S
Electroplating, polishing, finishing, and other treatment of metals and formed products	S				S	X
Fabricated metal products manufacture or processing	S				X	X
Instruments, appliances and miscellaneous goods manufacture	S				X	X
Leather and fur product manufacturing					S	S
Lumber and wood products, manufacturing or processing	S				X	X
Machinery and equipment manufacturing or assembly, including motorized and nonmotorized vehicles	S				S	X
Paper and paperboard products						
(a) Manufacturing of paper and paperboard, treatment and packaging of pulp and pressed or molded pulp goods, including paper, paperboard, building paper and building board						S
(b) Processing and packaging of paper and paperboard products other than listed in (a)	S				X	X
Petroleum refining or processing or bulk storage for off-site use of petroleum and coal products						S
Primary metals manufacturing or processing, including smelting, refining and processing ferrous and nonferrous metals						S

# ZONING ORDINANCE

## LANCASTER CODE

Use	MU	CB1	CB	C3	CM	SM
Printing or binding at an industrial scale	S			S	X	X
Recycling						
(a) Collection facilities for short-term storage of paper, glass, aluminum and bimetal cans and other residential recyclable materials	S		S	X	X	X
(b) Establishments primarily engaged in assembling, processing and wholesale distribution of recyclable residential, commercial, institutional, and municipal waste materials, provided that no hazardous materials shall be stored or processed					X	X
(c) Automobile salvage facilities engaged in dismantling automobiles for scrap and for resale of auto parts						S
Rubber, synthetic products and miscellaneous plastics						
(a) Reclaiming of rubber						S
(b) Manufacturing, processing and packaging of molded and fabricated rubber, synthetic and plastic products	S				S	X
Stone, clay and glass products manufacturing or processing	S				S	X
Textiles and apparel manufacturing or processing	S				X	X
Weaponry, small arms, artillery, ammunition, and related products manufacturing	S				S	S
Wholesale trade and storage, excluding manufacturing, assembling, processing or treatment of materials	S			X	X	X

### NOTES:

- (1) A special exception for any manufacturing or industrial use in the MU District shall not be approved unless the following conditions are met:
- The use shall not generate any dust, obnoxious odors, vibration, glare, or unreasonable noise;
  - The use does not require the storage of any hazardous materials, chemicals or other substances determined by the Bureau of Fire of the City of Lancaster to be of a hazardous or highly flammable nature;
  - The hours of operation shall be compatible with adjacent uses;
  - All refuse areas shall be screened from view; and
  - All outdoor storage areas shall be screened or buffered in accordance with §300-36, Outdoor storage areas.

# ZONING ORDINANCE

## ZONING

### Commercial—Retail

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Beer or other alcoholic beverage retail store, for off-premises consumption (which may be combined with sale of other beverages and snacks)													
(a) Up to 10,000 square feet of floor area						S	S	S		S			
(b) Up to 25,000 square feet of floor area											X	X	
Building and home improvement equipment, furnishings, landscaping, and supplies													
(a) Up to 50,000 square feet of floor area							S						
(b) Without size restriction						S		X		S	X	X	X
Convenience store/mini-market — up to 7,000 square feet of floor area(2)													
(a) With gasoline sales										S	X		
(b) Without gasoline sales						S	S	S	X	X	X		
Drive-through restaurant											X		
Eating and drinking establishment, excluding drive-through restaurant(3)													
(a) Up to 1,200 square feet of floor area			S						S				
(b) Up to 3,000 square feet of floor area				S	S					S			
(c) Without size restriction						S	X	X			X		X
Farm equipment											X		X
Firearms and accessories store											X		
Fireworks sales											X		X
Fuel and ice dealer											X	X	X
Gasoline stations/service station, excluding convenience store										S	X	X	

# ZONING ORDINANCE

## LANCASTER CODE

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Gourmet/specialty food store													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X			
(d) Without size restriction						S	S	S			X		
Grocery/general store, excluding gasoline/service station(2)													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X	X		
Liquor store — See “beer or other alcoholic beverage store”													
Motor vehicle, marine and aircraft accessory store													
(a) Up to 50,000 square feet of floor area							S					X	
(b) Without size restriction						S		X	X	X	X		
Motor vehicle, marine and aircraft sales, new or used													
(a) Up to 100,000 square feet of lot area												X	
(b) Without size restriction											X		
Pawn shop											S		
Pet store						S	X	X	S	S	X		
Pharmacy													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X	X			
(c) Up to 12,000 square feet of floor area						X				S			
(d) Without size restriction							X	X			X		
Retail store, other than uses listed separately and not including gasoline or auto sales													
(a) Up to 2,000 square feet of floor area			S	S					X				
(b) Up to 10,000 square feet of floor area						X				X			
(c) Up to 150,000 square feet of floor area							X	X			X		X
(d) Without size restriction							C	C			C		C

# ZONING ORDINANCE

## ZONING

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Secondhand/consignment furniture store						S		X	S	X	X		
Supermarket, over 10,000 square feet of floor area(2)						S	S	S		S	X		
Vending cart or truck(4)			S	S	S	S	X	X	X	X	X	X	X
Wholesale/retail discount warehouse store(5)											X		X

### NOTES:

- (1) A special exception for commercial—retail uses permitted in the R3 and R4 Districts shall be granted only for retail uses located in corner properties or existing storefronts. A reduction in required parking for corner properties may be granted by special exception pursuant to § 300-11C, Commercial storefronts.
- (2) A special exception shall be granted or a certificate of zoning compliance shall be issued for a convenience store/mini-market or a grocery/general store only if the following conditions are met:
  - a. At least 50% of the gross floor area is devoted to food products; and
  - b. The applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
  - c. A grocery or general store shall not be open for business before 5:00 a.m. or after 11:00 p.m.
- (3) If an eating and drinking establishment will specialize in take-out sales, the applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
- (4) A special exception shall be granted or a certificate of zoning compliance shall be issued for a vending cart or truck only if the following conditions are met:
  - a. The vending cart or truck shall be used only for the sale of food products or natural products;
  - b. The vending cart or truck shall be placed in a fixed location on private property, as shown on a site plan, with the prior written permission of the property owner;
  - c. The vending cart or truck shall remain a portable vehicle capable of being moved at any time from the property;
  - d. The vending cart or truck shall comply with the design standards set forth in City Code § 291-10, Neighborhood vending cart and vending truck design standards;
  - e. The vending cart or truck shall not be placed within the public right-of-way, except that a mobile food truck, as defined by City Code Ch. 240, Art. III, Mobile Food Trucks, shall be permitted in the public right-of-way as regulated by Ch. 240, Art. III;
  - f. The vending cart or truck shall be situated in a manner that avoids blockage of the public sidewalk by customers;
  - g. Neither the vending cart or truck nor any related sign, display, or other appurtenance shall be located in any required off-street parking space on the premises;
  - h. The applicant shall provide a litter receptacle, intended for public use, on the premises near the vending cart or truck;
  - i. The cart or truck vendor shall make no loud noises, including hawking, or use sound-amplifying devices to attract attention to his/her business.
  - j. The hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. in residential zoning districts, or to such hours imposed by the Zoning Hearing Board, and from 7:00 a.m. to 1:00 a.m. in nonresidential districts;

# ZONING ORDINANCE

## LANCASTER CODE

- k. The maximum sign area for a vending cart or truck shall be 12 square feet, which shall have no impact on the maximum sign allowance for other uses on the property;
  - l. The applicant shall receive all necessary licenses and certifications for the sale of food and natural products as required by state and local statutes and regulations;
  - m. The applicant shall maintain a current cart or truck vendor license, issued by the City of Lancaster Health Officer, at all times; and
  - n. The cart or truck shall be set back a minimum of 50 feet from the lot line of any principal residential use, which shall be increased to 100 feet if the use involves outdoor barbeque grills or generators.
- (5) A certificate of zoning compliance for a wholesale and/or discount warehouse store in the SM District shall not be issued unless evidence is presented that the following conditions have been met:
- a. The lot shall be located within 500 feet of a Route 30 Bypass access ramp;
  - b. No more than one wholesale and/or retail discount warehouse store shall be permitted on a lot nor shall a wholesale and/or retail discount warehouse store be permitted within 5,000 feet of another wholesale and/or retail discount warehouse store within the SM District;
  - c. The use shall comply with the Noise Control Ordinance, Chapter 198 of the Codified Ordinances of the City of Lancaster, as amended;
  - d. Any lighting used to illuminate any parking or loading areas or to illuminate any structures shall be so arranged as to reflect the light away from and not cause or create any glare, reflection, or illumination upon any abutting residential districts or properties and any abutting public rights-of-way;
  - e. The percent of maximum building coverage shall not exceed 50%;
  - f. Where the proposed use is on a lot abutting a residential zone within the City or neighboring municipality, the rear and side yard setbacks along the abutting property line shall be a minimum of 30 feet, and no accessory structures or paved areas shall be permitted in this setback area;
  - g. A minimum of 15% of the lot shall be landscaped with shrubs, ornamental trees and shade trees; and
  - h. Where the lot abuts or is across the street from a residential zoning district, a landscape screen shall be planted within the required yard area, provided that a twenty-five-foot sight triangle at corners and a five-foot sight triangle at driveways are maintained. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low-level and a high-level screen and shall be permanently maintained by the owner of the lot. The high-level screen shall consist of evergreen trees of not less than six feet in height at the time of planting and planted at intervals of not more than 10 feet. The low-level screen shall consist of evergreen shrubs of not less than two feet in height at the time of planting and planted at intervals of not more than five feet.

# ZONING ORDINANCE

## ZONING

### Commercial—Services

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(3)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair(1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				

# ZONING ORDINANCE

## LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Conversion up to 6,000 square feet of floor area										S				
(d) Conversion/expansion without size restriction of (c)					X	X	X	X			X	(3)		
(e) New construction without size restriction						X	X	X			X			
(f) New construction with a minimum building size of 20,000 square feet of floor area												X		
Car or truck wash														
(a) Up to 100,000 square feet of lot area										S		X		
(b) Without size restriction											X			
Catering service(2)			S	S	S	X	X	X	X	X	X	(3)		
Contractor's office														
(a) Without storage of equipment and materials(2)			S	S	X	X	X	X	X	X	X	X	X	
(b) With interior storage of equipment/materials(2)(4)				S	S	X	X	X	X	X	X	X	X	
(c) With exterior storage of equipment/materials						S					X	X	X	
Day care home														
(a) 1 to 3 children	X	X	X	X	X	X	X	X	X	X		X		
(b) 4 to 6 children(5)	X	X	X	X	X	X	X	X	X	X		X		
(c) 7 to 12 children				S	S	S	S	S	S	S		S		
Day care center	S	S	S	S	X	X	X	X	X	X	X	X	X	
Dry cleaning service														
(a) Up to 1,200 square feet(2)			X	X	X	X			X					
(b) Without size restriction						S	X	X	S	X	X		X	
Duplicating, printing, mailing, computer service(2)			X	X	X	X	X	X	X	X	X	(3)		

# ZONING ORDINANCE

## ZONING

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
Funeral service				S	S	S		X	S	X	X			
Homestay(9)			X	X	X	X	X	X	X	X				
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction						X	S	X	X		X	X	(3)	X
(c) New construction/expansion without size restriction						X	S	X	X		X			X
(d) New construction with a minimum building size of 20,000 square feet of floor area												X		
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S			S	S	S	S	S	S
Parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	S	S	S	S	S	S	S	S
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														

# ZONING ORDINANCE

## LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X	X		
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	
(c) Without size restriction						S				S	X			
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Short-term rental(8)					X	X	X	X	X	X				
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxicab service														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S		S		X	X	X		

### NOTES:

- (1) An auto repair use shall meet the following additional requirements:
  - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
  - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;

# ZONING ORDINANCE

## ZONING

- (c) Any motor vehicle that is not in operable condition shall not be stored for more than 30 days within view of a public street or a dwelling, unless it is actively under repair; and
- (d) Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.
- (2) A special exception shall be approved or a certificate of zoning compliance granted for commercial-service uses permitted in the R3 and R4 Districts only for uses located in corner buildings (at the intersection of two of more public streets) or in existing lawful commercial spaces. For uses permitted by right in the R3 and R4 Districts, the hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. Hours of operation prior to 8:00 a.m. or after 9:00 p.m. require special exception approval by the Zoning Hearing Board.
- (3) Certain commercial service uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) In the CB1 District, this use shall not be permitted on any ground floor or street level of a building.
- (5) A certificate of zoning compliance shall be granted subject to the following: (a) The applicant shall provide the Zoning Officer with a family child day care home certificate of registration from the Pennsylvania Department of Public Welfare; and (b) the hours of operation shall not exceed 5:00 a.m. to 12:00 midnight. Additional hours may be approved by special exception if the applicant proves to the Zoning Hearing Board that such hours will be compatible with adjacent dwellings. An exterior sign for a day care home shall not exceed eight inches by 24 inches or 1.3 square feet.
- (6) A special exception shall be approved or certificate of zoning compliance granted for parking facilities in accordance with § 300-44B, Parking in Historic Resource Overlay District, of this chapter.
- (7) A special exception shall be approved or a certificate of zoning compliance granted for self-service laundries, conditioned on City approval of water and sewer capacity for proposed new or expanded laundries.
- (8) (a) The dwelling must be registered with the City of Lancaster as a rental unit, with inspection of the property by a City Housing Inspector prior to registration approval.
  - (b) A property manager must be identified, and the name and contact information shall be provided to the City's Housing Unit.
  - (c) The maximum length of stay per registered party shall be 30 consecutive days.
  - (d) The entire dwelling shall be rented in the name of one individual, who represents the entire family or group renting the dwelling during the reserved time period.
  - (e) The number of guests in one party shall not exceed two adults per bedroom.
  - (f) No exterior or interior sign intended to be seen by the public shall be permitted.
  - (g) The dwelling unit must qualify as a single-family home or apartment, as defined in Chapter 300, Article XVII, Definitions, of this chapter.
- (9) (a) The homeowner shall serve as the sole property manager and provide contact information to the City's Housing Unit.
  - (b) The property owner must be residing in the dwelling unit for the duration of the rental.
  - (c) The maximum length of stay per registered party shall not exceed 30 consecutive days.
  - (d) The number of guests in one party shall not exceed two adults per bedroom.
  - (e) No exterior or interior sign intended to be seen by the public shall be permitted.
  - (f) Guests must have use of a bathroom and kitchen for the duration of the rental.
  - (g) Structures with only two bedrooms may only dedicate one bedroom as a homestay.

# DEMOGRAPHICS

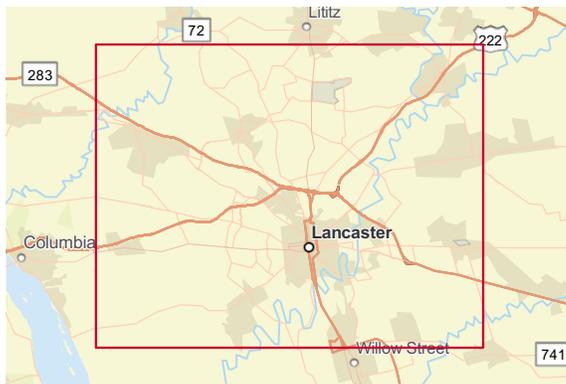
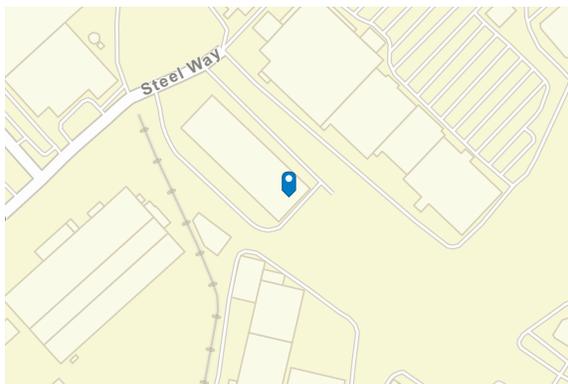
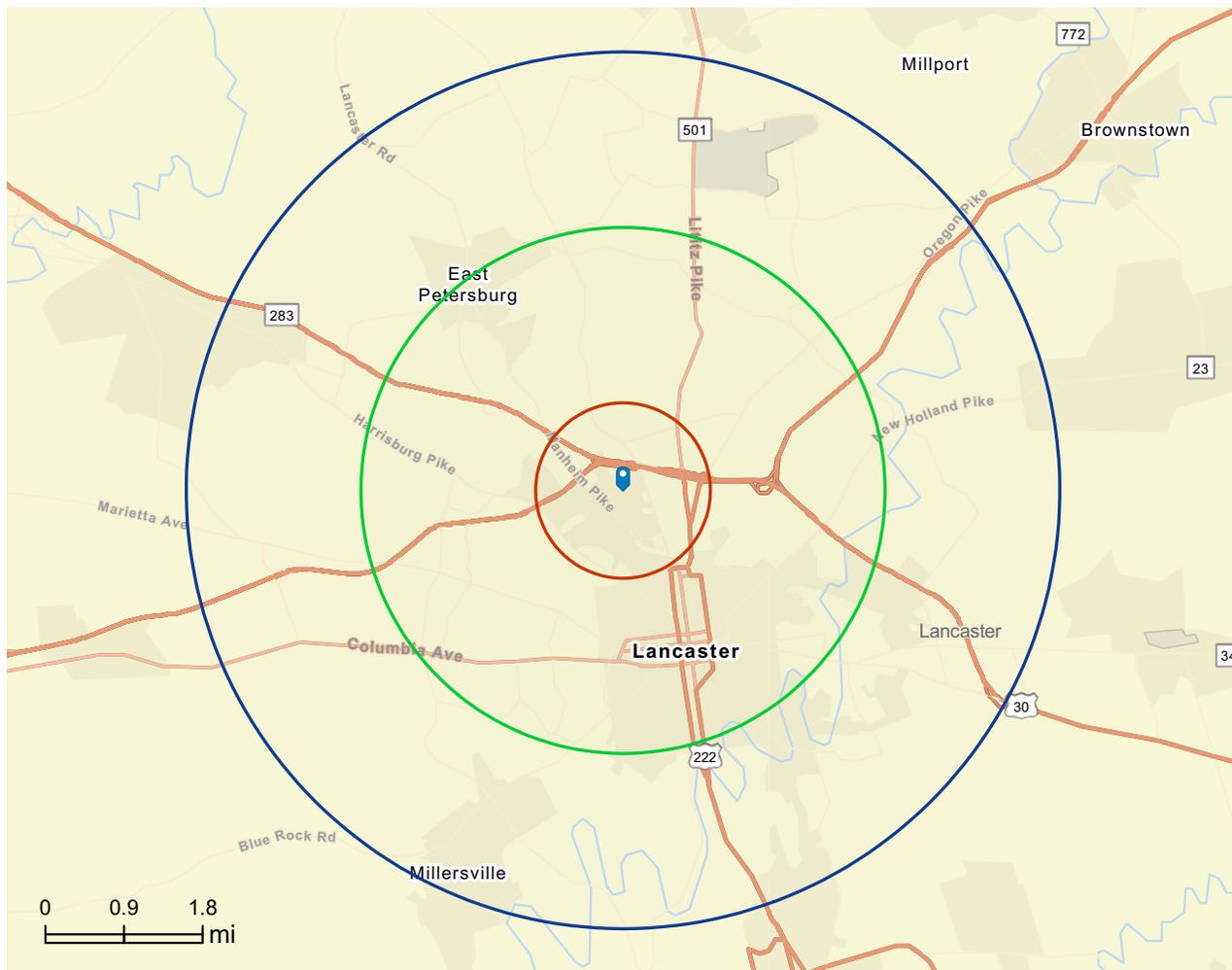


## Site Map

360 Steel Way, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.06635  
Longitude: -76.32060



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# DEMOGRAPHICS

## Executive Summary

360 Steel Way, Lancaster, Pennsylvania, 17601



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,535	105,948	169,188
2020 Population	2,903	110,303	181,680
2025 Population	3,047	113,379	186,249
2030 Population	3,170	115,398	189,901
2010-2020 Annual Rate	1.36%	0.40%	0.71%
2020-2025 Annual Rate	0.93%	0.53%	0.47%
2025-2030 Annual Rate	0.79%	0.35%	0.39%

Age	1 mile	3 miles	5 miles
2025 Median Age	41.3	38.0	39.8
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	72.8%	58.6%	64.3%
Black Alone	5.4%	10.5%	8.8%
American Indian Alone	0.2%	0.5%	0.4%
Asian Alone	7.7%	5.8%	5.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.0%	13.1%	10.7%
Two or More Races	8.9%	11.5%	10.3%
Hispanic Origin	13.2%	27.1%	22.8%
Diversity Index	57.6	76.5	71.1

Households	1 mile	3 miles	5 miles
2010 Total Households	1,020	40,906	66,029
2020 Total Households	1,113	42,914	70,067
2025 Total Households	1,186	44,270	72,048
2030 Total Households	1,251	45,433	74,109
2010-2020 Annual Rate	0.88%	0.48%	0.60%
2020-2025 Annual Rate	1.22%	0.59%	0.53%
2025-2030 Annual Rate	1.07%	0.52%	0.57%
2025 Average Household Size	2.36	2.45	2.47
Wealth Index	95	83	93

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# DEMOGRAPHICS

**Executive Summary** | 360 Steel Way, Lancaster, Pennsylvania, 17601 | Rings: 1, 3, 5 mile radii

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	23.8%	25.7%	26.1%

<b>Median Household Income</b>			
2025 Median Household Income	\$85,188	\$76,126	\$79,607
2030 Median Household Income	\$89,673	\$82,114	\$86,555
2025-2030 Annual Rate	1.03%	1.53%	1.69%

<b>Average Household Income</b>			
2025 Average Household Income	\$109,656	\$101,718	\$108,119
2030 Average Household Income	\$117,696	\$110,072	\$117,130

<b>Per Capita Income</b>			
2025 Per Capita Income	\$43,889	\$40,017	\$41,978
2030 Per Capita Income	\$47,505	\$43,628	\$45,848
2025-2030 Annual Rate	1.60%	1.74%	1.78%

<b>Income Equality</b>			
2025 Gini Index	42.1	44.5	44.2

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	55.7	46.3	48.3

<b>Housing Unit Summary</b>			
Housing Affordability Index	94	87	85
2010 Total Housing Units	1,057	43,388	69,587
2010 Owner Occupied Hus (%)	69.4%	55.6%	61.7%
2010 Renter Occupied Hus (%)	30.6%	44.4%	38.3%
2010 Vacant Housing Units (%)	3.5%	5.7%	5.1%
2020 Housing Units	1,163	45,663	74,013
2020 Owner Occupied HUs (%)	64.1%	53.8%	60.6%
2020 Renter Occupied HUs (%)	35.9%	46.2%	39.4%
Vacant Housing Units	3.6%	6.0%	5.4%
2025 Housing Units	1,235	47,305	76,279
Owner Occupied Housing Units	61.5%	55.2%	62.0%
Renter Occupied Housing Units	38.5%	44.8%	38.0%
Vacant Housing Units	4.0%	6.4%	5.5%
2030 Total Housing Units	1,301	48,531	78,429
2030 Owner Occupied Housing Units	747	25,102	45,869
2030 Renter Occupied Housing Units	503	20,331	28,240
2030 Vacant Housing Units	50	3,098	4,320

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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