

FOR SALE

FREESTANDING INSTITUTIONAL BUILDING

751 E. High Street, Elizabethtown, PA 17022



LOCATION:	751 E. High Street, Elizabethtown, PA 17022
SALE PRICE:	\$345,000
BUILDING SIZE:	± 3,227 SF
LOT SIZE:	1.0 Acres
PARKING:	Approximately Twenty (± 20) On-Site Spaces
ZONING:	I - Institutional (Elizabethtown Borough)
REAL ESTATE TAXES:	\$9,549 (2020)
TRAFFIC COUNT:	E. High Street - 5,582 Average Daily Traffic (Both Directions)
ADDITIONAL COMMENTS:	Freestanding office/church building comprised of 3,227 ± SF situated on approximately 1 acre. Includes on-site parking for 15-20 vehicles, waiting area/reception office, two private offices, large meeting room, kitchenette, and large unfinished basement/storage area. Permitted uses include churches, day-care centers, and more. Contact Dan Berger Jr. or Joseph Bradbury for details and showings.

Daniel Berger Jr. CCIM

Joseph W. Bradbury



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax

danjr@uscommercialrealty.net joseph@uscommercialrealty.net
www.uscommercialrealty.net

751 E. High Street Elizabethtown, PA Multi-List Information

Agent Full

751 E High St, Elizabethtown, PA 17022

Active

Commercial Sale

\$345,000



MLS #: PALA162696
 Tax ID #: 250-06704-0-0000
 Ownership Interest: Fee Simple
 Sub Type: Special Purpose
 Waterfront: No

Available SqFt: 3,227.00
 Price / Sq Ft: 106.91
 Business Use: Day Care Facility, Institutional, Religious Facility
 Year Built: 1998

Location

County: Lancaster, PA
 MLS Area: Elizabethtown Boro - Lancaster County (10525)

School District: [Elizabethtown Area](#)

Taxes and Assessment

Tax Annual Amt / Year: 2019
 County Tax: Annually
 City/Town Tax: Annually
 Clean Green Assess: No

Tax Assessed Value: 2020
 Land Use Code: 623

Zoning: I - INSTITUTIONAL

Commercial Sale Information

Business Type: Day Care Facility, Institutional, Religious Facility

Potential Tenancy: Single
 Building Total SQFT: 3,227 / Assessor

Building Info

Building Total SQFT: 3,227 / Assessor

Construction Materials: Frame
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 1a / 43,560sf / Estimated

Parking

Car Parking Spaces: 20
Total Parking Spaces: 20

Features: Parking Lot

Utilities

Utilities: Central A/C, Cooling Fuel: Natural Gas, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Freestanding office/church building comprised of 3,227 + SF situated on approximately 1 acre. Includes on-site parking for 15-20 vehicles, waiting area/reception office, two private offices, large meeting room, kitchenette, and large unfinished basement/storage area. Permitted uses include churches, day-care centers, and more. Contact Dan Berger Jr. or Joseph Bradbury for details and showings.

751 E. High Street
Elizabethtown, PA
Photos



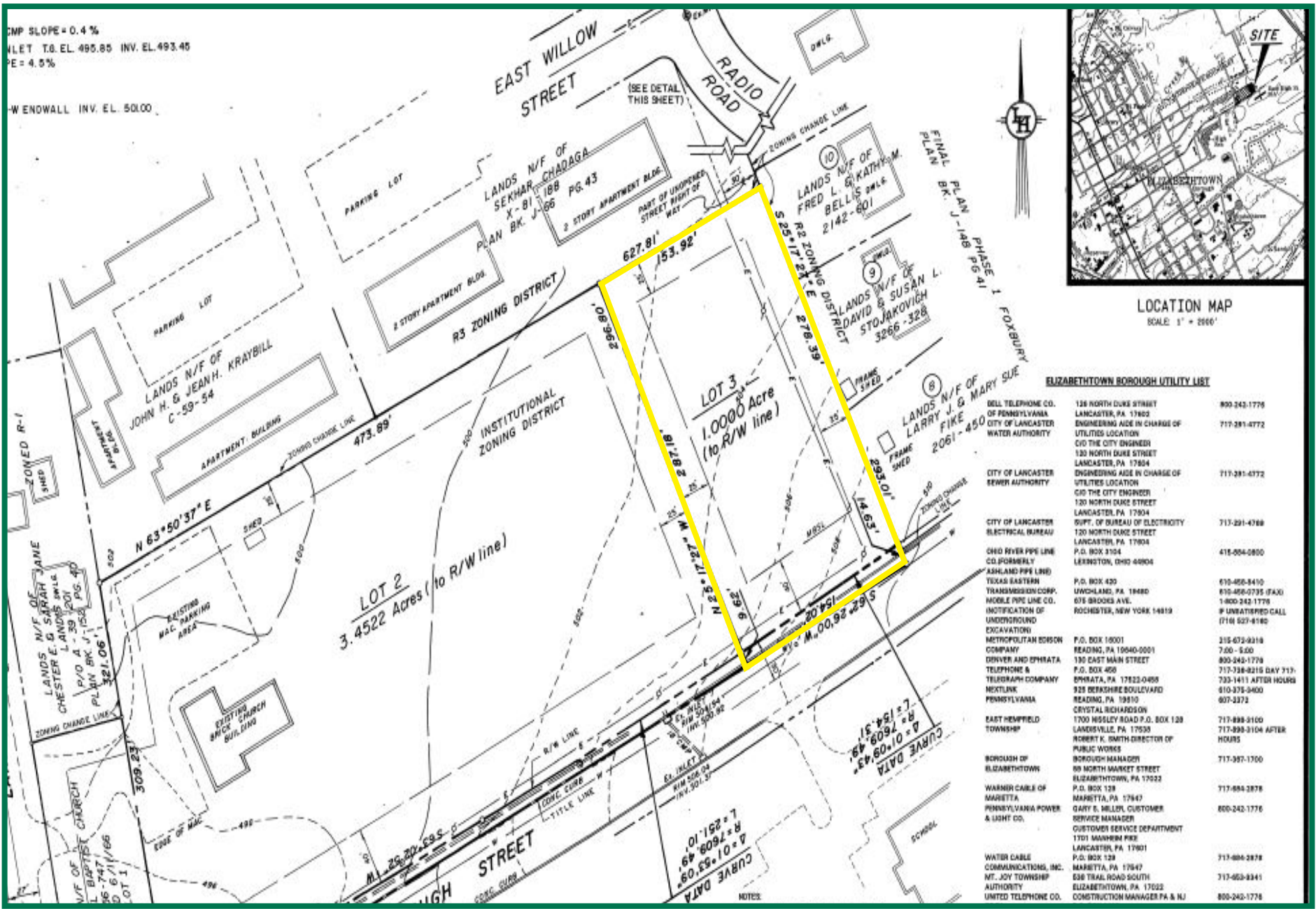
751 E. High Street
Elizabethtown, PA
Photos



751 E. High Street
Elizabethtown, PA
Aerial



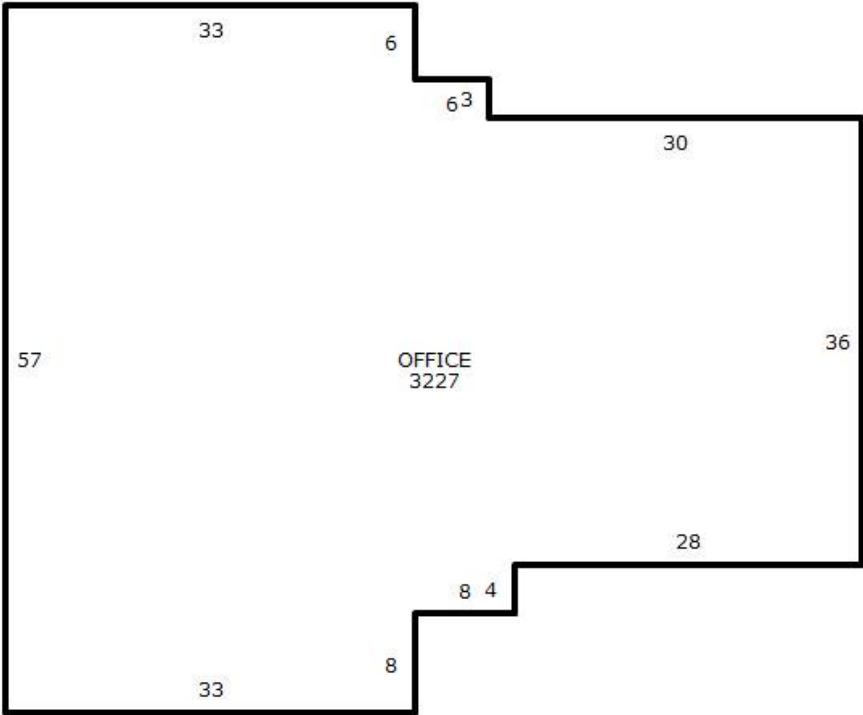
751 E. High Street Elizabethtown, PA Site Plan



ELIZABETHTOWN BOROUGH UTILITY LIST

DELL TELEPHONE CO. OF PENNSYLVANIA CITY OF LANCASTER WATER AUTHORITY	136 NORTH DUKE STREET LANCASTER, PA 17602 ENGINEERING AIDE IN CHARGE OF UTILITIES LOCATION C/O THE CITY ENGINEER 120 NORTH DUKE STREET LANCASTER, PA 17604	800-242-1778 717-281-4772
CITY OF LANCASTER SEWER AUTHORITY	ENGINEERING AIDE IN CHARGE OF UTILITIES LOCATION C/O THE CITY ENGINEER 120 NORTH DUKE STREET LANCASTER, PA 17604	717-281-4772
CITY OF LANCASTER ELECTRICAL BUREAU	SUPT. OF BUREAU OF ELECTRICITY 120 NORTH DUKE STREET LANCASTER, PA 17604	717-281-4788
OHIO RIVER PIPE LINE CO. (FORMERLY ASHLAND PIPE LINE)	P.O. BOX 3104 LEBINGTON, OHIO 49804	418-004-0800
TEXAS EASTERN TRANSMISSION CORP.	P.O. BOX 420 UNWICHLAND, PA 18480	610-458-8410
MOBILE PIPE LINE CO.	675 BROOKS AVE. ROCHESTER, NEW YORK 14619	610-458-0735 (FAX) 1-800-242-1778 IF UNATTENDED CALL (716) 527-8180
NOTIFICATION OF UNDERGROUND EXCAVATION		
METROPOLITAN EDISON COMPANY	P.O. BOX 18001 READING, PA 19604-0001	215-673-9218 7:00 - 5:00
DRIVER AND EPHRATA TELEPHONE & TELEGRAPH COMPANY	130 EAST MAIN STREET P.O. BOX 400 EPHRATA, PA 17822-0400	800-242-1778 717-738-8215 DAY 717-733-1411 AFTER HOURS
NEXTELINK PENNSYLVANIA	925 DEKORSHIRE BOULEVARD READING, PA 19510	610-373-3400 807-3272
CRYSTAL RICHARDS ON	1700 HESLEY ROAD P.O. BOX 128 LANERSVILLE, PA 17638	717-888-2100 717-888-3104 AFTER HOURS
EAST HEMPFIELD TOWNSHIP	ROBERT K. SMITH DIRECTOR OF PUBLIC WORKS	717-387-1700
BOROUGH OF ELIZABETHTOWN	BOROUGH MANAGER 80 NORTH MARKET STREET ELIZABETHTOWN, PA 17522	717-684-2878
WARNER CABLE OF MARIETTA	P.O. BOX 128 MARIETTA, PA 17847	717-684-2878
PENNSYLVANIA POWER & LIGHT CO.	GARY S. MILLER, CUSTOMER SERVICE MANAGER CUSTOMER SERVICE DEPARTMENT 1701 MANHEIM FIRE LANCASTER, PA 17601	800-242-1778 717-888-2878
WATER CABLE COMMUNICATIONS, INC.	P.O. BOX 128 MARIETTA, PA 17847	717-684-2878
MT. JOY TOWNSHIP AUTHORITY	536 TRAIL ROAD SOUTH ELIZABETHTOWN, PA 17522	717-684-2878
UNITED TELEPHONE CO.	CONSTRUCTION MANAGER PA & NJ	800-242-1778

751 E. High Street
Elizabethtown, PA
Building Plan



751 E. High Street
Elizabethtown, PA
Deed

997053460

SEP 18 1997

(1)

25.00
GK

THIS INDENTURE

MADE THE 1st day of July in the year of our Lord one thousand nine hundred ninety-seven (1997)

BETWEEN EMMANUEL BAPTIST CHURCH, Elizabethtown, a Pennsylvania non-profit corporation, with its office located at 25 Beechwood Lane, Elizabethtown, Pennsylvania, parties of the first part,

A
N
D

SOUTH CENTRAL BAPTIST ASSOCIATION, a Pennsylvania non-profit corporation, with its office located at 4620 Fritchey Street, Harrisburg, Pennsylvania, parties of the second part

of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One and 00/100 (\$1.00) Dollars, lawful money of the United States of America unto them well and truly paid by the said parties of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, its successors and assigns,

ALL THAT CERTAIN portion of land identified as Lot No. 3 shown on a plan titled "Overall Plan Land Development/Subdivision Plan for South Central Baptist Association" prepared by Light-Heigel & Associates, Inc., dated January 8, 1997, Drawing No. 96-0345, recorded in the Office for Recording of Deeds in and for Lancaster County, Pennsylvania, in Subdivision Plan Book "J", Volume 197, Page 38, being a portion of the lands now or formerly of South Central Baptist Association described in Deed Book "Y" Volume 53, Page 215, being more particularly described as follows:

BEGINNING at a point in East High Street in the Borough of Elizabethtown, Lancaster County, Pennsylvania, said point being approximately 815 feet east of the center line intersection of East High Street with Beechwood Lane; thence, in East High Street, South 62 degrees 26 minutes 00 seconds West, 154.02 feet to a point; thence, along Lot No. 2 the remaining lands of Emmanuel Baptist Church, as shown on the above referenced plan, North 25 degrees 17 minutes 27 seconds West, 296.80 feet to a point; thence along lands now or formerly of Sekhar Chadaga, described in Deed Book "X", Volume 81, Page 188, shown in Plan Book "J", Volume 66, Page 43, North 63 degrees 50 minutes 37 seconds East, 153.92 feet to a point; thence along lands now or formerly of Fred L. and Kathy M. Bellis, described in Deed Book 2142, Page 601, being Lot No. 10 shown in Plan Book "J", Volume 148, Page 41, and along lands now or formerly of David and Susan L. Stojakovich, described in Deed Book 3266, Page 328 being Lot No. 9 shown in Plan Book "J",

RECORDED OR FILED
97 SEP 18 PM 1:40
RECORDER OF DEEDS
LANCASTER, PA.

WT 50 RF 1200 NH 150 TOT 25.00

999.999 LOT 3 DISTRICT

5464 0566

751 E. High Street
Elizabethtown, PA
Deed

Volume 148, Page 41 and along lands now or formerly of Larry J. and Mary Sue Fike, described in Deed Book 2061, Page 450 shown as Lot No. 8 in Plan Book "J", Volume 148, Page 41, and passing into East High Street respectively, South 25 degrees 17 minutes 27 seconds East, 293.01 feet to the Point of Beginning, containing 1.0000 acres excluding that portion of Lot No. 3 contained within the existing right-of-way of East High Street.

BEING part of the same premises which the Home Mission Board of the Southern Baptist Convention, by its deed dated April 9, 1964 and recorded September 10, 1964 in Deed Book Y-53, page 215, Lancaster County Records, sold and conveyed to Emmanuel Baptist Church, the said grantor herein.

THIS IS A TRANSFER WHERE BOTH THE GRANTOR AND GRANTEE ARE RELIGIOUS NONPROFIT CORPORATIONS WHO ARE TAX EXEMPT UNDER SECTION 501(c)(3) OF THE INTERNAL REVENUE CODE AND AS SUCH ARE EXEMPT FROM STATE AND LOCAL REAL ESTATE TRANSFER TAXATION PURSUANT TO SECTION 91.193(b)(17)(i) OF THE PENNSYLVANIA REALTY TRANSFER TAX REGULATIONS.

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining party of the first part, for its successors and assigns, do by these presents covenant, grant and agree to and with the said party of the second part, its successors and assigns that it the said party of the first part, its successors and assigns, all and singular the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns against them the said party of the first part and its successors and assigns, and against all and every other person or persons whomsoever lawfully claiming, or to claim the same or any part thereof shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part has to these presents set its hand and seal. Dated the day and year first above written.

Signed, sealed and Delivered
in the Presence of

EMMANUEL BAPTIST CHURCH

William F. Fink
Secretary

By: John E. Fink, Jr.
President

I Certify This Document To Be
Recorded in Lancaster Co., Pa.



Garrett N. Cohen
Recorder of Deeds

5464 0567

751 E. High Street
 Elizabethtown, PA
 Deed

SPV-102 EX (11-92)



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 BUREAU OF INDIVIDUAL TAXES
 CITY: HARRISBURG
 HARRISBURG, PA 17126-0603

**REALTY TRANSFER TAX
 STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	5464
Page Number	Slide
Date Recorded	SEP 18 1997

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Gregory R. Reed, Esquire	Telephone Number:	238-0434
Street Address	2423 North Third Street	Area Code (717)	PA
City	Harrisburg,	State	17110
Zip Code			

B TRANSFER DATA

Grantor(s)/Lesser(s)		Date of Acceptance of Document	
Emmanuel Baptist Church		South Central Baptist Association	
Street Address	25 Beechwood Lane	Street Address	4620 Fritchey Street
City	Elizabethtown	City	Harrisburg
State	PA	State	PA
Zip Code	17022	Zip Code	17109

C PROPERTY LOCATION

Street Address	High Street	City, Township, Borough	Elizabethtown Borough
County	Lancaster	School District	Elizabethtown
		Tax Parcel Number	Dist 250 Map J Blk 999-999

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
Not separately assessed	x NA	= NA

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemptions Claimed

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/traw party agreement.)
- Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other: (Please explain exemption claimed, if other than listed above.) This is a transfer where both grantor and grantee are religious nonprofit corporations who are tax exempt under Section 501(c)(3) of the Internal Revenue Code and as such are exempt from State and local real estate taxation pursuant to Section 91.193(b)(17)(i) of the Pennsylvania Realty Transfer Tax Regulations.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<i>Gregory R. Reed</i>	7/1/97

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

5464 0569

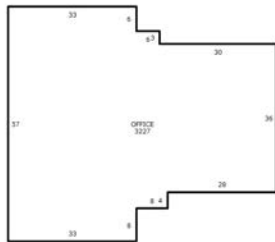
**751 E. High Street
Elizabethtown, PA**
Tax Card

Property Information

Property ID	250-06704-0-0000	Property Use	600 - COMMNIT-SRVC
Tax Year	2020 <input type="button" value="v"/>	Land Use	623 - CHURCH - STRUCTURE
Township	250 Elizabethtown Boro	Tax Status	Exempt
Site Address	751 E HIGH ST	Clean & Green	No

Property Sketches & Photos

1



Parcel photo



Related Names

Parcel Owner	SOUTH CENTRAL BAPTIST ASSOC, 751 E HIGH ST ELIZABETHTOWN, PA 17022
Status	Current

**751 E. High Street
Elizabethtown, PA
Tax Card**

Assessments						
Annual Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	0	0	0	0	0	0
Exempt	80,000	308,200	388,200	0	0	0
Total	80,000	308,200	388,200	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics			
Electric	Gas	Sewage	Water
HOOKED-UP	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation			
Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	43,560	1.0000

**751 E. High Street
Elizabethtown, PA
Tax Card**

Structure 1 of 1

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 OFFICE #1	3,227	1998

Section 1

Occupancies

Occupancy	Finished Area	Wall Height
344 - Office Building	3,227 Sq. Ft.	10
344 - Office Building - Unfinished Basement	3,227 Sq. Ft.	10

Exterior Walls

Stud Walls-Wood Siding	3227.00 Sq.Ft.
------------------------	----------------

Heating, Cooling & Ventilation

Warmed and Cooled Air	3227.00 Sq.Ft.
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Paving/Decking

Wood, on Grade, Flat	420.00 Sq.Ft.
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No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1997	54640566		9/18/1997			\$0

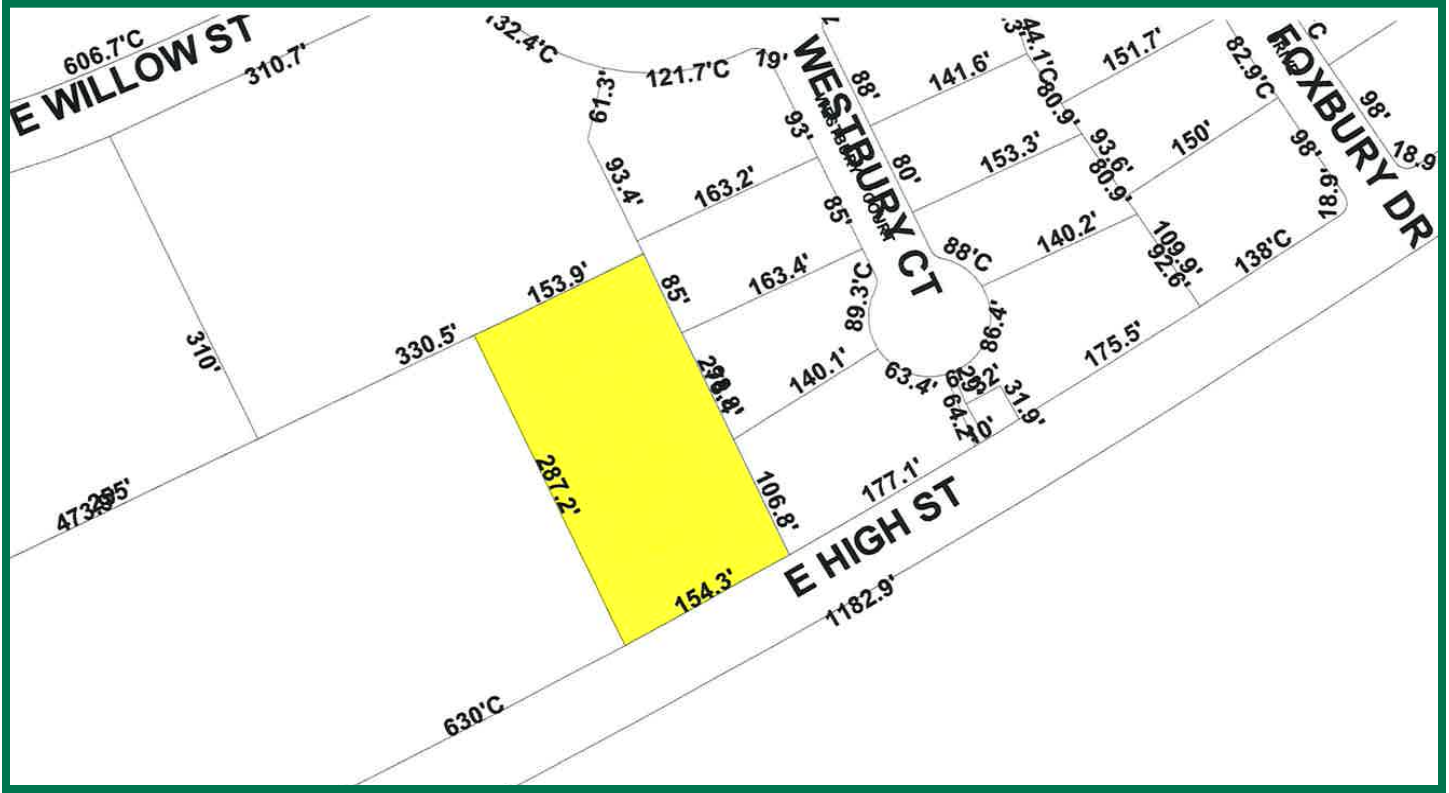
Billing

NOT A CERTIFIED COPY - FOR INFORMATIONAL PURPOSES ONLY

Billing Pd.	Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due	Date Paid

Note: Payment amounts may only reflect the Lancaster County amounts

751 E. High Street
 Elizabethtown, PA
 GIS Information



Identify Results:

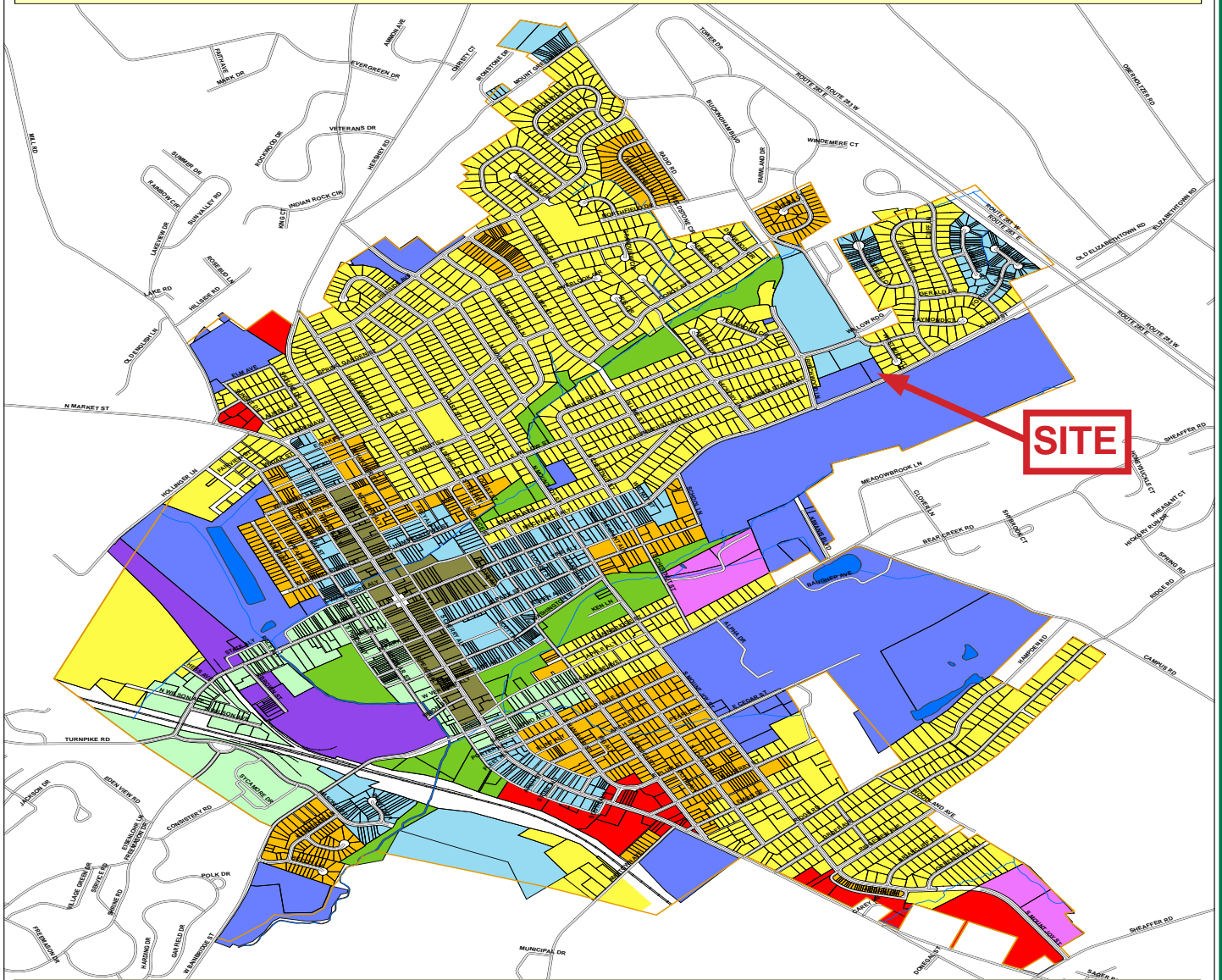
Account	250-06704-0-0000
Tax Map No.	2508D1 12 6
Owner	SOUTH CENTRAL BAPTIST ASSOC 751 E HIGH ST ELIZABETHTOWN, PA 17022
Deed Acres	1.00
Calculated Acres	1.01
Location	751 E HIGH ST
Municipality	ELIZABETHTOWN BOROUGH
School District	ELIZABETHTOWN AREA
Land Use Code	623 CHURCH, SYNAGOGUE OR TEMPLE - INDIVIDUAL STRUCTURES
Zoning District	INS INSTITUTIONAL
Land Assessment	\$80,000
Building Assessment	\$308,200
Total Assessment	\$388,200
Last Sale Date	09/18/1997
Last Sale Price	\$1
Deed Book Page	54640566
Census Tract No.	10701
ADC Map Page	3235



751 E. High Street
 Elizabethtown, PA
 Zoning Map

Elizabethtown Borough Zoning Map

July 2013



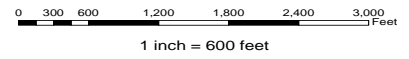
SITE

Legend

- Municipal Boundaries
- Rail Road Lines
- Zoning - Updated 2013**
- OS - Open Space
- R1 - Residential
- R2 - Residential
- R3 - Residential
- CBD - Central Business District
- GC - General Commercial
- I-G - General Industrial
- INS - Institutional
- C-OI - Office Industrial Park
- MU - Mixed Use



BASE DATA OBTAINED FROM LANCASTER COUNTY GIS DEPARTMENT



**751 E. High Street
Elizabethtown, PA
Zoning Information**

*Borough of Elizabethtown, PA
Monday, March 11, 2019*

Chapter 27. Zoning

Part 5. INS INSTITUTIONAL DISTRICT

§ 501. Intended Purpose.

[Ord. 766, 5/16/1996, § 5.1; as amended by Ord. 975, 6/16/2016]

The purpose of the Institutional District is to establish and accommodate institutional development that will serve and benefit community organizations and needs or entities of an institutional nature, such as educational, recreational and religious uses.

§ 502. Permitted Uses.

[Ord. 766, 5/16/1996, § 5.2; as amended by Ord. 946, 3/21/2013]

1. Churches or similar places of worship, parish houses, and convents.
2. Public and private schools.
3. Day-care centers.
4. Institutional headquarters for educational, professional, religious and other nonprofit organizations.
5. Municipal buildings and facilities.
6. Cemeteries.
7. Public and private parks, playgrounds, open spaces and recreational uses.
8. Colleges.
9. Public utility and communication uses where operation requirements necessitate locating within the district.
10. Outdoor eating activity as an accessory use to a permitted principal use.
11. School of creative and performing arts as defined in Part 2, § 201.

§ 503. Special Exceptions.

[Ord. 882, 2/15/2007; as amended by Ord. 946, 3/21/2013]

The following special exceptions may be permitted by the Zoning Hearing Board, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in the supplemental regulations and the regulations of Part 14, Special Exceptions.

- A. Annual community fair.

**751 E. High Street
Elizabethtown, PA
Zoning Information**

§ 504. Conditional Uses.

[Ord. 766, 5/16/1996; as amended by Ord. 866, 12/15/2005, § 1; and by Ord. 882, 2/15/2007]

The following conditional uses may be permitted by Borough Council following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in the supplemental regulations:

- A. Adaptive reuse of a building or group of buildings.
- B. Structures, buildings and/or uses in excess of 10,000 square feet: permitted uses that involve construction or the modification of structures, buildings, and/or uses that result in structures, buildings, and/or uses in excess of 10,000 square feet (gross floor area or gross square footage for athletic fields and similar uses). This applies to new structures, buildings and/or uses greater than 10,000 square feet and existing structures when modified and/or when a structure, building and/or use is added to the existing structure, building, and/or use to result in greater than 10,000 square feet combined. Conditional use review is pursuant to the standards and criteria set forth in § 1516.

§ 505. Accessory Uses.

[Ord. 766, 5/16/1996, § 5.3; as amended by Ord. 882, 2/15/2007]

An accessory structure or use on the same lot which is customarily incidental to a permitted principal use is permitted. Each accessory use shall comply with the provisions contained in the supplemental regulations.

§ 506. Height Regulations.

[Ord. 766, 5/16/1996, § 5.4; as amended by Ord. 866, 12/15/2005, § 2; as amended by Ord. 882, 2/15/2007]

No principal building shall exceed 45 feet in height, provided that such height limit may be exceeded by one foot for each additional foot by which the width of front, rear and side yards exceeds the minimum yard requirements, up to a maximum height of 60 feet.

§ 507. Lot Area, Lot Width and Impervious Coverage Regulations.

[Ord. 766, 5/16/1996, § 5.5; as amended by Ord. 866, 12/15/2005, § 2; and by Ord. 882, 2/15/2007]

Lot area, lot width and impervious coverage requirements of not less than the following dimensions shall be provided for each structure or use hereafter erected, established or altered for any use permitted within this district:

- A. Lot area: one acre.
- B. Minimum lot width: 100 feet.
- C. Coverage regulations: Lot coverage shall not exceed 50%. The remainder of the lot must be maintained in a vegetative cover or natural state.

§ 508. Setback Regulations.

[Ord. 766, 5/16/1996, § 5.6; as amended by Ord. 866, 12/15/2005, § 2; and by Ord. 882, 2/15/2007]

**751 E. High Street
Elizabethtown, PA
Zoning Information**

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein:

- A. Front yard: 40 feet.
- B. Side yards: 25 feet.
- C. Rear yard: 25 feet.

§ 509. Off-Street Parking/Access and Loading/Unloading.

[Ord. 766, 5/16/1996, § 5.7; as amended by Ord. 866, 12/15/2005, § 2; and by Ord. 882, 2/15/2007]
Off-street parking/access and loading/unloading shall be provided in accordance with Part 16.

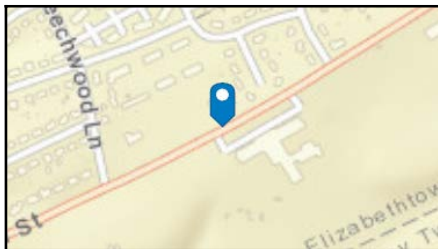
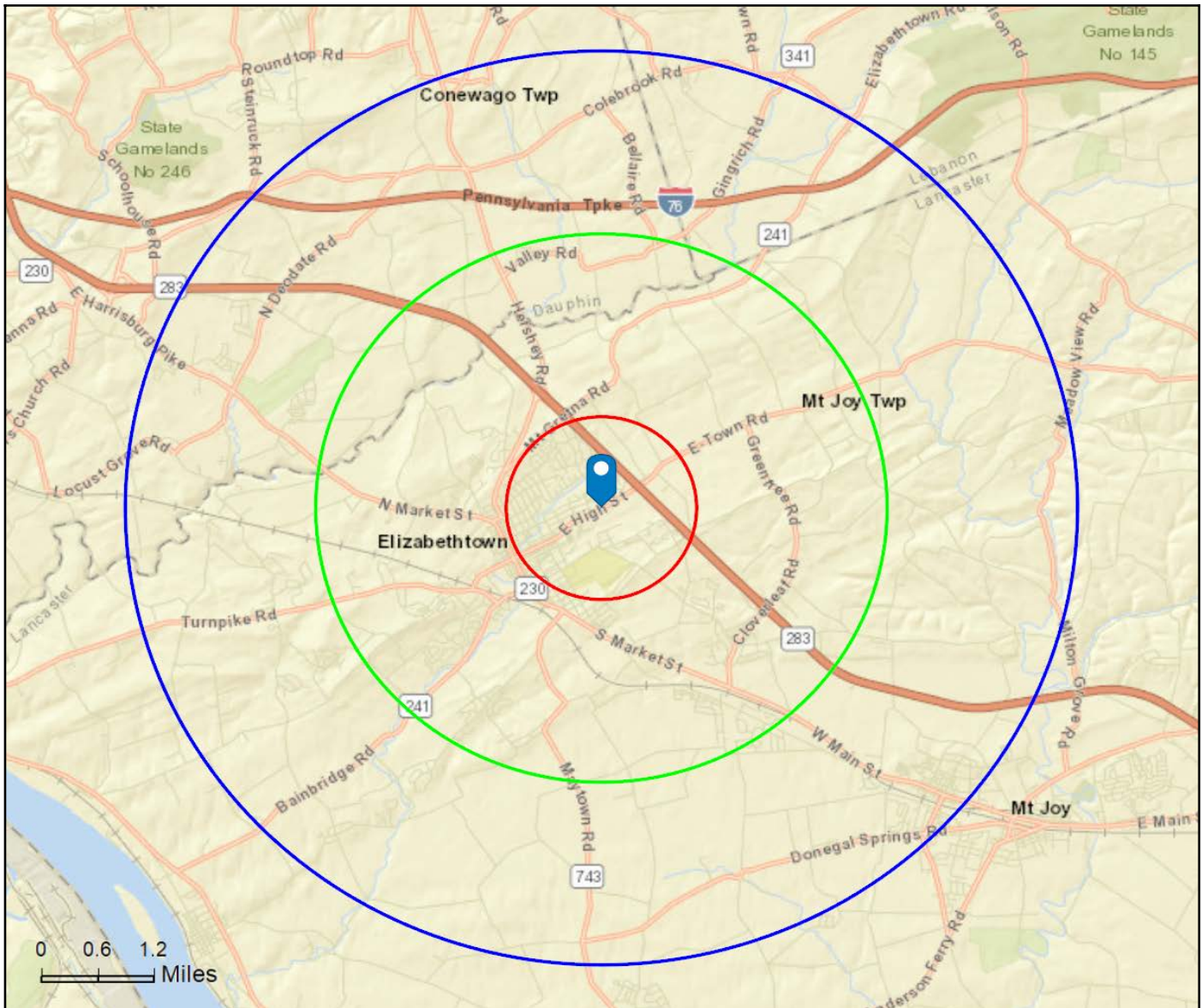
751 E. High Street Elizabethtown, PA Demographics



Site Map

751 E High St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.15936
Longitude: -76.58858



May 12, 2020



751 E. High Street Elizabethtown, PA Demographics



Executive Summary

751 E High St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.15936
Longitude: -76.58858

	1 mile	3 miles	5 miles
Population			
2000 Population	8,492	21,725	33,501
2010 Population	9,122	23,873	37,751
2019 Population	9,468	25,771	40,561
2024 Population	9,658	26,650	42,118
2000-2010 Annual Rate	0.72%	0.95%	1.20%
2010-2019 Annual Rate	0.40%	0.83%	0.78%
2019-2024 Annual Rate	0.40%	0.67%	0.76%
2019 Male Population	46.9%	47.8%	48.3%
2019 Female Population	53.1%	52.2%	51.7%
2019 Median Age	33.8	38.3	40.0

In the identified area, the current year population is 40,561. In 2010, the Census count in the area was 37,751. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 42,118 representing a change of 0.76% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	92.8%	93.5%	93.4%
2019 Black Alone	1.3%	1.5%	1.6%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	1.8%	1.4%	1.3%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	1.7%	1.4%	1.5%
2019 Two or More Races	2.1%	2.0%	2.1%
2019 Hispanic Origin (Any Race)	4.9%	4.4%	4.8%

Persons of Hispanic origin represent 4.8% 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 20.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	79	82	87
2000 Households	2,845	8,026	12,310
2010 Households	3,029	9,007	14,139
2019 Total Households	3,140	9,718	15,213
2024 Total Households	3,206	10,052	15,808
2000-2010 Annual Rate	0.63%	1.16%	1.39%
2010-2019 Annual Rate	0.39%	0.82%	0.79%
2019-2024 Annual Rate	0.42%	0.68%	0.77%
2019 Average Household Size	2.57	2.46	2.52

The household count in this area has changed from 14,139 in 2010 to 15,213 in the current year, a change of 0.79% annually. The five-year projection of households is 15,808, a change of 0.77% annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2010. The number of families in the current year is 10,436 in the specified area.



751 E. High Street Elizabethtown, PA Demographics



Executive Summary

751 E High St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.15936

Longitude: -76.58858

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.7%	14.7%	14.5%
Median Household Income			
2019 Median Household Income	\$65,977	\$65,281	\$67,536
2024 Median Household Income	\$72,307	\$72,906	\$75,639
2019-2024 Annual Rate	1.85%	2.23%	2.29%
Average Household Income			
2019 Average Household Income	\$79,000	\$79,536	\$81,751
2024 Average Household Income	\$88,395	\$89,761	\$92,362
2019-2024 Annual Rate	2.27%	2.45%	2.47%
Per Capita Income			
2019 Per Capita Income	\$27,141	\$29,728	\$30,933
2024 Per Capita Income	\$30,318	\$33,536	\$34,953
2019-2024 Annual Rate	2.24%	2.44%	2.47%

Households by Income

Current median household income is \$67,536 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$75,639 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$81,751 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$92,362 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,933 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,953 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	142	141	142
2000 Total Housing Units	2,932	8,356	12,768
2000 Owner Occupied Housing Units	1,998	5,574	8,937
2000 Renter Occupied Housing Units	847	2,452	3,374
2000 Vacant Housing Units	87	330	457
2010 Total Housing Units	3,156	9,489	14,837
2010 Owner Occupied Housing Units	2,147	5,953	9,849
2010 Renter Occupied Housing Units	882	3,054	4,290
2010 Vacant Housing Units	127	482	698
2019 Total Housing Units	3,288	10,260	16,007
2019 Owner Occupied Housing Units	2,142	6,087	10,104
2019 Renter Occupied Housing Units	998	3,631	5,109
2019 Vacant Housing Units	148	542	794
2024 Total Housing Units	3,358	10,599	16,615
2024 Owner Occupied Housing Units	2,180	6,321	10,530
2024 Renter Occupied Housing Units	1,026	3,731	5,278
2024 Vacant Housing Units	152	547	807

Currently, 63.1% of the 16,007 housing units in the area are owner occupied; 31.9%, renter occupied; and 5.0% 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 14,837 housing units in the area - 66.4% owner occupied, 28.9% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 3.43%. Median home value in the area is \$199,971, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.83% annually to \$218,984.

