

FOR SALE

Flex office investment opportunity

Multi-tenant building



4140 Sand Spring Road

North Whitehall Township, Lehigh County
Schnecksville, PA 18078

Dwight E. Wagner, CCIM

Deborah E. Harry, CCIM

1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000
dwight@uscommercialrealty.net



Salient information

LOCATION	4140 Sand Spring Road, Schnecksville PA 18078 North Whitehall Township, Lehigh County	
BUILDING SIZE	±6,240 SF flex/office ±2,400 SF detached warehouse	
LOT SIZE	± 2.062 Acres	
CEILING HEIGHT	±10'-16' flex/office ±14' detached warehouse	
GRADE LEVEL DOORS	Four (4)	
UTILITIES	Electric HVAC	PP&L warm and cool air - zoned (office) oil furnace (attached warehouse) no HVAC (detached warehouse)
	Water Sewer	public public
CONSTRUCTION	Stick-built; masonry	
ROOF	Rubber (flex/office building) Standing seam metal (detached warehouse)	
YEAR BUILT	1975 Flex/office 1985 Detached warehouse	
ZONING	(LI-B) Light Industrial/Business	
TRAFFIC COUNT	4,235 Vehicles per day (February 2026)	
TAX ACCOUNT NO.	546943585571	
LEASE EXPIRATIONS	June 30, 2027 (RP Mills Associates, Inc.) November 30, 2027 (Tri-State Exteriors, LLC)	
LEASE OPTIONS	(2) Two, 3-year renewal options with written notices due by January 1 required to exercise	
SALE PRICE	\$940,000	
COMMENTS	Rare investment opportunity featuring established commercial property with strong tenancy, prime location, and excellent highway accessibility.	

Lease abstract

TENANT	Tri-State Exteriors, LLC			
LANDLORD	Schnecksville, LLC			
SQUARE FOOTAGE	5,510			
LEASE STRUCTURE	Modified gross, with utility pass-throughs			
COMMENCEMENT	November 1, 2024			
EXPIRATION	November 30, 2027			
LEASE TERM	<u>Date</u>	<u>Monthly</u>	<u>Annual</u>	<u>\$/SF</u>
	11/1/25	\$2,559.00	\$30,708.00	\$5.57
	11/1/26	\$2,636.00	\$31,632.00	\$5.74
OPTIONS	(2) Two, 3-year renewal options with written notices due by January 1 required to exercise; Renewal rent increases to be determined by percentage in CPI over Year 3 of initial term and Year 3 of first renewal term			
SECURITY DEPOSIT	\$2,485			
REPAIRS	Landlord is responsible for roof, structure, HVAC, parking lot improvements. Tenant responsible for interior repairs/maintenance, snow removal and lawn care.			

Lease abstract

TENANT	RP Mills Associates, Inc.			
LANDLORD	Schnecksville, LLC			
SQUARE FOOTAGE	3,056			
LEASE STRUCTURE	Modified gross, with expense stops (base year 2024 for taxes and insurance) and utility pass-throughs			
COMMENCEMENT	July 1, 2024			
EXPIRATION	June 30, 2027			
LEASE TERM	<u>Date</u> 7/1/26	<u>Monthly</u> \$2,136.00	<u>Annual</u> \$25,632.00	<u>\$/SF</u> \$8.39
OPTIONS	(2) Two, 3-year renewal options with written notices due by January 1 required to exercise; Renewal rent increases to be determined by percentage in CPI over Year 3 of initial term and Year 3 of first renewal term			
SECURITY DEPOSIT	\$1,785			
REPAIRS	Landlord is responsible for roof, structure, HVAC, parking lot improvements. Tenant responsible for interior repairs/maintenance, snow removal and lawn care.			

Photos



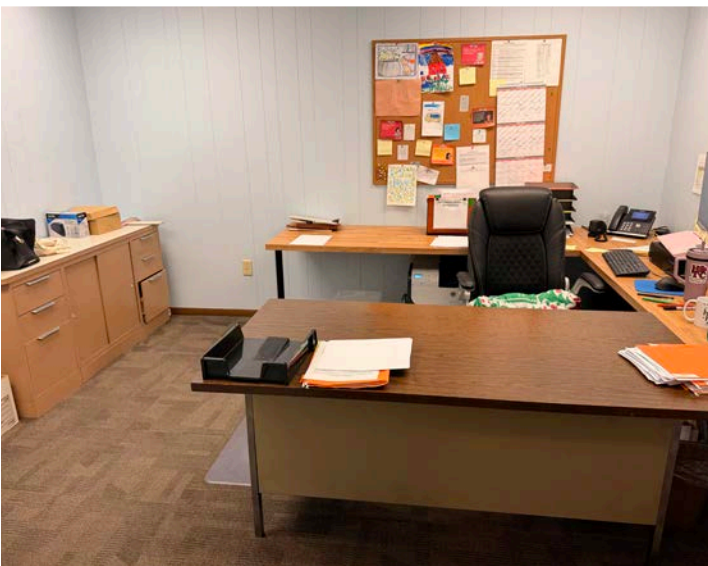
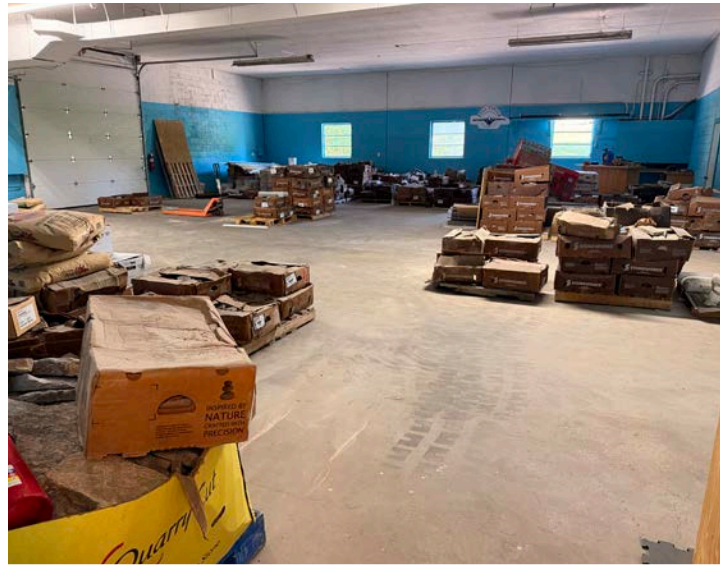
Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

Photos



Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

Photos



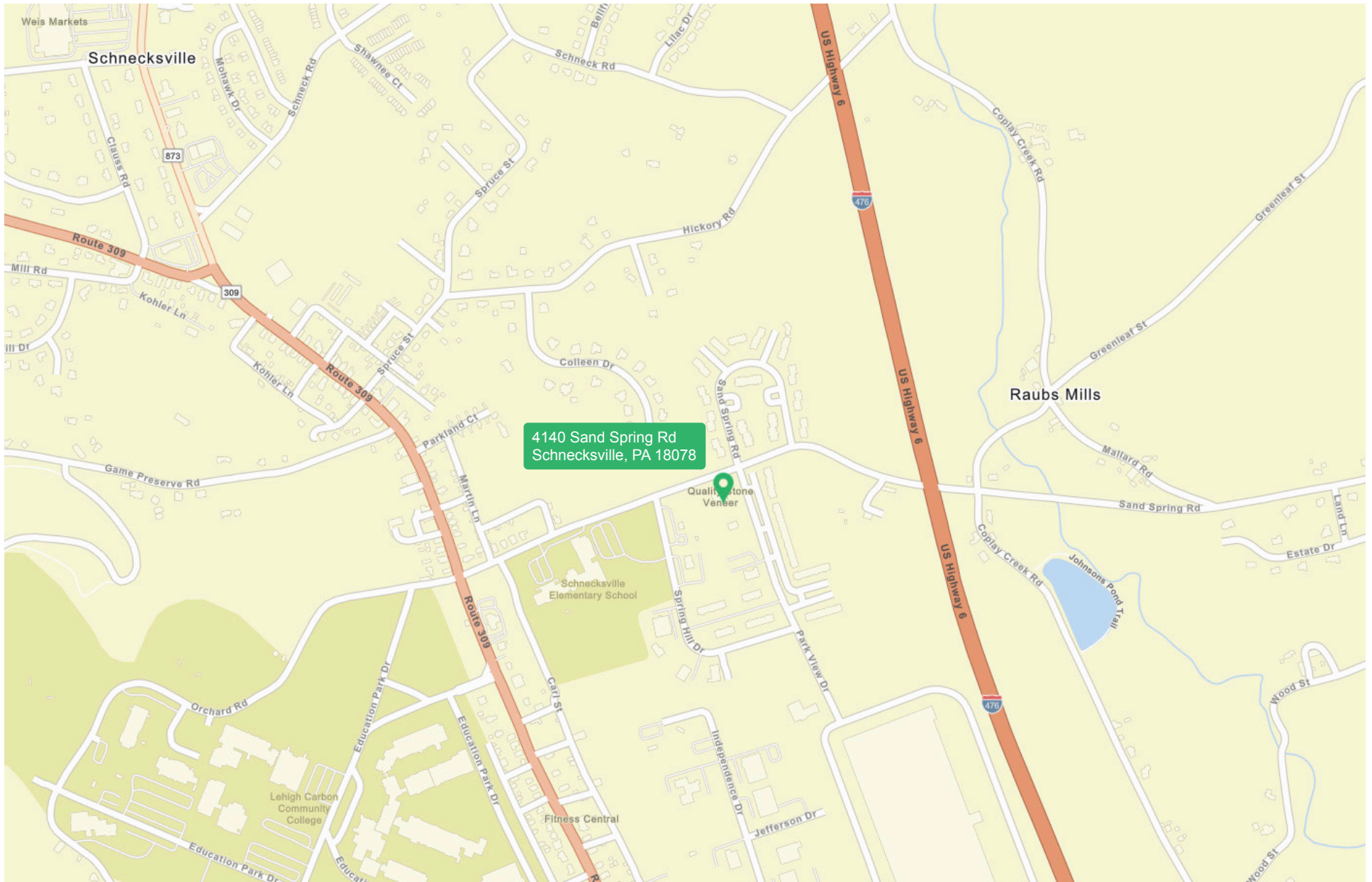
Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

Tax map



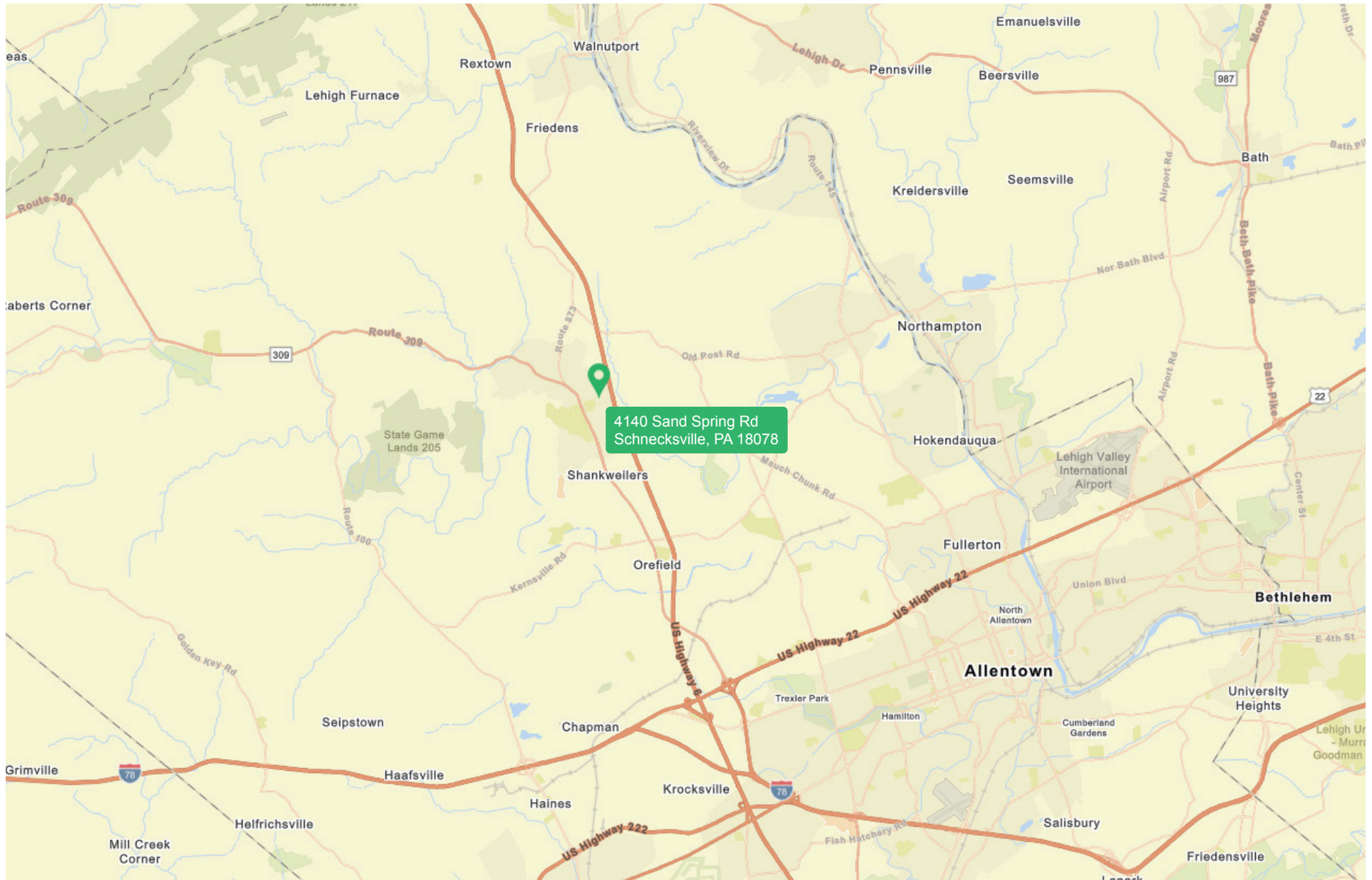
Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

Location map - local



Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

Location map - regional



Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

Source: North Whitehall Township, 2019

WASHINGTON TOWNSHIP (LC)

HEIDELBERG TOWNSHIP

LEHIGH TOWNSHIP

ALLEN TOWNSHIP

NORTHAMPTON TOWNSHIP

WHITEHALL TOWNSHIP

COPLAY BOROUGH

SOUTH WHITEHALL TOWNSHIP

UPPER MACUNGIE TOWNSHIP

LOWHILL TOWNSHIP

Zoning Districts

Label

- CR Conservation-Residential
- AR Agricultural-Rural Residential
- AR-I Agricultural-Rural Residential-Institutional Option
- AR-L Agricultural-Rural Residential-Livestock Option
- SR Suburban Residential
- V Village
- C Commercial
- LI Light Industrial/Business
- ME-I Mineral Extraction-Industrial

NORTH WHITEHALL TOWNSHIP

ZONING MAP

NORTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

66 EAST BUTLER AVENUE, NEW BARTON, PA 18061-6106 • (215) 345-4330 • www.gilmore-assoc.com

JOB NO: 23-02051 DATE: January 2024

0 0.2 0.4 0.6 Miles

11

Zoning ordinance

ZONING

For uses permitted within the PC district, see § 440-38.

Types of Uses (See definitions in Ch. 440, Art. II)	Business Districts				
	VC	C	LI/B ¹	ME/I	C-2
AGRICULTURAL USES					
Crop farming	P	P	P	P	N
Crop storage, commercial as principal use (§ 440-41)	N	P	P	P	N
Commercial forestry (§ 440-41)	P	P	P	P	P
Composting as a principal or accessory use: see the provisions of § 440-42					
Forestry	P	P	P	P	P
Raising of livestock (§ 440-41)					
Intense	N	P	P	P	N
Other	P	P	P	P	N
Retail sales of agricultural products as an accessory use (§ 440-42)	P	P	P	P	N
Sale or mixing of agricultural fertilizers, seeds or animal feed (not involving bulk manufacturing for sale)	P	P	P	P	N
Sewage sludge, land application of (§ 440-41)	N	N	SE	SE	N
RESIDENTIAL USES					
Single-family detached dwelling [including manufactured/mobile home (§ 440-41)]	³	³	N ⁴	N	N
Semidetached dwelling (twin)	³	³	N	N	N
Two-family detached dwelling	³	³	N	N	N
Townhouse (SW) (§ 440-41)	³	³	N	N	N
Low-rise apartments (SW) (§ 440-41)	³	³	N	N	N
Manufactured/mobile home park (SW)	N	N	N	N	N
Boardinghouse (SW) (§ 440-41)	N	SE	N	N	N
Group home within a permitted dwelling unit, not including a treatment center (§ 440-41)	³	³	P ²	P ²	N
Residential conversions (§ 440-41) (other than one accessory apartment within an existing single-family detached dwelling)	SE	SE	N	N	N
One dwelling unit within a permitted principal nonresidential building	P	P	N	N	N
COMMERCIAL USES					
Adult bookstore, adult movie theater, adult live entertainment use or massage parlor (§ 440-41)	N	SE	N	N	N
After-hours club; prohibited by State Act 219 of 1990	N	N	N	N	N
Airport, private or public (§ 440-41)	N	N	SE	SE	N
Auditorium, commercial, or nightclub (§ 440-41)	N	P	SE	N	C
Auto repair garage (§ 440-41)	N	SE	SE	SE	N
Auto service station, other than a truck stop (§ 440-41)	N	SE	SE	SE	C
Auto, boat or mobile/manufactured home	N	P	P	P	C
Sales (§ 440-41), which may include outdoor storage and display of vehicles for sale or rental bakery	SE	P	P	P	C

440 Attachment 1:7

Publication, Apr 2022

Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

12

Zoning ordinance

NORTH WHITEHALL CODE

Types of Uses (See definitions in Ch. 440, Art. II)	Business Districts				
	VC	C	LI/B ¹	ME/I	C-2
Bed-and-breakfast use (§ 440-41)	P	P	P	P	C
Betting use (§ 440-41)	N	SE	N	N	C
Beverage distributor, which may include retail and/or wholesale sales	SE	P	P	P	C
Business services	P	P	P	P	C
Bus terminal (§ 440-41)	N	P	P	P	N
Campground (§ 440-41)	N	P	P	P	N
Car wash (W) (§ 440-41)	N	P	P	C	C
Commercial indoor recreation (§ 440-41) (includes bowling alley, roller- or ice skating, batting practice and closely similar uses)	SE	P	P	P	C
Commercial outdoor recreation (including miniature golf course, golf driving range, amusement park, boating, fishing, and closely similar uses)	N	P	P	P	C
Communications tower, commercial (§ 440-41)	N	SE	SE	SE	N
Conference center	N	P	P	P	C
Construction company, tradesperson's headquarters/storage or landscape contractor (see also as home occupations)	P ⁵	P	P	P	C
Convenience store	SE	P	N	SE	C
Crafts or artisan's studio	P	P	P	P	C
Exercise club	P	P	P	P	C
Financial institution (§ 440-41), with or without drive-through	P	P	P	P	C
Flea market/commercial auction house	N	P	P	N	N
Funeral home (§ 440-41)	SE	P	P	P	C
Golf course (§ 440-41)	P	P	P	P	N
Heliport (§ 440-41)	N	N	SE	SE	N
Kennel (§ 440-41)	N	P	P	P	N
Laundromat	P	P	P	P	C
Laundry, commercial or industrial (SW)	N	P	P	P	N
Lumberyard	N	P	P	P	C
Medical office or clinic	P	P	P	N	C
Microbrewery: see "tavern"					
Motel or hotel (§ 440-41)	SE	P	P	N	C
Office	P	P	P	P	C
Personal services (includes tailoring, custom dress-making, haircutting/styling, dry cleaning, shoe repair and closely similar uses) (See also as accessory use in this table)	P	P	N	N	C

Zoning ordinance

ZONING

Types of Uses (See definitions in Ch. 440, Art. II)	Business Districts				
	VC	C	LI/B ¹	ME/I	C-2
Plant nursery, which may include retail sale of garden items not primarily grown on the premises (§ 440-41)	P	P	P	P	C
Racetrack (§ 440-41)	N	N	N	SE	N
Repair service, household appliance	P	P	P	P	C
Restaurant with drive-through service and/or that primarily involves delivery of ready-to-eat food (§ 440-41)	SE	P	N	N	C
Restaurant, other than above	SE	P	SE ⁷	N	C
Retail store (5,000 square feet or less) (not including commercial uses not individually in this table, and not including a shopping center)	P ⁶	P ⁶	N	C	
Retail store (greater than 5,000 square feet) (not including commercial uses not individually in this table, and not including a shopping center)	N	P	SE	N	C
Shopping center (§ 440-41)	N	P	N	N	C
Stable, nonhousehold: see “livestock, keeping of”					
Storage, indoor, as a principal or accessory use within an existing barn that existed prior to 1-1-1981 ⁸	P	P	P	P	N
Target range, firearm:					
Completely indoor and enclosed (§ 440-41)	N	P	P	P	N
Other than above	N	N	N	SE	N
Target range, archery	P	P	P	P	N
Taxi headquarters	SE	P	P	P	C
Tavern, which may include a state-licensed microbrewery	N	SE	N	N	C
Theater, indoor	N	P	N	N	C
Theater, outdoor movie (§ 440-41)	N	P	N	N	N
Trade/hobby school	P	P	SE	P	N
Truck stop (§ 440-41)	N	N	N	SE	N
Veterinarian office (§ 440-41)	SE	P	P	P	C
Wholesale sales: see under industrial uses					
INDUSTRIAL USES					
Assembly of materials manufactured elsewhere	N	N	P	P	N
Asphalt plant	N	N	N	SE	N
Beverage bottling (SW)	N	P	P	P	N
Building supplies and building materials, wholesale sales of	SE	P	P	P	N
Distribution as a principal use (other than other trucking company terminal)	N	N	P	P	N
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	P	P	N
Industrial equipment sales, rental and service, other than	N	P	P	P	N

Zoning ordinance

NORTH WHITEHALL CODE

Types of Uses (See definitions in Ch. 440, Art. II)	Business Districts				
	VC	C	LI/B ¹	ME/I	C-2
vehicles primarily intended to be operated on public streets					
Junk, outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N
Junkyard (§ 440-41)	N	N	N	SE	N
Liquid fuel storage for off-site distribution and use, other than auto service station, propane distributor, prepackaged sales or fuel tanks for company vehicles	N	N	SE	SE	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
Agricultural chemicals, fertilizers or pesticides	N	N	SE	SE	N
Animal feed, bulk manufacture for off-site use	N	N	P	P	N
Apparel, textiles, shoes and apparel accessories	N	N	P	P	N
Cement, actual manufacture of	N	N	N	SE	N
Cement, gypsum, concrete or plaster	N	N	P	SE	N
Products, other than actual manufacture of cement ceramics products	N	N	P	P	N
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:					
Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N	N
Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	SE	SE	N
Coke or potash work, including coke oven	N	N	N	N	N
Creosote, including treatment with	N	N	N	SE	N
Electrical and electronic machines, supplies and equipment	N	P	P	P	N
Fabricated metal products (except ammunition or explosives)	N	N	SE	SE	N
Food products, at an industrial scale as opposed to a clearly retail scale (not					
Furniture and wood products (not including raw paper pulp)	N	P	P	P	N
Glass and glass products (see crafts studio)	N	N	P	P	N
Incineration, reduction, distillation, storage of garbage, bones, dead animals or offal (other than	N	N	N	N	N
Jewelry and optical goods	P	P	P	P	C
Leather, clay and pottery products (see also crafts studio)	N	N	P	P	N
Limestone processing	N	N	N	P	N
Manufactured or modular housing	N	N	P	P	N

Zoning ordinance

ZONING

Types of Uses (See definitions in Ch. 440, Art. II)	Business Districts				
	VC	C	LI/B ¹	ME/I	C-2
Metal products, primary	N	N	N	SE	N
Microelectronic components	N	N	P	P	N
Oilcloth	N	N	N	SE	N
Paper and cardboard products (not including manufacture of raw paper pulp)	N	N	P	P	N
Paper, raw pulp	N	N	N	N	N
Paving or roofing materials, other than bulk manufacture of asphalt	N	N	SE	SE	N
Pharmaceuticals	N	N	P	P	N
Plastics, polymers, resins or vinyl	N	N	P	P	N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	P	N
Rubber, natural or synthetic	N	N	SE	SE	N
Scientific, electronic and other precision instruments	P	P	P	P	N
Soaps, detergents, paints, varnishes or enamels	N	N	SE	SE	N
Tar, including tar distillation	N	N	N	SE	N
Tire retreading	N	N	N	SE	N
Transportation equipment	N	N	P	P	N
Mineral extraction (§ 440-41) and related processing, stockpiling and storage	N	N	N	SE	N
Packaging	N	N	P	P	N
Package delivery services distribution center	N	N	P	P	N
Photo processing, bulk	SE	P	P	P	C
Printing or bookbinding	SE	P	P	P	C
Propane distribution	N	N	N	SE	N
Reclamation of former quarry and mineral extraction uses: see uses such as commercial outdoor recreation in this table					
Recycling collection center (§ 440-41)	SE	P	P	P	N
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	P	P	N
Research and development, engineering or testing facility or laboratory	N	N	P	P	N
Sawmill/planing mill	N	N	P	P	N
Self-storage development (§ 440-41)	N	P	P	P	N
Sewage plant meeting all state and Township requirements:					
New central, serving three or more lots ⁹	C	C	C	C	N
Other than above	P	P	P	P	N
Slaughterhouse or stockyard (§ 440-41)	N	N	N	SE	N

Zoning ordinance

NORTH WHITEHALL CODE

Types of Uses (See definitions in Ch. 440, Art. II)	Business Districts				
	VC	C	LI/B ¹	ME/I	C-2
Solid waste facility (§ 440-41), including sanitary landfill, solid waste transfer facility or solid waste to energy facility	N	N	N	C	N
Trucking company terminal (§ 440-41)					
Involving more than 10 loading/unloading bays	N	N	N	SE	N
Involving 10 or less loading/unloading bays	N	N	P	P	N
Warehousing (other than truck terminal) (§ 440-41), not including storage of explosives, fireworks, ammunition or gunpowder (except within a government-owned facility)					
Small warehouse (§ 440-41)	N	P	P	P	N
Large warehouse (§ 440-41)	N	N	P	N	N
Wastewater treatment plant: see “sewage plant”					
Welding	N	N	P	P	N
Wholesale sales	N	P	P	P	N
MISCELLANEOUS USES					
See text in § 440-36B regarding “similar uses”					
All uses that would have a serious threat of being unable to comply with the performance standards of Ch. 440, Zoning, especially including the environmental protection requirements of Article V	N	N	N	N	N
Parking lot as the principal use of a lot, not including or accessory to a trucking company terminal	P	P	P	P	N
INSTITUTIONAL USES					
Animal cemetery (§ 440-41)	N	N	SE	SE	N
Cemetery without crematorium	N	P	P	P	N
Crematorium	N	N	N	SE	N
College or university - educational and support buildings, not including a dormitory unless specifically permitted	SE	P	P	P	C
Community center or library	P	P	P	P	C
Cultural center or museum	P	P	P	P	C
Day-care center, adult (§ 440-41)	P	P	P	P	C
Day-care, child (§ 440-41) (See also as an accessory use)					
Day-care center or group day-care home	P	P	P	N	C
Dormitory as an accessory use to an approved college, university or primary or secondary school	N	N	SE	N	N
Hospital (§ 440-41)	N	P	P	N	N
Institutional group home (§ 440-41)	N	SE	N	SE	N
Membership club, other than an after-hours club or tavern	P	P	P	P	C
Nursing home or personal care home (SW) (§ 440-41)	P	P	P	N	C
Place of worship (§ 440-41)	P	P	P	P	C

Zoning ordinance

ZONING

Types of Uses (See definitions in Ch. 440, Art. II)	Business Districts				
	VC	C	LI/B ¹	ME/I	C-2
Picnic grove, private (§ 440-41)	P	P	P	P	N
Prison or similar correctional institution	N	N	N	C	N
School, public or private, primary or secondary (§ 440-41)	P	P	P	N	C
Treatment center (§ 440-41)	N	N	N	SE	N
PUBLIC/SEMIPUBLIC					
Government facility, other than offices, Township-owned uses, public schools and other uses listed separately anywhere in this table	SE	SE	SE	SE	N
Emergency services station, which may include a supporting social club building or facility	P	P	P	P	C
Nature preserve	P	P	P	P	N
Publicly owned recreation	P	P	P	P	N
Public utility facility, other than facilities exempted by § 440-10 or permitted by § 440-36E	SE	SE	SE	SE	N
Swimming pool, nonhousehold (§ 440-41)	P	P	P	P	N
Township-owned uses	P	P	P	P	N
U.S. Postal Service facility, which may include a leased facility	P	P	P	P	C
ACCESSORY USES					
See additional requirements in § 440-42 for specific accessory uses. See list of additional permitted accessory uses in the following sections.					
Accessory apartment, one, within an existing single-family detached dwelling or semidetached dwelling ("twin") (§ 440-42)	P	P	P	P	N
Day-care center accessory to a lawful place of worship	P	P	P	P	C
Day care: family day-care home as accessory to a lawful dwelling unit (§ 440-42)	P	P	P	P	N
Heliport: see under principal uses					
Home occupation, general or light (§ 440-42)	P	P	P	P	N
Residential accessory structure or use (§ 440-42)					
Retail sales and/or personal services limited to 5% or 5,000 square feet, whichever is less, of the building floor area of an industrial or office building and that are clearly primarily intended to: a) serve workers within that building; b) serve persons visiting offices in that building; and/or sell items produced within that building or adjacent buildings operated by the same company	P	P	P	P	C
Seasonal farm worker housing (§ 440-42)	N	N	N	SE	N

NOTES:

¹ See additional conditions in § 440-39.

Zoning ordinance

NORTH WHITEHALL CODE

- ² If such dwelling lawfully exists prior to the adoption of Ch. 440, Zoning.
- ³ In the VC and C Districts, residential uses shall be permitted under the same standards, limitations, lot and setback requirements as the VR District, except mobile/manufactured home parks shall be prohibited in the VC and C districts.
- ⁴ Except a single-family detached dwelling is permitted on a lot with a minimum lot area of two acres if such lot would be adjacent to residentially zoned land or abut a lot containing an existing single-family detached dwelling. If such dwelling is approved after the adoption of Ch. 440, Zoning, then the presence of such dwelling shall not, by itself, cause a nonresidential use to be required to provide plant screening or additional setbacks from such dwelling.
- ⁵ Without outdoor storage.
- ⁶ Limited to a maximum total retail building floor area of 5,000 square feet for retail sales and its accessory uses.
- ⁷ Provided the use has access through a coordinated interior road system which provides access to a traffic signal.
- ⁸ Such storage space within a barn may be rented. Such use shall be limited to storage of the following: motor vehicles, recreational vehicles, farm equipment, construction materials, construction equipment, boats and closely similar routine materials. Such storage shall be completely indoors. Such use shall not involve any of the following: 1) manufacturing, 2) retail sales, or 3) storage of hazardous materials other than amounts and types typically found in a dwelling.
- ⁹ A 100-foot-wide setback shall be required for all wastewater storage and treatment structures from any residential lot line.

Demographics

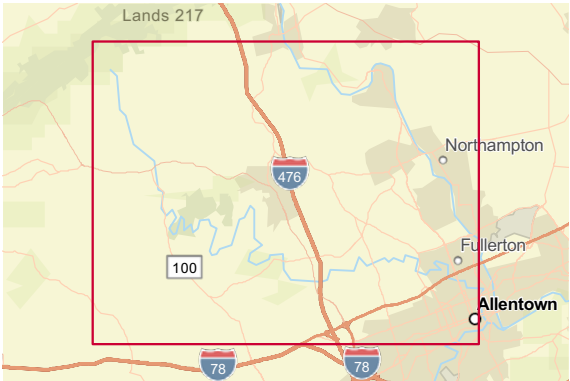
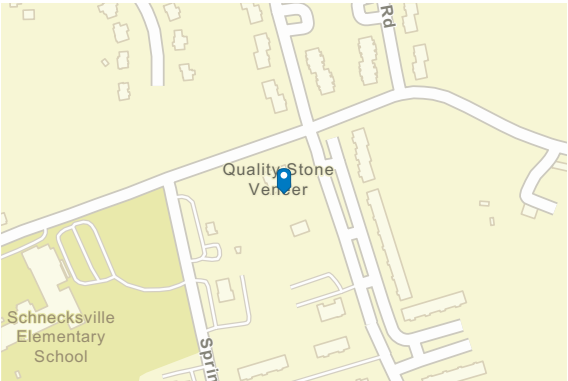
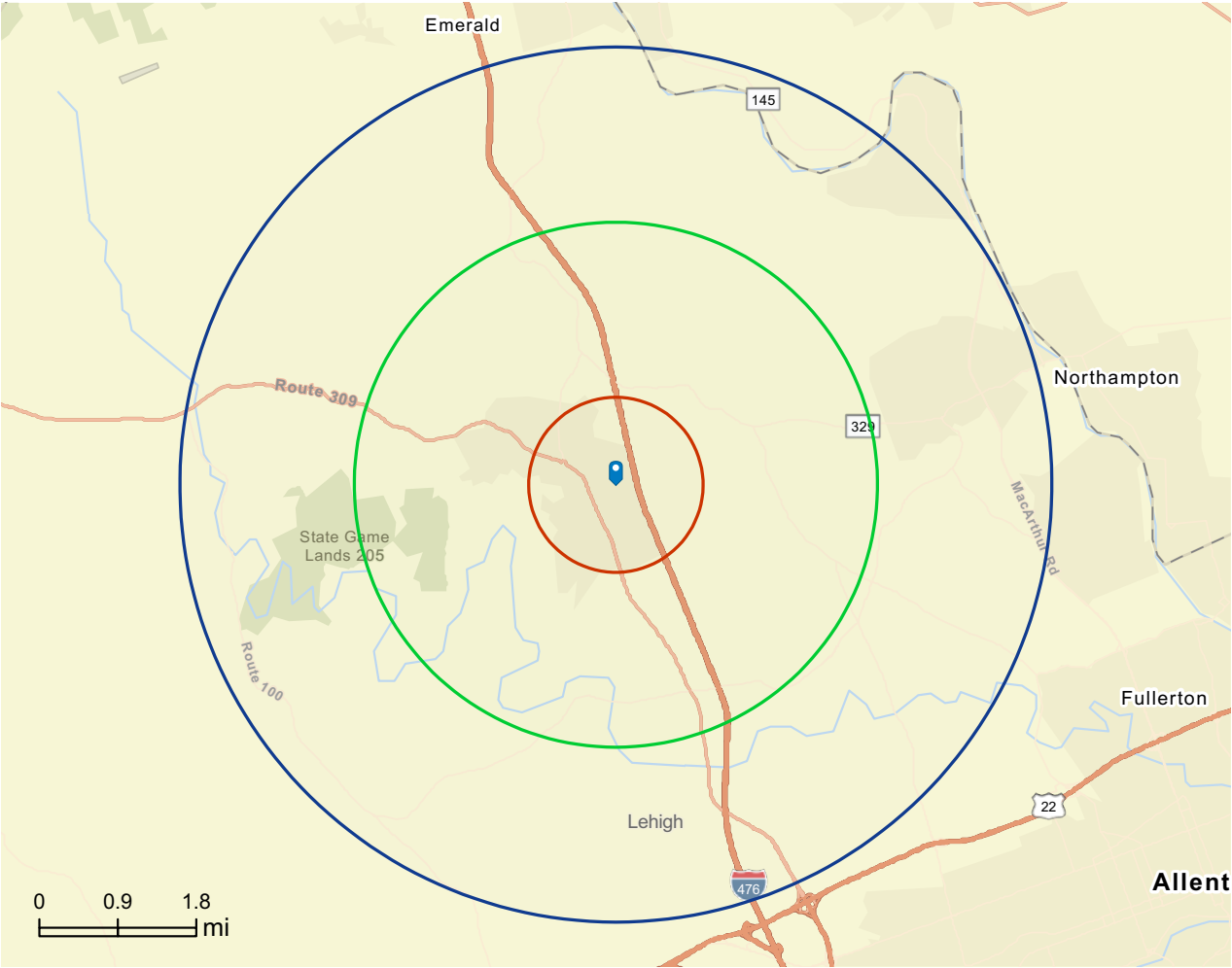
Site Map

4140 Sand Spring Rd, Schnecksville, Pennsylvania, 18078

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.66912
Longitude: -75.60112



© 2026 Esri

Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

Demographics

Executive Summary

4140 Sand Spring Rd, Schnecksville, Pennsylvania, 18078

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,690	15,011	35,158
2020 Population	2,608	14,982	35,871
2025 Population	2,572	14,901	36,319
2030 Population	2,581	15,020	36,863
2010-2020 Annual Rate	-0.31%	-0.02%	0.20%
2020-2025 Annual Rate	-0.26%	-0.10%	0.24%
2025-2030 Annual Rate	0.07%	0.16%	0.30%

Age			
2025 Median Age	45.4	46.5	45.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	84.6%	86.0%	83.7%
Black Alone	2.1%	2.0%	2.6%
American Indian Alone	0.4%	0.2%	0.2%
Asian Alone	1.9%	2.3%	3.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	4.0%	3.0%	3.0%
Two or More Races	7.1%	6.5%	6.6%
Hispanic Origin	9.9%	8.2%	8.4%
Diversity Index	40.7	36.7	40.1

Households			
2010 Total Households	1,060	5,668	13,213
2020 Total Households	1,076	5,814	13,715
2025 Total Households	1,088	5,817	13,980
2030 Total Households	1,097	5,893	14,261
2010-2020 Annual Rate	0.15%	0.25%	0.37%
2020-2025 Annual Rate	0.21%	0.01%	0.37%
2025-2030 Annual Rate	0.16%	0.26%	0.40%
2025 Average Household Size	2.33	2.54	2.59
Wealth Index	158	167	160

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

© 2026 Esri

Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.

Demographics

Executive Summary | 4140 Sand Spring Rd, Schnecksville, Pennsylvania, 18078 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	26.2%	24.7%	25.0%

Median Household Income			
2025 Median Household Income	\$101,247	\$112,017	\$111,434
2030 Median Household Income	\$117,258	\$133,403	\$127,965
2025-2030 Annual Rate	2.98%	3.56%	2.81%

Average Household Income			
2025 Average Household Income	\$146,499	\$151,479	\$147,526
2030 Average Household Income	\$167,151	\$171,127	\$165,709

Per Capita Income			
2025 Per Capita Income	\$57,724	\$58,735	\$56,497
2030 Per Capita Income	\$66,300	\$66,693	\$63,790
2025-2030 Annual Rate	2.81%	2.57%	2.46%

Income Equality			
2025 Gini Index	45.8	44.6	44.0

Socioeconomic Status			
2025 Socioeconomic Status Index	59.7	59.4	60.4

Housing Unit Summary			
Housing Affordability Index	82	87	86
2010 Total Housing Units	1,107	5,872	13,772
2010 Owner Occupied Hus (%)	80.6%	86.8%	87.6%
2010 Renter Occupied Hus (%)	19.4%	13.2%	12.4%
2010 Vacant Housing Units (%)	4.3%	3.5%	4.1%
2020 Housing Units	1,121	6,004	14,190
2020 Owner Occupied HUs (%)	79.0%	85.7%	86.4%
2020 Renter Occupied HUs (%)	21.0%	14.3%	13.6%
Vacant Housing Units	3.5%	3.6%	3.4%
2025 Housing Units	1,130	6,002	14,484
Owner Occupied Housing Units	80.3%	86.6%	87.4%
Renter Occupied Housing Units	19.7%	13.4%	12.6%
Vacant Housing Units	3.7%	3.1%	3.5%
2030 Total Housing Units	1,142	6,086	14,778
2030 Owner Occupied Housing Units	892	5,089	12,491
2030 Renter Occupied Housing Units	205	803	1,770
2030 Vacant Housing Units	45	193	517

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

© 2026 Esri

Information herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, price changes, prior sale or withdrawal without notice. Buyer/tenant to independently verify all information.