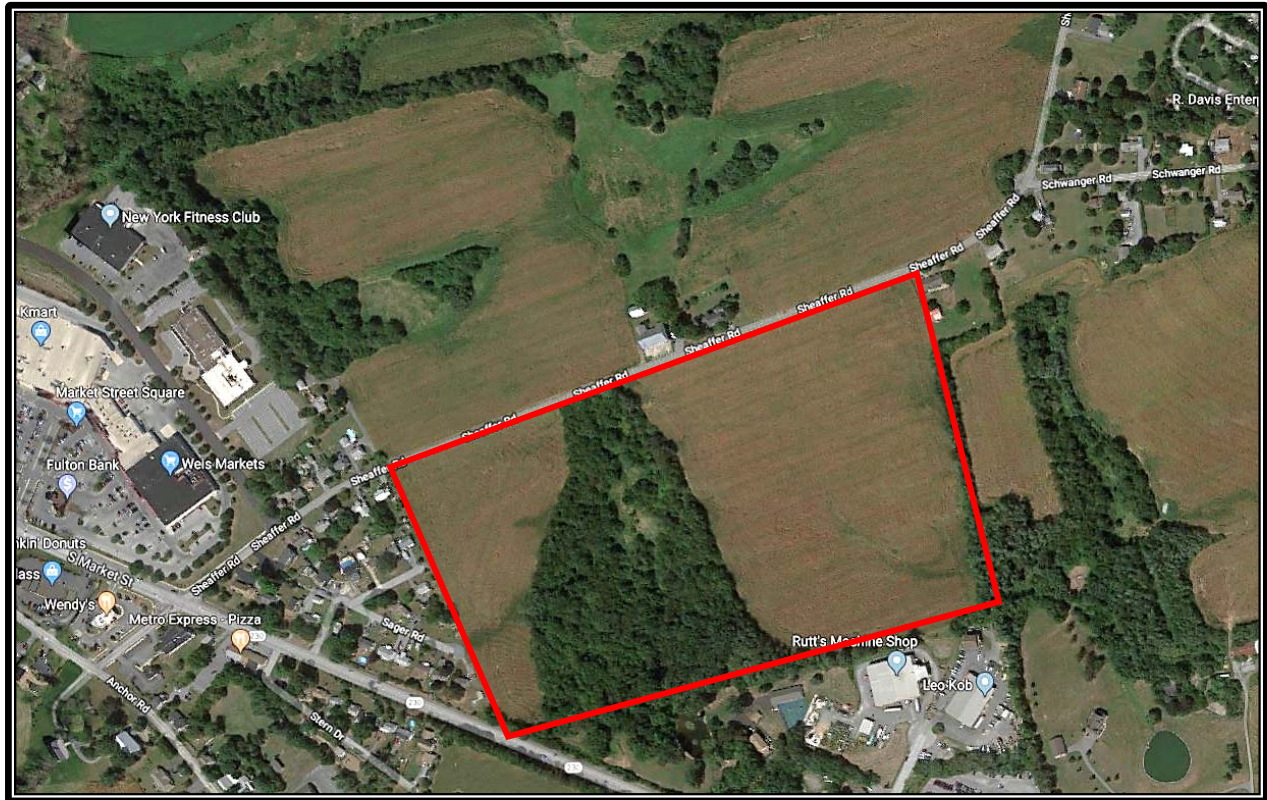


For Sale

717.293.4477



2360 SHEAFFER ROAD
ELIZABETHTOWN, PA 17022

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

William Boben, CCIM, SIOR
717.209.4012 – direct line
bboben@high.net

- Property Information Sheet
- Property Photos
- Aerial Topography Map
- Concept Development Plan
- Gas Line Map
- ESRI 1.6 Miles Wide Location Map
- Zoning Map – Mt. Joy Township
- Zoning Ordinance
- 5 Key Moments in Elizabethtown’s History
- Demographics 1, 3, 5 Mile Map
- Demographics 10/20/30 Minute Drive Times
- ESRI Demographic and Income Profile
- ESRI Housing Profile

For Sale

717.293.4477



▶ Residential Zoned Land



2360 Sheaffer Road
Elizabethtown, PA 17022

Available Acreage

43 +/- acres

Sale Price

To be determined based on development program of buyers and negotiations between the parties.

Description

Residential zoned land with close proximity to public utilities.

William Boben, CCIM, SIOR
717.209.4012
bboben@igh.net

PROPERTY INFORMATION

Land Area	43+/- acres available to be sub-divided from 102.3 total acres
East Section Zoning	R-2 (High Density Residential)
West Section	43 acres calculated: Zoned Residential (R-2)
Current Use	Agricultural
Road Frontage	Approximately 1,000 feet on Sheaffer Road
Water	No service currently (public near) neighboring properties
Sewer	No service currently (public near) neighboring properties
Natural Gas	UGI service currently, but main nearby

For Sale

2360 Sheaffer Road
Elizabethtown, PA 17022

County	Lancaster County
Municipality	Mount Joy Township
School District	Elizabethtown Area School District
Tax Account Number	460-18238-0-0000
Deed Reference	5683/1007
Assessment	
	Real Estate Assessment (current): \$ 671,000
	Real Estate Assessment (2018): \$1,170,800
2017 Real Estate Taxes (Entire Property)	
	Municipality: \$ 1,845.25
	County: \$ 2,506.18
	School Tax: \$13,252.90
	Total Tax: \$17,704.33
Zoning	R-2 – (Medium Density)
Topography	Undulating grade
Location	Adjacent to Elizabethtown Borough about ½ mile east of Elizabethtown College
Comment	One large parcel conveniently located near Elizabethtown Borough and the Rt. 283 interchange. Schwanger Road bisects the property.
Amenities	Property is one mile or less from Elizabethtown College, Elizabethtown High School, Market Street Square Shopping Center, Weis Markets and Giant Food Stores.

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.



TOTAL SITE AREA
102.3 ACRES

DANIEL H. RAFFENSPERGER
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

PROJ. NO. 3382-52
 DATE: 7/24/17
 SCALE: 1"=100'

dohn
 Associates, Inc.
 Surveyors, Engineers
 Landscape Architects

0 150 225
 SCALE IN FEET

DATE	REVISIONS	OWNER
		NAME: DANIEL RAFFENSPERGER ADDRESS: 12 MEADOWBROOK LANE ELIZABETHTOWN, PA 17022 TELEPHONE: (717) 367-1836
		DEED BOOK: PAGE 2952.633 SUBDIVISION PLAN BOOK: J-199-35 LANC. CO. TAX ACT: 390-89195-0-0000



PROJECT NO.: 3392-60
SCALE: 1" = 100'
DATE: NOVEMBER 29, 2017
DRAWN BY: BRIC
CHECKED BY:
DRAWING NO.: CC-2949
SHEET NO.: 1 OF 1

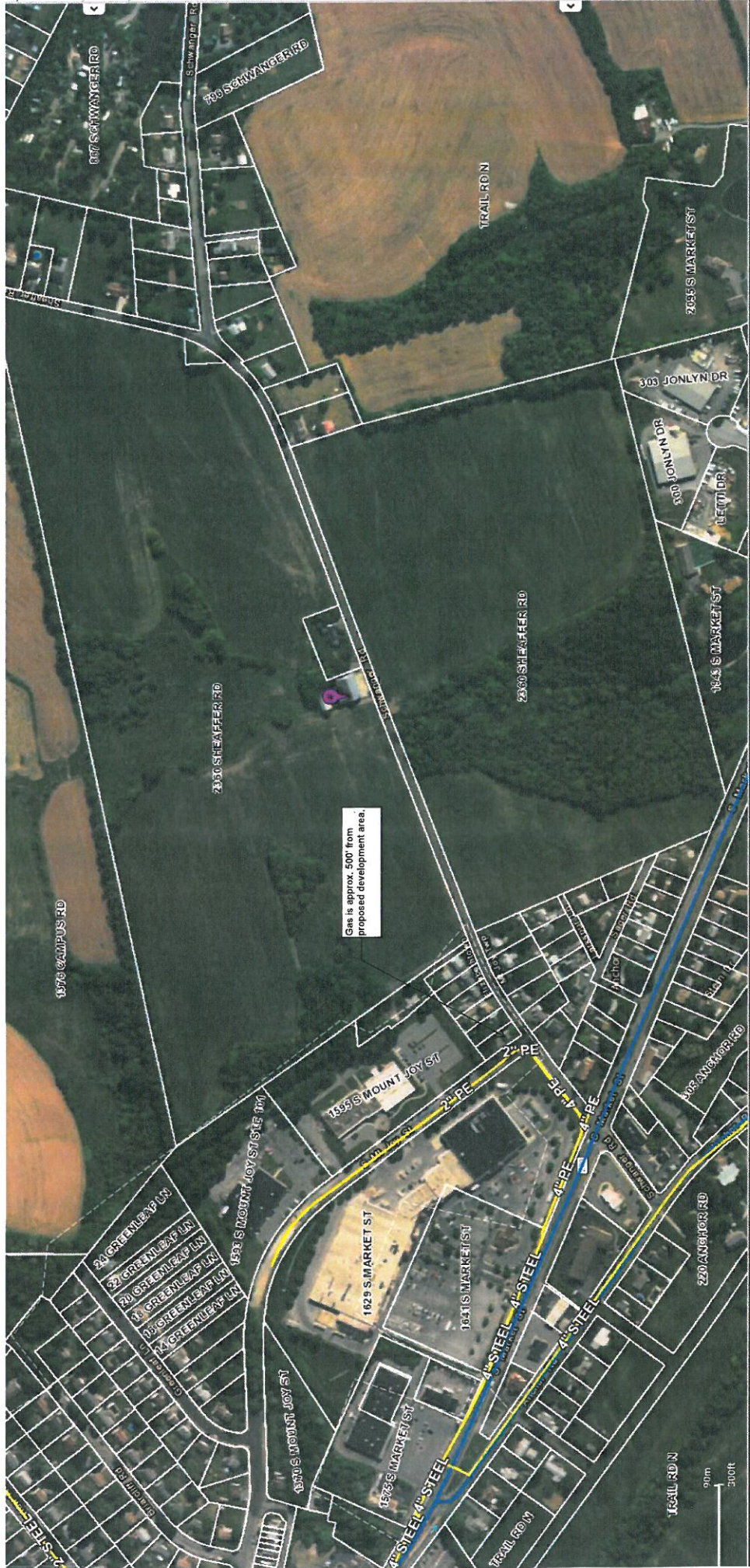
SKETCH PLAN
FOR
DANIEL RAFFENSPERGER
SCHWANGER ROAD SITE
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

- ZONING DATA**
- 1. DISTRICT: R-2 MEDIUM DENSITY RESIDENTIAL
 - 2. MIN. LOT AREA: 11,000 S.F. SINGLE FAMILY DETACHED; 3,000 S.F. TOWNHOUSE PER DWELLING UNIT
 - 3. MIN. LOT WIDTH: 40.00 S.F. SINGLE FAMILY DETACHED TRACTS OVER 10 ACRES; 25.00 S.F. SINGLE FAMILY DETACHED TRACTS UNDER 10 ACRES; 25.00 S.F. SINGLE FAMILY DETACHED TRACTS OVER 10 ACRES
 - 4. MAX. LOT DEPTH: 120' FOR TOWNHOUSES; 125' FOR SINGLE FAMILY DETACHED AND SINGLE FAMILY SEMI-DETACHED TRACTS OVER 10 ACRES; 150' FOR TOWNHOUSES
 - 5. MIN. FRONT YARD: 10' (TRACTS OVER 10 ACRES); 15' (TRACTS OVER 10 ACRES)
 - 6. MIN. SIDE YARD: 10' (TRACTS OVER 10 ACRES); 5' (TRACTS OVER 10 ACRES)
 - 7. MIN. REAR YARD: 15' (ALL UNITS); 10' (ALL UNITS)
 - 8. MAX. LOT COVERAGE: 15% (ALL UNITS); 10% (ALL UNITS)
 - 9. MAX. BUILDING HEIGHT: 35' (ALL UNITS)

- SITE DATA (TO STREET RIGHT-OF-WAY)**
- 1. TOTAL SITE AREA: 1,860,559.50 SQ. FT. = 42.71 AC. (EXCLUDES ALL RIGHTS-OF-WAY) (BASED ON LANCASTER COUNTY GIS)
 - 2. PROPOSED RESIDENTIAL LANE SUMMARY: 33 SINGLE FAMILY DETACHED UNITS; 51 SINGLE FAMILY SEMI-DETACHED UNITS; 138 TOWNHOUSE UNITS
 - 3. MIN. VIEWS PER ACRE: 1000
 - 4. MIN. WALKWAY TO OPEN SPACE: 5.000 LINES
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TOTAL SITE AREA
1,860,559.50 SQ. FT. = 42.71 AC.
(EXCLUDES ALL RIGHTS-OF-WAY)
(BASED ON LANCASTER COUNTY GIS)



Gas is approx. 500' from proposed development area.

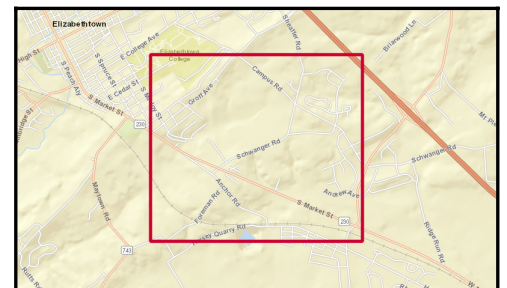
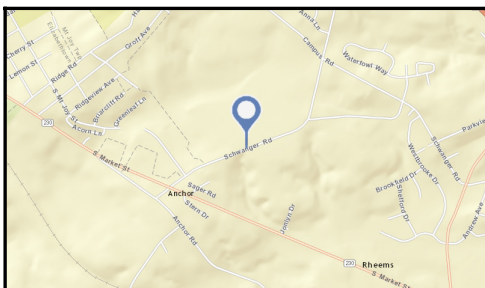
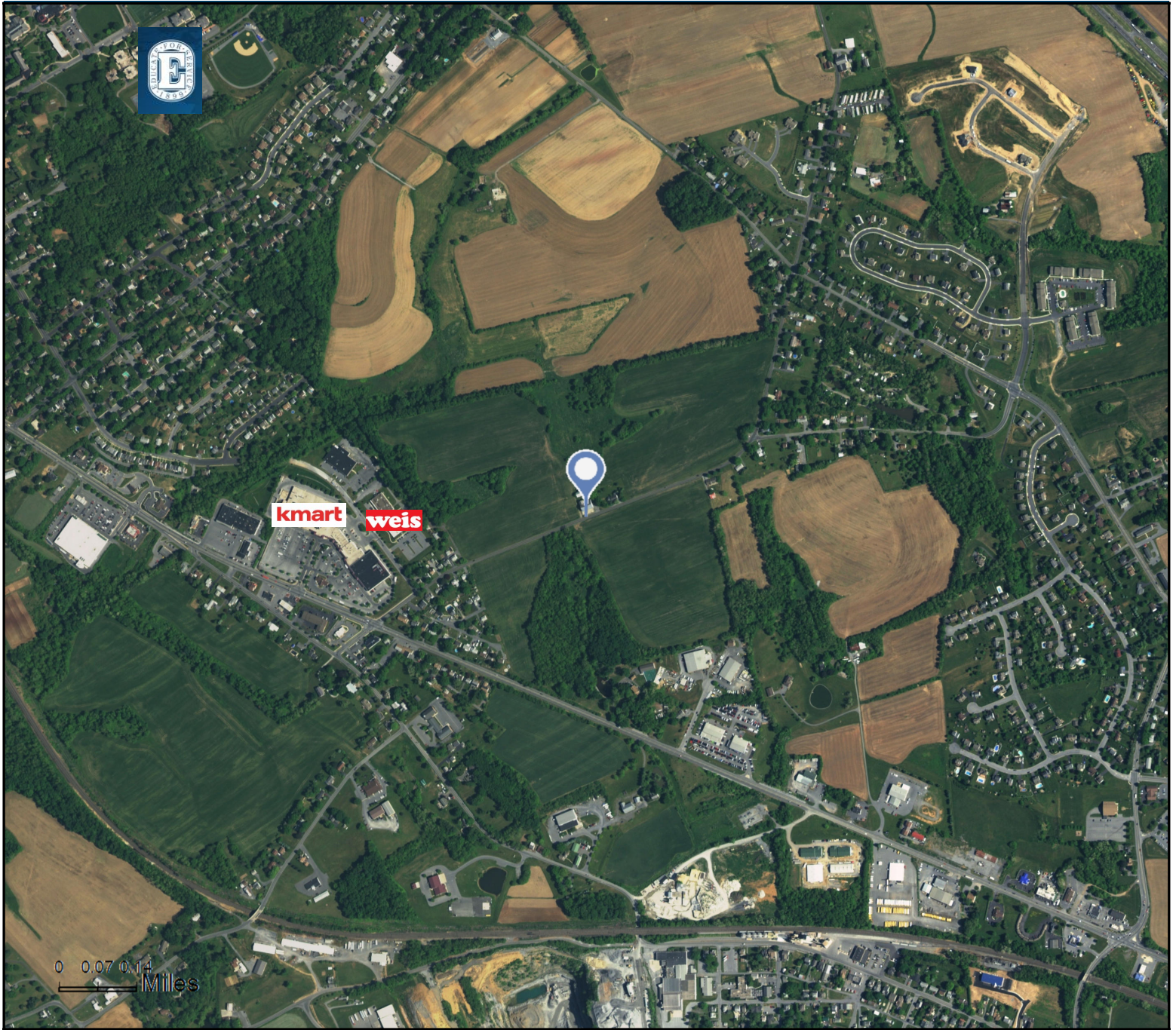
0ft
300ft



Site Map on Satellite Imagery - 1.6 Miles Wide

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
Rings: 3, 5, 10 mile radii

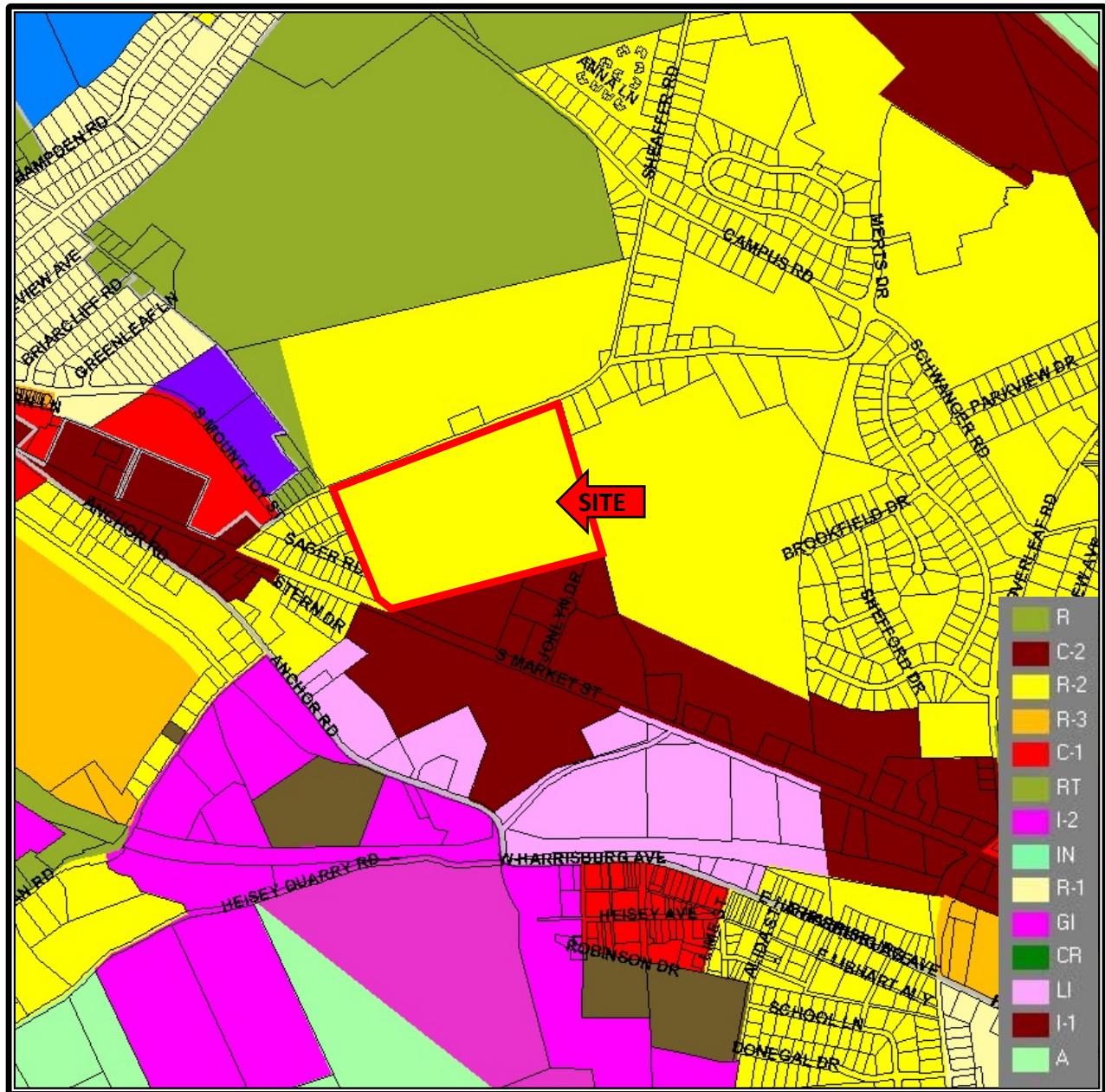
Prepared by Esri
Latitude: 40.13964
Longitude: -76.57765



Source: ArcGIS Online World Imagery Basemap

Zoning Map

2360 Sheaffer Road
Elizabethtown, PA 17022



Chapter 135. Zoning

Article XI. R-2 – Medium-Density Residential District

§ 135-101. District purpose.

[Amended 3-16-2015 by Ord. No. 293-2015]

The R-2 Medium-Density Residential District is comprised of a mix of housing types and densities. The purpose of this district is to stabilize and preserve areas of the community to provide for a suitable environment for family life. Certain nonresidential uses are allowed by right, or by special exception, to provide for convenient access to the higher concentration of residents. This district generally coincides with public utility service areas. As a result, permitted densities and housing types require the use of these public utilities.

§ 135-102. Permitted-by-right uses.

Permitted-by-right uses shall be as follows:

- A. Single-family detached dwellings.
- B. Single-family semidetached dwellings or two-family dwellings.
- C. Apartment houses in accordance with § 135-216.
- D. Townhouses in accordance with § 135-262.
- E. Group homes, in accordance with § 135-231.
- F. Home day care in accordance with § 135-232.
- G. Place of worship and its customary related uses in accordance with § 135-251.
- H. Municipal uses.
- I. Publicly owned recreational facilities.
- J. Public and private schools and related uses, excluding vocational schools and dormitories, subject to § 135-254.
- K. Public utility service structures.
- L. Accessory structures and uses customarily incidental to the above permitted uses.
- M. No-impact home-based businesses in accordance with § 135-234B.
- N. Village Design Option development in accordance with § 135-353.
- O. Forestry and related uses; provided that the applicant provides copies of the permits and approvals from the DEP, and/or any other applicable state or federal permit authorizing

such use to occur.

§ 135-103. Special exception uses.

The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would locate. The burden shall be upon the applicant to prove that the approval of the application will not be detrimental to the health, safety and general welfare of the community.

- A. Echo housing in accordance with § 135-225.
- B. Boardinghouses in accordance with § 135-218.
- C. Clubhouses for private clubs in accordance with § 135-220.
- D. Conversion of existing buildings in accordance with § 135-224.
- E. Funeral homes in accordance with § 135-228.
- F. Home occupations in accordance with § 135-234A.
- G. Bed-and-breakfast in accordance with § 135-217.
- H. Emergency services in accordance with § 135-226.
- I. Public libraries in accordance with § 135-253.
- J. Nursing or personal care homes in accordance with § 135-248.
- K. Children's homes and dormitories, in accordance with § 135-219.
- L. Medical and dental clinics and professional offices of accountants, and lawyers, in accordance with § 135-244.
- M. Accessory structures and uses customarily incidental to the above uses.

§ 135-104. Conditional uses.

(Reserved)

§ 135-105. Area and bulk regulations.

[Amended 10-17-2016 by Ord. No. 309-2016]

- A. Height. An additional side yard setback of one foot shall be provided for every two-foot, or fraction thereof, increase in height above 35 feet. Buildings devoted to agricultural use shall be exempt from height regulations.
- B. Minimum lot area.
 - (1) The minimum lot area for all nonresidential principal buildings shall be 40,000 square feet.
 - (2) The minimum lot area for single-family detached dwellings shall be 15,000 square feet, except as provided in § 135-105J(1) below.

- (3) The minimum lot area for semidetached or two-family dwellings shall be 10,000 square feet, except as provided in § **135-105J(1)** below.
- C. Minimum lot width.
- (1) The minimum lot width for single-family detached dwellings and nonresidential principal buildings shall be 75 feet at the building setback line, except as provided in § **135-105J(2)** below.
 - (2) The minimum lot width for semidetached or two-family dwellings shall be 50 feet at the building setback line for each dwelling unit.
- D. Minimum lot depth. The minimum lot depth shall be 125 feet, except as provided in § **135-105J(3)** below.
- E. Front yard minimum depth.
- (1) The minimum front yard building setback line shall be 25 feet from the ultimate street right-of-way as designated by § **135-301**, unless a more stringent requirement is required by this chapter, except as provided in § **135-105J(4)** below.
 - (2) In developed areas, the minimum building setback line requirements may be adjusted by right so that the proposed building may be in proper relation to adjacent buildings. Under no circumstances shall a building be permitted to encroach any closer to the ultimate right-of-way than an adjacent building.
- F. Side yard.
- (1) Single-family detached dwellings, semidetached or two-family dwellings in the over-and-under configuration, and nonresidential principal buildings shall have two side yards, neither of which shall be less than 10 feet in width, except as provided in § **135-105J(5)** below.
 - (2) Semidetached or two-family dwellings in a side-by-side configuration shall have one side yard per dwelling unit which shall be a minimum of 12 feet in width, except as provided in § **135-105J(6)** below.
- G. Rear yard. Rear yards shall be a minimum of 35 feet in depth, except as provided in § **135-105J(7)** below.
- H. Maximum lot coverage.
- (1) Maximum building coverage. The maximum building coverage shall not exceed 25%, except as provided in § **135-105J(8)** below.
 - (2) Maximum impervious coverage. The total impervious coverage shall not exceed 30%, except as provided in § **135-105J(9)** below.
- I. Interior yards. Separation distance between buildings shall be provided as follows:
- (1) Front-to-front, rear-to-rear or front-to-rear parallel buildings shall have 100 feet between faces of the building for two stories in height, plus five feet for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as 10 feet at one end if increased by a similar or greater distance at the other end.
 - (2) A yard space of 30 feet is required between end walls of buildings for each two-story building, plus five feet for each additional story. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 15 feet.

- (3) A yard space of 30 feet is required between end walls and front or rear faces of buildings for each two-story building, plus five feet for each additional story.
- J. Alternative area and bulk regulations. On development tracts of 10 acres or greater, the following alternative area and bulk regulations may be applied in lieu of the applicable sections above. In no case, however, may a development tract yield in excess of 3.5 dwelling units per acre.
- (1) The minimum lot area for single-family detached, semidetached or two-family dwellings shall be 8,500 square feet.
 - (2) The minimum lot width for single-family detached dwellings shall be 70 feet at the building setback line.
 - (3) The minimum lot depth shall be 100 feet.
 - (4) The minimum front yard building setback line shall be 20 feet from the ultimate street right-of-way as designated by § 135-301, unless a more stringent requirement is required by this chapter.
 - (5) Single-family detached dwellings, semidetached or two-family dwellings in the over-and-under configuration, and nonresidential principal buildings shall have two side yards, neither of which shall be less than eight feet in width.
 - (6) Semidetached or two-family dwellings in a side-by-side configuration shall have one side yard per dwelling unit which shall be a minimum of 10 feet in width.
 - (7) Rear yards shall be a minimum of 20 feet in depth.
 - (8) The maximum building coverage shall not exceed 30%.
 - (9) The total impervious coverage shall not exceed 35%.

§ 135-106. Height and yard requirements of accessory buildings.

The following regulations apply to unattached buildings for accessory use:

- A. Maximum height. The maximum height shall be 20 feet, except that this restriction shall not be applicable to farm buildings and silos.
- B. Front yard minimum depth. The minimum building setback line from all streets shall be that distance as required for principal buildings plus an additional 15 feet.
- C. Side yard. The minimum distance to any interior side lot line shall be six feet.
- D. Rear yard. The minimum distance to any rear lot line shall be six feet.

§ 135-107. Supplemental use regulations.

- A. All uses shall comply with Article **XXIII**, General Regulations.
- B. All uses shall comply with Article **XXIV**, Sign Regulations.
- C. All uses shall comply with Article **XXV**, Parking Regulations.

§ 135-108. through § 135-110. (Reserved)



Demographic and Income Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.13964
 Longitude: -76.57765

Summary	Census 2010	2016	2021
Population	25,016	26,421	27,477
Households	9,340	9,844	10,242
Families	6,438	6,737	6,984
Average Household Size	2.46	2.47	2.48
Owner Occupied Housing Units	6,177	6,320	6,570
Renter Occupied Housing Units	3,163	3,524	3,672
Median Age	36.8	37.7	38.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.79%	0.28%	0.84%
Households	0.80%	0.27%	0.79%
Families	0.72%	0.19%	0.72%
Owner HHs	0.78%	0.23%	0.73%
Median Household Income	2.78%	2.08%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	993	10.1%	1,047	10.2%
\$15,000 - \$24,999	888	9.0%	861	8.4%
\$25,000 - \$34,999	808	8.2%	1,072	10.5%
\$35,000 - \$49,999	1,358	13.8%	785	7.7%
\$50,000 - \$74,999	2,112	21.5%	1,848	18.0%
\$75,000 - \$99,999	1,682	17.1%	2,023	19.8%
\$100,000 - \$149,999	1,408	14.3%	1,849	18.1%
\$150,000 - \$199,999	337	3.4%	444	4.3%
\$200,000+	258	2.6%	312	3.0%
Median Household Income	\$57,885		\$66,383	
Average Household Income	\$70,894		\$78,371	
Per Capita Income	\$27,155		\$29,876	

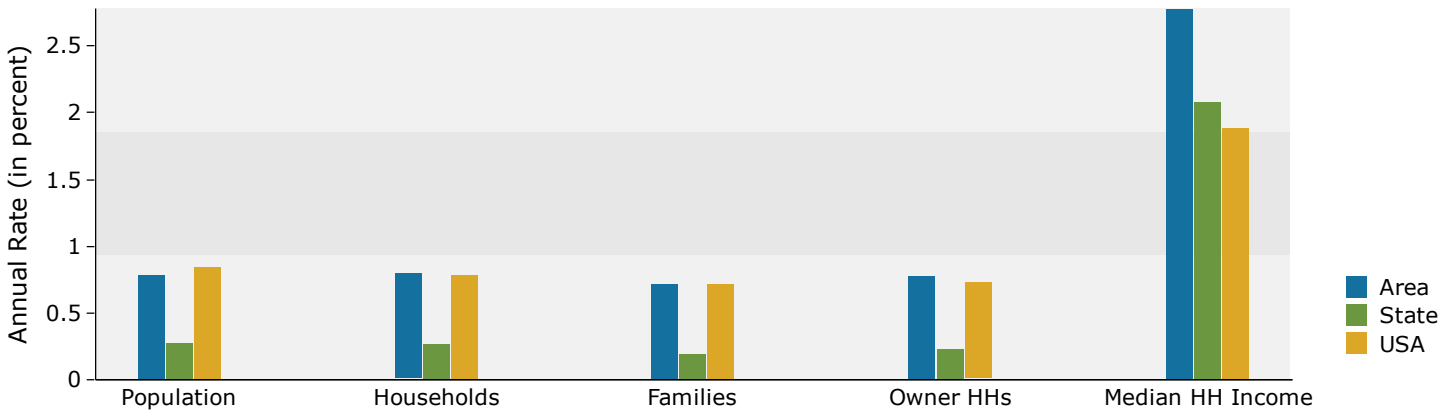
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,502	6.0%	1,500	5.7%	1,535	5.6%
5 - 9	1,638	6.5%	1,574	6.0%	1,588	5.8%
10 - 14	1,522	6.1%	1,660	6.3%	1,695	6.2%
15 - 19	2,122	8.5%	2,149	8.1%	2,285	8.3%
20 - 24	2,165	8.7%	2,342	8.9%	2,254	8.2%
25 - 34	2,953	11.8%	3,114	11.8%	3,248	11.8%
35 - 44	3,297	13.2%	3,276	12.4%	3,419	12.4%
45 - 54	3,372	13.5%	3,414	12.9%	3,342	12.2%
55 - 64	2,626	10.5%	3,040	11.5%	3,268	11.9%
65 - 74	1,580	6.3%	2,043	7.7%	2,419	8.8%
75 - 84	1,404	5.6%	1,389	5.3%	1,509	5.5%
85+	836	3.3%	918	3.5%	914	3.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23,882	95.5%	24,861	94.1%	25,483	92.7%
Black Alone	281	1.1%	387	1.5%	499	1.8%
American Indian Alone	42	0.2%	49	0.2%	56	0.2%
Asian Alone	252	1.0%	326	1.2%	395	1.4%
Pacific Islander Alone	7	0.0%	12	0.0%	14	0.1%
Some Other Race Alone	217	0.9%	323	1.2%	433	1.6%
Two or More Races	335	1.3%	463	1.8%	596	2.2%
Hispanic Origin (Any Race)	709	2.8%	1,034	3.9%	1,388	5.1%

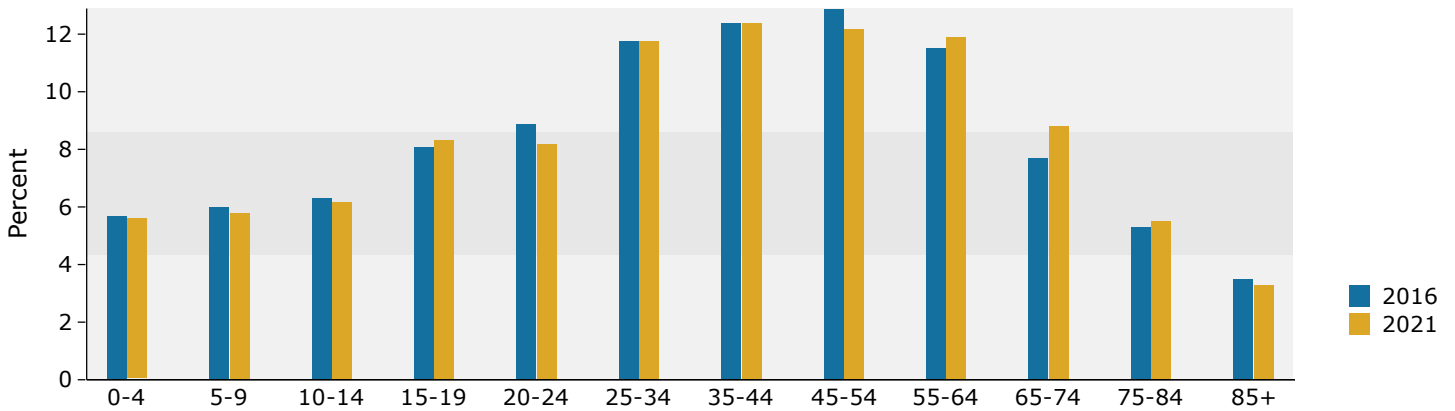
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

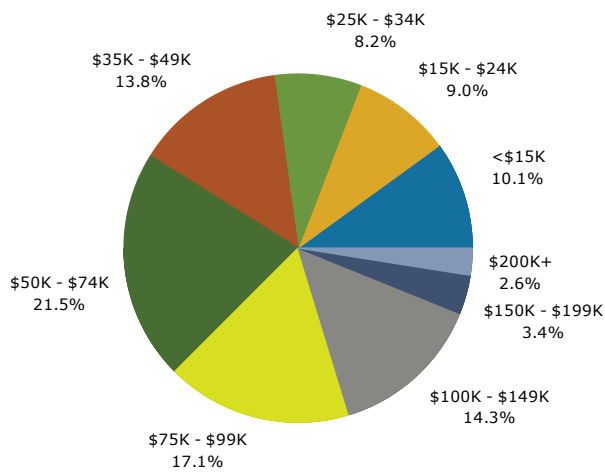
Trends 2016-2021



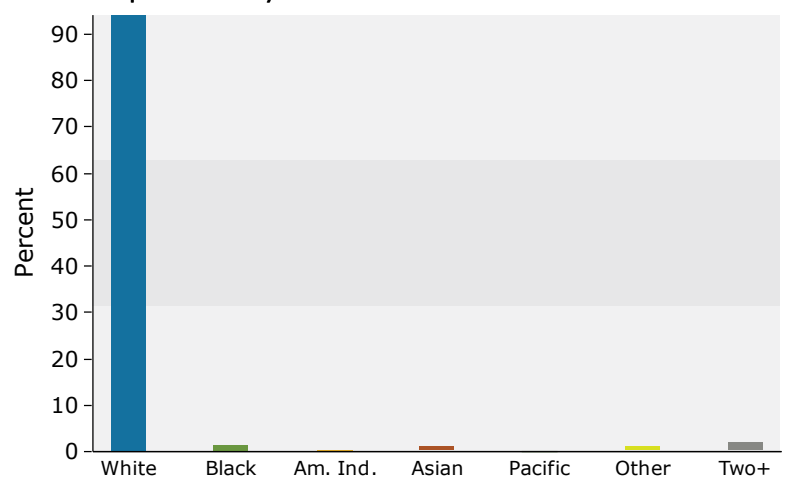
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Demographic and Income Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.13964
 Longitude: -76.57765

Summary	Census 2010	2016	2021
Population	44,918	47,212	49,194
Households	17,018	17,865	18,610
Families	11,820	12,309	12,770
Average Household Size	2.51	2.52	2.53
Owner Occupied Housing Units	11,671	11,905	12,403
Renter Occupied Housing Units	5,347	5,960	6,206
Median Age	38.3	39.2	39.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.83%	0.28%	0.84%
Households	0.82%	0.27%	0.79%
Families	0.74%	0.19%	0.72%
Owner HHs	0.82%	0.23%	0.73%
Median Household Income	2.92%	2.08%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,599	9.0%	1,643	8.8%
\$15,000 - \$24,999	1,308	7.3%	1,266	6.8%
\$25,000 - \$34,999	1,602	9.0%	2,025	10.9%
\$35,000 - \$49,999	2,522	14.1%	1,372	7.4%
\$50,000 - \$74,999	4,022	22.5%	3,739	20.1%
\$75,000 - \$99,999	3,000	16.8%	3,614	19.4%
\$100,000 - \$149,999	2,611	14.6%	3,419	18.4%
\$150,000 - \$199,999	711	4.0%	937	5.0%
\$200,000+	489	2.7%	593	3.2%
Median Household Income	\$59,182		\$68,348	
Average Household Income	\$72,893		\$80,966	
Per Capita Income	\$28,477		\$31,535	

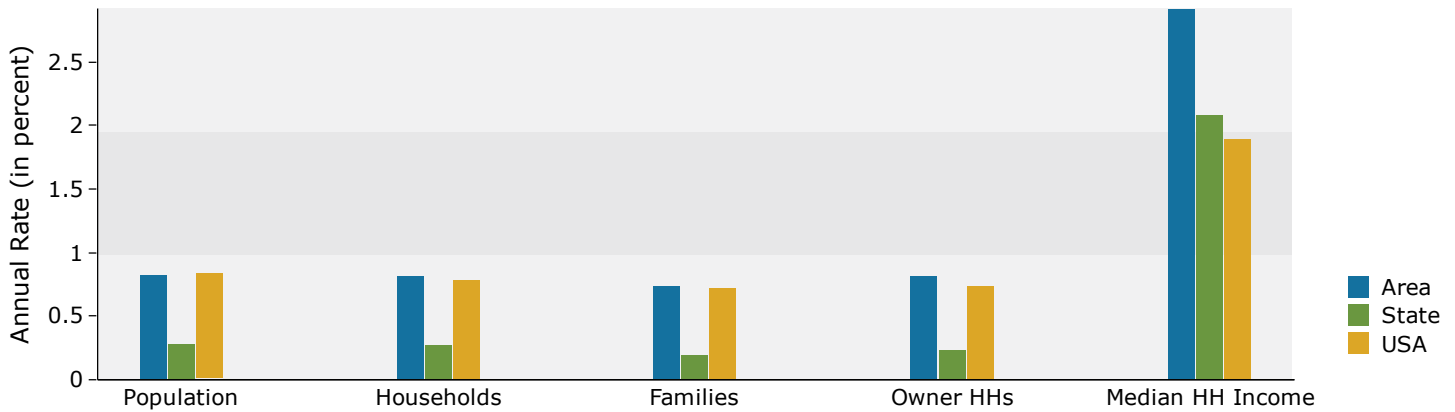
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,756	6.1%	2,736	5.8%	2,804	5.7%
5 - 9	2,920	6.5%	2,890	6.1%	2,913	5.9%
10 - 14	2,799	6.2%	2,950	6.2%	3,067	6.2%
15 - 19	3,340	7.4%	3,340	7.1%	3,516	7.1%
20 - 24	3,272	7.3%	3,468	7.3%	3,300	6.7%
25 - 34	5,440	12.1%	5,804	12.3%	6,073	12.3%
35 - 44	5,955	13.3%	5,918	12.5%	6,315	12.8%
45 - 54	6,417	14.3%	6,289	13.3%	6,050	12.3%
55 - 64	5,151	11.5%	5,950	12.6%	6,266	12.7%
65 - 74	3,024	6.7%	3,975	8.4%	4,786	9.7%
75 - 84	2,464	5.5%	2,384	5.0%	2,644	5.4%
85+	1,381	3.1%	1,507	3.2%	1,458	3.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	42,704	95.1%	44,162	93.5%	45,275	92.0%
Black Alone	605	1.3%	821	1.7%	1,050	2.1%
American Indian Alone	72	0.2%	84	0.2%	95	0.2%
Asian Alone	386	0.9%	499	1.1%	609	1.2%
Pacific Islander Alone	13	0.0%	22	0.0%	27	0.1%
Some Other Race Alone	474	1.1%	704	1.5%	945	1.9%
Two or More Races	664	1.5%	921	2.0%	1,192	2.4%
Hispanic Origin (Any Race)	1,616	3.6%	2,332	4.9%	3,120	6.3%

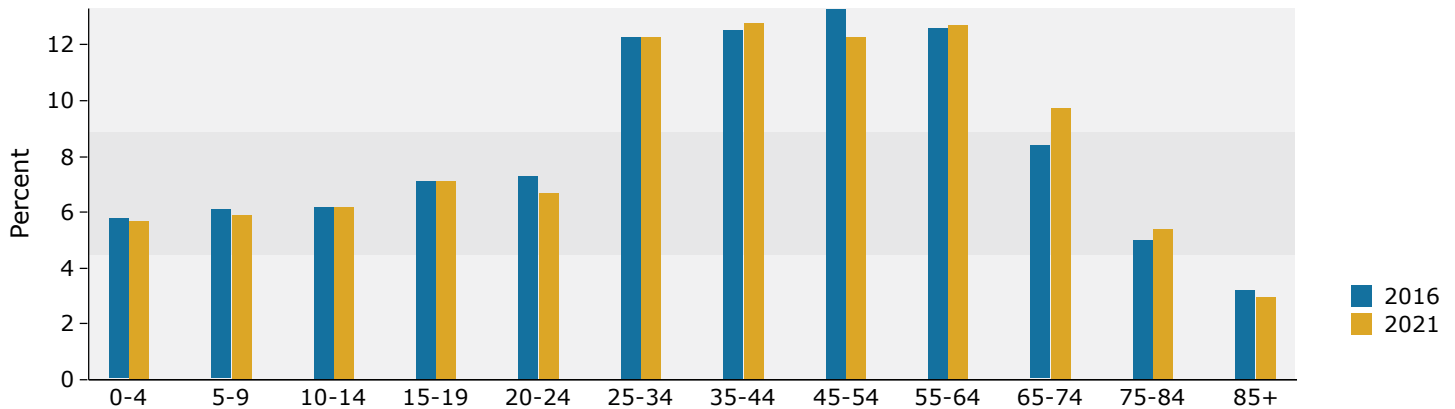
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

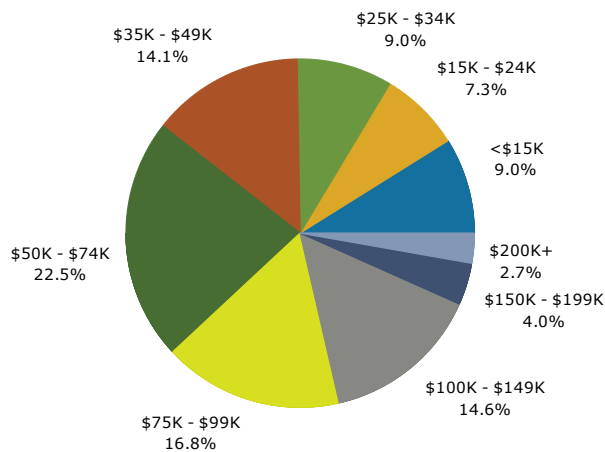
Trends 2016-2021



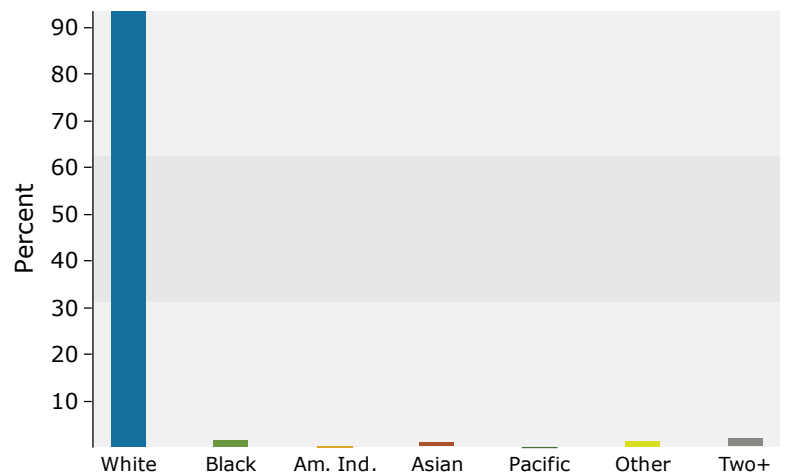
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 4.9%



Demographic and Income Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 40.13964
 Longitude: -76.57765

Summary	Census 2010	2016	2021
Population	156,008	161,800	166,596
Households	60,683	62,823	64,621
Families	41,972	43,173	44,268
Average Household Size	2.49	2.50	2.50
Owner Occupied Housing Units	43,941	44,312	45,520
Renter Occupied Housing Units	16,742	18,511	19,101
Median Age	39.7	40.7	41.3
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.59%	0.28%	0.84%
Households	0.57%	0.27%	0.79%
Families	0.50%	0.19%	0.72%
Owner HHs	0.54%	0.23%	0.73%
Median Household Income	2.68%	2.08%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	5,170	8.2%	5,306	8.2%
\$15,000 - \$24,999	5,173	8.2%	4,921	7.6%
\$25,000 - \$34,999	6,039	9.6%	7,734	12.0%
\$35,000 - \$49,999	8,763	13.9%	4,969	7.7%
\$50,000 - \$74,999	13,424	21.4%	12,164	18.8%
\$75,000 - \$99,999	9,641	15.3%	11,126	17.2%
\$100,000 - \$149,999	9,436	15.0%	11,970	18.5%
\$150,000 - \$199,999	2,857	4.5%	3,748	5.8%
\$200,000+	2,318	3.7%	2,684	4.2%
Median Household Income	\$59,112		\$67,466	
Average Household Income	\$75,947		\$83,759	
Per Capita Income	\$30,030		\$33,019	

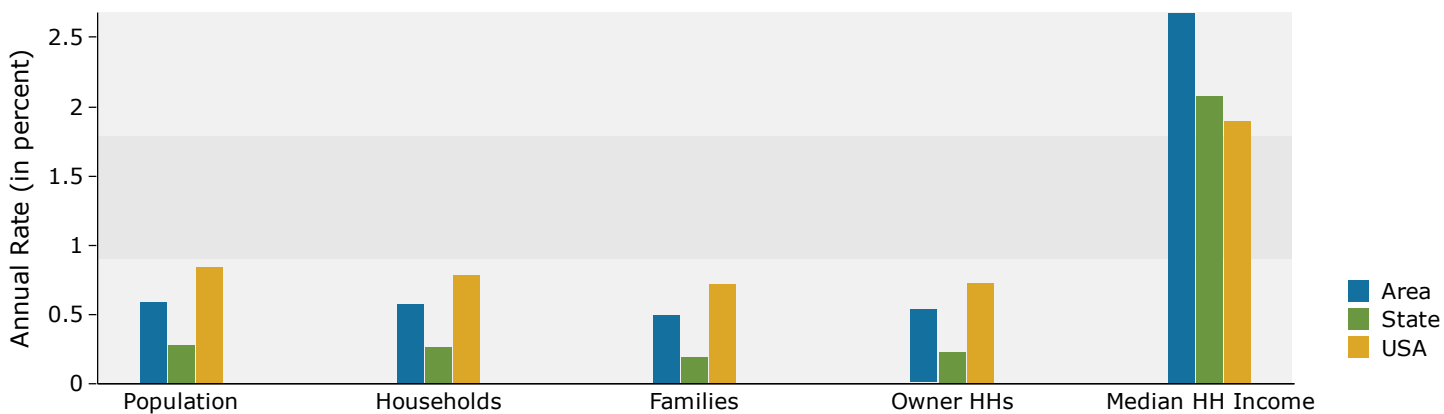
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,432	6.0%	9,142	5.7%	9,141	5.5%
5 - 9	10,193	6.5%	10,050	6.2%	9,906	5.9%
10 - 14	10,350	6.6%	10,546	6.5%	10,854	6.5%
15 - 19	11,250	7.2%	10,666	6.6%	11,033	6.6%
20 - 24	9,331	6.0%	9,935	6.1%	9,008	5.4%
25 - 34	18,133	11.6%	19,413	12.0%	20,085	12.1%
35 - 44	20,804	13.3%	19,865	12.3%	20,819	12.5%
45 - 54	24,299	15.6%	22,843	14.1%	21,127	12.7%
55 - 64	19,579	12.5%	22,671	14.0%	23,430	14.1%
65 - 74	11,321	7.3%	14,857	9.2%	18,029	10.8%
75 - 84	7,706	4.9%	7,853	4.9%	9,092	5.5%
85+	3,610	2.3%	3,957	2.4%	4,073	2.4%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	145,132	93.0%	147,839	91.4%	149,450	89.7%
Black Alone	3,914	2.5%	4,676	2.9%	5,467	3.3%
American Indian Alone	244	0.2%	282	0.2%	325	0.2%
Asian Alone	1,959	1.3%	2,508	1.6%	3,047	1.8%
Pacific Islander Alone	39	0.0%	64	0.0%	83	0.0%
Some Other Race Alone	1,892	1.2%	2,675	1.7%	3,492	2.1%
Two or More Races	2,828	1.8%	3,756	2.3%	4,732	2.8%
Hispanic Origin (Any Race)	6,020	3.9%	8,474	5.2%	11,168	6.7%

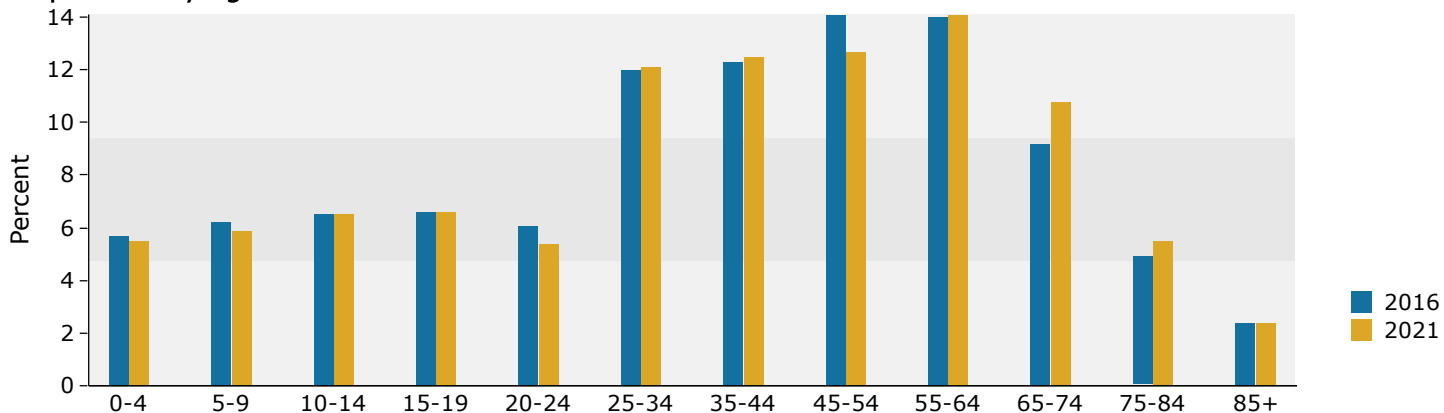
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

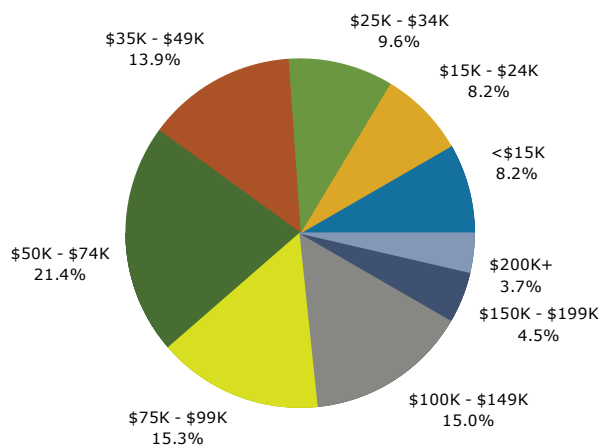
Trends 2016-2021



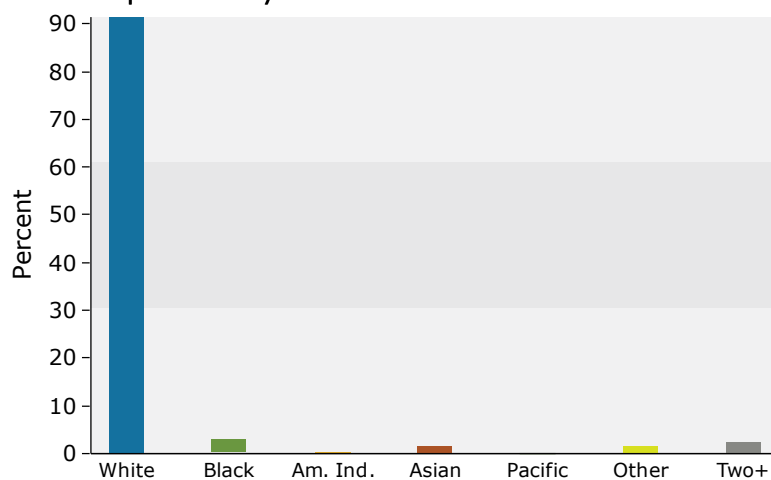
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 5.2%



Housing Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.13964
 Longitude: -76.57765

Population		Households	
2010 Total Population	25,016	2016 Median Household Income	\$57,885
2016 Total Population	26,421	2021 Median Household Income	\$66,383
2021 Total Population	27,477	2016-2021 Annual Rate	2.78%
2016-2021 Annual Rate	0.79%		

Housing Units by Occupancy Status and Tenure	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	9,812	100.0%	10,359	100.0%	10,781	100.0%
Occupied	9,340	95.2%	9,844	95.0%	10,242	95.0%
Owner	6,177	63.0%	6,320	61.0%	6,570	60.9%
Renter	3,163	32.2%	3,524	34.0%	3,672	34.1%
Vacant	472	4.8%	515	5.0%	539	5.0%

Owner Occupied Housing Units by Value	2016		2021	
	Number	Percent	Number	Percent
Total	6,320	100.0%	6,569	100.0%
<\$50,000	353	5.6%	145	2.2%
\$50,000-\$99,999	202	3.2%	127	1.9%
\$100,000-\$149,999	1,155	18.3%	801	12.2%
\$150,000-\$199,999	1,826	28.9%	1,590	24.2%
\$200,000-\$249,999	1,130	17.9%	1,497	22.8%
\$250,000-\$299,999	831	13.1%	1,213	18.5%
\$300,000-\$399,999	617	9.8%	936	14.2%
\$400,000-\$499,999	84	1.3%	107	1.6%
\$500,000-\$749,999	72	1.1%	94	1.4%
\$750,000-\$999,999	34	0.5%	42	0.6%
\$1,000,000+	16	0.3%	17	0.3%
Median Value	\$189,704		\$220,758	
Average Value	\$208,730		\$236,630	

Census 2010 Housing Units	Number	Percent
Total	9,812	100.0%
In Urbanized Areas	8,623	87.9%
In Urban Clusters	0	0.0%
Rural Housing Units	1,189	12.1%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.



Housing Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.13964
 Longitude: -76.57765

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	6,177	100.0%
Owned with a Mortgage/Loan	4,477	72.5%
Owned Free and Clear	1,700	27.5%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	472	100.0%
For Rent	222	47.0%
Rented- Not Occupied	25	5.3%
For Sale Only	78	16.5%
Sold - Not Occupied	23	4.9%
Seasonal/Recreational/Occasional Use	30	6.4%
For Migrant Workers	0	0.0%
Other Vacant	88	18.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	9,341	6,177	66.1%
15-24	347	57	16.4%
25-34	1,470	775	52.7%
35-44	1,728	1,241	71.8%
45-54	1,932	1,498	77.5%
55-64	1,549	1,240	80.1%
65-74	954	709	74.3%
75-84	890	498	56.0%
85+	471	159	33.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	9,340	6,177	66.1%
White Alone	9,074	6,050	66.7%
Black/African American	70	28	40.0%
American Indian/Alaska	12	8	66.7%
Asian Alone	59	43	72.9%
Pacific Islander Alone	3	1	33.3%
Other Race Alone	54	19	35.2%
Two or More Races	68	28	41.2%
Hispanic Origin	175	74	42.3%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	9,339	6,176	66.1%
1-Person	2,390	1,005	42.1%
2-Person	3,351	2,449	73.1%
3-Person	1,450	1,054	72.7%
4-Person	1,339	1,043	77.9%
5-Person	522	412	78.9%
6-Person	195	140	71.8%
7+ Person	92	73	79.3%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.



Housing Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.13964
 Longitude: -76.57765

Population		Households	
2010 Total Population	44,918	2016 Median Household Income	\$59,182
2016 Total Population	47,212	2021 Median Household Income	\$68,348
2021 Total Population	49,194	2016-2021 Annual Rate	2.92%
2016-2021 Annual Rate	0.83%		

Housing Units by Occupancy Status and Tenure	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	17,857	100.0%	18,803	100.0%	19,602	100.0%
Occupied	17,018	95.3%	17,865	95.0%	18,609	94.9%
Owner	11,671	65.4%	11,905	63.3%	12,403	63.3%
Renter	5,347	29.9%	5,960	31.7%	6,206	31.7%
Vacant	839	4.7%	938	5.0%	992	5.1%

Owner Occupied Housing Units by Value	2016		2021	
	Number	Percent	Number	Percent
Total	11,904	100.0%	12,402	100.0%
<\$50,000	860	7.2%	483	3.9%
\$50,000-\$99,999	502	4.2%	296	2.4%
\$100,000-\$149,999	2,246	18.9%	1,512	12.2%
\$150,000-\$199,999	3,370	28.3%	3,069	24.7%
\$200,000-\$249,999	1,935	16.3%	2,603	21.0%
\$250,000-\$299,999	1,369	11.5%	2,014	16.2%
\$300,000-\$399,999	1,006	8.5%	1,611	13.0%
\$400,000-\$499,999	244	2.0%	322	2.6%
\$500,000-\$749,999	165	1.4%	220	1.8%
\$750,000-\$999,999	137	1.2%	192	1.5%
\$1,000,000+	70	0.6%	80	0.6%
Median Value	\$184,777		\$216,154	
Average Value	\$211,181		\$243,035	

Census 2010 Housing Units	Number	Percent
Total	17,857	100.0%
In Urbanized Areas	14,801	82.9%
In Urban Clusters	0	0.0%
Rural Housing Units	3,056	17.1%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.



Housing Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
Ring: 5 mile radius

Prepared by Esri
Latitude: 40.13964
Longitude: -76.57765

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	11,671	100.0%
Owned with a Mortgage/Loan	8,284	71.0%
Owned Free and Clear	3,387	29.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	839	100.0%
For Rent	394	47.0%
Rented- Not Occupied	34	4.1%
For Sale Only	168	20.0%
Sold - Not Occupied	50	6.0%
Seasonal/Recreational/Occasional Use	54	6.4%
For Migrant Workers	1	0.1%
Other Vacant	168	20.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	17,017	11,671	68.6%
15-24	590	138	23.4%
25-34	2,604	1,446	55.5%
35-44	3,098	2,224	71.8%
45-54	3,567	2,788	78.2%
55-64	2,980	2,410	80.9%
65-74	1,811	1,412	78.0%
75-84	1,550	949	61.2%
85+	817	304	37.2%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	17,016	11,671	68.6%
White Alone	16,472	11,412	69.3%
Black/African American	177	69	39.0%
American Indian/Alaska	20	11	55.0%
Asian Alone	94	68	72.3%
Pacific Islander Alone	5	1	20.0%
Other Race Alone	123	50	40.7%
Two or More Races	125	60	48.0%
Hispanic Origin	396	166	41.9%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	17,016	11,670	68.6%
1-Person	4,256	2,024	47.6%
2-Person	6,240	4,692	75.2%
3-Person	2,676	1,980	74.0%
4-Person	2,351	1,826	77.7%
5-Person	964	759	78.7%
6-Person	354	257	72.6%
7+ Person	175	132	75.4%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.



Housing Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 40.13964
 Longitude: -76.57765

Population		Households	
2010 Total Population	156,008	2016 Median Household Income	\$59,112
2016 Total Population	161,800	2021 Median Household Income	\$67,466
2021 Total Population	166,596	2016-2021 Annual Rate	2.68%
2016-2021 Annual Rate	0.59%		

Housing Units by Occupancy Status and Tenure	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	64,394	100.0%	66,955	100.0%	69,004	100.0%
Occupied	60,683	94.2%	62,823	93.8%	64,621	93.6%
Owner	43,941	68.2%	44,312	66.2%	45,520	66.0%
Renter	16,742	26.0%	18,511	27.6%	19,101	27.7%
Vacant	3,711	5.8%	4,132	6.2%	4,383	6.4%

Owner Occupied Housing Units by Value	2016		2021	
	Number	Percent	Number	Percent
Total	44,311	100.0%	45,520	100.0%
<\$50,000	2,633	5.9%	1,318	2.9%
\$50,000-\$99,999	3,816	8.6%	2,451	5.4%
\$100,000-\$149,999	8,297	18.7%	6,018	13.2%
\$150,000-\$199,999	10,831	24.4%	9,580	21.0%
\$200,000-\$249,999	6,555	14.8%	8,924	19.6%
\$250,000-\$299,999	4,597	10.4%	6,804	14.9%
\$300,000-\$399,999	3,825	8.6%	5,655	12.4%
\$400,000-\$499,999	1,454	3.3%	1,885	4.1%
\$500,000-\$749,999	1,199	2.7%	1,511	3.3%
\$750,000-\$999,999	633	1.4%	820	1.8%
\$1,000,000+	471	1.1%	554	1.2%
Median Value	\$184,205		\$219,011	
Average Value	\$223,617		\$257,170	

Census 2010 Housing Units	Number	Percent
Total	64,394	100.0%
In Urbanized Areas	52,196	81.1%
In Urban Clusters	13	0.0%
Rural Housing Units	12,185	18.9%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.



Housing Profile

2360 Sheaffer Rd, Elizabethtown, Pennsylvania, 17022
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 40.13964
 Longitude: -76.57765

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	43,941	100.0%
Owned with a Mortgage/Loan	30,590	69.6%
Owned Free and Clear	13,351	30.4%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	3,711	100.0%
For Rent	1,371	36.9%
Rented- Not Occupied	93	2.5%
For Sale Only	704	19.0%
Sold - Not Occupied	179	4.8%
Seasonal/Recreational/Occasional Use	449	12.1%
For Migrant Workers	2	0.1%
Other Vacant	824	22.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	60,686	43,943	72.4%
15-24	2,054	460	22.4%
25-34	8,457	4,913	58.1%
35-44	11,024	8,038	72.9%
45-54	13,502	10,715	79.4%
55-64	11,351	9,401	82.8%
65-74	6,983	5,706	81.7%
75-84	5,040	3,586	71.2%
85+	2,275	1,124	49.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	60,682	43,941	72.4%
White Alone	57,789	42,596	73.7%
Black/African American	1,216	490	40.3%
American Indian/Alaska	74	41	55.4%
Asian Alone	549	378	68.9%
Pacific Islander Alone	8	3	37.5%
Other Race Alone	525	181	34.5%
Two or More Races	521	252	48.4%
Hispanic Origin	1,563	611	39.1%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	60,684	43,942	72.4%
1-Person	15,173	8,196	54.0%
2-Person	22,206	17,468	78.7%
3-Person	9,840	7,578	77.0%
4-Person	8,179	6,560	80.2%
5-Person	3,380	2,683	79.4%
6-Person	1,236	955	77.3%
7+ Person	670	502	74.9%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

5 key moments in Elizabethtown's history



CHAD UMBLE | Staff Writer Sep 30, 2017



This is the clock on the square in Elizabethtown.

BLAINE SHAHAN | Staff Photographer

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This story was originally published on Aug. 20, 2017.

In 1763, Barnabas Hughes started selling deed lots in a town that he had laid out around a central square and named it for his wife, Elizabeth.

Here are more key moments in Elizabethtown's history.

 [Elizabethtown: College, retirees, trains and chocolate anchor small town that's close to everywhere](#)

A town's beginning



This building at 601 N. Market St., which now houses Farmers Mutual was once the original Black Bear Tavern, which started the town.

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BLAINE SHAHAN | Staff Photographer

In 1730, Thomas Harris bought land and set up a trading post on the Conoy Creek, where he built a log cabin for his family. In 1745, he built a stone house and what became the Bear Tavern. (The tavern building at 106 N. Market St. is now home to Farmers Mutual Insurance Co.)

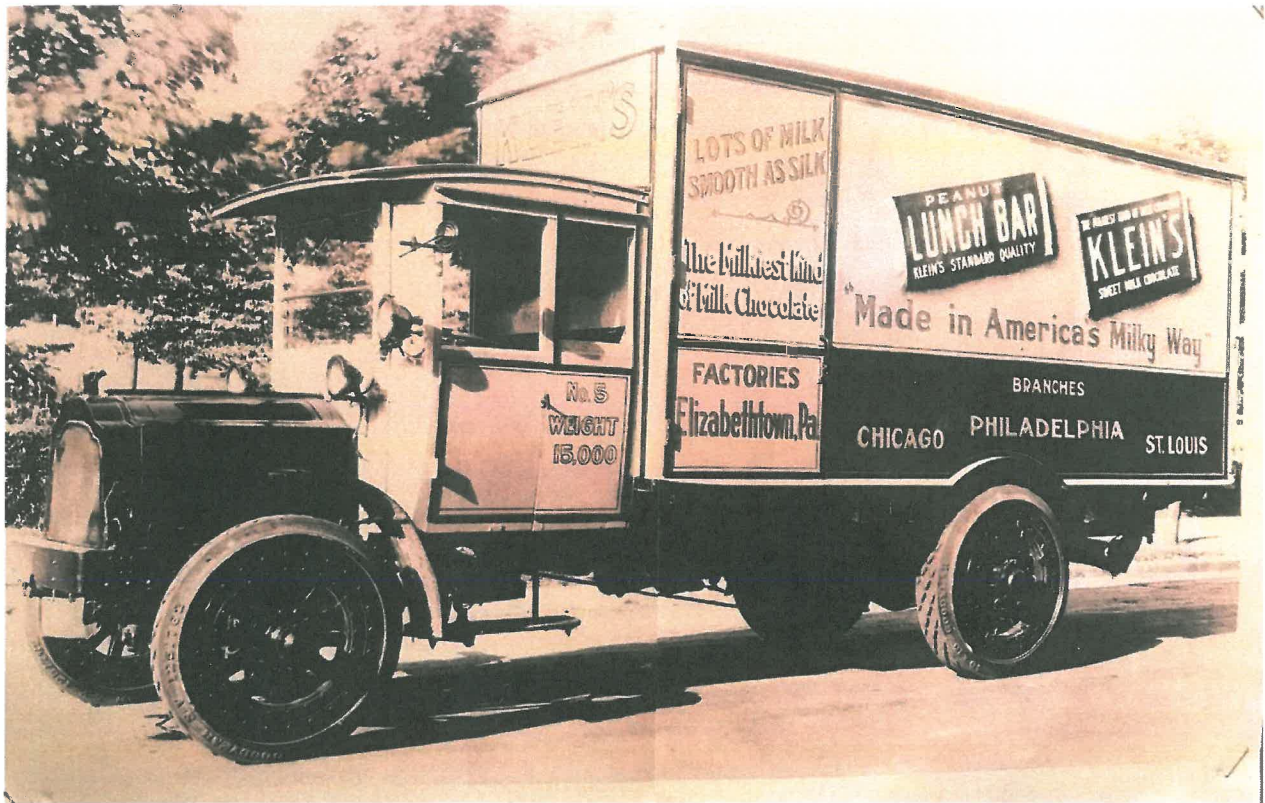
In 1753 Barnabas and Elizabeth Hughes from County Donegal, Ireland, bought the tavern. In 1763, Hughes starting selling deed lots in a town that he had laid out around a central square and named it for his wife.

5 places to visit in Elizabethtown

Many of the original lot owners were substantial farmers in the area who were required to build “a good substantial dwelling house” and maintain it.

The town grew steadily through the late 1700s, attracting artisans and various traders. It was incorporated as a borough in 1827.

Chocolate company opens



An early Klein Chocolate Co. delivery truck.

Photo courtesy of Elizabethtown Historical Society

Brothers William and Frederick Klein worked for Milton Hershey in the early 1800s, but left in 1912 to start their own business.

In 1913, the Kleins started making milk chocolate in a small, rented building on South Market Street in Elizabethtown. Two years later, the Klein Chocolate Co. moved to a factory built at Brown and Bainbridge streets.

Klein Chocolate becoming a major player in the industry, making chocolate almond cakes, eight-in-a-line bars and flat cakes.

The company, which expanded many times, was sold in 1970 to M&M Mars. Today, the Mars Wrigley Confectionery plant makes Dove Chocolate, 3 Musketeers and Milky Way. It has more than 300 employees.

Railroad comes to town



The train station in Elizabethtown is built with the same stone as was used at nearby Masonic Village.

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BLAINE SHAHAN | Staff Photographer

Elizabethtown was originally bypassed by the railroad that opened in 1834 and went from Columbia to Philadelphia.

Construction of a rail line from Harrisburg to Lancaster, which ran through Elizabethtown, began that year and opened in 1839.

The original railroad station in Elizabethtown was on West High Street but was moved to Bainbridge Street, where it remained until 1900. A new railroad station was built that year along West High Street but only remained in used for 15 years.

5 things to do in Elizabethtown

In 1914, a new station opened at its current spot with granite and accented with limestone to match the nearby buildings of Masonic Village.

Amtrak closed the station house in 1979, but it was reopened in 2011 following a major rehabilitation.

A village for Masons opens



A large Benjamin Franklin sculpture at Masonic Village.

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BLAINE SHAHAN | Staff Photographer

The Masonic Village at Elizabethtown was founded in 1910 as the Masonic Homes of the Grand Lodge of Pennsylvania, offering services to aging Freemasons and their spouses.

The site in Elizabethtown was selected because it was centrally located in the state and close to a train station.

4 interesting facts you may not know about Elizabethtown

The Grand Lodge of Pennsylvania originally bought 957 acres west of Elizabethtown, with a groundbreaking held for the first building, the Grand Lodge Hall, in 1911. It opened two years later.

Today, the Masonic Village campus encompasses 1,400 acres and includes a health care center, children's home and residences for nearly 1,900 people.

The college comes to town



Water cascades from a fountain in Lake Placida at Elizabethtown College.

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BLAINE SHAHAN | Staff Photographer

Elizabethtown College was chartered in 1899 by the Church of the Brethren and opened to students in 1900. The first classes were held in the building along South Market Street that now houses Brothers Pizza.

In 1901, classes moved to Alpha Hall, the first building constructed on campus that included the dining room, chapel, classrooms, library, study room and dormitories. A second building, Rider Memorial Hall, was built in 1905.

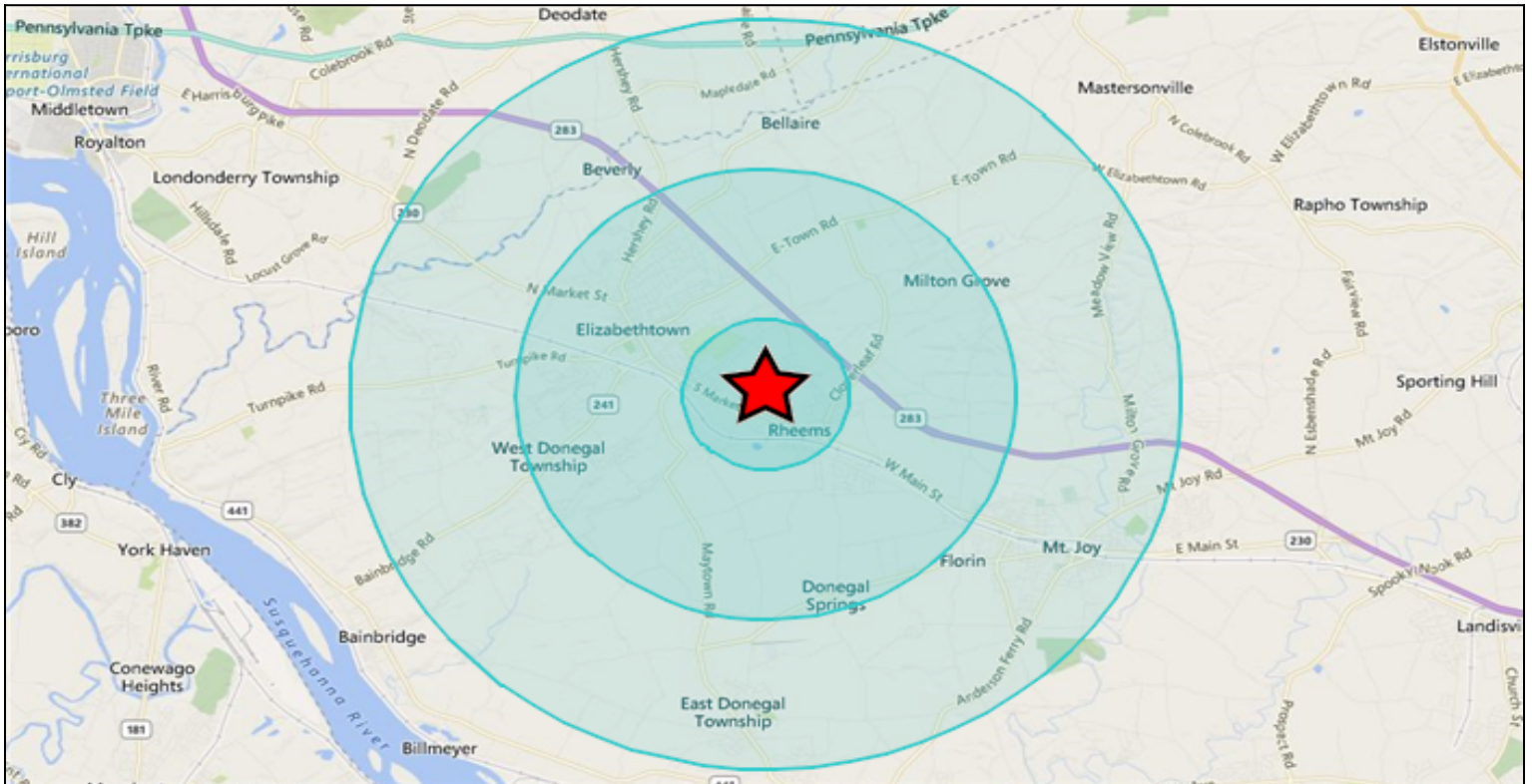
5 people to know in Elizabethtown

In 1993, the Church of the Brethren gave up its governance role at the college, which has since been overseen by an independent board of trustees.

Today, Elizabethtown College's campus encompasses 203 acres on the eastern edge of town. Nearly 1,800 students are enrolled in the college, which has 18 academic departments offer 49 undergraduate majors.

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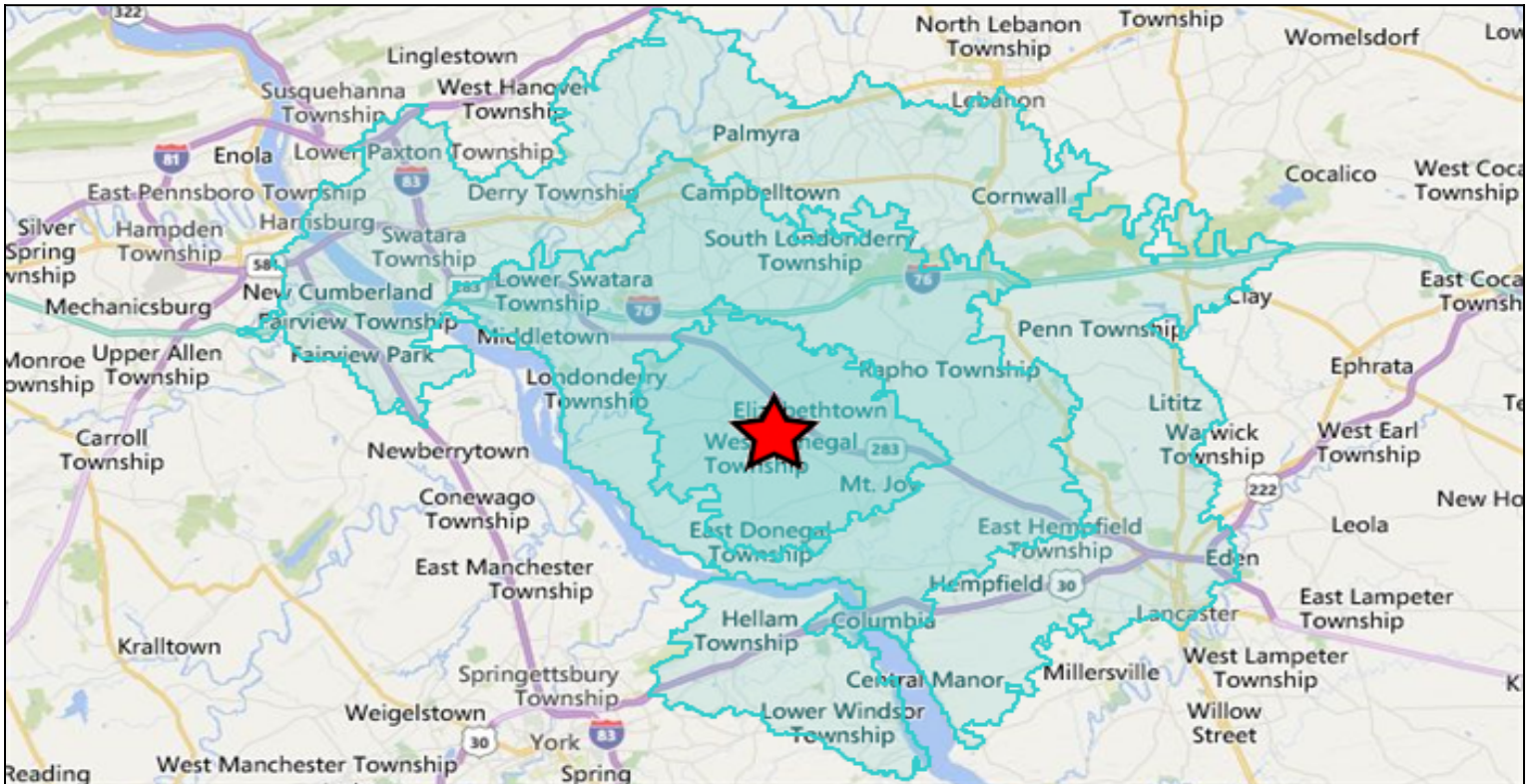


Description	1 Mile	3 Mile	5 Mile
Area & Density :			
Area (Square Miles) :	.378639	25.064308	66.255255
Density(Population Per Square Mile) :	3,359.4	986.2	667.9
Population By Year			
Population (1990) :	2,093	17,470	33,085
Population (2000) :	1,419	21,144	37,413
Population (2010) :	1,222	23,949	42,822
Population (Current) :	1,272	24,719	44,254
Population (5 Yr. Forecast) :	1,325	25,593	45,887
Percent Growth (Current Yr./Previous Yr.) :	4.09	3.35	3.2
Percent Forecast (5 Yr. Forecast/Current Yr.) :	4.17	3.65	3.76
Households By Year			
Households (1990) :	870	6,106	11,732
Households (2000) :	577	7,720	14,009
Households (2010) :	506	8,785	16,332
Households (Current) :	523	9,018	16,770
Households (5 Yr. Forecast) :	547	9,405	17,491
Percent Growth (Current Yr./Previous Yr.) :	3.36	2.63	2.44
Percent Forecast (5 Yr. Forecast/Current Yr.) :	4.59	4.3	4.31



Description	1 Mile	3 Mile	5 Mile
General Population Characteristics			
Male :	618	11,766	21,392
Female :	654	12,953	22,862
Density :	3,359.4	986.2	667.9
Urban :	1,272	22,464	36,822
Rural :		2,255	7,432
General Household Characteristics			
Households (Current) :	523	9,018	16,770
Families :	348	6,101	11,524
Average Size of Household :	2.41	2.48	2.51
Median Age of Householder :	55	52	53
Median Value Owner Occupied (\$) :	150,000.00	183,610.41	175,012.10
Median Rent (\$) :	653.00	938.75	911.11
Median Vehicles Per Household :	2	2	2
General Housing Characteristics			
Housing Units :	543	9,524	17,691
Owner Occupied Units :	418	5,720	11,247
Renter Occupied Units :	105	3,298	5,523
Vacant Units :	20	506	921
Population By Race			
White Alone :	1,207	23,313	41,558
Black Alone :	29	337	723
Asian Alone :	18	316	455
Native American and Alaska Native Alone :	6	52	90
Other Race Alone :	8	262	574
Two or More Races :	4	439	854
Population By Ethnicity			
Hispanic :	35	771	1,779
White Non-Hispanic :	1,184	22,909	40,616
General Income Characteristics			
Median Household Income (\$) :	74,200.00	69,290.23	69,791.72
Total Household Income (\$) :	42,886,757	739,525,436	1,378,093,664
Average Household Income (\$) :	82,001	82,005	82,176
Per Capita Income (\$) :	33,716	29,917	31,141
Consumer Expenditures			
Total Consumer Expenditures (\$) :	33,105	552,960	1,038,402
Total Retail Sales (\$) :		197,248	243,443
Employment By Place Of Business			
Total Employees :	414	9,669	18,112
Total Establishments :		422	546





Description	10 Minute	20 Minute	30 Minute
Area & Density :			
Area (Square Miles) :	56.709463	236.566672	564.44582
Density(Population Per Square Mile) :	755.3	576.8	907.1
Population By Year			
Population (1990) :	32,079	107,793	431,211
Population (2000) :	36,219	121,021	458,199
Population (2010) :	41,459	132,641	497,664
Population (Current) :	42,832	136,443	512,022
Population (5 Yr. Forecast) :	44,414	141,490	530,904
Percent Growth (Current Yr./Previous Yr.) :	3.19	2.77	2.9
Percent Forecast (5 Yr. Forecast/Current Yr.) :	3.78	3.74	3.71
Households By Year			
Households (1990) :	11,420	40,403	167,995
Households (2000) :	13,675	47,101	182,635
Households (2010) :	15,935	51,901	200,174
Households (Current) :	16,359	53,007	204,360
Households (5 Yr. Forecast) :	17,064	55,257	212,860
Percent Growth (Current Yr./Previous Yr.) :	2.43	2	2.09
Percent Forecast (5 Yr. Forecast/Current Yr.) :	4.33	4.25	4.16



Description	10 Minute	20 Minute	30 Minute
General Population Characteristics			
Male :	20,673	66,775	248,532
Female :	22,159	69,668	263,490
Density :	755.3	576.8	907.1
Urban :	37,189	111,919	461,765
Rural :	5,643	24,524	50,257
General Household Characteristics			
Households (Current) :	16,359	53,007	204,360
Families :	11,130	35,647	131,535
Average Size of Household :	2.48	2.47	2.44
Median Age of Householder :	53	53	53
Median Value Owner Occupied (\$) :	173,525.12	176,673.30	169,591.02
Median Rent (\$) :	915.11	768.26	754.71
Median Vehicles Per Household :	2	2	2
General Housing Characteristics			
Housing Units :	17,274	56,454	219,309
Owner Occupied Units :	10,919	36,205	130,411
Renter Occupied Units :	5,440	16,802	73,949
Vacant Units :	915	3,447	14,949
Population By Race			
White Alone :	40,206	123,473	403,241
Black Alone :	705	4,390	53,446
Asian Alone :	448	2,893	15,914
Native American and Alaska Native Alone :	95	289	1,395
Other Race Alone :	551	2,013	21,100
Two or More Races :	827	3,385	16,926
Population By Ethnicity			
Hispanic :	1,724	5,958	50,021
White Non-Hispanic :	39,294	120,446	383,782
General Income Characteristics			
Median Household Income (\$) :	68,807.24	71,843.02	69,497.86
Total Household Income (\$) :	1,332,050,426	4,679,627,882	17,258,696,509
Average Household Income (\$) :	81,426	88,283	84,452
Per Capita Income (\$) :	31,099	34,297	33,707
Consumer Expenditures			
Total Consumer Expenditures (\$) :	1,006,540	3,299,935	12,228,196
Total Retail Sales (\$) :	237,961	1,080,382	7,931,685
Employment By Place Of Business			
Total Employees :	17,670	54,762	198,843
Total Establishments :	519	2,068	10,965



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