

For Lease

717.293.4477



CONESTOGA RIVER PLAZA  
910 SOUTH DUKE STREET  
LANCASTER, PA 17602

 **HIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors

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jkurtz@high.net

- Property Information Sheet
- Property Photos
- Location Map
- Aerial Photo/Tax Map
- Zoning Map
- Site Plans
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- Downtown Lancaster Information

For Lease

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▶ *Retail Opportunities*



*Conestoga River Plaza  
910 South Duke Street  
Lancaster, PA 17602*

**Square Footage Available in Building A:**  
1,925 square feet – Suite 105

**Lease Rate:**  
\$14.00/SF N/N/N for vanilla box delivery

**Description:**  
Be the next in a new retail strip in Southern Lancaster City. Looking to deliver a turnkey sit down restaurant that would compliment the other retailers and the neighborhood. Great opportunity for a startup or other professional service type user. Join Family Dollar, Brother's Market, among others already signed up.

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**BUILDING INFORMATION**

Available Square Feet	1,925 square feet
Zoning	Mixed Use Zoning
Water & Sewer	Public – City of Lancaster
Municipality	City of Lancaster
County	Lancaster County
Tax Map Account #	337-60582-0-0000
Deed Reference #	05716647

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

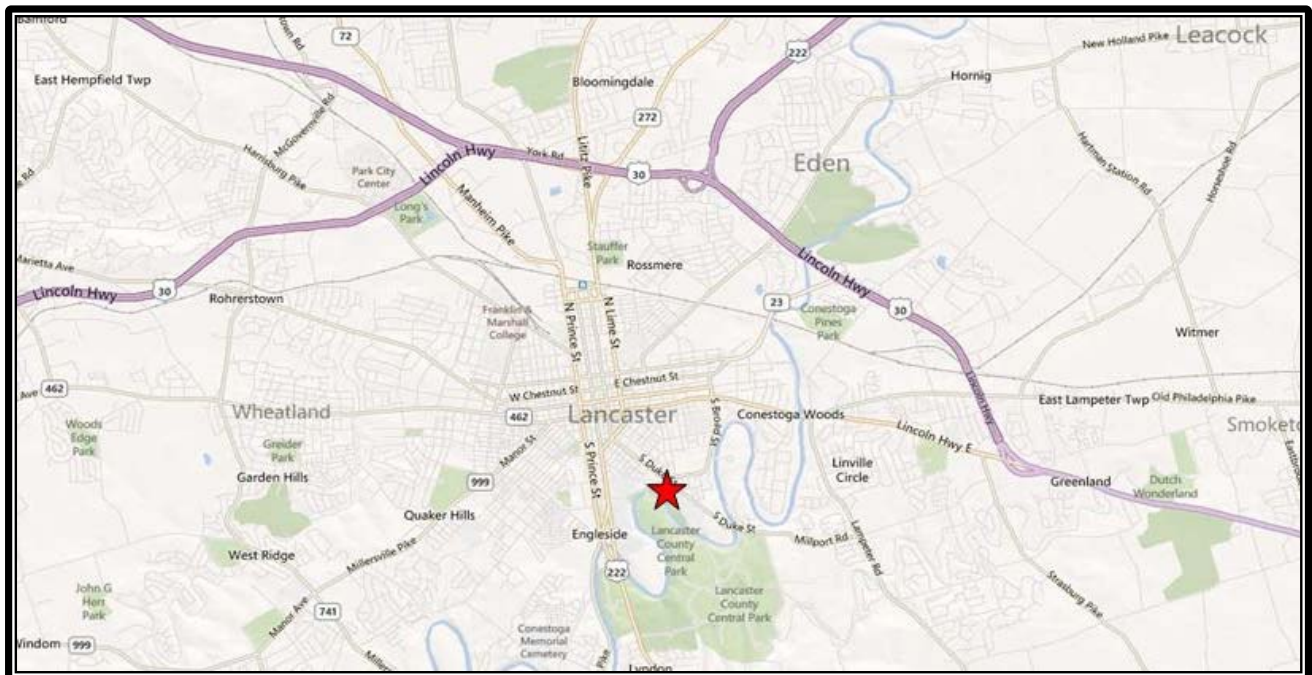
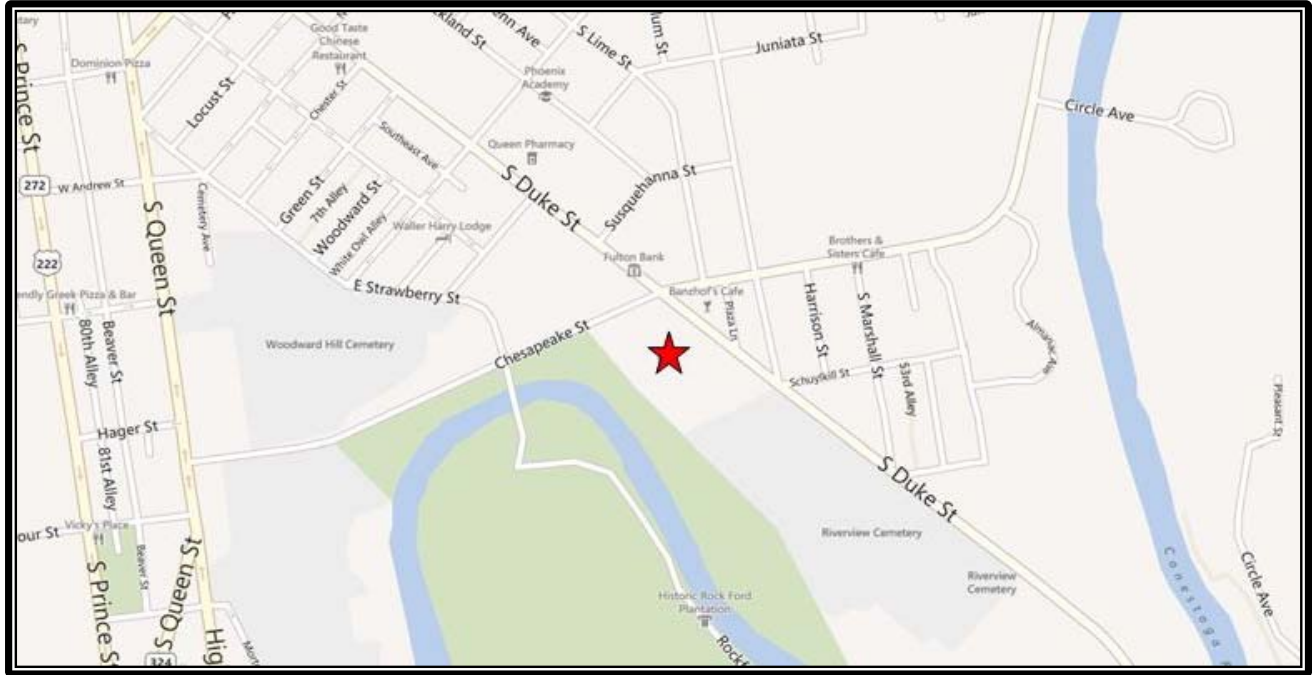
Photos

910 South Duke Street  
Lancaster, PA 17602



# Location Map

910 South Duke Street  
Lancaster, PA 17602



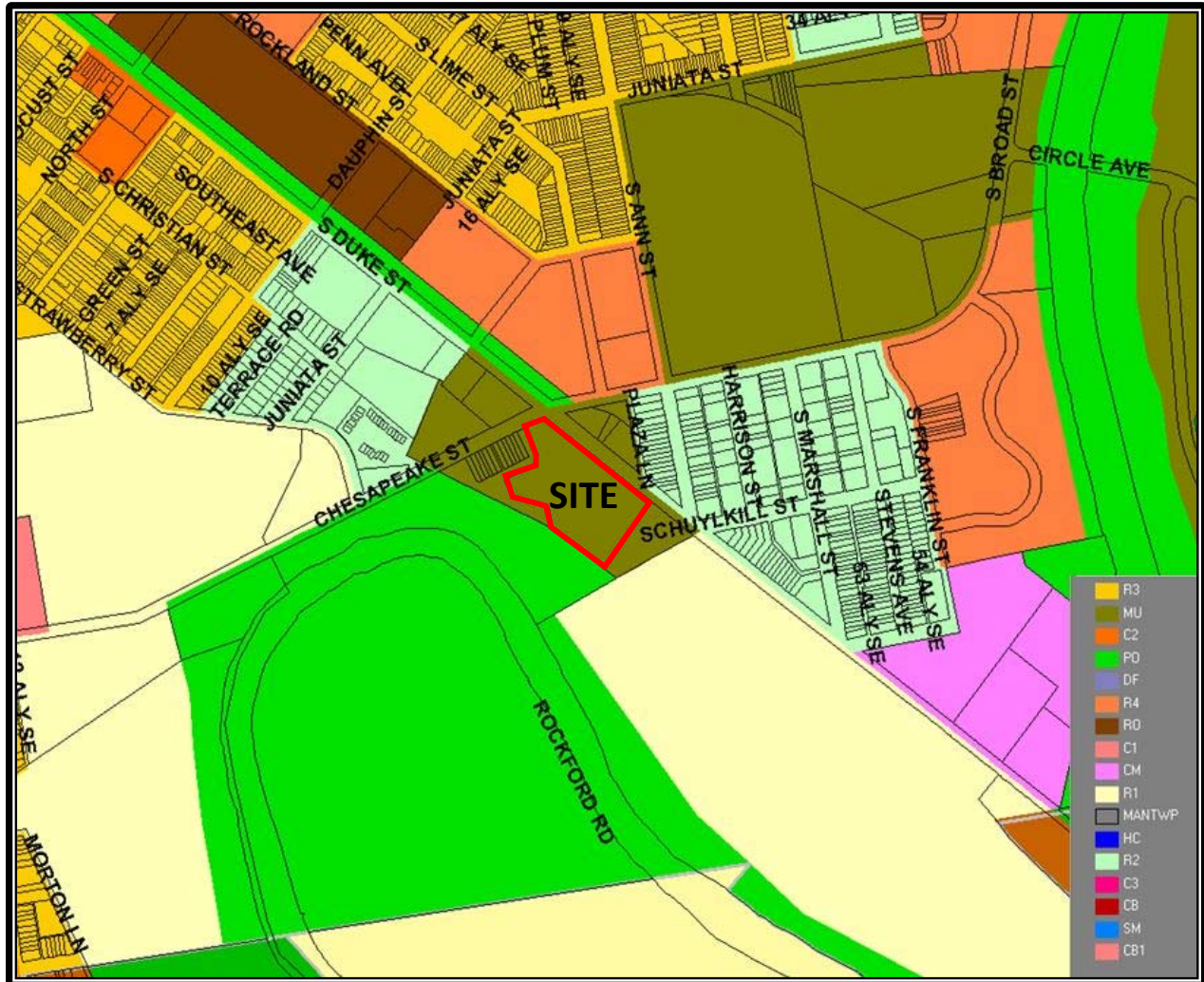
# Aerial Photo/Tax Map

910 South Duke Street  
Lancaster, PA 17602



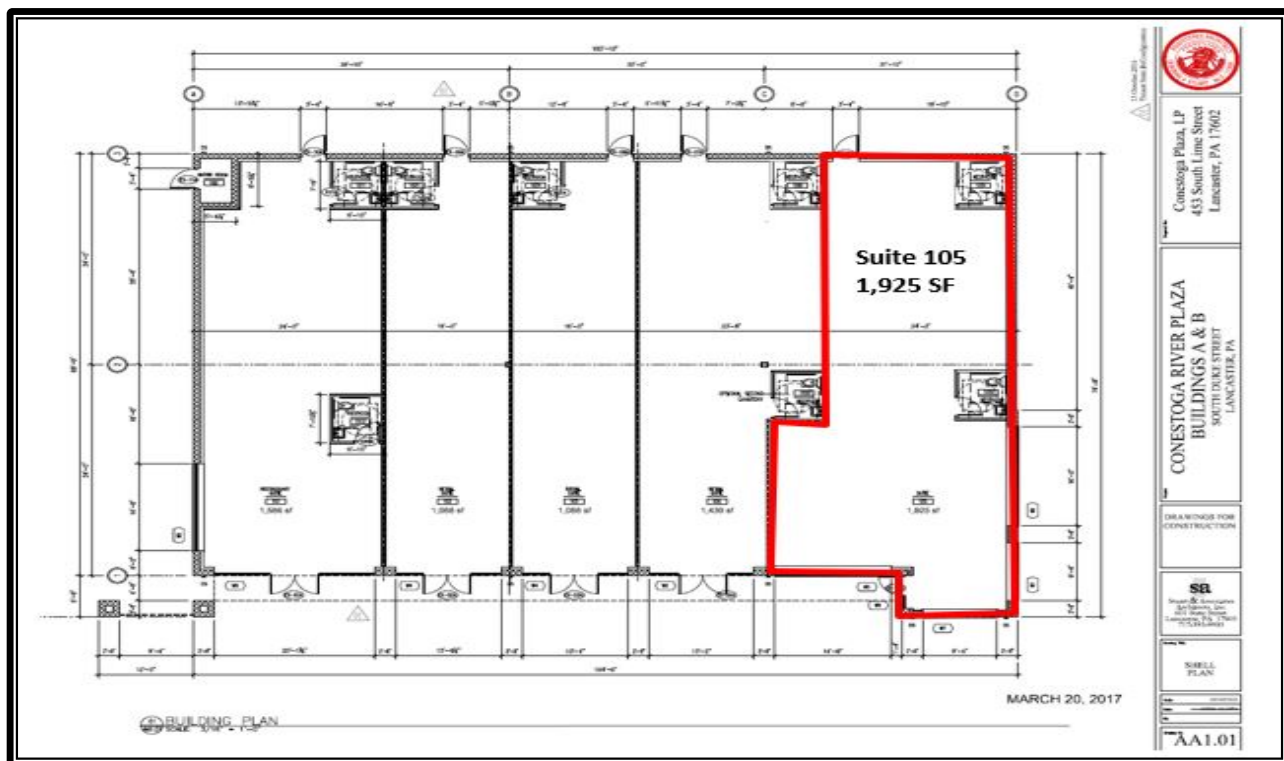
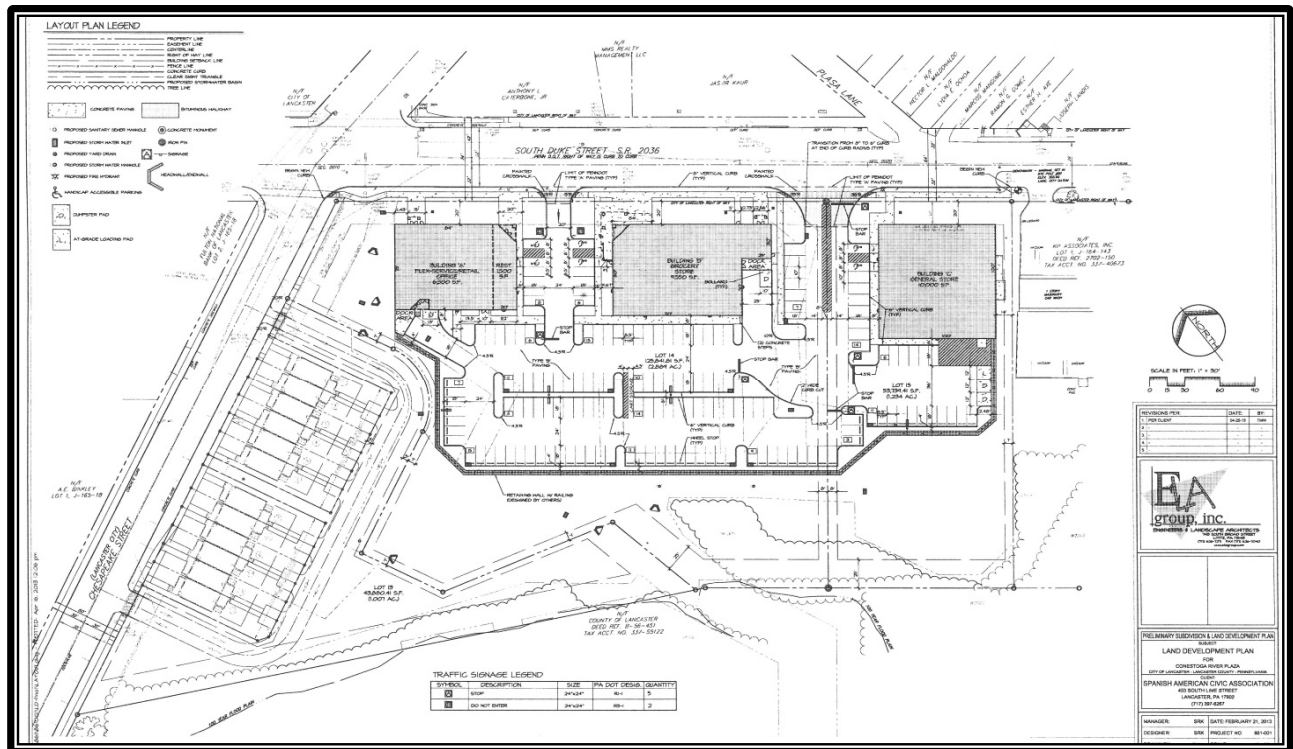
# Zoning Map

910 South Duke Street  
Lancaster, PA 17602



# Site/Floor Plans

910 South Duke Street  
Lancaster, PA 17602







# Executive Summary

910 S Duke St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.02951  
Longitude: -76.29417

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	24,698	94,234	147,996
2010 Population	25,840	102,614	162,753
2017 Population	26,617	107,493	171,141
2022 Population	27,223	110,833	176,803
2000-2010 Annual Rate	0.45%	0.86%	0.96%
2010-2017 Annual Rate	0.41%	0.64%	0.70%
2017-2022 Annual Rate	0.45%	0.61%	0.65%
2017 Male Population	51.0%	48.7%	48.4%
2017 Female Population	49.0%	51.3%	51.6%
2017 Median Age	31.0	35.8	37.7

In the identified area, the current year population is 171,141. In 2010, the Census count in the area was 162,753. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 176,803 representing a change of 0.65% annually from 2017 to 2022. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 31.0, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	39.9%	62.1%	70.7%
2017 Black Alone	20.8%	13.2%	9.9%
2017 American Indian/Alaska Native Alone	0.9%	0.6%	0.4%
2017 Asian Alone	2.0%	3.4%	3.7%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	29.5%	15.7%	11.1%
2017 Two or More Races	6.9%	5.1%	4.1%
2017 Hispanic Origin (Any Race)	57.7%	32.6%	23.9%

Persons of Hispanic origin represent 23.9% of the population in the identified area compared to 18.1% 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 67.4 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	7,941	36,745	57,672
2010 Households	8,307	39,658	63,101
2017 Total Households	8,519	41,222	65,879
2022 Total Households	8,711	42,419	67,932
2000-2010 Annual Rate	0.45%	0.77%	0.90%
2010-2017 Annual Rate	0.35%	0.53%	0.60%
2017-2022 Annual Rate	0.45%	0.57%	0.62%
2017 Average Household Size	2.85	2.49	2.48

The household count in this area has changed from 63,101 in 2010 to 65,879 in the current year, a change of 0.60% annually. The five-year projection of households is 67,932, a change of 0.62% annually from the current year total. Average household size is currently 2.48, compared to 2.46 in the year 2010. The number of families in the current year is 40,841 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

910 S Duke St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$29,759	\$46,381	\$53,292
2022 Median Household Income	\$31,887	\$51,150	\$58,147
2017-2022 Annual Rate	1.39%	1.98%	1.76%
<b>Average Household Income</b>			
2017 Average Household Income	\$41,921	\$63,886	\$72,588
2022 Average Household Income	\$47,430	\$72,449	\$82,349
2017-2022 Annual Rate	2.50%	2.55%	2.56%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$15,286	\$25,234	\$28,591
2022 Per Capita Income	\$17,084	\$28,442	\$32,260
2017-2022 Annual Rate	2.25%	2.42%	2.44%

Current median household income is \$53,292 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$58,147 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$72,588 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$82,349 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,591 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$32,260 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	8,883	39,444	61,200
2000 Owner Occupied Housing Units	3,159	20,387	34,836
2000 Renter Occupied Housing Units	4,782	16,359	22,836
2000 Vacant Housing Units	942	2,698	3,528
2010 Total Housing Units	8,903	42,139	66,651
2010 Owner Occupied Housing Units	3,060	21,170	36,853
2010 Renter Occupied Housing Units	5,247	18,488	26,248
2010 Vacant Housing Units	596	2,481	3,550
2017 Total Housing Units	9,200	43,904	69,577
2017 Owner Occupied Housing Units	2,990	21,255	37,440
2017 Renter Occupied Housing Units	5,529	19,968	28,439
2017 Vacant Housing Units	681	2,682	3,698
2022 Total Housing Units	9,435	45,246	71,815
2022 Owner Occupied Housing Units	3,011	21,742	38,460
2022 Renter Occupied Housing Units	5,699	20,678	29,472
2022 Vacant Housing Units	724	2,827	3,883

Currently, 53.8% of the 69,577 housing units in the area are owner occupied; 40.9%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 66,651 housing units in the area - 55.3% owner occupied, 39.4% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 1.93%. Median home value in the area is \$183,395, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.89% annually to \$191,730.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

Summary	Census 2010	2017	2022	2017-2022 Change	2017-2022 Annual Rate
Population	25,840	26,617	27,223	606	0.45%
Households	8,307	8,519	8,711	192	0.45%
Median Age	30.2	31.0	31.9	0.9	0.57%
Median Male Age	29.4	30.0	31.0	1.0	0.66%
Median Female Age	31.2	32.1	33.0	0.9	0.55%

## 2017 Hispanic Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	15,357	100.0%	7,724	100.0%	7,633	100.0%
0 - 4	1,593	10.4%	825	10.7%	768	10.1%
5 - 9	1,489	9.7%	759	9.8%	730	9.6%
10 - 14	1,318	8.6%	679	8.8%	639	8.4%
15 - 19	1,316	8.6%	669	8.7%	647	8.5%
20 - 24	1,475	9.6%	762	9.9%	714	9.4%
25 - 29	1,328	8.6%	699	9.0%	629	8.2%
30 - 34	1,173	7.6%	601	7.8%	572	7.5%
35 - 39	1,060	6.9%	524	6.8%	536	7.0%
40 - 44	877	5.7%	437	5.7%	440	5.8%
45 - 49	810	5.3%	381	4.9%	429	5.6%
50 - 54	739	4.8%	353	4.6%	386	5.1%
55 - 59	647	4.2%	309	4.0%	338	4.4%
60 - 64	562	3.7%	275	3.6%	287	3.8%
65 - 69	416	2.7%	186	2.4%	230	3.0%
70 - 74	302	2.0%	147	1.9%	155	2.0%
75 - 79	131	0.9%	61	0.8%	69	0.9%
80 - 84	69	0.4%	33	0.4%	36	0.5%
85+	52	0.3%	24	0.3%	28	0.4%
Median Age	26.8		26.2		27.5	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

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## 2017 White Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	10,631	100.0%	5,432	100.0%	5,198	100.0%
0 - 4	618	5.8%	314	5.8%	304	5.8%
5 - 9	530	5.0%	254	4.7%	276	5.3%
10 - 14	463	4.4%	242	4.5%	221	4.3%
15 - 19	631	5.9%	364	6.7%	267	5.1%
20 - 24	979	9.2%	545	10.0%	434	8.3%
25 - 29	1,010	9.5%	531	9.8%	479	9.2%
30 - 34	846	8.0%	455	8.4%	391	7.5%
35 - 39	676	6.4%	357	6.6%	319	6.1%
40 - 44	584	5.5%	312	5.7%	272	5.2%
45 - 49	606	5.7%	340	6.3%	265	5.1%
50 - 54	681	6.4%	356	6.6%	325	6.3%
55 - 59	726	6.8%	365	6.7%	361	6.9%
60 - 64	619	5.8%	293	5.4%	326	6.3%
65 - 69	546	5.1%	267	4.9%	279	5.4%
70 - 74	390	3.7%	183	3.4%	207	4.0%
75 - 79	267	2.5%	110	2.0%	157	3.0%
80 - 84	195	1.8%	70	1.3%	125	2.4%
85+	264	2.5%	74	1.4%	190	3.7%
Median Age	36.8		35.2		38.6	

## 2017 Black Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	5,528	100.0%	2,941	100.0%	2,588	100.0%
0 - 4	462	8.4%	243	8.3%	220	8.5%
5 - 9	410	7.4%	216	7.3%	194	7.5%
10 - 14	418	7.6%	222	7.5%	196	7.6%
15 - 19	453	8.2%	275	9.4%	178	6.9%
20 - 24	513	9.3%	288	9.8%	225	8.7%
25 - 29	392	7.1%	205	7.0%	187	7.2%
30 - 34	377	6.8%	203	6.9%	174	6.7%
35 - 39	380	6.9%	194	6.6%	186	7.2%
40 - 44	346	6.3%	179	6.1%	167	6.5%
45 - 49	385	7.0%	223	7.6%	162	6.3%
50 - 54	358	6.5%	199	6.8%	160	6.2%
55 - 59	334	6.0%	173	5.9%	161	6.2%
60 - 64	278	5.0%	128	4.4%	150	5.8%
65 - 69	162	2.9%	89	3.0%	73	2.8%
70 - 74	105	1.9%	49	1.7%	56	2.2%
75 - 79	73	1.3%	31	1.1%	41	1.6%
80 - 84	43	0.8%	12	0.4%	31	1.2%
85+	39	0.7%	12	0.4%	27	1.0%
Median Age	31.5		30.5		32.7	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 1 mile radius

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## 2017 American Indian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	230	100.0%	116	100.0%	114	100.0%
0 - 4	19	8.3%	10	8.6%	9	7.9%
5 - 9	18	7.8%	9	7.8%	9	7.9%
10 - 14	21	9.1%	11	9.5%	11	9.6%
15 - 19	19	8.3%	10	8.6%	9	7.9%
20 - 24	26	11.3%	13	11.2%	13	11.4%
25 - 29	26	11.3%	14	12.1%	12	10.5%
30 - 34	15	6.5%	6	5.2%	9	7.9%
35 - 39	10	4.3%	4	3.4%	6	5.3%
40 - 44	18	7.8%	13	11.2%	5	4.4%
45 - 49	12	5.2%	6	5.2%	6	5.3%
50 - 54	17	7.4%	6	5.2%	10	8.8%
55 - 59	15	6.5%	7	6.0%	8	7.0%
60 - 64	5	2.2%	3	2.6%	2	1.8%
65 - 69	5	2.2%	1	0.9%	4	3.5%
70 - 74	1	0.4%	1	0.9%	0	0.0%
75 - 79	1	0.4%	1	0.9%	0	0.0%
80 - 84	1	0.4%	1	0.9%	0	0.0%
85+	1	0.4%	0	0.0%	1	0.9%
Median Age	27.3		26.8		27.5	

## 2017 Asian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	520	100.0%	259	100.0%	260	100.0%
0 - 4	28	5.4%	18	6.9%	11	4.2%
5 - 9	29	5.6%	15	5.8%	14	5.4%
10 - 14	25	4.8%	14	5.4%	11	4.2%
15 - 19	33	6.3%	18	6.9%	15	5.8%
20 - 24	47	9.0%	19	7.3%	28	10.8%
25 - 29	42	8.1%	20	7.7%	22	8.5%
30 - 34	32	6.2%	14	5.4%	19	7.3%
35 - 39	38	7.3%	19	7.3%	19	7.3%
40 - 44	47	9.0%	18	6.9%	29	11.2%
45 - 49	31	6.0%	16	6.2%	14	5.4%
50 - 54	31	6.0%	23	8.9%	8	3.1%
55 - 59	41	7.9%	21	8.1%	20	7.7%
60 - 64	28	5.4%	13	5.0%	14	5.4%
65 - 69	25	4.8%	11	4.2%	14	5.4%
70 - 74	16	3.1%	10	3.9%	6	2.3%
75 - 79	17	3.3%	6	2.3%	11	4.2%
80 - 84	7	1.3%	3	1.2%	4	1.5%
85+	3	0.6%	1	0.4%	1	0.4%
Median Age	38.2		38.0		37.6	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 1 mile radius

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## 2017 Pacific Islander Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	31	100.0%	14	100.0%	17	100.0%
0 - 4	2	6.5%	1	7.1%	1	5.9%
5 - 9	2	6.5%	2	14.3%	0	0.0%
10 - 14	2	6.5%	2	14.3%	0	0.0%
15 - 19	1	3.2%	1	7.1%	0	0.0%
20 - 24	3	9.7%	1	7.1%	2	11.8%
25 - 29	4	12.9%	0	0.0%	4	23.5%
30 - 34	5	16.1%	1	7.1%	4	23.5%
35 - 39	2	6.5%	1	7.1%	1	5.9%
40 - 44	2	6.5%	1	7.1%	1	5.9%
45 - 49	1	3.2%	0	0.0%	1	5.9%
50 - 54	2	6.5%	2	14.3%	0	0.0%
55 - 59	3	9.7%	1	7.1%	2	11.8%
60 - 64	1	3.2%	0	0.0%	1	5.9%
65 - 69	1	3.2%	1	7.1%	0	0.0%
70 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	31.5		27.5		31.9	

## 2017 Some Other Race Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	7,854	100.0%	3,930	100.0%	3,925	100.0%
0 - 4	759	9.7%	390	9.9%	369	9.4%
5 - 9	759	9.7%	398	10.1%	362	9.2%
10 - 14	711	9.1%	360	9.2%	351	8.9%
15 - 19	666	8.5%	331	8.4%	335	8.5%
20 - 24	783	10.0%	414	10.5%	369	9.4%
25 - 29	739	9.4%	393	10.0%	347	8.8%
30 - 34	650	8.3%	325	8.3%	325	8.3%
35 - 39	567	7.2%	283	7.2%	284	7.2%
40 - 44	468	6.0%	224	5.7%	244	6.2%
45 - 49	410	5.2%	184	4.7%	226	5.8%
50 - 54	392	5.0%	183	4.7%	209	5.3%
55 - 59	282	3.6%	130	3.3%	152	3.9%
60 - 64	234	3.0%	109	2.8%	125	3.2%
65 - 69	159	2.0%	67	1.7%	92	2.3%
70 - 74	151	1.9%	74	1.9%	77	2.0%
75 - 79	60	0.8%	36	0.9%	24	0.6%
80 - 84	37	0.5%	18	0.5%	18	0.5%
85+	27	0.3%	11	0.3%	16	0.4%
Median Age	26.7		25.9		27.5	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



## Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 40.02951  
Longitude: -76.29417

### 2017 Multiple Races Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	1,826	100.0%	884	100.0%	942	100.0%
0 - 4	316	17.3%	153	17.3%	164	17.4%
5 - 9	274	15.0%	136	15.4%	138	14.6%
10 - 14	176	9.6%	95	10.7%	81	8.6%
15 - 19	184	10.1%	95	10.7%	89	9.4%
20 - 24	163	8.9%	73	8.3%	90	9.6%
25 - 29	145	7.9%	75	8.5%	70	7.4%
30 - 34	116	6.4%	50	5.7%	67	7.1%
35 - 39	89	4.9%	43	4.9%	46	4.9%
40 - 44	79	4.3%	36	4.1%	43	4.6%
45 - 49	66	3.6%	28	3.2%	38	4.0%
50 - 54	58	3.2%	32	3.6%	26	2.8%
55 - 59	43	2.4%	14	1.6%	29	3.1%
60 - 64	50	2.7%	25	2.8%	25	2.7%
65 - 69	35	1.9%	11	1.2%	24	2.5%
70 - 74	14	0.8%	8	0.9%	5	0.5%
75 - 79	7	0.4%	3	0.3%	4	0.4%
80 - 84	6	0.3%	4	0.5%	2	0.2%
85+	5	0.3%	3	0.3%	1	0.1%
Median Age	19.0		18.1		19.9	

**Data Note:** Multiple Races population includes unique counts of the population who reported at least two races.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

Summary	Census 2010	2017	2022	2017-2022 Change	2017-2022 Annual Rate
Population	102,614	107,493	110,833	3,340	0.61%
Households	39,658	41,222	42,419	1,197	0.57%
Median Age	34.7	35.8	36.6	0.8	0.44%
Median Male Age	33.3	34.3	35.1	0.8	0.46%
Median Female Age	36.2	37.3	38.1	0.8	0.43%

## 2017 Hispanic Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	35,036	100.0%	17,435	100.0%	17,602	100.0%
0 - 4	3,612	10.3%	1,838	10.5%	1,774	10.1%
5 - 9	3,533	10.1%	1,792	10.3%	1,741	9.9%
10 - 14	3,163	9.0%	1,620	9.3%	1,543	8.8%
15 - 19	3,068	8.8%	1,561	9.0%	1,507	8.6%
20 - 24	3,179	9.1%	1,629	9.3%	1,550	8.8%
25 - 29	2,964	8.5%	1,513	8.7%	1,451	8.2%
30 - 34	2,838	8.1%	1,411	8.1%	1,427	8.1%
35 - 39	2,638	7.5%	1,288	7.4%	1,350	7.7%
40 - 44	2,176	6.2%	1,056	6.1%	1,120	6.4%
45 - 49	1,826	5.2%	871	5.0%	955	5.4%
50 - 54	1,594	4.5%	759	4.4%	835	4.7%
55 - 59	1,372	3.9%	672	3.9%	700	4.0%
60 - 64	1,141	3.3%	555	3.2%	587	3.3%
65 - 69	842	2.4%	383	2.2%	459	2.6%
70 - 74	552	1.6%	260	1.5%	292	1.7%
75 - 79	287	0.8%	123	0.7%	164	0.9%
80 - 84	145	0.4%	61	0.3%	84	0.5%
85+	106	0.3%	43	0.2%	63	0.4%
Median Age	26.6		25.9		27.4	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.





# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

## 2017 White Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	66,702	100.0%	31,972	100.0%	34,727	100.0%
0 - 4	3,038	4.6%	1,540	4.8%	1,498	4.3%
5 - 9	2,900	4.3%	1,451	4.5%	1,449	4.2%
10 - 14	2,896	4.3%	1,443	4.5%	1,453	4.2%
15 - 19	3,611	5.4%	1,853	5.8%	1,758	5.1%
20 - 24	5,294	7.9%	2,709	8.5%	2,585	7.4%
25 - 29	5,098	7.6%	2,604	8.1%	2,494	7.2%
30 - 34	4,481	6.7%	2,240	7.0%	2,241	6.5%
35 - 39	3,951	5.9%	1,949	6.1%	2,001	5.8%
40 - 44	3,551	5.3%	1,824	5.7%	1,727	5.0%
45 - 49	3,924	5.9%	1,952	6.1%	1,971	5.7%
50 - 54	4,442	6.7%	2,139	6.7%	2,303	6.6%
55 - 59	4,757	7.1%	2,262	7.1%	2,495	7.2%
60 - 64	4,426	6.6%	2,040	6.4%	2,386	6.9%
65 - 69	3,898	5.8%	1,786	5.6%	2,113	6.1%
70 - 74	3,016	4.5%	1,332	4.2%	1,684	4.8%
75 - 79	2,476	3.7%	1,006	3.1%	1,469	4.2%
80 - 84	2,088	3.1%	838	2.6%	1,249	3.6%
85+	2,855	4.3%	1,004	3.1%	1,851	5.3%
Median Age	42.9		40.5		45.4	

## 2017 Black Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	14,165	100.0%	7,293	100.0%	6,875	100.0%
0 - 4	1,174	8.3%	602	8.3%	573	8.3%
5 - 9	1,133	8.0%	575	7.9%	558	8.1%
10 - 14	1,096	7.7%	570	7.8%	527	7.7%
15 - 19	1,163	8.2%	635	8.7%	528	7.7%
20 - 24	1,286	9.1%	695	9.5%	591	8.6%
25 - 29	1,032	7.3%	529	7.3%	503	7.3%
30 - 34	1,094	7.7%	551	7.6%	544	7.9%
35 - 39	1,090	7.7%	552	7.6%	538	7.8%
40 - 44	937	6.6%	485	6.7%	452	6.6%
45 - 49	974	6.9%	534	7.3%	440	6.4%
50 - 54	840	5.9%	432	5.9%	408	5.9%
55 - 59	806	5.7%	417	5.7%	389	5.7%
60 - 64	587	4.1%	290	4.0%	297	4.3%
65 - 69	393	2.8%	200	2.7%	193	2.8%
70 - 74	249	1.8%	116	1.6%	133	1.9%
75 - 79	142	1.0%	65	0.9%	77	1.1%
80 - 84	86	0.6%	26	0.4%	60	0.9%
85+	83	0.6%	19	0.3%	64	0.9%
Median Age	30.9		30.4		31.4	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

## 2017 American Indian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	608	100.0%	306	100.0%	301	100.0%
0 - 4	44	7.2%	23	7.5%	21	7.0%
5 - 9	44	7.2%	20	6.5%	24	8.0%
10 - 14	54	8.9%	28	9.2%	26	8.6%
15 - 19	45	7.4%	29	9.5%	16	5.3%
20 - 24	64	10.5%	33	10.8%	30	10.0%
25 - 29	70	11.5%	38	12.4%	32	10.6%
30 - 34	52	8.6%	24	7.8%	27	9.0%
35 - 39	32	5.3%	15	4.9%	17	5.6%
40 - 44	48	7.9%	26	8.5%	22	7.3%
45 - 49	42	6.9%	22	7.2%	20	6.6%
50 - 54	38	6.2%	18	5.9%	20	6.6%
55 - 59	36	5.9%	17	5.6%	19	6.3%
60 - 64	16	2.6%	5	1.6%	11	3.7%
65 - 69	9	1.5%	1	0.3%	8	2.7%
70 - 74	6	1.0%	2	0.7%	4	1.3%
75 - 79	6	1.0%	4	1.3%	3	1.0%
80 - 84	1	0.2%	1	0.3%	0	0.0%
85+	1	0.2%	0	0.0%	1	0.3%
Median Age	28.8		27.6		30.3	

## 2017 Asian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	3,652	100.0%	1,773	100.0%	1,879	100.0%
0 - 4	221	6.1%	116	6.5%	104	5.5%
5 - 9	242	6.6%	112	6.3%	129	6.9%
10 - 14	218	6.0%	98	5.5%	120	6.4%
15 - 19	255	7.0%	125	7.1%	130	6.9%
20 - 24	393	10.8%	207	11.7%	186	9.9%
25 - 29	302	8.3%	140	7.9%	163	8.7%
30 - 34	321	8.8%	162	9.1%	160	8.5%
35 - 39	272	7.4%	133	7.5%	140	7.5%
40 - 44	284	7.8%	112	6.3%	172	9.2%
45 - 49	208	5.7%	109	6.1%	99	5.3%
50 - 54	183	5.0%	98	5.5%	85	4.5%
55 - 59	200	5.5%	100	5.6%	100	5.3%
60 - 64	184	5.0%	74	4.2%	110	5.9%
65 - 69	160	4.4%	81	4.6%	79	4.2%
70 - 74	111	3.0%	66	3.7%	45	2.4%
75 - 79	57	1.6%	25	1.4%	32	1.7%
80 - 84	24	0.7%	6	0.3%	18	1.0%
85+	17	0.5%	9	0.5%	7	0.4%
Median Age	33.0		32.7		33.4	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

## 2017 Pacific Islander Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	76	100.0%	36	100.0%	38	100.0%
0 - 4	4	5.3%	1	2.8%	2	5.3%
5 - 9	8	10.5%	5	13.9%	2	5.3%
10 - 14	4	5.3%	4	11.1%	0	0.0%
15 - 19	3	3.9%	2	5.6%	1	2.6%
20 - 24	10	13.2%	3	8.3%	7	18.4%
25 - 29	8	10.5%	0	0.0%	8	21.1%
30 - 34	11	14.5%	3	8.3%	8	21.1%
35 - 39	5	6.6%	4	11.1%	1	2.6%
40 - 44	5	6.6%	3	8.3%	2	5.3%
45 - 49	4	5.3%	3	8.3%	1	2.6%
50 - 54	4	5.3%	3	8.3%	1	2.6%
55 - 59	4	5.3%	2	5.6%	2	5.3%
60 - 64	1	1.3%	0	0.0%	1	2.6%
65 - 69	3	3.9%	1	2.8%	2	5.3%
70 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	2	2.6%	2	5.6%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	30.5		35.0		29.4	

## 2017 Some Other Race Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	16,831	100.0%	8,354	100.0%	8,474	100.0%
0 - 4	1,490	8.9%	732	8.8%	758	8.9%
5 - 9	1,631	9.7%	848	10.2%	784	9.3%
10 - 14	1,508	9.0%	756	9.0%	751	8.9%
15 - 19	1,473	8.8%	749	9.0%	724	8.5%
20 - 24	1,606	9.5%	853	10.2%	753	8.9%
25 - 29	1,572	9.3%	810	9.7%	762	9.0%
30 - 34	1,489	8.8%	744	8.9%	745	8.8%
35 - 39	1,335	7.9%	660	7.9%	674	8.0%
40 - 44	1,133	6.7%	542	6.5%	591	7.0%
45 - 49	890	5.3%	406	4.9%	485	5.7%
50 - 54	791	4.7%	374	4.5%	417	4.9%
55 - 59	587	3.5%	281	3.4%	305	3.6%
60 - 64	493	2.9%	230	2.8%	263	3.1%
65 - 69	336	2.0%	143	1.7%	192	2.3%
70 - 74	266	1.6%	120	1.4%	146	1.7%
75 - 79	124	0.7%	66	0.8%	58	0.7%
80 - 84	58	0.3%	24	0.3%	33	0.4%
85+	49	0.3%	16	0.2%	33	0.4%
Median Age	27.3		26.5		28.1	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



## Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 40.02951  
Longitude: -76.29417

### 2017 Multiple Races Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	5,462	100.0%	2,663	100.0%	2,798	100.0%
0 - 4	1,063	19.5%	523	19.6%	540	19.3%
5 - 9	811	14.8%	415	15.6%	396	14.2%
10 - 14	623	11.4%	342	12.8%	282	10.1%
15 - 19	548	10.0%	262	9.8%	286	10.2%
20 - 24	449	8.2%	198	7.4%	251	9.0%
25 - 29	437	8.0%	211	7.9%	226	8.1%
30 - 34	303	5.5%	130	4.9%	173	6.2%
35 - 39	261	4.8%	129	4.8%	132	4.7%
40 - 44	228	4.2%	115	4.3%	113	4.0%
45 - 49	180	3.3%	81	3.0%	99	3.5%
50 - 54	136	2.5%	64	2.4%	71	2.5%
55 - 59	121	2.2%	54	2.0%	67	2.4%
60 - 64	104	1.9%	55	2.1%	49	1.8%
65 - 69	101	1.8%	39	1.5%	61	2.2%
70 - 74	45	0.8%	24	0.9%	21	0.8%
75 - 79	22	0.4%	10	0.4%	12	0.4%
80 - 84	12	0.2%	6	0.2%	6	0.2%
85+	18	0.3%	5	0.2%	13	0.5%
Median Age	17.1		16.0		18.2	

**Data Note:** Multiple Races population includes unique counts of the population who reported at least two races.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

Summary	Census 2010	2017	2022	2017-2022 Change	2017-2022 Annual Rate
Population	162,753	171,141	176,803	5,662	0.65%
Households	63,101	65,879	67,932	2,053	0.62%
Median Age	36.6	37.7	38.5	0.8	0.42%
Median Male Age	35.1	36.1	37.0	0.9	0.49%
Median Female Age	38.1	39.2	40.0	0.8	0.40%

## 2017 Hispanic Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	40,858	100.0%	20,284	100.0%	20,572	100.0%
0 - 4	4,164	10.2%	2,113	10.4%	2,051	10.0%
5 - 9	4,098	10.0%	2,071	10.2%	2,027	9.9%
10 - 14	3,726	9.1%	1,909	9.4%	1,817	8.8%
15 - 19	3,711	9.1%	1,859	9.2%	1,852	9.0%
20 - 24	3,752	9.2%	1,906	9.4%	1,847	9.0%
25 - 29	3,434	8.4%	1,751	8.6%	1,682	8.2%
30 - 34	3,385	8.3%	1,684	8.3%	1,700	8.3%
35 - 39	3,075	7.5%	1,518	7.5%	1,556	7.6%
40 - 44	2,544	6.2%	1,220	6.0%	1,324	6.4%
45 - 49	2,126	5.2%	1,012	5.0%	1,113	5.4%
50 - 54	1,796	4.4%	856	4.2%	940	4.6%
55 - 59	1,559	3.8%	751	3.7%	808	3.9%
60 - 64	1,291	3.2%	628	3.1%	663	3.2%
65 - 69	947	2.3%	444	2.2%	504	2.4%
70 - 74	621	1.5%	295	1.5%	326	1.6%
75 - 79	326	0.8%	137	0.7%	189	0.9%
80 - 84	167	0.4%	74	0.4%	93	0.5%
85+	136	0.3%	56	0.3%	80	0.4%
Median Age	26.4		25.8		27.1	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

## 2017 White Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	121,051	100.0%	57,819	100.0%	63,228	100.0%
0 - 4	5,263	4.3%	2,666	4.6%	2,597	4.1%
5 - 9	5,366	4.4%	2,716	4.7%	2,650	4.2%
10 - 14	5,599	4.6%	2,806	4.9%	2,794	4.4%
15 - 19	7,655	6.3%	3,801	6.6%	3,853	6.1%
20 - 24	9,665	8.0%	4,813	8.3%	4,852	7.7%
25 - 29	8,144	6.7%	4,126	7.1%	4,017	6.4%
30 - 34	7,260	6.0%	3,615	6.3%	3,644	5.8%
35 - 39	6,620	5.5%	3,251	5.6%	3,368	5.3%
40 - 44	6,269	5.2%	3,157	5.5%	3,112	4.9%
45 - 49	7,095	5.9%	3,515	6.1%	3,580	5.7%
50 - 54	8,079	6.7%	3,861	6.7%	4,218	6.7%
55 - 59	8,687	7.2%	4,121	7.1%	4,567	7.2%
60 - 64	8,101	6.7%	3,765	6.5%	4,335	6.9%
65 - 69	7,341	6.1%	3,390	5.9%	3,951	6.2%
70 - 74	5,871	4.9%	2,629	4.5%	3,242	5.1%
75 - 79	4,792	4.0%	2,023	3.5%	2,769	4.4%
80 - 84	3,989	3.3%	1,654	2.9%	2,334	3.7%
85+	5,255	4.3%	1,910	3.3%	3,345	5.3%
Median Age	44.0		41.8		46.0	

## 2017 Black Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	16,919	100.0%	8,729	100.0%	8,192	100.0%
0 - 4	1,341	7.9%	680	7.8%	661	8.1%
5 - 9	1,295	7.7%	654	7.5%	641	7.8%
10 - 14	1,294	7.6%	674	7.7%	620	7.6%
15 - 19	1,558	9.2%	832	9.5%	726	8.9%
20 - 24	1,689	10.0%	913	10.5%	776	9.5%
25 - 29	1,227	7.3%	632	7.2%	595	7.3%
30 - 34	1,318	7.8%	673	7.7%	645	7.9%
35 - 39	1,254	7.4%	639	7.3%	615	7.5%
40 - 44	1,098	6.5%	570	6.5%	528	6.4%
45 - 49	1,126	6.7%	611	7.0%	515	6.3%
50 - 54	965	5.7%	490	5.6%	476	5.8%
55 - 59	935	5.5%	497	5.7%	439	5.4%
60 - 64	683	4.0%	345	4.0%	338	4.1%
65 - 69	467	2.8%	237	2.7%	230	2.8%
70 - 74	296	1.7%	144	1.6%	152	1.9%
75 - 79	170	1.0%	78	0.9%	92	1.1%
80 - 84	104	0.6%	38	0.4%	66	0.8%
85+	99	0.6%	22	0.3%	77	0.9%
Median Age	30.2		29.8		30.6	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

## 2017 American Indian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	744	100.0%	373	100.0%	371	100.0%
0 - 4	58	7.8%	28	7.5%	30	8.1%
5 - 9	54	7.3%	26	7.0%	28	7.5%
10 - 14	61	8.2%	32	8.6%	29	7.8%
15 - 19	54	7.3%	34	9.1%	20	5.4%
20 - 24	76	10.2%	41	11.0%	35	9.4%
25 - 29	85	11.4%	44	11.8%	41	11.1%
30 - 34	65	8.7%	30	8.0%	35	9.4%
35 - 39	40	5.4%	19	5.1%	21	5.7%
40 - 44	58	7.8%	32	8.6%	25	6.7%
45 - 49	46	6.2%	24	6.4%	22	5.9%
50 - 54	48	6.5%	24	6.4%	24	6.5%
55 - 59	43	5.8%	20	5.4%	23	6.2%
60 - 64	22	3.0%	8	2.1%	15	4.0%
65 - 69	12	1.6%	2	0.5%	10	2.7%
70 - 74	9	1.2%	2	0.5%	7	1.9%
75 - 79	9	1.2%	5	1.3%	4	1.1%
80 - 84	3	0.4%	2	0.5%	1	0.3%
85+	1	0.1%	0	0.0%	1	0.3%
Median Age	29.1		27.9		30.4	

## 2017 Asian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	6,351	100.0%	3,046	100.0%	3,301	100.0%
0 - 4	376	5.9%	186	6.1%	190	5.8%
5 - 9	424	6.7%	195	6.4%	229	6.9%
10 - 14	407	6.4%	183	6.0%	224	6.8%
15 - 19	451	7.1%	229	7.5%	221	6.7%
20 - 24	551	8.7%	294	9.7%	257	7.8%
25 - 29	491	7.7%	226	7.4%	265	8.0%
30 - 34	543	8.5%	252	8.3%	291	8.8%
35 - 39	519	8.2%	240	7.9%	279	8.5%
40 - 44	505	8.0%	220	7.2%	285	8.6%
45 - 49	380	6.0%	196	6.4%	184	5.6%
50 - 54	372	5.9%	197	6.5%	175	5.3%
55 - 59	374	5.9%	180	5.9%	193	5.8%
60 - 64	328	5.2%	137	4.5%	191	5.8%
65 - 69	267	4.2%	129	4.2%	137	4.2%
70 - 74	172	2.7%	93	3.1%	79	2.4%
75 - 79	107	1.7%	49	1.6%	58	1.8%
80 - 84	45	0.7%	17	0.6%	27	0.8%
85+	39	0.6%	23	0.8%	16	0.5%
Median Age	34.4		34.2		34.5	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 40.02951  
 Longitude: -76.29417

## 2017 Pacific Islander Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	101	100.0%	49	100.0%	50	100.0%
0 - 4	7	6.9%	3	6.1%	4	8.0%
5 - 9	12	11.9%	8	16.3%	3	6.0%
10 - 14	7	6.9%	6	12.2%	1	2.0%
15 - 19	4	4.0%	3	6.1%	1	2.0%
20 - 24	11	10.9%	3	6.1%	8	16.0%
25 - 29	13	12.9%	2	4.1%	11	22.0%
30 - 34	13	12.9%	4	8.2%	9	18.0%
35 - 39	6	5.9%	4	8.2%	1	2.0%
40 - 44	7	6.9%	4	8.2%	3	6.0%
45 - 49	5	5.0%	3	6.1%	2	4.0%
50 - 54	5	5.0%	4	8.2%	1	2.0%
55 - 59	4	4.0%	2	4.1%	2	4.0%
60 - 64	2	2.0%	0	0.0%	2	4.0%
65 - 69	3	3.0%	1	2.0%	2	4.0%
70 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	2	2.0%	2	4.1%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	28.7		28.8		28.6	

## 2017 Some Other Race Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	19,005	100.0%	9,443	100.0%	9,564	100.0%
0 - 4	1,665	8.8%	819	8.7%	846	8.8%
5 - 9	1,817	9.6%	939	9.9%	878	9.2%
10 - 14	1,710	9.0%	855	9.1%	855	8.9%
15 - 19	1,678	8.8%	847	9.0%	831	8.7%
20 - 24	1,838	9.7%	978	10.4%	860	9.0%
25 - 29	1,773	9.3%	908	9.6%	865	9.0%
30 - 34	1,743	9.2%	882	9.3%	861	9.0%
35 - 39	1,541	8.1%	769	8.1%	772	8.1%
40 - 44	1,275	6.7%	607	6.4%	668	7.0%
45 - 49	1,004	5.3%	462	4.9%	543	5.7%
50 - 54	867	4.6%	406	4.3%	462	4.8%
55 - 59	647	3.4%	310	3.3%	337	3.5%
60 - 64	550	2.9%	259	2.7%	291	3.0%
65 - 69	362	1.9%	158	1.7%	204	2.1%
70 - 74	281	1.5%	128	1.4%	153	1.6%
75 - 79	137	0.7%	72	0.8%	65	0.7%
80 - 84	63	0.3%	26	0.3%	37	0.4%
85+	54	0.3%	18	0.2%	36	0.4%
Median Age	27.2		26.6		28.0	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.





## Age by Sex by Race Profile

910 S Duke St, Lancaster, Pennsylvania, 17602  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 40.02951  
Longitude: -76.29417

### 2017 Multiple Races Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	6,972	100.0%	3,392	100.0%	3,581	100.0%
0 - 4	1,311	18.8%	651	19.2%	661	18.5%
5 - 9	1,016	14.6%	517	15.2%	499	13.9%
10 - 14	834	12.0%	449	13.2%	385	10.8%
15 - 19	747	10.7%	348	10.3%	400	11.2%
20 - 24	585	8.4%	258	7.6%	327	9.1%
25 - 29	534	7.7%	261	7.7%	273	7.6%
30 - 34	397	5.7%	166	4.9%	231	6.5%
35 - 39	328	4.7%	165	4.9%	163	4.6%
40 - 44	280	4.0%	145	4.3%	134	3.7%
45 - 49	226	3.2%	100	2.9%	127	3.5%
50 - 54	175	2.5%	81	2.4%	94	2.6%
55 - 59	154	2.2%	74	2.2%	80	2.2%
60 - 64	126	1.8%	66	1.9%	59	1.6%
65 - 69	127	1.8%	50	1.5%	77	2.2%
70 - 74	55	0.8%	26	0.8%	29	0.8%
75 - 79	30	0.4%	17	0.5%	13	0.4%
80 - 84	19	0.3%	8	0.2%	11	0.3%
85+	28	0.4%	10	0.3%	18	0.5%
Median Age	17.2		16.1		18.1	

**Data Note:** Multiple Races population includes unique counts of the population who reported at least two races.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

# Demographics

## Geography – City of Lancaster

Land area (square miles)	7.4
Persons per square miles	7,616.5

## Population

<b>City of Lancaster</b>	<b>60,000</b>
Surrounding Municipalities (10 Mile radius of/including the City)	176,000
Lancaster County	520,000

## Age – City of Lancaster

	Census 2010
14 or younger	12,717
15-24	11,075
25-39	13,737
40-64	16,694
65+	5,099
<b>Median Age</b>	<b>30.5</b>

## Higher Education Students

<b>Downtown Lancaster</b>	<b>5,000</b>
Surrounding Municipalities (10 Mile radius of/including the City)	13,100
Lancaster County	18,000

## City of Lancaster Attractions/Events Visitation

**1 Million Annually**

## Lancaster County Tourism

**8.3 Million Annually**  
**Spending nearly \$1.5 billion**

## Employment

<b>Downtown Lancaster</b>	<b>22,000</b>
<b>City of Lancaster</b>	<b>30,000</b>
Surrounding Municipalities (10 Mile radius of/including the City)	103,300
Lancaster County	240,000

## Median Household Income

<b>Downtown Lancaster</b>	<b>\$45,000</b>
<b>City of Lancaster</b>	<b>\$30,000</b>
Surrounding Municipalities (10 Mile radius of Downtown)	\$48,600
Lancaster County	\$45,000

## Consumer Buying Power

	Claritas 2007	2012
<b>Downtown Lancaster</b>	<b>\$203 Million</b>	<b>\$227 Million</b>
<b>City of Lancaster</b>	<b>\$779 Million</b>	<b>\$893 Million</b>
Lancaster County	\$9.5 Billion	\$11.9 Billion

DOWNTOWN LANCASTER, PA



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# Downtown Lancaster Highlights

DOWNTOWN LANCASTER, PA

- **Over \$1.2 Billion in investment completed, under construction or announced since 2005.**
- **Over \$9 Million in public space improvements completed or now underway**—including new sidewalks and amenities, repaved streets and open space upgrades.
- **150 new residential units** introduced over the last 5 years with **another 100 planned.**
- **Lancaster County Convention Center and Lancaster Marriott at Penn Square**—\$177 Million facility opened in June of 2009.
- The nation's **22<sup>nd</sup> busiest Amtrak Station** serving 500,000 annual passengers.
- **Franklin & Marshall College**—2200 students with a continued campus expansion.
- **Pennsylvania College of Art and Design** – 400 students and faculty.
- **The Ware Center at Millersville University - Lancaster**—\$30 Million new Downtown facility hosting special events and 1200 students each week.
- **Lancaster General Hospital**—An expanding City anchor with 3600 Employees and a College of Nursing boasting over 1250 students.
- **Gallery Row**—3 Blocks with over 30 businesses including Downtown's largest concentration of galleries, arts institutions, restaurants and boutiques.
- **Uptown - 300 Block Queen Street Shops**—Downtown Lancaster's most eclectic block with over 20 unique businesses including antiques, artisans, restaurants, vintage and clothing boutiques.
- **Fulton Theatre**—The nation's oldest continuously-running performance theater with 120,000 in annual attendance.
- **Central Market**—America's oldest indoor farmers market.
- **Lancaster County Offices and Courthouse**
- **Clipper Magazine Stadium**—Enjoys 500,000 in annual attendance and is the home of the Lancaster Barnstormers.
- Expanding **Headquarters Location** with companies representing **over 1000 new Downtown employees** moving or planning a move to Lancaster City since 2010.
- **Auntie Anne's Pretzels**—World Headquarters.
- **Fulton Bank**—Headquarters.
- **Lancaster Newspapers**—Headquarters.

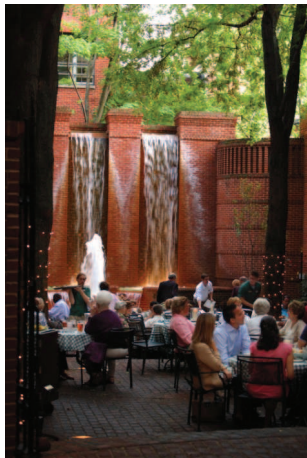


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## Retail Facts

- Downtown Lancaster is home to well over **300 merchants, services, restaurants, and cultural attractions on great retail corridors.**
- **Over 160 places to shop**, including clothing boutiques, gifts, specialty shops, vintage and rare antiques.
- **Over 90 culinary choices**, including casual coffee houses, eclectic bars and pubs, and fine dining establishments.
- Lancaster City enjoys almost **90 art venues**, most within the heart of Downtown.
- Since January, 2007, Downtown Lancaster has seen **over 90 net new eating, shopping, personal service and cultural establishments.**
- During that same period, Downtown Lancaster has also seen **over 30 existing retail/restaurant expansions and/or renovations.**



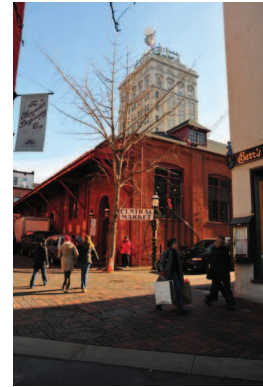
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## Downtown Corridors

### Penn Square Area

The epicenter of Lancaster City, Penn Square is the heart of Downtown. This core area is home to luxury and economical retailers and restaurants. It is also the employment center and home to the convention center.



- Several anchor restaurant locations are now available as well as smaller retail and boutique spaces.
- Major anchors in this area include:

**Central Market**—The oldest farmers market in the United States  
The 300 room flagship **Marriott Lancaster at Penn Square** and the  
**Lancaster County Convention Center**  
The seat of **Lancaster City and County government**  
**Fulton Bank** headquarters  
**Lancaster Newspapers** headquarters



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## Downtown Corridors

### Gallery Row

3 blocks of galleries, boutiques, restaurants and arts institutions.



- A concentration of over **20 galleries and artisans** along the corridor, with limited retail/gallery space available.
- Major arts institutions anchor this corridor as well, including:

**The Fulton Theatre**

**The Ware Center at Millersville University—Lancaster**

**The Pennsylvania College of Art and Design**



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## Downtown Corridors

### Uptown—300 Block of North Queen Street

Downtown Lancaster’s most eclectic corridor with over 30 antique shops, restaurants, artisans, vintage shops and boutiques.



Limited retail, restaurant and redevelopment opportunities are available.

Major anchors include:

- **Building Character**—City’s largest collection of artisans under one warehouse roof
- **Lancaster General Hospital**—City’s largest employer with over 3600 workers.
- Growing residential base with **over 100 new market-rate loft units** recently opened or now under construction within 3 blocks of this corridor.
- 300 room **Hotel Brunswick**—also a redevelopment opportunity



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## Downtown Corridors

### Harrisburg Avenue—*The Avenue*

The gateway corridor into Lancaster City, Harrisburg Avenue offers some of Downtown’s newest retail opportunities.



- Retail opportunities are available in both new construction and adaptive reuse projects.
- Major corridor anchors include:

**Franklin & Marshall College**, with over 2200 students  
**College Row**, Lancaster City’s newest mixed-use retail/residential project  
**Clipper Magazine Stadium**, home to the Lancaster Barnstormers with an attendance of 500,000 fans per year  
**The Lancaster Arts Hotel**—Lancaster’s first boutique hotel



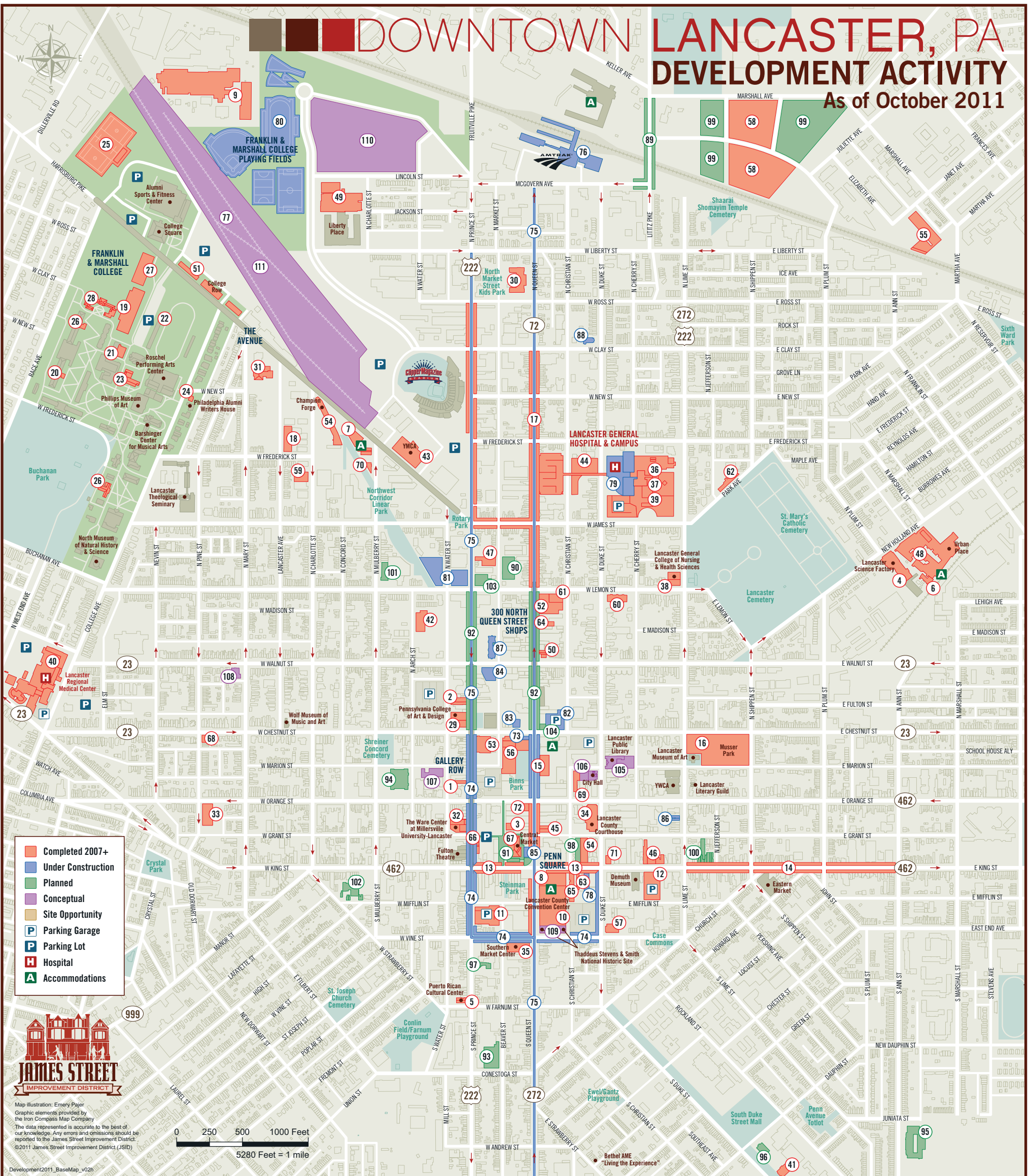
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# DOWNTOWN LANCASTER, PA DEVELOPMENT ACTIVITY

As of October 2011



- Completed 2007+**
- Cultural**
- 1 114 N. Prince Street - Gallery
  - 2 Chameleon Club Expansion
  - 3 Lancaster Quilt & Textile Museum
  - 4 Lancaster Science Factory
  - 5 Puerto Rican Cultural Center
- Hotel**
- 6 Cork Factory Hotel
  - 7 Lancaster Arts Hotel
  - 8 Lancaster Marriott at Penn Square
- Industrial**
- 9 Armstrong World Industries - Roto Plant Improvements
- Infrastructure**
- 10 Lancaster County Convention Center
  - 11 Central Garage Expansion
  - 12 East King Street Garage
  - 13 Downtown Streetscape Phase 1
  - 14 East King Street Lighting
  - 15 Lancaster Square Improvements
  - 16 Musser Park Restoration
  - 17 Pedestrian Lighting
- Institutional**
- 18 College Hill Children's and Albright LIFE Bldg. Adult Daycare

- 19 F&M College - Barshinger Life Sciences & Philosophy Bldg.
- 20 F&M College - Bonchek College House Commons
- 21 F&M College - Central Services Building
- 22 F&M College - General Campus Improvements
- 23 F&M College - Harris Center
- 24 F&M College - Klehr Center for Jewish Life
- 25 F&M College - North Campus Athletic Fields
- 26 F&M College - Old Main Renovations
- 27 F&M College - Ware College House Commons
- 28 F&M College - Weis Hall Renovations
- 29 Pennsylvania College of Art and Design - Design Center/Campus Improvements
- 30 SDL Phase I - Ross Elementary Renovations
- 31 SDL Phase I - Wharton Elementary Renovations
- 32 The Ware Center at Millersville University-Lancaster
- 33 Groff's Family Funeral Home
- 34 County Courthouse - Improvements
- 35 Southern Market Center Improvements

- 36 Lancaster General Hospital - ER/Trauma Ctr.
  - 37 Lancaster General Hospital - Lab Expansion
  - 38 Lancaster General Hospital - Nursing School Expansion
  - 39 Lancaster General Hospital - Orthopedic Ctr.
  - 40 Lancaster Regional Hospital - Improvements
  - 41 SouthEast Lanc. Health Services - Main Clinic Expansion
  - 42 SouthEast Lanc. Health Services - Satellite Clinic
  - 43 YMCA - Center City
- Mixed-Use**
- 44 Lancaster General Hospital - Downtown Center (Office/Parking)
  - 45 Center City Lofts (Office/Residential/Retail)
  - 46 Historic East Side Suites (Office/Residential/Retail)
  - 47 Prince Street Center - Swisher Building (Office/Residential/Retail)
  - 48 Urban Place (Office/Residential/Retail)
  - 49 Liberty Place North (Residential/Office)
  - 50 301 N. Queen Street - Former District Judge Office (Residential/Retail)

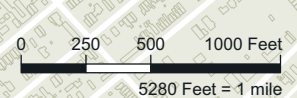
- 51 F&M College - College Row (Residential/Retail)
  - 52 Northgate - Phase 1 (Residential/Retail)
- Office**
- 53 Auntie Anne's World Headquarters
  - 54 Horst Building - Renovation
  - 55 Keener Building - Weber Advertising
  - 56 Lancaster County Office Building
  - 57 Stevens & Lee Office Renovations
  - 58 Stockyards Business Park - Phase 1
- Residential**
- 59 526 N. Charlotte Street
  - 60 Cityview Apartments - Renovations
  - 61 Northgate - Phase 2 - Townhouses
  - 62 Park Avenue Apartments
- Retail**
- 63 24 E. King Street - Renovations - Tellus360
  - 64 335 N. Queen Street - Restaurant
  - 65 Annie Baileys Pub & Restaurant - Expansion
  - 66 Carmen & David's Creamery
  - 67 Central Market Improvements
  - 68 Chestnut Hill Café
  - 69 Marion Court Renovation
  - 70 Mulberry Center - The Fridge

- 71 Red Rose Restaurant Renovation
  - 72 Yorgo's Restaurant Renovation
- Under Construction**
- Infrastructure**
- 73 County Office Building Plaza
  - 74 Downtown Streetscape Phase 2
  - 75 Prince/Queen Street Repaving
  - 76 Amtrak Station - Renovations
  - 77 Norfolk Southern Railyard Site - Phase 1 - Relocation
- Institutional**
- 78 40 E. King Street Renovations
  - 79 Lancaster General Hospital - Renovations
  - 80 Northwest Gateway Site - F&M Playing Fields
- Mixed-Use**
- 81 T.W. Ponessa & Associates Headquarters (Office/Retail/Residential)
  - 82 RRTA Queen Street Station Expansion (Parking/Retail/Transit)
  - 83 Davidson Building (Residential/Retail)
- Office**
- 84 60 W. Walnut Street
  - 85 Greist Building Improvements
- Residential**
- 86 34 N. Lime Street - Residential Conversion

- 87 Lancaster House South Renovations
- Retail**
- 88 Visage A' Visage - Spa
- Planned Infrastructure**
- 89 Litz Pike Bridge Reconstruction
  - 90 Parking Garage - N. Market
  - 91 Downtown Streetscape Phase 3
  - 92 Downtown Streetscape Phase 4
  - 93 SDL Phase II - Carter & MacRae Elementary School Improvements
  - 94 SDL Phase II - Fulton Elementary School Improvements
  - 95 SDL Phase II - Hand Middle School Improvements
  - 96 SDL Phase II - Steinman Clubhouse Renovation
  - 97 Scheid Funeral Home
- Mixed-Use**
- 98 Fulton Bank Headquarters Expansion (Office/Retail/Parking)
- Office**
- 99 Stockyards Business Park - Phase 2

- Residential**
- 100 219-223 E. King Street
  - 101 405 N. Mulberry Street Apartments
  - 102 Holland Place
  - 103 Lancaster Press Building - Garden Spot Village Condos
- Retail**
- 104 BlackSheep Brewery
- Conceptual Cultural**
- 105 Lancaster County Library Expansion
- Institutional**
- 106 City Hall Expansion
- Residential**
- 107 116 - 118 N. Water Street
  - 108 502 W. Walnut Street
- Cultural**
- 109 Thaddeus Stevens & Smith National Historic Site
- Mixed-Use**
- 110 Northwest Gateway Site - Lancaster General Health Expansion (Office/Residential/Healthcare)
  - 111 Norfolk Southern Railyard Site - Phase 2 (Office/Residential/Retail)

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