

FOR SALE

FREESTANDING COMMERCIAL BUILDING

16A Manor Avenue, Millersville, PA 17551



SALE PRICE: \$455,000
BUILDING SIZE: 4,800 ± SF
LOT SIZE: 0.21 ± Acres
ZONING: (N-C) Neighborhood Commercial , Millersville Borough
REAL ESTATE TAXES: \$8,316.48 (2018-2019)

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	10,028	56,343	146,540
Households	3,035	21,540	55,976
Median Income	\$59,733	\$55,174	\$53,031

ADDITIONAL COMMENTS: Freestanding commercial building comprised of 4,800+/- SF currently used as a medical office. Includes lobby and reception desk, exam rooms, private offices, kitchenette, and laundry hookups. Approximately 900 SF of storage on lower level. Property is currently leased to Penn State Health through March 2022. Also includes separate parcel for parking.

Daniel A. Berger, CCIM, SIOR **Daniel Berger, Jr.**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

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www.uscommercialrealty.net

16A MANOR AVENUE MILLERSVILLE, PA Multi-List Information

16-A Manor Ave #A, Millersville, PA 17551

Active

Commercial Sale

\$455,000



MLS #:	PALA112478	Available SqFt:	4,800.00
Tax ID #:	440-57011-0-0000	Price / Sq Ft:	94.67
Ownership Interest:	Fee Simple	Business Use:	Apartment Building, Institutional, Medical, Other
Unit Entry Floor:	1	Year Built:	1925
Sub Type:	Office	Property Condition:	Average+
Waterfront:	No		

Location

County:	Lancaster, PA	School District:	Penn Manor
MLS Area:	Millersville Boro - Lancaster County (10544)		

Taxes and Assessment

Tax Annual Amt / Year:	\$7,985 / 2018	Tax Assessed Value:	\$329,800
School Tax:	\$5,409	Imprv. Assessed Value:	\$276,700
County Tax:	\$960 / Annually	Land Assessed Value:	\$53,100
City/Town Tax:	\$1,616 / Annually		
Clean Green Assess:	No		

Zoning: NEIGHBORHOOD COMMERCIAL

Commercial Sale Information

Business Type:	Apartment Building, Institutional, Medical, Other	Potential Tenancy:	Multiple
Possible Use:	Apartment Building, Barber/Beauty, Commercial, Institutional, Investment, Medical/Dental, Office, Other, Professional Service, Retail, Special Purpose	Building Total SQFT:	4,806 / Assessor

Building Info

Building Units Total:	1	Construction Materials:	Aluminum Siding, Block, Concrete, Vinyl Siding
Building Level Count:	2	Flooring Type:	Carpet, Concrete, Vinyl
Building Total SQFT:	4,806 / Assessor	Roof:	Flat, Pitched, Rubber, Shingle
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0



**16A MANOR AVENUE
MILLERSVILLE, PA**

Photos



**16A MANOR AVENUE
MILLERSVILLE, PA**
Photos



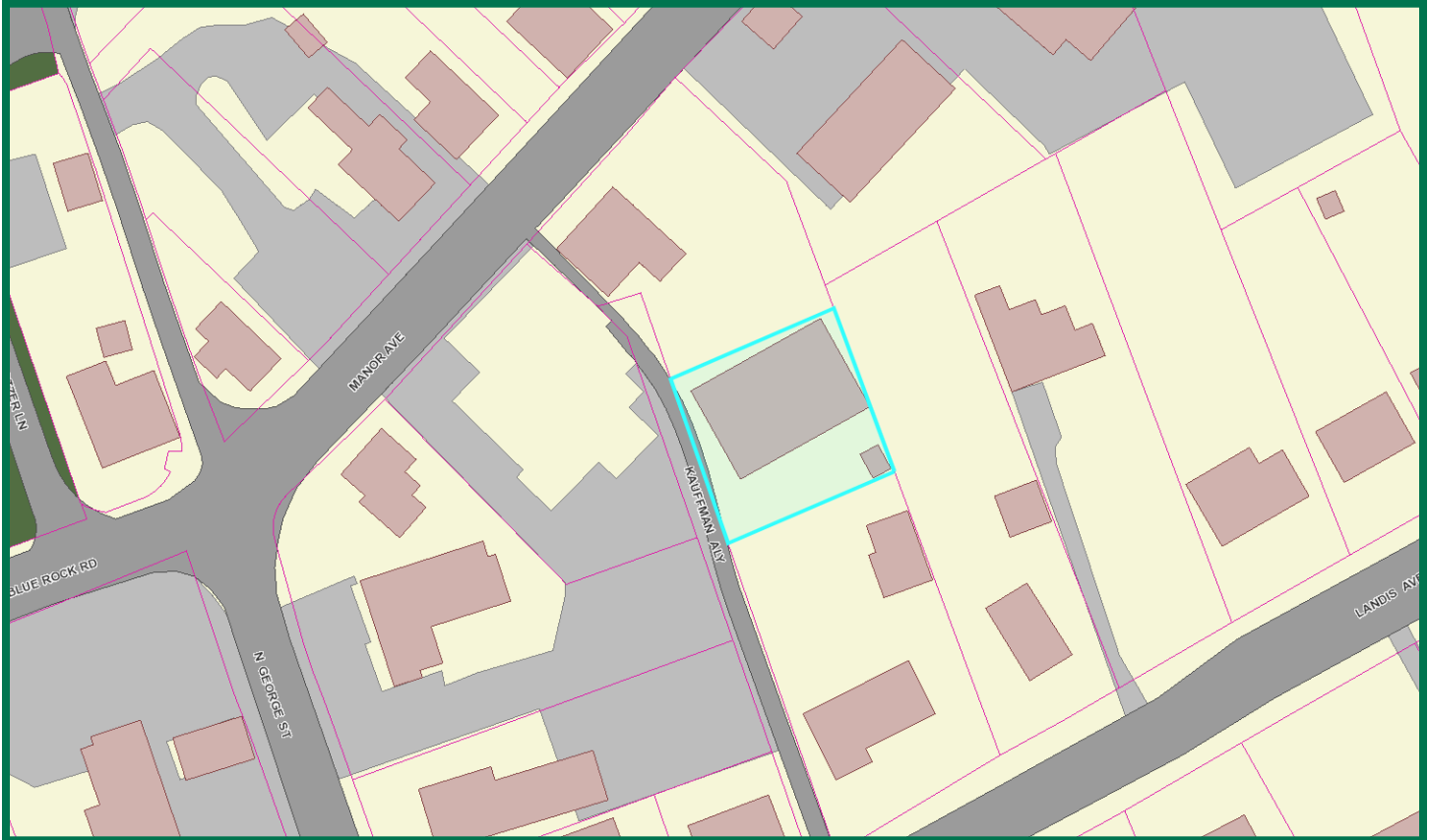
16A MANOR AVENUE

MILLERSVILLE, PA

Aerial



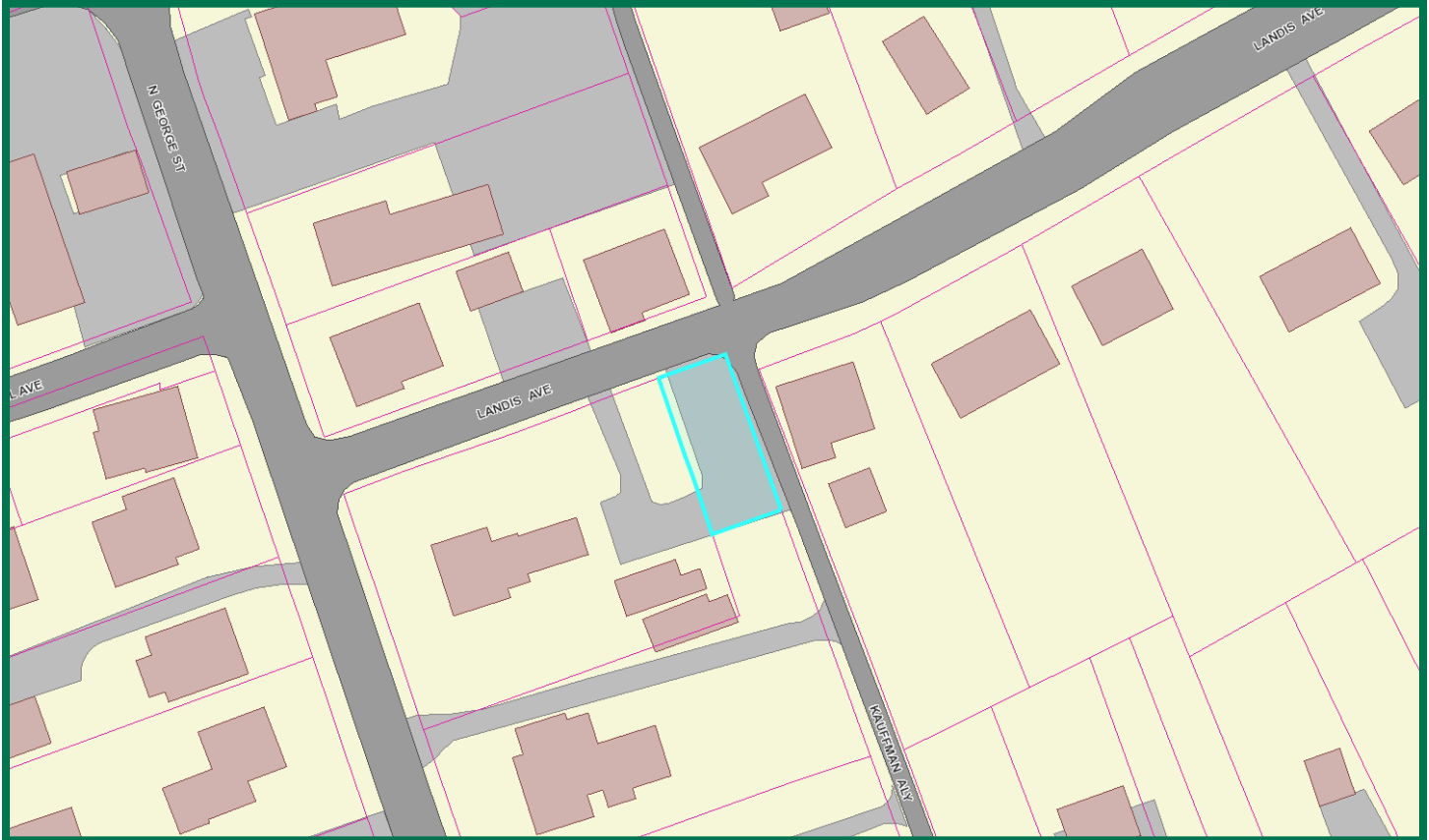
16A MANOR AVENUE
MILLERSVILLE, PA
GIS Information



Identify Results:

Account	440-57011-0-0000
Tax Map No.	44014H8 5 9
Owner	MANOR REAL ESTATE ASSOCIATES 16A MANOR AVE MILLERSVILLE, PA 17551
Deed Acres	0.21
Calculated Acres	0.22
Location	16 A MANOR AVE
Municipality	MILLERSVILLE BOROUGH
School District	PENN MANOR
Land Use Code	575 PARTIALLY DEVOTED TO RESIDENTIAL USE - GENERALLY A BUILDING LOCATED IN A RESIDENTIAL AREA PARTIALLY CONVERTED OR ADOPTED FOR OFFICE SPACE (IE.
Zoning District	NC NEIGHBORHOOD COMMERCIAL
Land Assessment	\$53,100
Building Assessment	\$276,700
Total Assessment	\$329,800
Last Sale Date	02/02/2000
Last Sale Price	\$1
Deed Book Page	65300532
Census Tract No.	13601
ADC Map Page	3461

16A MANOR AVENUE
MILLERSVILLE, PA
GIS Information



Identify Results:

Account	440-59389-0-0000
Tax Map No.	44014H8 8 1
Owner	MANOR REAL ESTATE ASSOCIATES 16 MANOR AVENUE MILLERSVILLE, PA 17551
Deed Acres	0.10
Calculated Acres	0.08
Location	LANDIS AVE
Municipality	MILLERSVILLE BOROUGH
School District	PENN MANOR
Land Use Code	101 VACANT LAND, RESIDENTIAL
Zoning District	RP RESIDENTIAL / PROFESSIONAL OFFICE
Land Assessment	\$13,700
Building Assessment	\$0
Total Assessment	\$13,700
Last Sale Date	05/09/2013
Last Sale Price	\$15,000
Deed Book Page	6077036
Census Tract No.	13601
ADC Map Page	3461

16A MANOR AVENUE
MILLERSVILLE, PA
Lease Abstract

LEASE ABSTRACT

TENANT: Penn State Health Community Medical Group
(As assigned by Manor Real Estate Associates)

COMMENCEMENT DATE: October 1, 2017

TERMINATION DATE: March 31, 2022

RENEWAL TERMS: Two (2), One (1) year terms following March 31, 2022, by providing 180 days written notice prior to the expiration of the then current Term.

RENT: \$7,234.45/Month* \$86,813.40/Year

ESCALATIONS: The rent shall increase by three (3.0%) percent for each renewal period.

TENANT PAYS: Real estate taxes, utilities, trash removal, lawn maintenance, snow removal, repairs and maintenance.

LANDLORD PAYS: Maintenance and repairs to the roof and structure. *\$895.00 per month in rent for additional leased parking spaces.

**16A MANOR AVENUE
MILLERSVILLE, PA
Municipal Officials**

Millersville Borough

Township Offices:

100 Municipal Drive

Millersville, PA 17551

Phone: 717-872-4645

John D. Rochat, Acting Borough Manager

Website: <https://www.millersvilleborough.org/>

Civil Service Comssion

Michael DeBerdine, III, Chair

Susan Wallace, Vice Chair

Melissa Ostrowski, Secretary

Linda Deal, Alternate Member

Historic Commission

Philip Gerber, Chair

Dawn Fisher

Peter Rios

Lucie Lehr

Keely Childers Heany

Park Commission

Harold "Skip" Rhodes, Jr., Chair

Rosalie Gessner

Brooke Magni

Planning Commission

Lauren Hauck, Chair

Michael Walker, Vice Chair

Gary Hess, Secretary

James Stager

Michael Weidinger

Zoning Hearing Board

Lindsay Gerner, Chair

James Sanchez, Vice Chair

Karen Eckert

Vickie Usciak

James Kirk, Jr.

David Fisher

School District

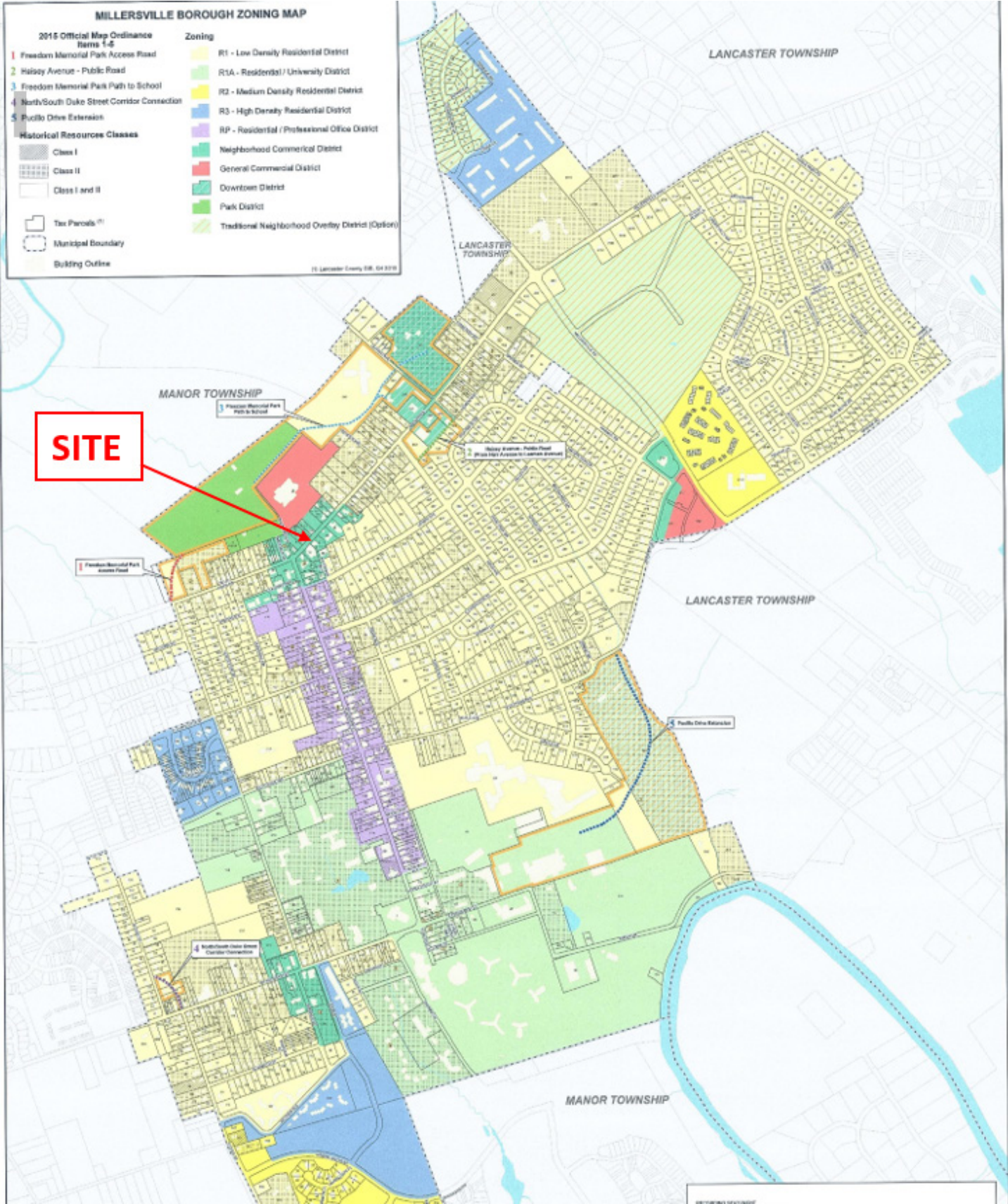
Penn Manor

717-872-9500

Water/Sewer Authority

Millersville Borough Water and Sewer Authority

16A MANOR AVENUE MILLERSVILLE, PA Zoning Map



16A MANOR AVENUE
MILLERSVILLE, PA
Zoning Information

Table of Permitted Uses - Primarily Nonresidential Districts
[Amended 11-24-2009 by Ord. No. 2009-9]

KEY:

- P = Permitted by right (zoning decision by Zoning Officer)
SE = Special exception use (zoning decision by Zoning Hearing Board)
C = Conditional use (zoning decision by Borough Council)
N = Not permitted
(§ 380-34) = See additional requirements in § 380-34
(§ 380-35) = See additional requirements in § 380-35

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	R1A
a. Residential uses:				
Single-family detached dwelling (including manufactured/mobile home [§ 380-34A(24)])	P	P	P	P
Twin dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot	P	P	P	P
Townhouse/row house [§ 380-34A(40)]	N	P	N	P
Apartments [§ 380-34A(40)]	P ¹	P	P	P
Boardinghouse or rooming house [§ 380-34A(9)]	N	N	SE	N
Dormitory [§ 380-34A(37)] housing only full-time students and staff of an accredited college or university	N	N	N	P
Group home within a lawful pre-existing dwelling unit [§ 380-34A(17)], not including a treatment center	P	P	P	P
Student group residence [§ 380-34A(37)], such as special-interest housing	N	N	N	SE ²
Traditional neighborhood development meeting § 380-29 shall be allowed as a conditional use within the TN Overlay District				
b. Commercial uses:				
See also “student activity center” under institutional uses for customarily incidental commercial uses located within the R1A District.				
Adult use [§ 380-34A(1)]	N	N	SE	N
After-hours club (Note: This use is effectively prohibited by State Act 219 of 1990)	N	N	N	N
Amusement arcade	N	SE	P	N
Auto repair garage or service station [§ 380-34A(6)]	N	N	SE	N
Auto, boat or mobile/manufactured home sales [§ 380-34A(5)]	N	N	P	N
Bakery, retail	P ¹	P	P	N
Bed-and-breakfast inn [§ 380-34A(8)]	P ¹	P	P	P

16A MANOR AVENUE
MILLERSVILLE, PA
Zoning Information

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	R1A
Beverage distributor, which may include retail and/or wholesale sales	N	N	SE	N
Car wash [§ 380-34A(11)]	N	N	P	N
Catering, custom, for off-site consumption	N	P	P	N
Communications tower/antennae, commercial [§ 380-34A(13)]				
Meeting § 380-34A(13)(a) pertaining to accessory structures	P	P	P	P
Other, such as a freestanding tower	N	N	SE	SE
Conference center	N	P	P	P
Construction company or tradesperson's headquarters (including but not limited to landscaping, janitorial or pest-control contractor; see also as home occupation). Accessory outdoor storage shall be permitted, provided that it meets the plant screening requirements of §§ 380-57 and 380-58.	N	P	P	N
Crafts or artisan's studio (see also as "home occupation")	P ³	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	P ³	P	P	N
Exercise club	N	P	P	P
Financial institution (§ 380-34; includes banks), with any drive-through facilities meeting § 380-35	N	P ⁴	P ⁴	N
Flea market/auction house	N	N	P	N
Funeral home (§ 380-34). See "crematorium" as a separate use.	SE ³	P	P	N
Gas station – see "auto service station"				
Greenhouse, garden center or plant nursery	N	P	P	N
Kennel [§ 380-34A(20)]	N	N	SE	N
Laundromat	N	P	P	N
Laundry, commercial or industrial	N	N	P	N
Lumberyard	N	N	P	N
Massage therapy, certified – see "personal services"				
Motel or hotel [§ 380-34A(18)], which may include an accessory restaurant	N	SE	P	SE ⁵
Office	P ³	P	P	P
Pawn shop	N	N	SE	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair, certified massage therapy and closely similar uses) (See also "home occupation")	P ⁶	P	P	N
Recreation, indoor (§ 380-34) (includes bowling alley,	N	P	P	N

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MILLERSVILLE, PA
Zoning Information

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	R1A
closely similar uses; other than uses listed separately in this § 380-27, such as under “university or college”)				
Repair service, household appliance	N	P	P	P
Restaurant [§ 380-34A(33)] with drive-through service [§ 380-35D(5)]	N	N	SE	N
Restaurant [§ 380-34A(33)] or banquet hall, without drive-through service	N	P	P	N
Retail store (other than uses listed separately in this § 380-27)	N	P ⁶	P	N
Self-storage development – see under industrial uses				
Target range, firearms				
Completely indoor and enclosed	N	N	P	P
Other than above	N	N	N	N
Tattoo or body-piercing establishment	N	N	SE	N
Tavern, which may include a state-licensed microbrewery (not including an after-hours club)	N	SE	SE	N
Theater, indoor, other than an adult use	N	P	P	P
Trade/hobby school	N	P	P	P
Veterinarian office [§ 380-34A(42)]	N	P	P	N
Wholesale sales — see under industrial uses				
c. Industrial uses:				
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off site)	N	N	SE	N
Building supplies and building materials, wholesale sales of	N	N	P	N
Distribution as a principal use (other than trucking company terminal)	N	N	SE	N
Electricity-generating plant (other than waste-to-energy)	N	N	N	N
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	P	N
Junk – outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junkyard [§ 380-34A(19)]	N	N	SE	N
Liquid-fuel storage, bulk, for off-site distribution, other than auto service station, retail propane distributor, prepackaged sales or fuel tanks for company vehicles	N	N	N	N
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:				
Agricultural chemicals, fertilizers or pesticides	N	N	N	N

16A MANOR AVENUE
MILLERSVILLE, PA
Zoning Information

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	R1A
Clay, brick, tile and refractory products	N	N	SE	N
Computers and electronic and microelectronic products	N	N	P	N
Concrete, cement, lime and gypsum products	N	N	N	N
Electrical equipment, appliances and components	N	N	SE	N
Fabricated metal products (except ammunition or explosives)	N	N	SE	N
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:				
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (other than uses listed individually in this § 380-27)	N	N	P	N
Food products – meat packing	N	N	N	N
Food products for animals	N	N	N	N
Gaskets	N	N	SE	N
Glass and glass products (other than crafts studio)	N	N	SE	N
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N
Jewelry and silverware	N	N	P	N
Leather and allied products (other than crafts studio or tannery)	N	N	SE	N
Machinery	N	N	SE	N
Manufactured or modular housing	N	N	N	N
Medical equipment and supplies	N	N	P	N
Metal products, primary	N	N	N	N
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	N
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	P	N
Paper – raw pulp	N	N	N	N
Paving materials, other than bulk manufacture of asphalt	N	N	N	N
Pharmaceuticals and medicines	N	N	SE	N
Plastics, polymers, resins, vinyl, coatings, adhesives or sealants, printing ink or photographic film	N	N	N	N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	N
Roofing materials and asphalt saturated materials	N	N	N	N

16A MANOR AVENUE
MILLERSVILLE, PA
Zoning Information

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	R1A
Sporting goods, toys, games, musical instruments or signs	N	N	P	N
Transportation equipment	N	N	N	N
Wood products and furniture (not including raw paper pulp)	N	N	P	N
See § 380-6 for uses that are not listed				
Mineral extraction [§ 380-34A(22)] and related processing, stockpiling and storage	N	N	SE	N
Packaging	N	N	P	N
Package delivery services distribution center	N	N	P	N
Photo processing, bulk	N	N	P	N
Printing or bookbinding	N	N	P	N
Recycling collection center [§ 380-34A(31)], not involving operations of an industrial scale (See also “Borough-owned use”)	N	SE	SE	P
Recycling center, bulk processing, provided that all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility nor a junkyard)	N	N	SE	N
Research and development, engineering or testing facility or laboratory	N	N	P	P
Sawmill/planing mill	N	N	SE	N
Self-storage development [§ 380-34A(36)]	N	N	SE	N
Trucking company terminal (§ 380-34)	N	N	N	N
Warehousing or storage as a principal use	N	N	N	N
Warehousing or storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	N	P	P	P
Welding	N	N	P	N
Wholesale sales (other than motor vehicles)	N	N	P	N
d. Institutional uses:				
Alternative School Campus	N	P	N	P
Cemetery (see “crematorium” listed separately)	N	P	P	P
College or university:				
Educational and customary support uses	P	N	P	P
Recreation and athletic uses	N	N	N	P
Student activity center, which may include retail sales, dining facilities, snack bars, restaurants, taverns, entertainment, personal services, photocopying, financial institutions, theaters, indoor recreation and closely similar uses that the applicant proves to the	N	N	N	P

16A MANOR AVENUE
MILLERSVILLE, PA
Zoning Information

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	R1A
involve drive-through facilities. Such use shall be set back a minimum of 200 feet from any lot zoned R-1 or R-2 or occupied by an existing dwelling that is not owned by the college/university or its affiliates. Such use shall not include any signs that are readable from an R-1 or R-2 District. Such uses shall be limited to types and sizes that would primarily serve students and staff of the college or university.				
Offices for a college or university shall be allowed in R-1A, in addition to wherever “offices” are allowed. See “residential uses” listed separately in this table				
Community center or library	P	P	P	P
Crematorium	N	N	N	P
Cultural center or museum	P	P	P	P
Day-care center, adult [§380-34A(2)]	P ³	P	P	P
Day-care center, child [§380-34A(15)] (see also as an accessory use)	P ³	P	P	P
Hospital or surgery center	N	N	SE	N
Membership club meeting and recreational facility, but with any after-hours club or tavern having to meet the requirements for such use	N	P	P	P
Nursing home or personal-care home/assisted-living [§ 380-34A(26)]	N	P	P	N
Place of worship [§ 380-34A(29)]	P	P	P	P
School, public or private, primary or secondary [§ 380-34A(35)]	N	P	P	P
Student group residence [§ 380-34A(37)]	SE	SE	SE	P
Treatment center [§ 380-34A(41)]	N	N	SE	N
e. Public/semipublic uses:				
Borough-owned uses	P	P	P	P
Government facility, other than uses separately in this § 380-27	SE	SE	SE	SE
Emergency services station, which may include a supporting social club building or facility	N	P	P	P
Publicly owned or publicly operated recreation, or closely similar primarily outdoor park open for public recreation use without admission charge	P	P	P	P
Public utility facility (see also § 380-15) (other than uses listed separately in this § 380-27)	N	SE	SE	SE
Swimming pool, nonhousehold [§ 380-34A(38)]	N	N	P	P
U.S. Postal Service facility, which may include a leased facility	P	P	P	P

16A MANOR AVENUE
MILLERSVILLE, PA
Zoning Information

ZONING

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	RIA
See additional requirements in § 380-35 for specific accessory uses.				
Day-care center accessory to a lawful place of worship	P	P	P	P
Day-care, child [see § 380-35D(4)]:				
Group day-care home	P ³	P	P	P
Family day-care home	P ³	P	P	P
Heliport	N	N	N	SE
Home occupation accessory to a lawful dwelling unit:				
General home occupation [§ 380-35D(8)]	SE	P	P	SE
Light home occupation [§ 380-35D(8)]	P	P	P	P
Telephones (outdoor pay) or vending machines – see § 380-35D(13)				
g. Miscellaneous uses:				
Erosion and sedimentation controls, flood hazard and stormwater improvements	P	P	P	P
Forestry	P	P	P	P
Nature preserve or environmental education center	P	P	P	P
Parking lot as the principal use of a lot	SE	P	P	P
Crop farming	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter. See the environmental protection requirements of Article V.	N	N	N	N

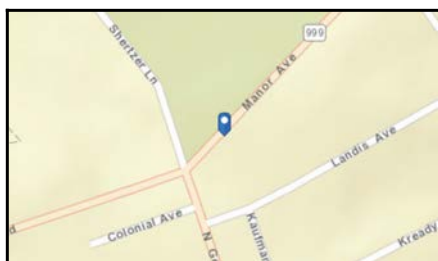
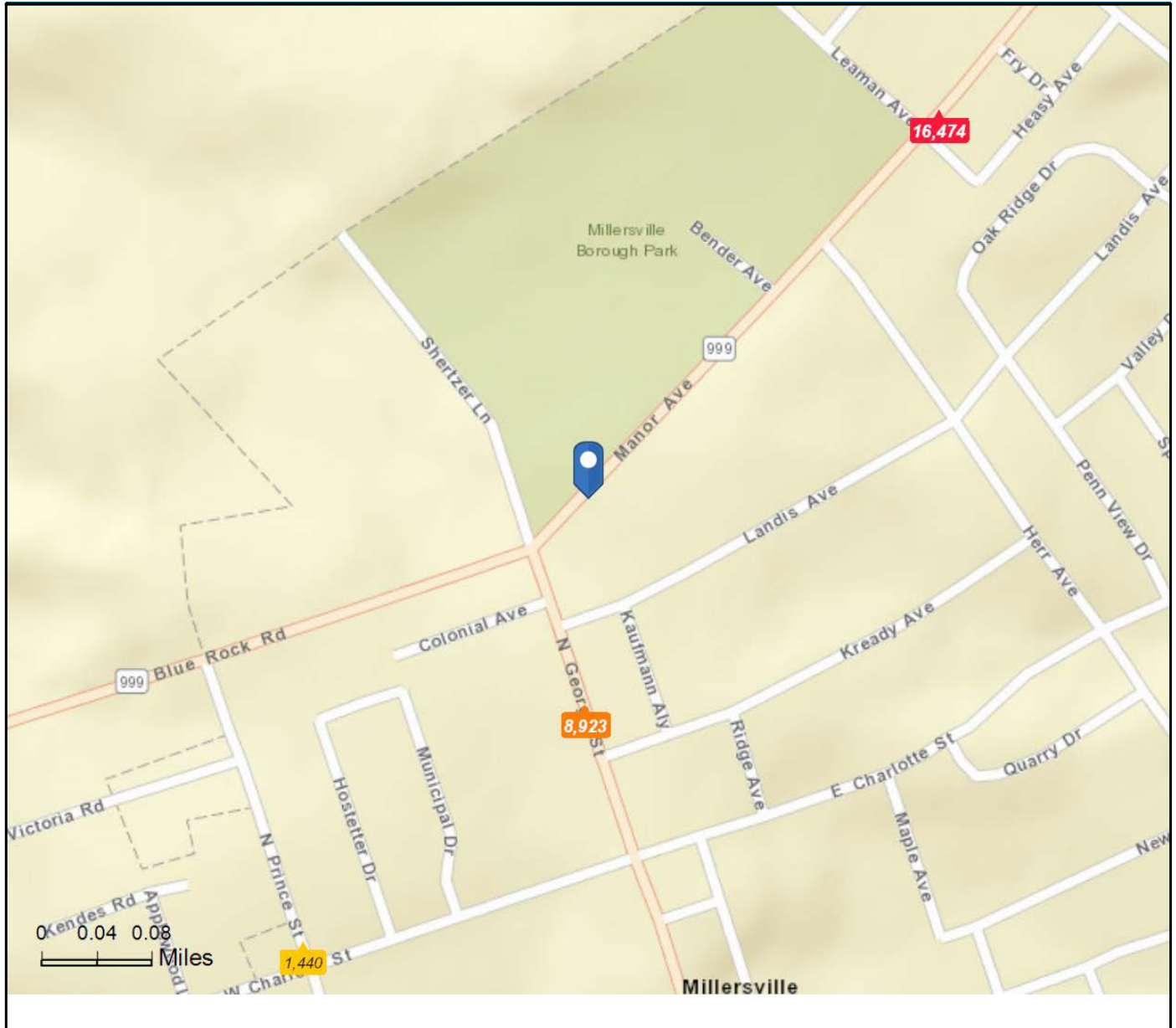
16A MANOR AVENUE MILLERSVILLE, PA Traffic Count Map



Traffic Count Map - Close Up

16A Manor Ave, Millersville, Pennsylvania, 17551
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.00856
Longitude: -76.35783



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).



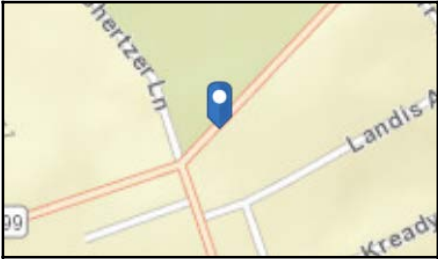
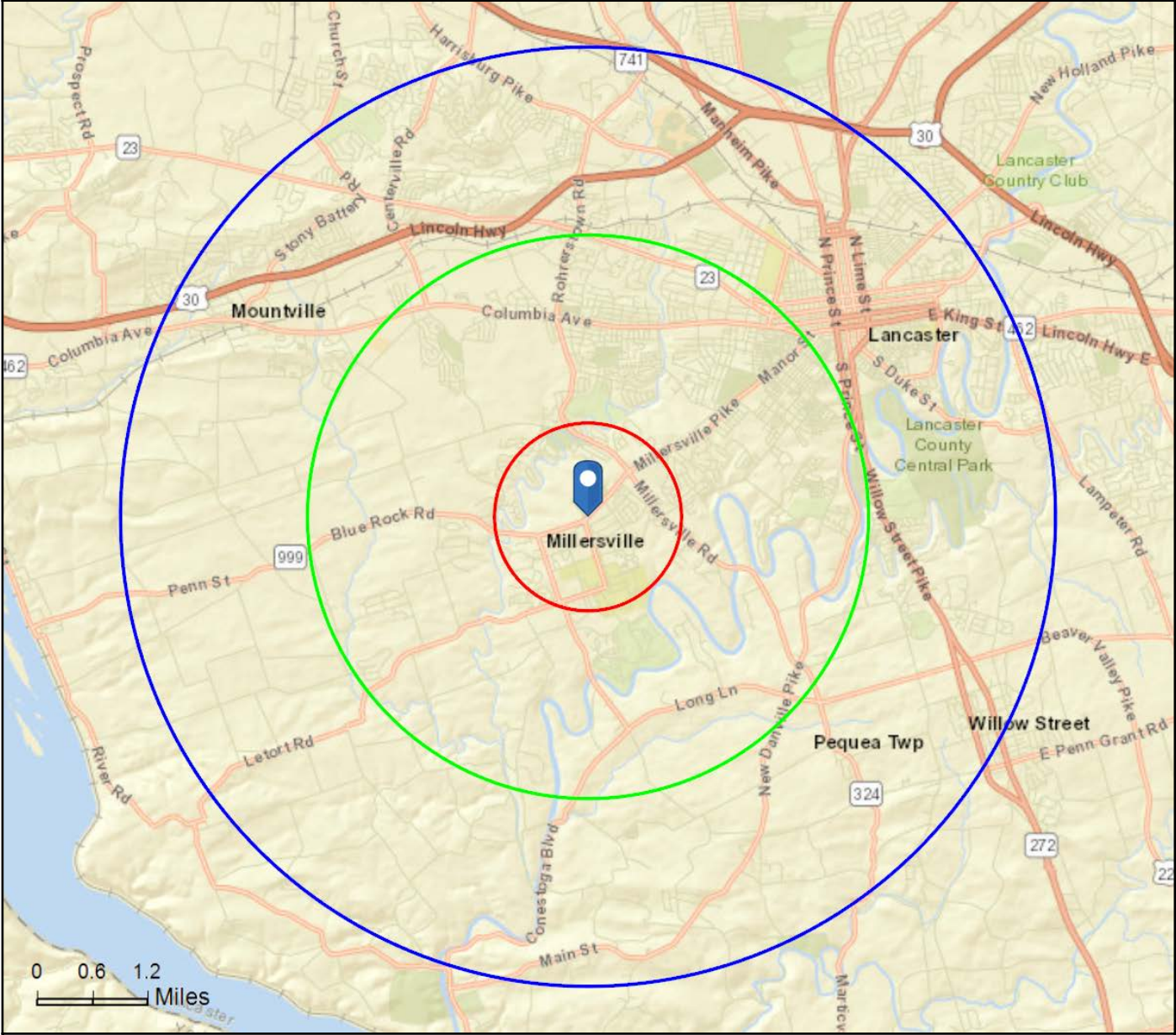
16A MANOR AVENUE MILLERSVILLE, PA Demographics



Site Map

16A Manor Ave, Millersville, Pennsylvania, 17551
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.00856
Longitude: -76.35783



16A MANOR AVENUE MILLERSVILLE, PA Demographics



Executive Summary

16A Manor Ave, Millersville, Pennsylvania, 17551
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.00856
Longitude: -76.35783

	1 mile	3 miles	5 miles
Population			
2000 Population	8,753	48,359	127,545
2010 Population	9,494	53,266	139,208
2018 Population	10,028	56,343	146,540
2023 Population	10,328	58,098	151,606
2000-2010 Annual Rate	0.82%	0.97%	0.88%
2010-2018 Annual Rate	0.67%	0.68%	0.62%
2018-2023 Annual Rate	0.59%	0.62%	0.68%
2018 Male Population	47.3%	47.9%	48.6%
2018 Female Population	52.7%	52.1%	51.4%
2018 Median Age	28.4	36.9	36.8

In the identified area, the current year population is 146,540. In 2010, the Census count in the area was 139,208. The rate of change since 2010 was 0.62% annually. The five-year projection for the population in the area is 151,606 representing a change of 0.68% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 28.4, compared to U.S. median age of 38.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2018 White Alone	87.7%	74.2%	68.9%
2018 Black Alone	6.0%	9.6%	10.7%
2018 American Indian/Alaska Native Alone	0.3%	0.5%	0.5%
2018 Asian Alone	1.8%	2.7%	3.3%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	1.9%	9.2%	12.3%
2018 Two or More Races	2.2%	3.8%	4.3%
2018 Hispanic Origin (Any Race)	7.2%	21.9%	26.1%

Persons of Hispanic origin represent 26.1% of the population in the identified area compared to 18.3% 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 70.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	2,559	18,866	48,944
2010 Households	2,856	20,565	53,564
2018 Total Households	3,035	21,540	55,976
2023 Total Households	3,148	22,159	57,871
2000-2010 Annual Rate	1.10%	0.87%	0.91%
2010-2018 Annual Rate	0.74%	0.56%	0.54%
2018-2023 Annual Rate	0.73%	0.57%	0.67%
2018 Average Household Size	2.52	2.47	2.49

The household count in this area has changed from 53,564 in 2010 to 55,976 in the current year, a change of 0.54% annually. The five-year projection of households is 57,871, a change of 0.67% annually from the current year total. Average household size is currently 2.49, compared to 2.46 in the year 2010. The number of families in the current year is 34,054 in the specified area.

16A MANOR AVENUE MILLERSVILLE, PA Demographics



Executive Summary

16A Manor Ave, Millersville, Pennsylvania, 17551
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.00856
Longitude: -76.35783

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$59,733	\$55,174	\$53,031
2023 Median Household Income	\$64,337	\$59,763	\$57,491
2018-2023 Annual Rate	1.50%	1.61%	1.63%
Average Household Income			
2018 Average Household Income	\$74,738	\$72,582	\$71,836
2023 Average Household Income	\$83,433	\$81,245	\$80,481
2018-2023 Annual Rate	2.23%	2.28%	2.30%
Per Capita Income			
2018 Per Capita Income	\$25,641	\$28,403	\$28,175
2023 Per Capita Income	\$28,423	\$31,624	\$31,429
2018-2023 Annual Rate	2.08%	2.17%	2.21%

Households by Income

Current median household income is \$53,031 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$57,491 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$71,836 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$80,481 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,175 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,429 in five years, compared to \$36,530 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	2,681	19,839	52,003
2000 Owner Occupied Housing Units	1,973	12,745	29,449
2000 Renter Occupied Housing Units	586	6,121	19,495
2000 Vacant Housing Units	122	973	3,059
2010 Total Housing Units	2,984	21,557	56,586
2010 Owner Occupied Housing Units	2,103	13,507	31,274
2010 Renter Occupied Housing Units	753	7,058	22,290
2010 Vacant Housing Units	128	992	3,022
2018 Total Housing Units	3,176	22,602	59,335
2018 Owner Occupied Housing Units	2,163	13,604	31,453
2018 Renter Occupied Housing Units	872	7,936	24,522
2018 Vacant Housing Units	141	1,062	3,359
2023 Total Housing Units	3,301	23,287	61,511
2023 Owner Occupied Housing Units	2,249	14,104	32,597
2023 Renter Occupied Housing Units	899	8,055	25,274
2023 Vacant Housing Units	153	1,128	3,640

Currently, 53.0% of the 59,335 housing units in the area are owner occupied; 41.3%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 56,586 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 2.13%. Median home value in the area is \$174,686, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.49% annually to \$188,051.

