

FOR SALE

MIXED USE INVESTMENT OPPORTUNITY Six One-Bedroom Apartments and Restaurant (Leased)



**5-7 North Duke Street / 101 East King Street
Lancaster, PA 17603**

Thomas M. McDermott, CCIM, SIOR or Joseph K. Maser



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SALIENT INFORMATION

| | |
|-----------------------------------|--|
| PROPERTY: | 5-7 North Duke Street / 101 East King Street City of Lancaster, Lancaster County, PA 17602 |
| BUILDING AREA: | 7,938 SF <ul style="list-style-type: none">• Six (6) one-bedroom apartment units ± 5,292 SF• Restaurant leased to Silantro containing ± 2,646 SF• Unfinished basement ± 2,646 SF |
| APARTMENT UNITS: | Six (6) total one-bedroom units. Three (3) units on second floor have heat pump units with a/c. Three (3) units on third floor have baseboard heat only. Undervalued rents. |
| RESTAURANT UNIT: | Tenant pays \$3,900 per month, plus \$300/month for water and sewer. Fixed rent through July 31, 2030. |
| SITE SIZE: | ± 0.12 Acre |
| WATER & SEWER: | Public |
| HVAC: | Apartments - electric heat pump and baseboard Restaurant - gas hot water with central a/c |
| REAL ESTATE TAXES: | \$15,528 (2026) |
| TAX ACCOUNT: | 332-50957-0-0000 |
| ZONING: | CB1 - Central Business Core |
| LANDLORD RESPONSIBILITIES: | Apartments - taxes, insurance, water and sewer, trash removal, and hot water Restaurant - taxes, insurance and trash removal |
| SALE PRICE: | \$1,375,000 |
| COMMENTS: | Property is located one block from Penn Square, Lancaster Marriott and Convention Center, and across the street from Lancaster County Courthouse and currently operating as Silantro Restaurant. Great location for air BNB, use is approved in CB1 district. ** Restaurant tenant has right of first refusal. |

INCOME & EXPENSE SUMMARY

INCOME SUMMARY

| ADDRESS | | ACTUAL (Monthly) | (Annual) | PROJECTED (Monthly) | (Annual) |
|---------------------|------------|------------------|-----------|---------------------|----------|
| 101 E. King St. | Restaurant | \$4,200 | \$50,400 | \$4,200 | \$50,400 |
| 5 N. Duke St. | Apt. #1 | \$1,000 | \$12,000 | | |
| | Apt. #2 | \$1,025 | \$12,300 | | |
| | Apt. #3 | Vacant | \$13,200 | \$1,100 | \$13,200 |
| | Apt. #4 | \$780 | \$9,360 | | |
| | Apt. #5 | Vacant | \$13,200 | \$1,100 | \$13,200 |
| | Apt. #6 | \$1,000 | \$12,000 | | |
| TOTAL INCOME | | | \$122,460 | | |

EXPENSE SUMMARY (2025 Tax Return)

| | |
|--|-----------------|
| Real Estate Taxes | \$15,007 |
| Insurance | \$6,007 |
| Water / Sewer | \$8,627 |
| Electric (Common plus hot water apts.) | \$2,519 |
| Trash | \$3,132 |
| Snow Removal (Paid by Restaurant) | |
| License Fees | \$750 |
| Repairs | \$750 |
| TOTAL EXPENSES | \$36,792 |
| NET OPERATING INCOME | \$85,668 |

Note: Restaurant Rent of \$4,200/month includes \$300/month toward water and sewer.

INCOME & EXPENSE SUMMARY

Property Name 101 E. King / 5 N. Duke Streets
 Location Lancaster, PA
 Type of Property Mixed Use
 Size of Property _____ (Sq. Ft.)
 Purpose of analysis _____

Annual Property Operating Data

Purchase Price _____
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

Assessed/Appraised Values _____
 Land _____
 Improvements _____
 Personal Property _____
 Total _____ 100%

| | Balance | Periodic Pmt | Pmts/Yr | Interest | Amort Period | Loan Term |
|-----|---------|--------------|---------|----------|-----------------|--------------|
| 1st | _____ | _____ | 12 | _____ | _____ | _____ |
| 2nd | _____ | _____ | 12 | _____ | _____ | _____ |

Adjusted Basis as of: _____

| ALL FIGURES ARE ANNUAL | \$/SQ FT or \$/Unit | % | of GOI | COMMENTS/FOOTNOTES |
|--|------------------------|--------|----------|--|
| 1 POTENTIAL RENTAL INCOME | _____ | _____ | _____ | 122,460 See Attached Income/Expense Summary |
| 2 Less: Vacancy & Cr. Losses | _____ | (5.%) | of PRI) | 6,123 |
| 3 EFFECTIVE RENTAL INCOME | _____ | _____ | _____ | 116,337 |
| 4 Plus: Other Income (collectable) | _____ | _____ | _____ | _____ |
| 5 GROSS OPERATING INCOME | _____ | _____ | _____ | 116,337 |
| OPERATING EXPENSES: | | | | |
| 7 Real Estate Taxes | _____ | _____ | 15,007 | _____ |
| 8 Personal Property Taxes | _____ | _____ | _____ | _____ |
| 9 Property Insurance | _____ | _____ | 6,007 | _____ |
| 10 Off Site Management | _____ | _____ | _____ | _____ |
| 11 Payroll | _____ | _____ | _____ | _____ |
| 12 Expenses/Benefits | _____ | _____ | _____ | _____ |
| 13 Taxes/Worker's Compensation | _____ | _____ | _____ | _____ |
| 14 Repairs and Maintenance | _____ | _____ | 750 | _____ |
| Utilities: | | | | |
| 15 Common Electric | _____ | _____ | 2,519 | _____ |
| 16 Office Expense/Telephone | _____ | _____ | _____ | _____ |
| 17 Water and Sewer | _____ | _____ | 8,627 | _____ |
| 18 _____ | _____ | _____ | _____ | _____ |
| 19 Accounting and Legal | _____ | _____ | _____ | _____ |
| 20 Licenses/Permits | _____ | _____ | 750 | Renew for 2 Years at \$250/Unit |
| 21 Advertising | _____ | _____ | _____ | _____ |
| 22 Supplies | _____ | _____ | _____ | _____ |
| 23 Miscellaneous Contract Services: | _____ | _____ | _____ | _____ |
| 24 Trash Removal | _____ | _____ | 3,132 | _____ |
| 25 Lawn/Landscaping/Snow | _____ | _____ | _____ | _____ |
| 26 Classified Advertising | _____ | _____ | _____ | _____ |
| 27 _____ | _____ | _____ | _____ | _____ |
| 28 _____ | _____ | _____ | _____ | _____ |
| 29 TOTAL OPERATING EXPENSES | _____ | _____ | _____ | 36,792 |
| 30 NET OPERATING INCOME | _____ | _____ | _____ | 79,545 |
| 31 Less: Annual Debt Service | _____ | _____ | _____ | - |
| 32 Less: Participation Payments (from Assumptions) | _____ | _____ | _____ | - |
| 33 Less: Leasing Commissions | _____ | _____ | _____ | - |
| 34 Less: Funded Reserves | _____ | _____ | _____ | - |
| 35 CASH FLOW BEFORE TAXES | _____ | _____ | _____ | _____ |

Authored by Gary G. Tharp, CCIM Copyright© 2005 by the CCIM Institute

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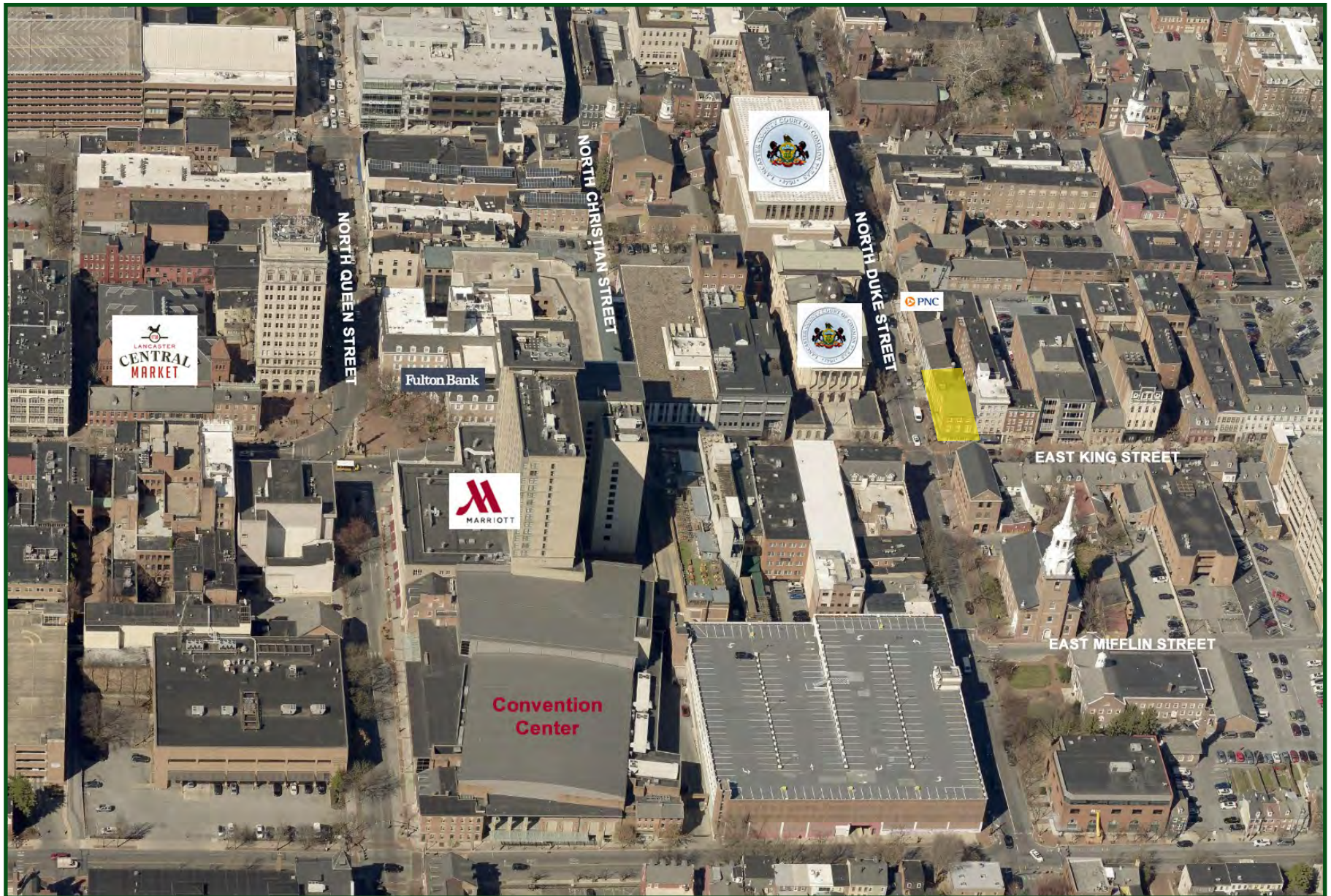
Prepared for: _____

Prepared by: **Thomas McDermott, CCIM, SIOF**

AERIAL TAX MAP



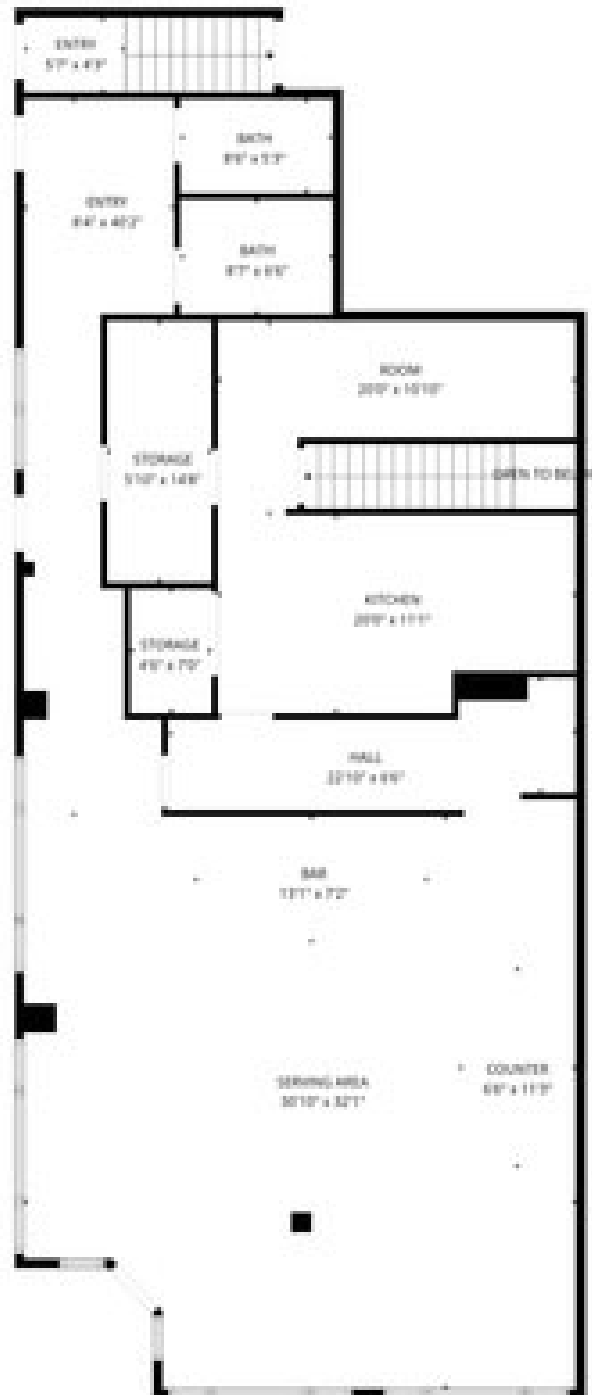
AERIAL MAP



PHOTOGRAPHS



FLOOR PLANS (First Floor)



TOTAL: 4195 sq. ft

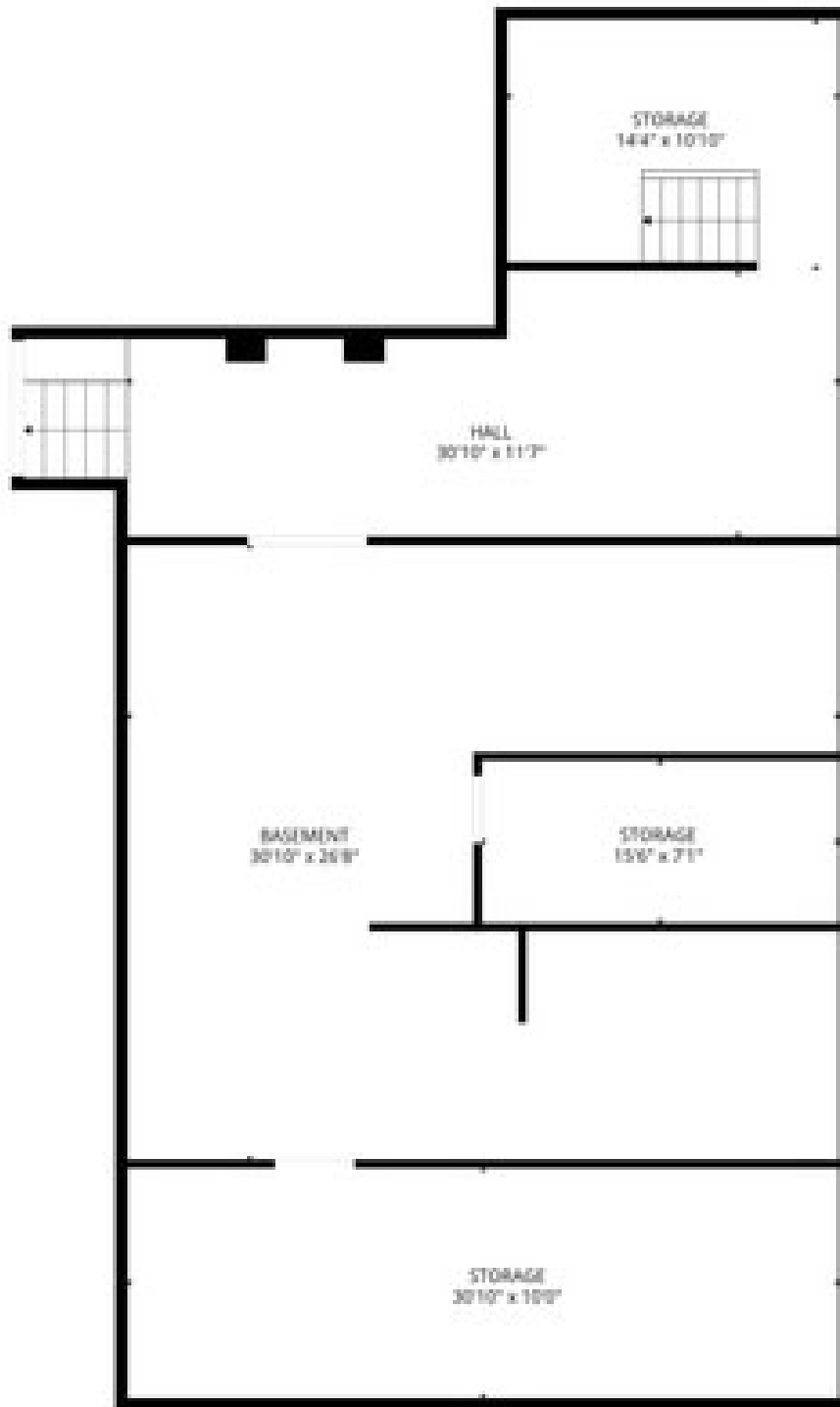
Basement: 0 sq. ft, 1st floor: 1867 sq. ft, 2nd floor: 874 sq. ft, 3rd floor: 1454 sq. ft

EXCLUDED AREAS: STORAGE: 718 sq. ft, BASEMENT: 712 sq. ft, HALL: 336 sq. ft,

OPEN TO BELOW: 13 sq. ft, FIREPLACE: 11 sq. ft, WALLS: 386 sq. ft

FLOOR PLAN CREATED BY LUBCIGALA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLANS (Basement)



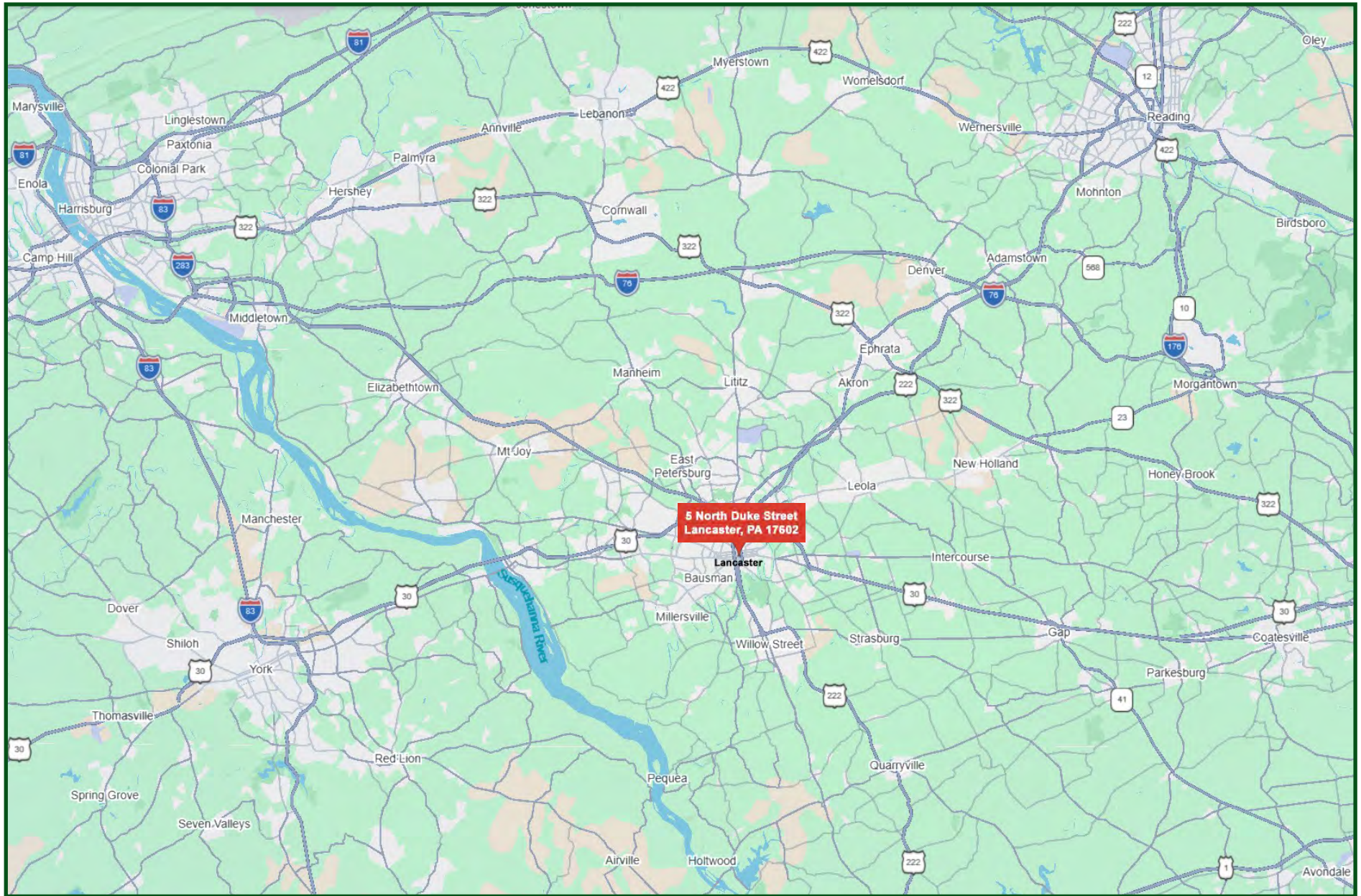
TOTAL: 4195 sq. ft

Basement: 0 sq. ft, 1st floor: 1867 sq. ft, 2nd floor: 874 sq. ft, 3rd floor: 1454 sq. ft

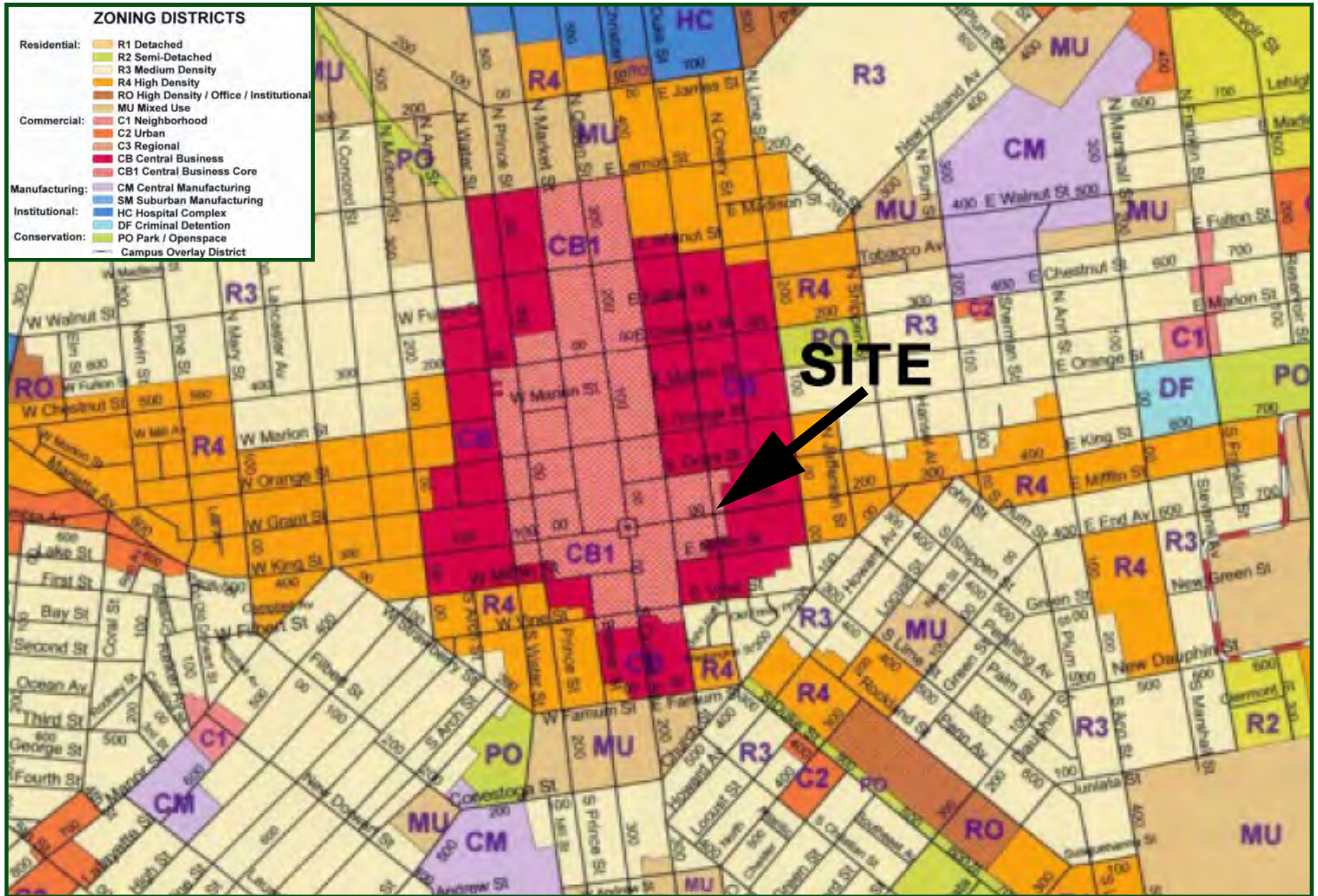
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OPEN TO BELOW: 13 sq. ft, FIREPLACE: 11 sq. ft, WALLS: 386 sq. ft

LOCATION MAP - REGIONAL



ZONING MAP (City of Lancaster)



ZONING ORDINANCE

ZONING 300 Attachment 2

City of Lancaster

Table of Permitted Uses Residential (1)

[Amended 9-13-2016 by Ord. No. 9-2016; 7-11-2017 by Ord. No. 10-2017; 9-12-2017 by Ord. No. 12-2017; 6-25-2019 by Ord. No. 10-2019; 5-10-2022 by Ord. No. 07-2022; 5-23-2023 by Ord. No. 07-2023]

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 | CM |
|---|----|----|----|----|----|----|------|----|----|----|----|
| Single-family detached dwelling | | | | | | | | | | | |
| (a) New | X | X | X | X | X | X | | | | | |
| (b) Conversion of an existing building | X | X | X | X | X | X | X(2) | X | X | X | |
| Single-family semidetached dwelling | | | | | | | | | | | |
| (a) New | | X | X | X | X | X | | | | | |
| (b) Conversion of an existing building | | X | X | X | X | X | X(2) | X | X | X | |
| Single-family attached dwelling | | | | | | | | | | | |
| (a) New | | | X | X | X | X | | | X | | |
| (b) Conversion of an existing building | | | X | X | X | X | X(2) | X | X | X | |
| Apartment dwelling, above an allowed nonresidential use | | | | | | | | | | | |
| (a) Two units per building | | | X | X | X | X | X(2) | X | X | X | X |
| Two-family dwelling, including efficiency units, and combination dwelling | | | | | | | | | | | |
| (a) New | | | | | | S | X(2) | X | | | |
| (b) Conversion of an existing building(3) | | | | | | | | | | | |
| (i) Minimum 2,000-gross-square-foot building | | | S | S | S | S | | | S | S | |
| (ii) Without minimum threshold | | | | | | | X(2) | X | | | |

ZONING ORDINANCE

LANCASTER CODE

| Use | R1 | R2 | R3 | R4 | RO | MU | CB1 | CB | C1 | C2 | CM |
|--|------|------|----|----|----|----|------|----|----|----|----|
| Multifamily dwelling, including efficiency units, and combination dwelling | | | | | | | | | | | |
| (a) New(4)(11) | | | | S | X | X | X(2) | X | X | X | |
| (b) Conversion of an existing building(3)(11) | | | | | | | | | | | |
| (i) Minimum 2,500-gross-square-foot building | | | S | S | X | X | | | S | S | |
| (ii) Without minimum threshold | | | | | | | X(2) | X | | | |
| Fraternity/sorority | | | | S | | | | | | | |
| Manufactured dwelling(5) | X | X | X | X | X | X | | | | | |
| Nonfamily unit | X(8) | X(8) | X | X | X | X | X(2) | X | X | X | X |
| Home occupation | | | | | | | | | | | |
| (a) No impact(6) | X | X | X | X | X | X | X | X | X | X | X |
| (b) General(7) | S | S | S | S | S | S | S | S | S | S | S |
| Rooming/boarded units | | | | | | | | | | | |
| (a) Conversion of a minimum 3,500-gross-square-foot-building(3)(9) | | | | S | | | | | S | S | |
| (b) New or conversion without a minimum gross square foot building(10) | | | | | | | S(2) | S | | | |
| Live-work unit(12) | | | | | | X | X(2) | X | X | X | |
| Flexible residential development option in accordance with § 300-23 | | X | X | X | X | X | | | | | |

NOTES:

See also the habitable floor area requirements in § 300-30.

If a zoning district is not listed in the above table, it means that none of the uses listed on that table are allowed in that zoning district, unless specifically permitted otherwise.

- (1) In all districts, an existing corner storefront shall not be converted to any residential unit or use.
- (2) In the CB1 District, a residential use of any type shall not be permitted on the street level of a building, with the exception of an existing single-family dwelling as of the date of adoption of this chapter.
- (3) A certificate of zoning compliance shall be issued or a special exception shall be granted for the conversion of a structure below the minimum gross square foot threshold only if the following conditions are met:
 - a. Where the structure contains one or more nonresidential uses and is not a single-family dwelling, conversion of the nonresidential space to one or more dwelling units will be permitted, provided the requirements of Article VI, Article VIII, and all other applicable provisions of this chapter are satisfied; and

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;

DEMOGRAPHICS

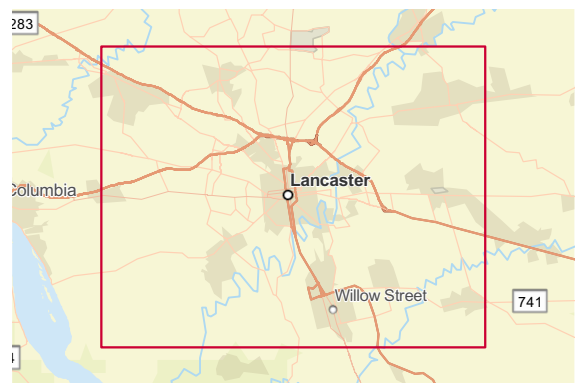
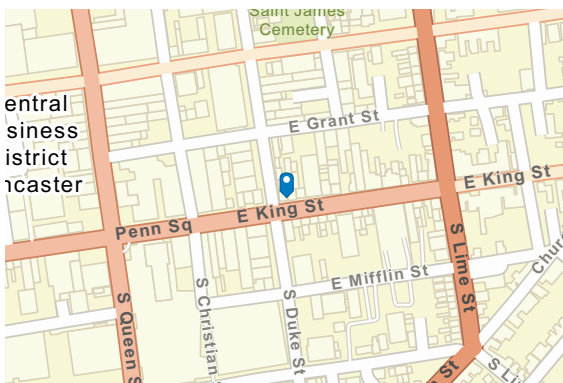
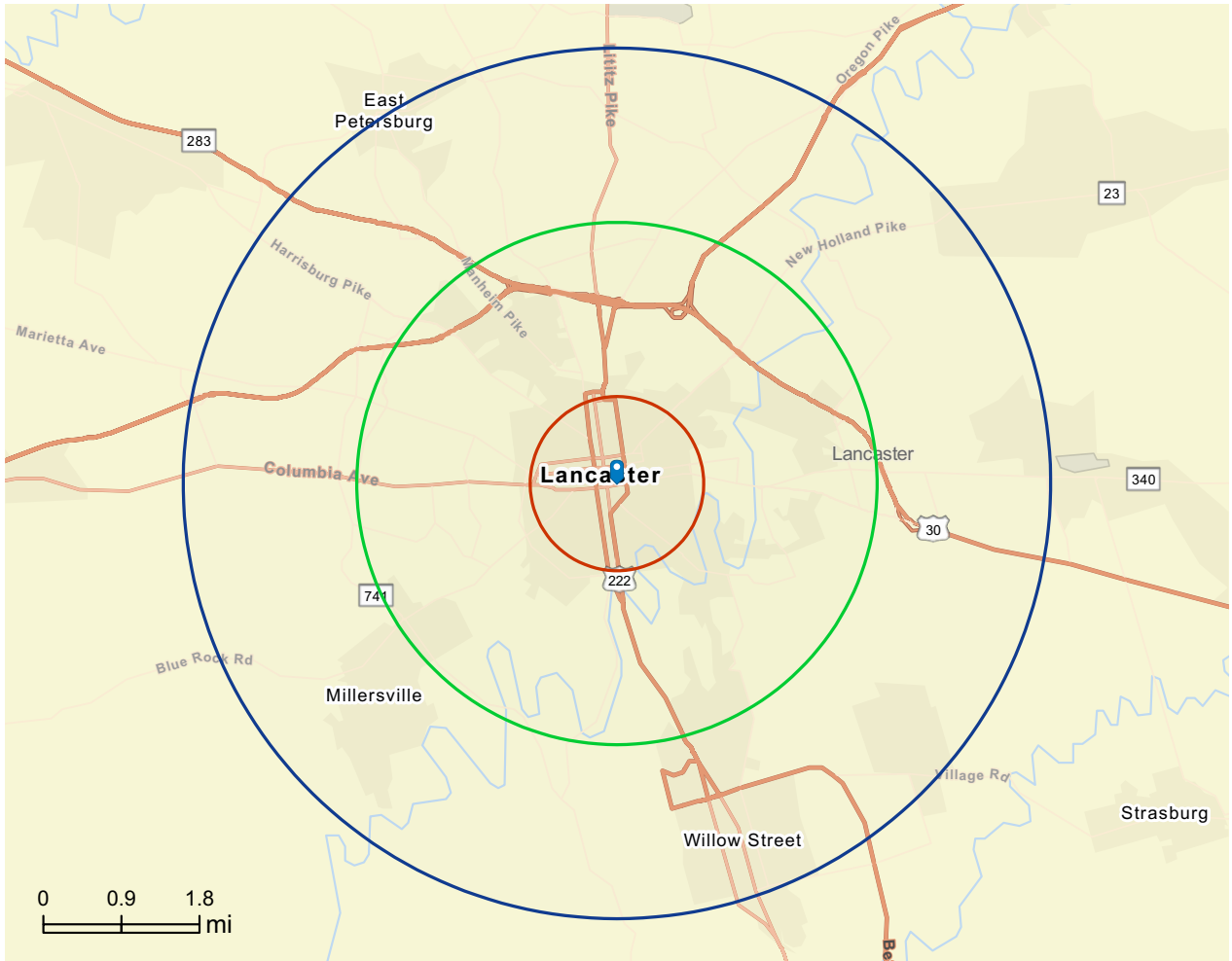
Site Map

5 N Duke St, Lancaster, Pennsylvania, 17602

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.03835
Longitude: -76.30343



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DEMOGRAPHICS

Executive Summary

5 N Duke St, Lancaster, Pennsylvania, 17602



Rings: 1, 3, 5 mile radii

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------|--------|---------|---------|
| 2010 Population | 47,974 | 104,875 | 171,920 |
| 2020 Population | 46,031 | 109,497 | 184,623 |
| 2025 Population | 46,612 | 111,366 | 188,771 |
| 2030 Population | 47,377 | 113,711 | 192,256 |
| 2010-2020 Annual Rate | -0.41% | 0.43% | 0.72% |
| 2020-2025 Annual Rate | 0.24% | 0.32% | 0.42% |
| 2025-2030 Annual Rate | 0.33% | 0.42% | 0.37% |

| Age | 1 mile | 3 miles | 5 miles |
|-------------------------|--------|---------|---------|
| 2025 Median Age | 34.0 | 37.3 | 39.2 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| White Alone | 41.0% | 55.0% | 64.3% |
| Black Alone | 16.3% | 11.9% | 9.0% |
| American Indian Alone | 0.8% | 0.6% | 0.4% |
| Asian Alone | 3.9% | 4.9% | 5.1% |
| Pacific Islander Alone | 0.1% | 0.1% | 0.0% |
| Some Other Race Alone | 22.2% | 15.1% | 10.8% |
| Two or More Races | 15.8% | 12.4% | 10.2% |
| Hispanic Origin | 44.3% | 31.1% | 22.8% |
| Diversity Index | 86.3 | 79.6 | 71.0 |

| Households | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2010 Total Households | 17,794 | 40,652 | 66,403 |
| 2020 Total Households | 18,133 | 42,243 | 71,201 |
| 2025 Total Households | 18,519 | 43,075 | 73,195 |
| 2030 Total Households | 19,097 | 44,412 | 75,230 |
| 2010-2020 Annual Rate | 0.19% | 0.38% | 0.70% |
| 2020-2025 Annual Rate | 0.40% | 0.37% | 0.53% |
| 2025-2030 Annual Rate | 0.62% | 0.61% | 0.55% |
| 2025 Average Household Size | 2.42 | 2.46 | 2.45 |
| Wealth Index | 44 | 72 | 88 |

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 | 5 N Duke St, Lancaster, Pennsylvania, 17602 | Rings: 1, 3, 5 mile radii

| Mortgage Income | 1 mile | 3 miles | 5 miles |
|---------------------------|---------------|----------------|----------------|
| 2025 Percent of Income fo | | 24.3% | 25.9% |

| Median Household Income | | | |
|--------------------------------|----------|----------|----------|
| 2025 Median Household Income | \$58,499 | \$71,998 | \$78,505 |
| 2030 Median Household Income | \$64,142 | \$78,599 | \$85,048 |
| 2025-2030 Annual Rate | 1.86% | 1.77% | 1.61% |


| Average Household Income | | | |
|---------------------------------|----------|-----------|-----------|
| 2025 Average Household Income | \$74,653 | \$92,780 | \$104,248 |
| 2030 Average Household Income | \$81,489 | \$100,957 | \$112,987 |

| Per Capita Income | | | |
|--------------------------|----------|----------|----------|
| 2025 Per Capita Income | \$29,382 | \$36,074 | \$40,850 |
| 2030 Per Capita Income | \$32,338 | \$39,600 | \$44,630 |
| 2025-2030 Annual Rate | 1.94% | 1.88% | 1.79% |

| Income Equality | | | |
|------------------------|------|------|------|
| 2025 Gini Index | 42.9 | 42.6 | 43.6 |

| Socioeconomic Status | | | |
|---------------------------------|------|------|------|
| 2025 Socioeconomic Status Index | 37.4 | 43.8 | 47.9 |

| Housing Unit Summary | | | |
|------------------------------------|--------|--------|--------|
| Housing Affordability Index | 96 | 92 | 86 |
| 2010 Total Housing Units | 19,196 | 43,048 | 70,097 |
| 2010 Owner Occupied Hus (%) | 38.8% | 54.6% | 59.4% |
| 2010 Renter Occupied Hus (%) | 61.2% | 45.4% | 40.6% |
| 2010 Vacant Housing Units (%) | 7.3% | 5.6% | 5.3% |
| 2020 Housing Units | 19,614 | 44,664 | 75,367 |
| 2020 Owner Occupied HUs (%) | 36.9% | 53.3% | 57.5% |
| 2020 Renter Occupied HUs (%) | 63.1% | 46.7% | 42.5% |
| Vacant Housing Units | 7.5% | 5.5% | 5.5% |
| 2025 Housing Units | 20,285 | 45,783 | 77,640 |
| Owner Occupied Housing Units | 38.3% | 54.5% | 59.0% |
| Renter Occupied Housing Units | 61.7% | 45.5% | 41.0% |
| Vacant Housing Units | 8.7% | 5.9% | 5.7% |
| 2030 Total Housing Units | 20,928 | 47,202 | 79,761 |
| 2030 Owner Occupied Housing Units | 7,330 | 24,045 | 44,281 |
| 2030 Renter Occupied Housing Units | 11,766 | 20,367 | 30,949 |
| 2030 Vacant Housing Units | 1,831 | 2,790 | 4,531 |

 **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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