

FOR SALE

INDUSTRIAL/COMMERCIAL

± 4.5 Acres of Land and ± 4,500 SF Commercial Building



359 and 415 N. Railroad Street Rear, Palmyra, PA 17078



U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

SALIENT INFORMATION

LOCATION: 359 and 415 N. Railroad Street Rear, Palmyra, PA 17078

WATER: Connected to public water (PA American Water Company)

SEWER: Connected to public sewer (Palmyra Area Sewer Authority)

ZONING: (LI): Light Industrial - Permitted uses include veterinary offices, banks, commercial day-care, greenhouses, health/fitness clubs, manufacturing, self storage, medical clinics, repair shops, restaurants, shops/showrooms for contractors, among others.

TRAFFIC COUNTS: N. Railroad Street: 6,058 Vehicles Per Day (both directions)

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,883	25,534	49,535
Households	3,063	10,210	19,400
Household Income	\$52,258	\$62,613	\$65,803

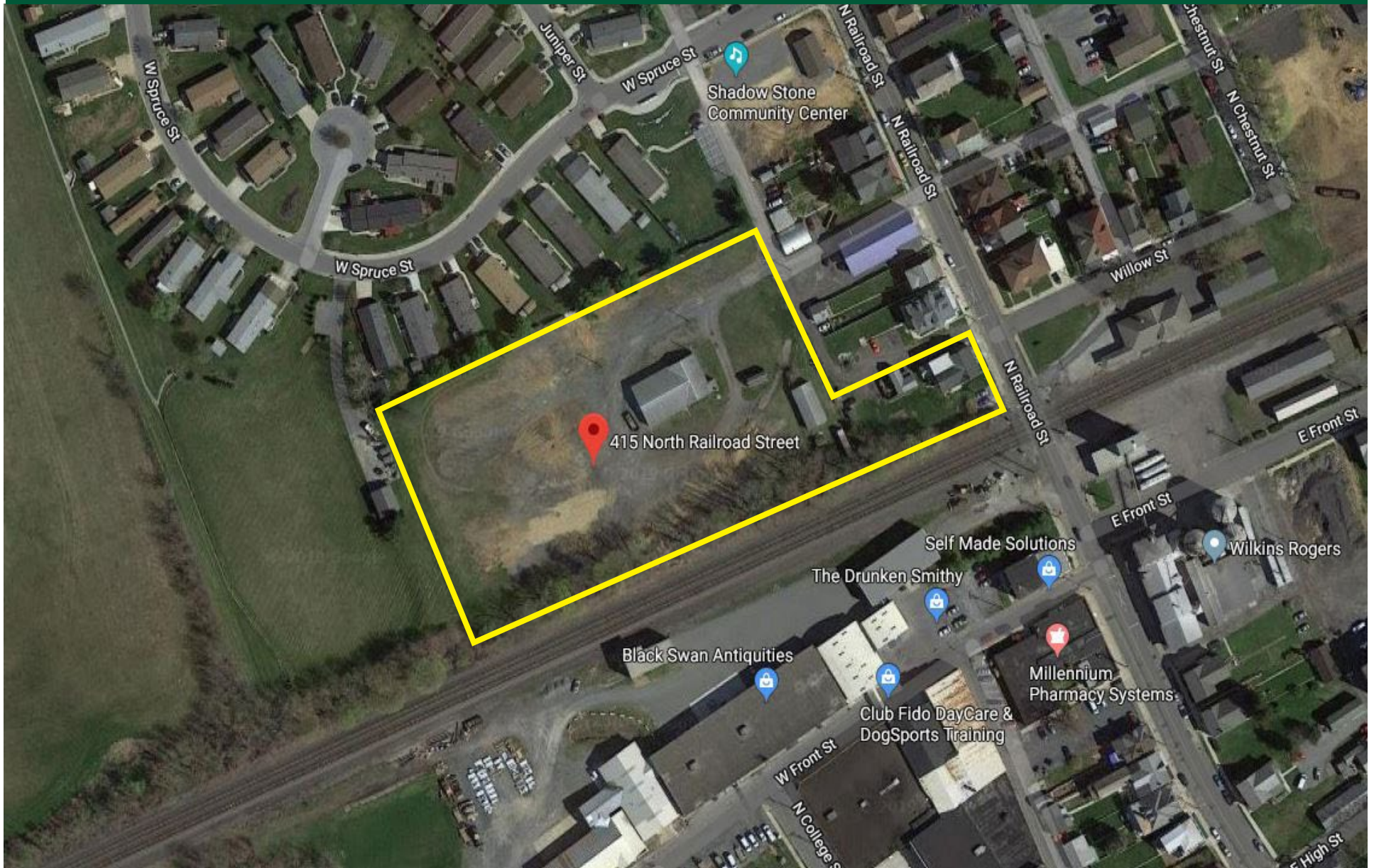
LOT SIZE: ± 4.5 Acres (120 feet of frontage on N. Railroad Street)

IMPROVEMENTS: ± 4,500 SF block building

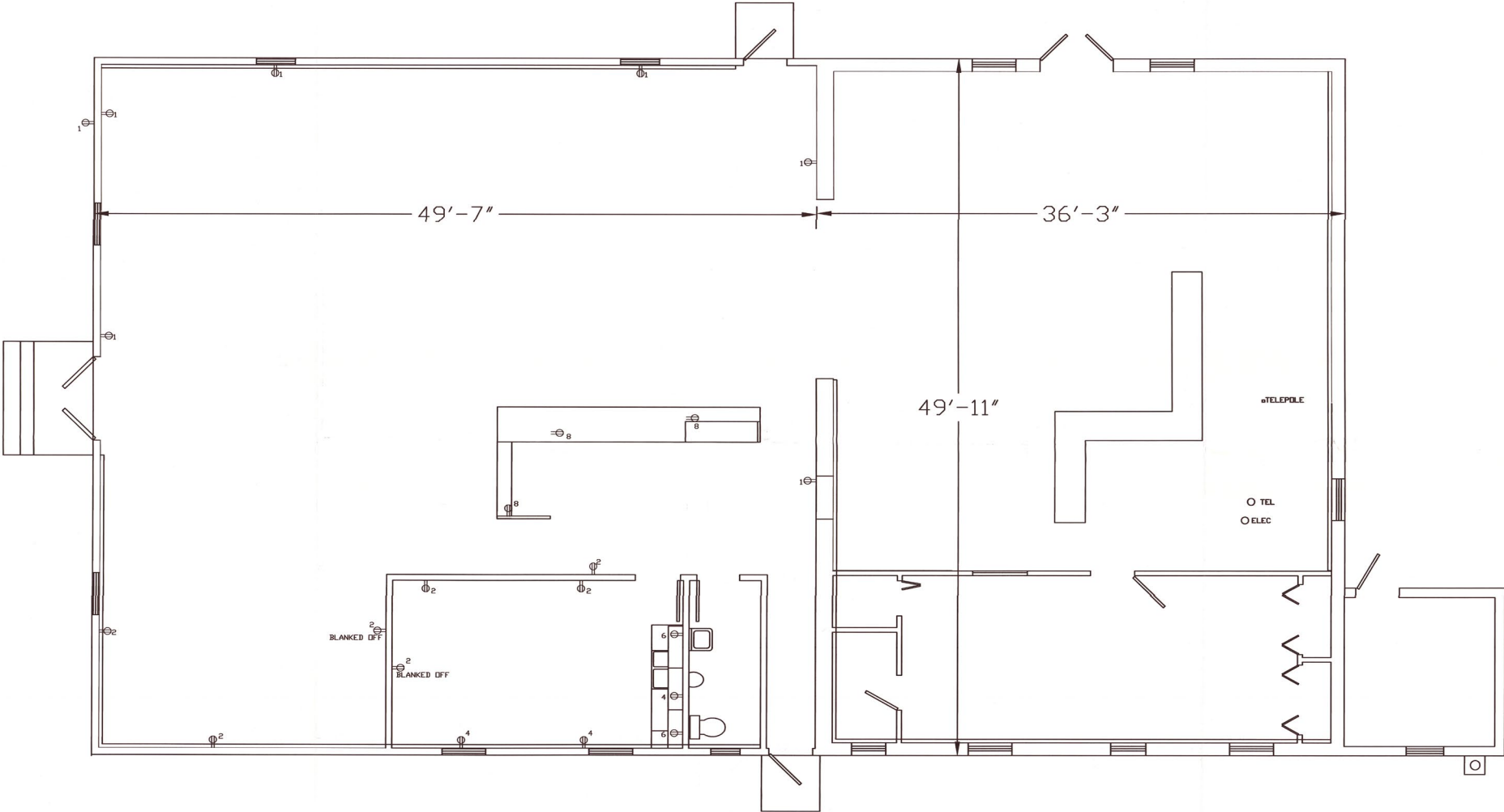
PRICE: \$995,000



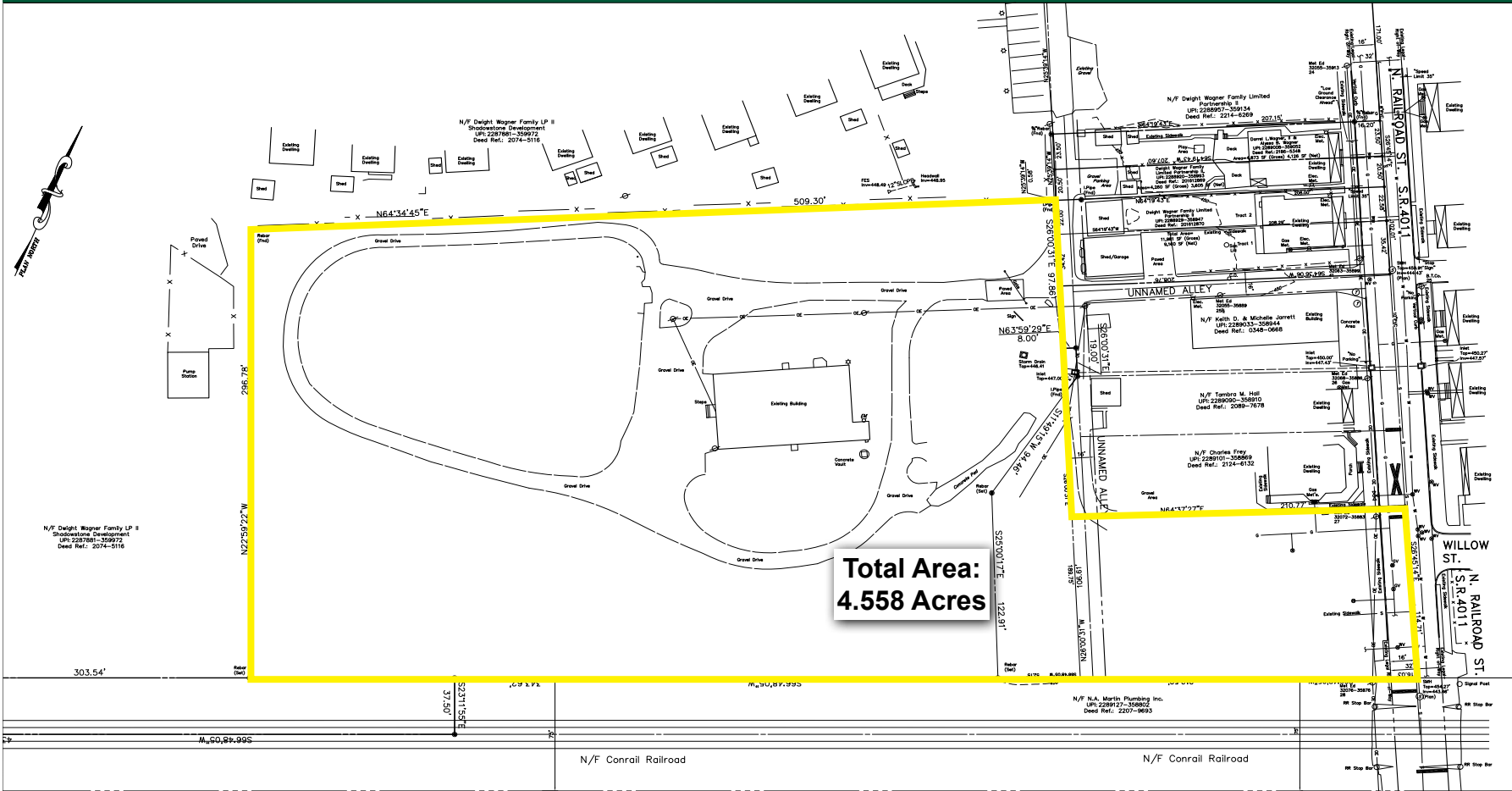
AERIAL MAP



EXISTING BUILDING



SITE PLAN



**Total Area:
4.558 Acres**

NO.	DATE	REVISION

MANAGER	HERSHEY, PLS
DESIGNER	DMC BY
DRAWN BY	DMC BY
CHECKED BY	DMC BY
DATE	8/22/18
SCALE	AS SHOWN
PROJECT NO.	1717442-0311
FILEBOOK NO.	

CLIENT	Dwight Wagner Family Limited Partnership ATTN: DWIGHT WAGNER 1650 CROOKED OAK DRIVE, SUITE 310 LEBANON, OHIO 45031 771-715-1386
SCALE	1" = 30'

Hershey Surveying, Inc.
PROFESSIONAL LAND SURVEYORS
31717442-0311
1717442-0311
LEBANON, OHIO 45031

ACT 187 UNDERGROUND UTILITY PROTECTION ACT

HERSHEY SURVEYING, INC. HEREBY STATES THAT PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1976, AS AMENDED BY ACT 187 OF 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS: RECEIVING EXAMINATION OR DEMONSTRATION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS.

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, HERSEY SURVEYING, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATION ON SUCH LOTS PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION; THE INFORMATION PROVIDED BY SECTION 2, CLAUSE (A) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (80) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

2. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, HERSEY SURVEYING, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE ELEVATION IS TO BE PERFORMED.

3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, HERSEY SURVEYING, INC. HAS SHOWN UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED ID, OR BEFORE NOVEMBER 15, 2018, THE USER'S DESIGNATED ID, OR BEFORE NOVEMBER 15, 2018, TO THE REQUIREMENTS OF SAID ACT.

AND HERSEY SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT HERSEY SURVEYING, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 16, 1996.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY HERSEY SURVEYING, INC.
DATE: NOVEMBER 17, 2018
ONE CALL SYSTEM SERIAL NUMBER: 2018 3211789
DATE: OCTOBER 20, 2018
ONE CALL SYSTEM SERIAL NUMBER: 2018 2820427
(RAILROAD STREET LOTS)

CERTIFICATION

TO ROS ASSOCIATES

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

AUGUST 20, 2018
DATE

RONALD L. HERSHEY, P.E.S.
SIGNATURE



SUBDIVISION PLANS

1. FINAL PLAT AND LAND DEVELOPMENT PLAN FOR SHADOWNSTONE PHASE 1 PREPARED BY RETEW ASSOCIATES DATED NOVEMBER 28, 1993; RECORDED: BOOK 39, PAGE 85
2. FINAL PLAT AND LAND DEVELOPMENT PLAN FOR SHADOWNSTONE PHASE 2 PREPARED BY RETEW ASSOCIATES DATED OCTOBER 4, 1993; RECORDED: BOOK 41, PAGE 170

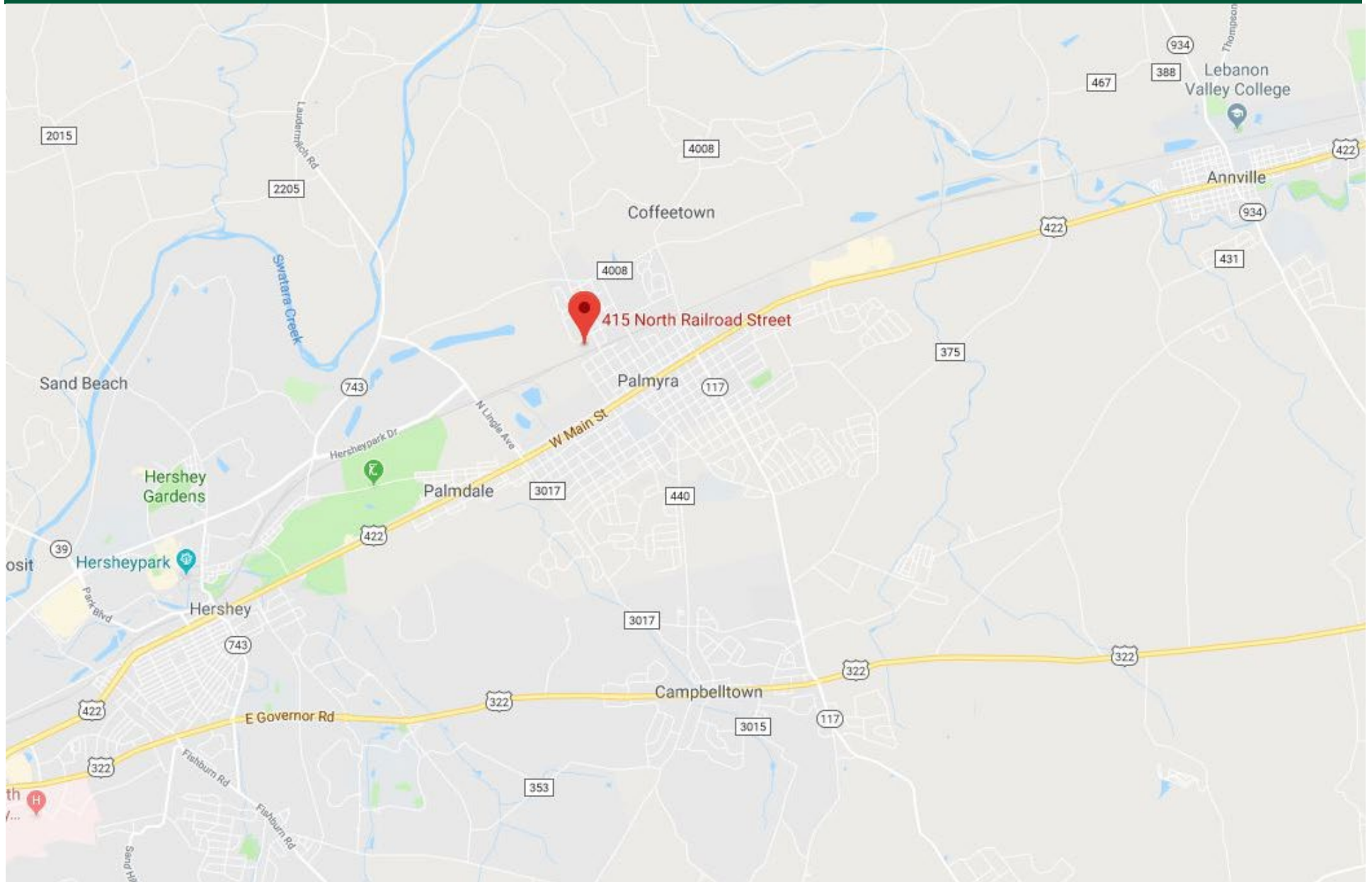
GENERAL NOTES

1. BENCHMARK: 15505 MONUMENT ON THE NORTH SIDE OF CONRAIL TRACTS (SEE PLAN)
DARUM, NVD0 1959
ELEVATION = 451.01'
2. BASIS OF BEARING: PLAN NORTH, SHADOWNSTONE DEVELOPMENT.
3. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION AND/OR BEST AVAILABLE PLAN INFORMATION. HERSEY SURVEYING, INC. CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE.
4. TOPOGRAPHIC AND PLANIMETRIC INFORMATION DEPICTED ON THIS PLAN HAS BEEN DERIVED FROM AN ACTUAL FIELD SURVEY PERFORMED BY HERSEY SURVEYING, INC. ON OR BEFORE NOVEMBER 17, 2018. ADDITIONAL SURVEY FIELD LOTS COMPLETED ON OR BEFORE OCTOBER 27, 2018. ADDITIONAL SURVEY FOR 359 N RAILROAD STREET LOT COMPLETED ON OR BEFORE AUGUST 20, 2018.

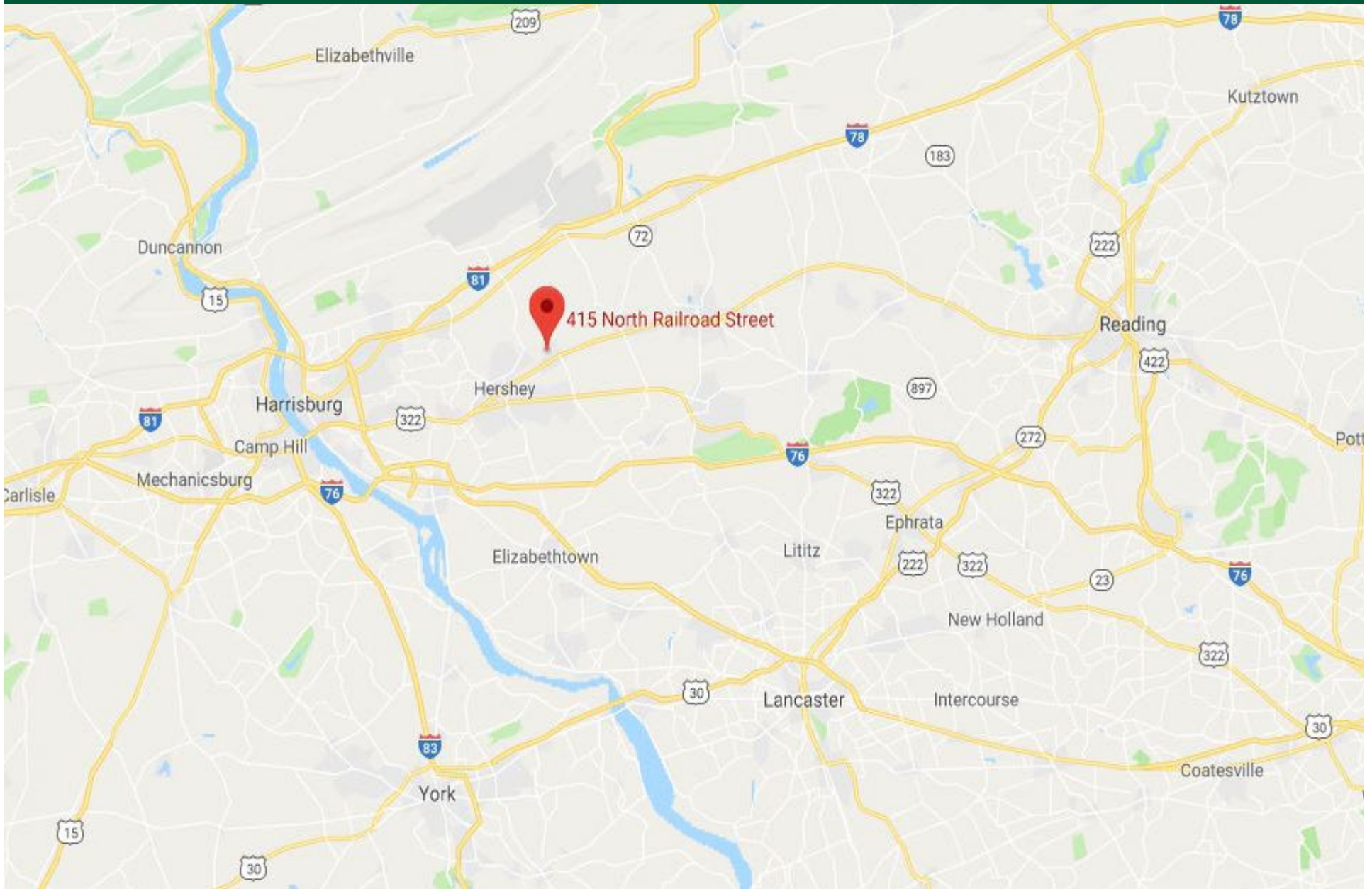


www.uscommercialrealty.net

LOCAL MAP



REGIONAL MAP

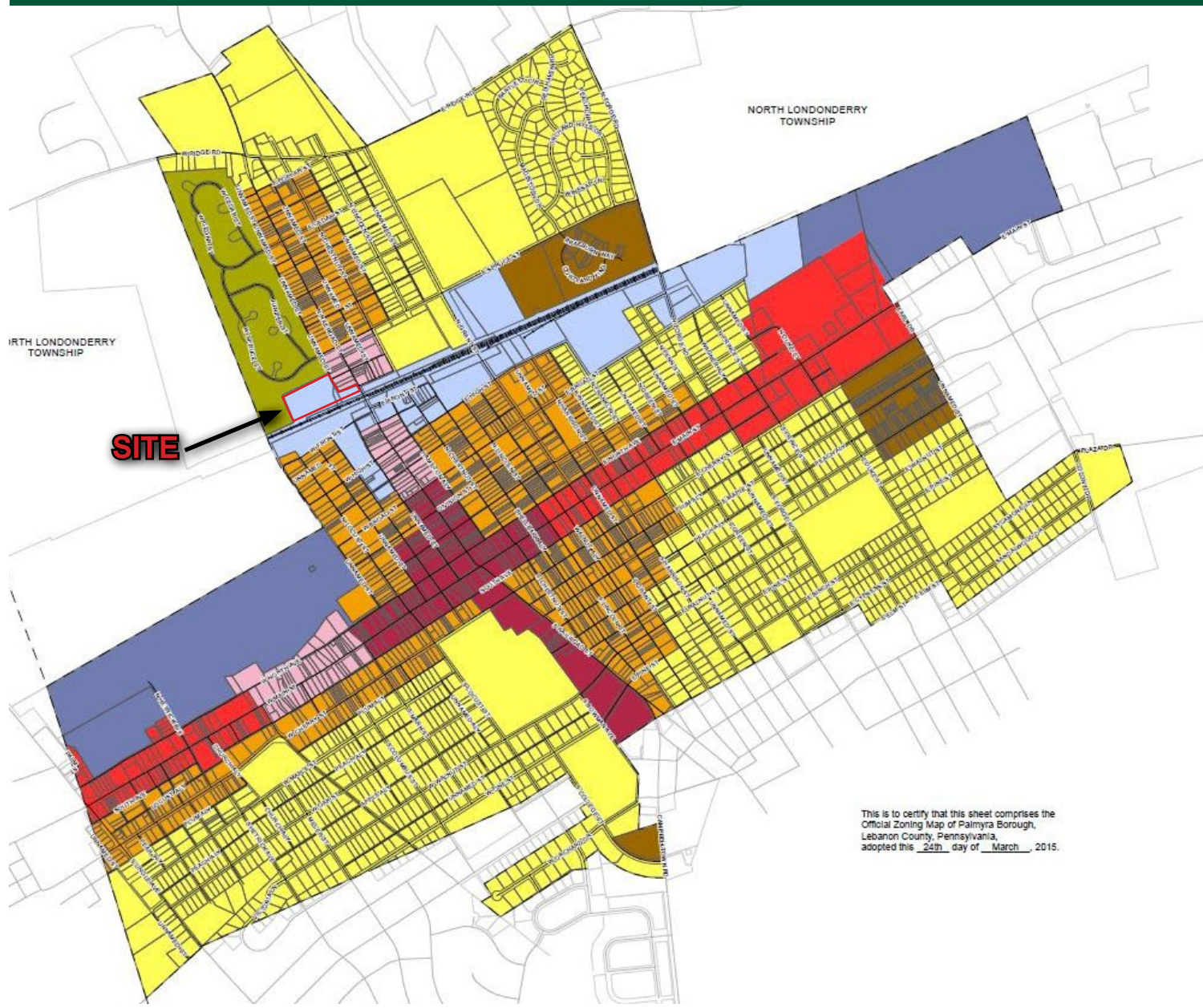


ZONING MAP

PALMYRA BOROUGH, LEBANON COUNTY

ZONING MAP

ORDINANCE NO. 761
ADOPTED MARCH 24, 2015



Zoning District

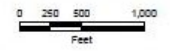
- Low Density Residential
- Town Residential
- Multi-Family Residential
- Manufactured Home Park
- Mixed Use
- Central Business
- Highway Commercial
- Light Industrial
- Heavy Industrial

- Road / Street
- Railroad
- Parcel Boundary
- Municipal Boundary

This is to certify that this sheet comprises the
Official Zoning Map of Palmyra Borough,
Lebanon County, Pennsylvania,
adopted this 24th day of March, 2015.



1 inch = 500 feet when printed at 22" x 34"
1 inch = 1,000 feet when printed at 11" x 17"



Source:
Lebanon County GIS
RETTEW Associates, Inc.



ZONING

§ 380-21. Light Industrial Zone (LI).

- A. Purpose of zone. This zone provides key locations for a mix of various types of light industries to diversify the region's economy and offer valuable employment opportunities. This zone will principally permit light and small-scale industries as permitted uses but require special exception or special exception approval for larger uses that pose the potential for greater impact. Required lot sizes have been kept small to accommodate the startup industries that are likely to emerge; however, larger industries have also been permitted. These areas have been located near existing public utility service areas, other industrial uses and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Setbacks and screens are used to protect adjoining residences.
- B. Uses permitted by right.
- (1) Agriculture and horticulture, including one single-family detached dwelling contained on the site, subject to the applicable requirements contained with § 380-14G of this chapter.
 - (2) Animal hospitals and veterinary offices, provided no outdoor keeping of animals is permitted as defined herein.
 - (3) Auction houses, excluding automobile auctions subject to the requirements of § 380-53 of this chapter.
 - (4) Banks and similar financial institutions.
 - (5) Bookbinding, printing, and publishing operations.
 - (6) Brewery, with or without a brewery pub.
 - (7) Car washes, subject to the requirements of § 380-61 of this chapter.
 - (8) Co-location of communication towers and equipment that comply with the Pennsylvania Wireless Broadband Collocation Act,¹ subject to all applicable requirements contained therein or as subject to the requirements of § 380-64 of this chapter.
 - (9) Commercial day-care facilities, subject to the requirements of § 380-65 of this chapter.

1. Editor's Note: See 53 P.S. § 11702.1 et seq.

ZONING

§ 380-21

§ 380-21

- (10) Commercial greenhouses.
- (11) Dance, music, art, fashion and photographic studios and galleries.
- (12) Forestry uses subject to the requirements of §§ 380-14G and 380-77 of this chapter.
- (13) Health, fitness, social, fraternal and other private clubs.
- (14) Laboratories for medical, scientific, or industrial research and development.
- (15) Machine, tool and die, and metal fabrication shops;
- (16) Manufacturing, packaging, storage and/or wholesaling of the following:
 - (a) Furniture, cabinets, plumbing, heating, air conditioning, ventilation and electrical fixtures, ceramic, stone, vinyl, fiberglass and linoleum tiles, carpets and rugs, windows, doors, insulation, ceiling and roofing tiles, household appliances, finished lumber and other household appointments;
 - (b) Scientific, medical, optical, specialized, and technical instruments and equipment;
 - (c) Audiovisual components, computers, vending machines, electronic equipment, software and video games;
 - (d) Office equipment, supplies, furnishings, and equipment;
 - (e) Packaging materials, supplies and equipment;
 - (f) Finished textile products;
 - (g) Cosmetics, drugs, dyes, toiletries, perfumes and other pharmaceuticals;
 - (h) Brushes, brooms, and combs;
 - (i) Hot tubs, spas, saunas, and swimming pools;
 - (j) Jewelry, and other precious or semiprecious metals and stones;
 - (k) Photographic, lighting, and timekeeping equipment;
 - (l) Hand tools, hardware, power tools and small engine equipment and vehicles, including but not limited to lawn

:2

ZONING

§ 380-21

§ 380-21

mowers, chain saws, compressors, power-washing equipment, motorcycles, and outboard boat motors;

(m) Musical instruments, sporting equipment, bicycles and toys; and

(n) Small or novelty products from prepared materials (excluding the use of sheet metals).

(17)Medical, dental, optical and counseling clinics and offices.

(18)Municipal and governmental uses, subject to the requirements of § 380-14G of this chapter.

(19)Offices.

(20)Parks and playgrounds.

(21)Passenger motor and recreational vehicle sales, leasing, service and repair facilities, including but not limited to auto mechanics, drive-through lubrication services, and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops, subject to the requirements of § 380-105 of this chapter.

(22)Personal services including: barber and beauty or tanning salons; dry-cleaning and laundry pickup/dropoff facilities; tailors and shoe repair shops; and repair of clocks, electronics, computers and small appliances.

(23)Processing, packaging, bottling, storage and/or wholesaling of food products excluding:

(a) Pickling processes;

(b) Rendering or slaughtering operations; and

(c) Sugar refineries.

(24)Public, private and commercial schools, subject to the requirements of § 380-109 of this chapter.

(25)Public utilities structures.

(26)Repair shops for products permitted to be manufactured in this zone.

(27)Restaurants, taverns, brewery pubs, excluding drive-through or fast-food restaurants or nightclubs. Outdoor restaurant cafes, including awnings, umbrellas, tables and chairs, and trash receptacles are permitted, so long as they are located

:3

ZONING

§ 380-21

§ 380-21

and operated in a manner that does not interfere with pedestrian or vehicular circulation. All such activities shall be controlled so as not to constitute a nuisance by means of noise and litter.

(28) Sales, storage and/or wholesaling of the following:

- (a) Home and auto-related fuels;
- (b) Nursery and garden materials, and stock;
- (c) Ready-mix concrete;
- (d) Contractor supplies; and
- (e) Plumbing, heating, air conditioning, electrical, and other structural components of buildings.

(29) Shops, offices and showrooms for contractors of painting, power-washing, plumbing, heating, air conditioning, electrical, electronic, telephone, antennas and cable, communications, roofing, flooring, drywall and plaster, basement waterproofing, carpet, countertops, glass and windows, insulation, gutters and downspouts, well drilling and septic system installation, maintenance and pumping, woodworking, carpentry and cabinetmaking, swimming pools, hot tubs and spas, lawn care and landscaping, masonry, concrete and paving, pest control and snow removal.

(30) Sign makers.

(31) Small engine repair shops.

(32) Vocational, technical and mechanical trade schools.

(33) Welding shops.

(34) Accessory uses customarily incidental to the above permitted uses, including accessory retail sales of products produced on-site so long as the sales area is no more than 10% of the total building area or 3,000 square feet, whichever is less:

- (a) Alternate energy production facilities, subject to the requirements of § 380-49 of this chapter.
- (b) Athletic fields and courts and recreation facilities.
- (c) Fences and walls, subject to the requirements of § 380-76 of this chapter.

ZONING

§ 380-21

§ 380-21

- (d) Man-made lakes, dams, ponds, and impoundments, subject to the requirements of § 380-92 of this chapter.
 - (e) Ornamental ponds and wading pools subject to the requirements of § 380-102 of this chapter.
 - (f) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet.
 - (g) Satellite dish antennas, subject to the requirements of § 380-114 of this chapter.
 - (h) Signs as defined herein, subject to the requirements of § 380-45 of this chapter.
- C. Uses permitted by special exception. [Subject to the review procedures of § 380-139B(2) of this chapter.]
- (1) Commercial produce operations, as defined herein, subject to the requirements of § 380-66 of this chapter.
 - (2) Commercial recreation uses, subject to the requirements of § 380-67 of this chapter.
 - (3) Concentrated animal operations (CAOs) as defined herein, subject to the requirements of § 380-68 of this chapter, and further provided that the applicant provides written evidence of an approval of the applicant's nutrient management plan from the County Conservation District or the Pennsylvania Conservation Commission and the applicant maintains compliance with the Pennsylvania Nutrient Management Act No. 38.²
 - (4) Convention and/or conference centers subject to the requirements of § 380-70 of this chapter.
 - (5) Farmers and/or flea markets, subject to the requirements of § 380-74 of this chapter.
 - (6) Golf courses and driving ranges, subject to the requirements of § 380-81 of this chapter.

2. Editor's Note: See 3 Pa.C.S.A. § 501 et seq.

ZONING

§ 380-21

§ 380-21

- (7) Heavy equipment leasing, rental, sales, service, and/or repair, subject to the requirements of § 380-83 of this chapter.
- (8) Home improvement, equipment rental and building supply stores, subject to the requirements of § 380-87 of this chapter.
- (9) Mass transit and/or taxicab terminals, subject to the requirements of § 380-95 of this chapter.
- (10) Mini-warehouses, subject to the requirements of § 380-99 of this chapter.
- (11) Nightclubs, subject to the requirements of § 380-100 of this chapter.
- (12) Power-generation facilities, subject to the requirements of § 380-106 of this chapter.
- (13) Recycling facilities for electronics, paper, plastic, glass and metal products, subject to the requirements of § 380-110 of this chapter.
- (14) Warehousing and wholesale trade establishments, subject to the requirements of § 380-122 of this chapter.

D. Lot area, lot width, and lot coverage requirements. See the following table:

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)
20,000	100	75% ¹

NOTES:

¹ The maximum permitted lot coverage can be increased to a maximum of 85% through compliance with the architectural design standards as contained in § 380-21R of this chapter.

E. Minimum setback requirements (principal and accessory uses).

- (1) Front yard setback. All buildings, structures, off-street parking lots and outdoor storage and display areas shall be set back a minimum of 10 feet from the street right-of-way.
- (2) Side yard setbacks. All buildings and structures, off-street parking lots, off-street loading spaces, and outdoor storage and display areas shall be set back at least 10 feet from the side lot lines, unless joint off-street parking lots and/or off-

ZONING

§ 380-21

§ 380-21

street loading spaces are shared by adjoining uses. In such instances, the side yard setbacks are eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.

- (3) Rear yard setback. All buildings, structures, outdoor storage and display areas, off-street parking lots, and off-street loading spaces shall be set back at least 10 feet from the rear lot line, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the rear yard setback is eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.
 - (4) Residential buffer strip. Any lot adjoining land within an (LDR, TR, MFR or MU) Zone shall maintain a twenty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage and display areas, from the (LDR, TR, MFR or MU) Zone parcels. Such areas shall be used for a landscape strip and screen.
- F. Height requirements. The maximum permitted height is 35 feet provided a structure may extend up to 45 feet if such structure is set back a horizontal distance at least equal to its height from each side and/or rear lot line. All uses must comply with the Airport Safety Zone contained in § 380-23 of this chapter.
 - G. Off-street loading spaces. Off-street loading spaces shall be provided as specified in § 380-37 of this chapter.
 - H. Off-street parking. Off-street parking shall be provided as specified in § 380-38 of this chapter.
 - I. Signs. Signs shall be permitted as specified in § 380-45 of this chapter.
 - J. Access drive requirements. All access drives shall be in accordance with § 380-24 of this chapter.
 - K. Sidewalks and pedestrian access. All properties shall be required to provide for a safe and convenient system of sidewalks that connect all public areas of the site with the required streetscape sidewalk and/or any other designated pedestrian facility that adjoins or extends onto the site. Such facilities shall comply with Chapter 318, Subdivision and Land Development.
 - L. Screening. A visual screen must be provided along any adjoining lands within an (LDR, TR, MFR or MU) Zone, regardless of

:7

ZONING

§ 380-21

§ 380-21

whether or not the (LDR, TR, MFR or MU) Zone property is developed (see § 380-44 of this chapter).

- M. Landscaping. Any portion of the site not used for buildings, structures, off-street parking lots, off-street loading spaces, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see § 380-44 of this chapter). A minimum ten-foot-wide landscape strip shall be provided along all lot lines. Such landscape strip can be waived for that portion of the site occupied by a joint off-street parking lot and/or off-street loading space area shared by adjoining uses.
- N. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 20 feet from any adjoining (LDR, TR, MFR or MU) Zone properties. All waste receptacles shall be completely enclosed within a masonry, wood or framed structures with a separate pedestrian access gate/door which is self-closing and another truck access gate that must be kept closed when not in use.
- O. Operations standards. The applicant shall submit written evidence that all operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies. For a listing of some regulations, refer to § 380-39 of this chapter.
- P. Outdoor storage and display. Within this zone, outdoor storage and display is permitted, provided all such areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. The outdoor storage and display areas for vehicles sales need not be screened from adjoining roads. Section 380-40 of this chapter lists additional requirements.
- Q. General provisions. All uses permitted within this zone shall also comply with the applicable General Provisions in Article III of this chapter.
- R. Architectural design standards. Applicants are encouraged to design and construct buildings that complement the Borough's developing landscape. To that effect, the Borough offers an optional set of architectural design standards that are tied with the granting of a density bonus. In this case, applicants may

ZONING

§ 380-21

§ 380-21

opt to obtain a prescribed increase in permitted lot coverage in return for the use of the following specific architectural design guidelines. A developer desiring to obtain such approval shall, when making application for approval for a land development, also make application for approval under this section. The Borough Council shall consider both requests simultaneously. These optional standards may only be applied to the proposed use upon approval by the Borough Council and written acceptance by the applicant of all requirements of this section and any valid conditions of approval attached by the Borough Council.

- (1) Buildings and sites should be designed by qualified architects and constructed and maintained so that they reflect the historic vernacular architecture and:
 - (a) Contribute to a cohesive and unified architectural theme upon the site and with neighboring properties within the zone;
 - (b) Feature prominent customer entrances and exterior pedestrian amenities;
 - (c) Include architectural details or elements such as windows, colonnades, porches, porticos, columns, pilasters and canopies;
 - (d) Make use of a combination of wood, brick, metal, stone, concrete masonry split-face block or textured molded block glass stucco exterior wall materials or "exterior insulation and finish systems" (EIFS) as viewed from adjoining streets and properties;
 - (e) Visually screen heating, ventilation, air conditioning, elevator, or other mechanical appurtenances, from adjoining streets and properties;
 - (f) Place utilities underground except that junction boxes, transformers and other apparatuses which due to their function require aboveground placement, shall be screened from adjoining roads and properties;
 - (g) Exceed energy efficiency standards under conventional building code requirements; and/or,
 - (h) Incorporate green rooftops as defined herein.
- (2) The applicant shall submit graphic elevations drawn to scale by an architect registered in the Commonwealth of

ZONING

§ 380-21

§ 380-21

Pennsylvania depicting compliance with these standards with proposed materials labeled and a corresponding color palette;

- (3) In return for compliance with the above-described design standards, the Borough will award an increase in permitted lot coverage up to a maximum of 85% for the proposed use.
- (4) Existing uses that desire to incorporate the architectural design standards in return for the increase in permitted lot coverage after the original approval shall require another approval at that time.
- (5) Should any part of this Subsection R be declared invalid by the courts, the entire Subsection R shall be automatically repealed.

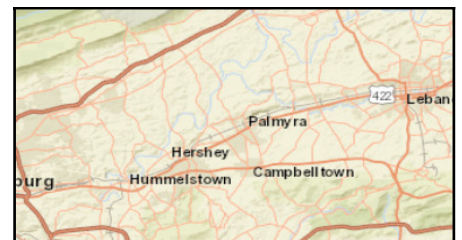
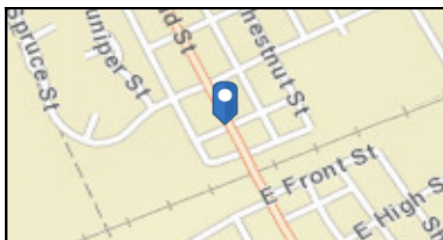
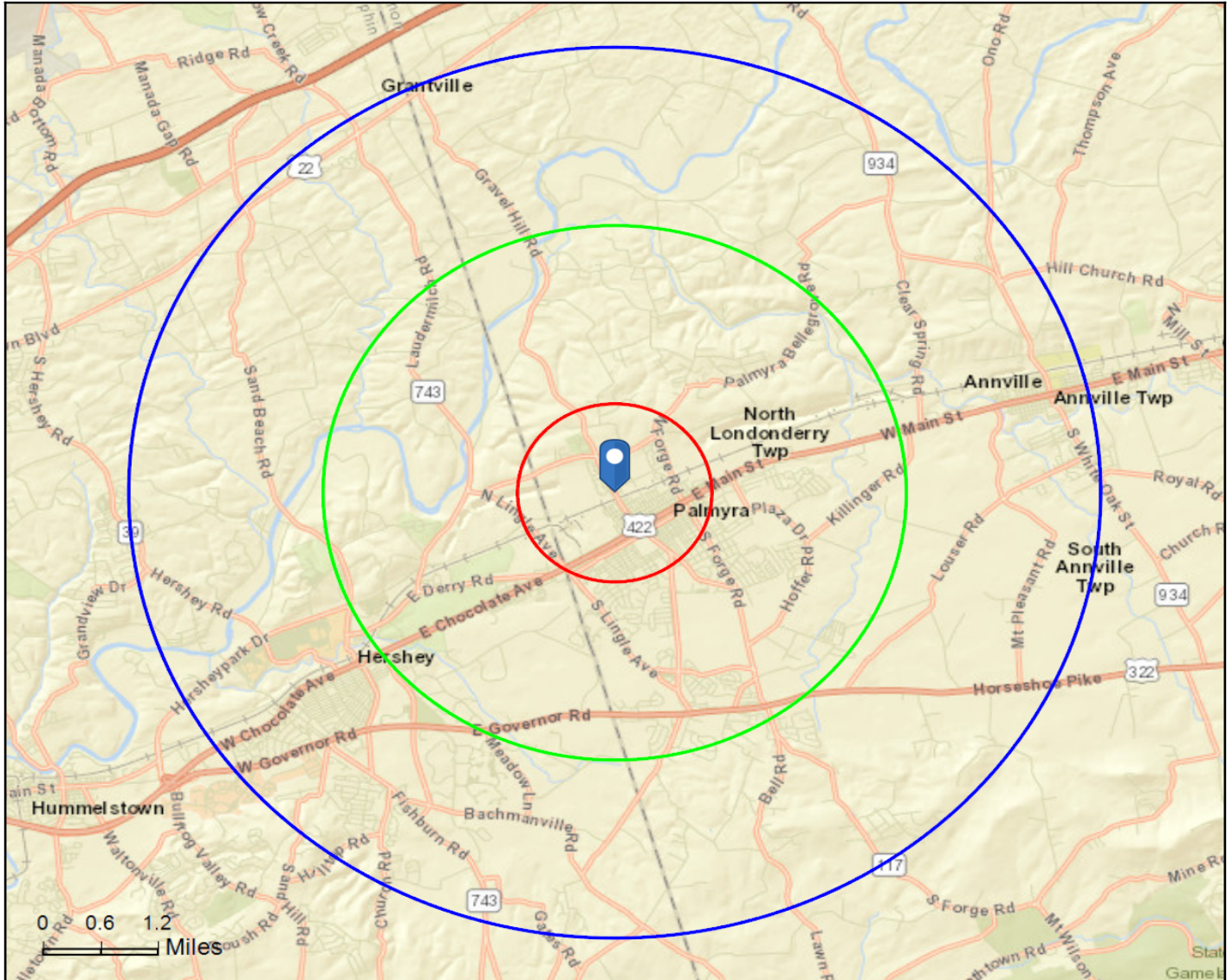
DEMOGRAPHICS



Site Map

415 N Railroad St, Palmyra, Pennsylvania, 17078 2
415 N Railroad St, Palmyra, Pennsylvania, 17078
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.31313
Longitude: -76.60042



July 16, 2019



DEMOGRAPHICS



Executive Summary

415 N Railroad St, Palmyra, Pennsylvania, 17078
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.31313

Longitude: -76.60042

	1 mile	3 miles	5 miles
Population			
2000 Population	6,484	20,282	40,368
2010 Population	6,754	23,729	46,283
2019 Population	6,883	25,534	49,535
2024 Population	6,988	26,513	51,036
2000-2010 Annual Rate	0.41%	1.58%	1.38%
2010-2019 Annual Rate	0.20%	0.80%	0.74%
2019-2024 Annual Rate	0.30%	0.76%	0.60%
2019 Male Population	48.0%	48.1%	48.1%
2019 Female Population	52.0%	51.9%	51.9%
2019 Median Age	42.8	44.5	41.5

In the identified area, the current year population is 49,535. In 2010, the Census count in the area was 46,283. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 51,036 representing a change of 0.60% annually from 2019 to 2024. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 42.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	92.6%	90.9%	88.5%
2019 Black Alone	1.6%	2.8%	3.3%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	2.3%	2.8%	4.6%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.0%	1.2%	1.3%
2019 Two or More Races	2.4%	2.0%	2.1%
2019 Hispanic Origin (Any Race)	5.8%	5.0%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 18.6% 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 28.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	61	91	105
2000 Households	2,935	8,502	16,500
2010 Households	3,030	9,558	18,168
2019 Total Households	3,063	10,210	19,400
2024 Total Households	3,102	10,575	19,977
2000-2010 Annual Rate	0.32%	1.18%	0.97%
2010-2019 Annual Rate	0.12%	0.72%	0.71%
2019-2024 Annual Rate	0.25%	0.70%	0.59%
2019 Average Household Size	2.23	2.40	2.36

The household count in this area has changed from 18,168 in 2010 to 19,400 in the current year, a change of 0.71% annually. The five-year projection of households is 19,977, a change of 0.59% annually from the current year total. Average household size is currently 2.36, compared to 2.34 in the year 2010. The number of families in the current year is 12,284 in the specified area.



DEMOGRAPHICS



Executive Summary

415 N Railroad St, Palmyra, Pennsylvania, 17078
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.31313
Longitude: -76.60042

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.0%	15.9%	16.7%
Median Household Income			
2019 Median Household Income	\$52,258	\$62,613	\$65,803
2024 Median Household Income	\$57,123	\$69,768	\$73,753
2019-2024 Annual Rate	1.80%	2.19%	2.31%
Average Household Income			
2019 Average Household Income	\$66,360	\$81,063	\$87,071
2024 Average Household Income	\$76,930	\$91,523	\$98,070
2019-2024 Annual Rate	3.00%	2.46%	2.41%
Per Capita Income			
2019 Per Capita Income	\$29,312	\$33,302	\$35,667
2024 Per Capita Income	\$33,906	\$37,357	\$39,908
2019-2024 Annual Rate	2.95%	2.32%	2.27%

Households by Income

Current median household income is \$65,803 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$73,753 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$87,071 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$98,070 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$35,667 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,908 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	143	134	128
2000 Total Housing Units	3,094	8,944	17,455
2000 Owner Occupied Housing Units	1,705	6,143	11,434
2000 Renter Occupied Housing Units	1,230	2,359	5,066
2000 Vacant Housing Units	159	442	955
2010 Total Housing Units	3,202	10,072	19,258
2010 Owner Occupied Housing Units	1,764	6,918	12,286
2010 Renter Occupied Housing Units	1,266	2,640	5,882
2010 Vacant Housing Units	172	514	1,090
2019 Total Housing Units	3,262	10,805	20,637
2019 Owner Occupied Housing Units	1,669	7,166	12,815
2019 Renter Occupied Housing Units	1,394	3,044	6,584
2019 Vacant Housing Units	199	595	1,237
2024 Total Housing Units	3,303	11,188	21,246
2024 Owner Occupied Housing Units	1,693	7,406	13,143
2024 Renter Occupied Housing Units	1,409	3,169	6,834
2024 Vacant Housing Units	201	613	1,269

Currently, 62.1% of the 20,637 housing units in the area are owner occupied; 31.9%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 19,258 housing units in the area - 63.8% owner occupied, 30.5% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 3.12%. Median home value in the area is \$224,231, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.95% annually to \$246,908.



Dwight E. Wagner, CCIM
dwight@uscommercialrealty.net
(717) 940-1900



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

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.