



Red Rose Commons

Lancaster, PA

Current Year Estimated
Median Household Income
August 2016



EXPANDED PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.0696/-76.3175

Red Rose Commons						
Lancaster, PA						
	7 min drivetime		12 min drivetime		20 min drivetime	
Population						
Estimated Population (2016)	154,355		267,776		418,570	
Projected Population (2021)	160,601		277,847		433,941	
Census Population (2010)	148,942		259,483		405,110	
Census Population (2000)	135,224		234,272		366,394	
Projected Annual Growth (2016 to 2021)	6,246	0.8%	10,071	0.8%	15,371	0.7%
Historical Annual Growth (2010 to 2016)	5,413	0.6%	8,293	0.5%	13,460	0.6%
Historical Annual Growth (2000 to 2010)	13,717	1.0%	25,211	1.1%	38,716	1.1%
Estimated Population Density (2016)	2,689 <i>psm</i>		1,513 <i>psm</i>		816 <i>psm</i>	
Trade Area Size	57.40 <i>sq mi</i>		177.04 <i>sq mi</i>		513.17 <i>sq mi</i>	
Households						
Estimated Households (2016)	60,993		104,913		162,551	
Projected Households (2021)	64,101		110,012		170,326	
Census Households (2010)	58,036		100,275		155,064	
Census Households (2000)	52,738		89,577		138,151	
Estimated Households with Children (2016)	18,298	30.0%	31,186	29.7%	48,820	30.0%
Estimated Average Household Size (2016)	2.44		2.46		2.51	
Average Household Income						
Estimated Average Household Income (2016)	\$71,213		\$74,747		\$74,153	
Projected Average Household Income (2021)	\$83,434		\$87,712		\$86,584	
Estimated Average Family Income (2016)	\$87,514		\$90,711		\$88,586	
Median Household Income						
Estimated Median Household Income (2016)	\$58,049		\$61,518		\$61,734	
Projected Median Household Income (2021)	\$64,274		\$68,010		\$68,146	
Estimated Median Family Income (2016)	\$72,431		\$75,658		\$74,712	
Per Capita Income						
Estimated Per Capita Income (2016)	\$28,452		\$29,532		\$28,972	
Projected Per Capita Income (2021)	\$33,601		\$34,967		\$34,154	
Estimated Per Capita Income 5 Year Growth	\$5,150	18.1%	\$5,435	18.4%	\$5,182	17.9%
Estimated Average Household Net Worth (2016)	\$628,544		\$660,225		\$633,348	
Daytime Demos (2016)						
Total Businesses	8,408		12,745		18,827	
Total Employees	117,642		179,079		243,691	
Company Headquarter Businesses	57	0.7%	100	0.8%	120	0.6%
Company Headquarter Employees	8,775	7.5%	15,552	8.7%	17,778	7.3%
Employee Population per Business	14.0		14.1		12.9	
Residential Population per Business	18.4		21.0		22.2	

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7 min drivetime 12 min drivetime 20 min drivetime

Lancaster, PA

Race & Ethnicity

White (2016)	107,597	69.7%	211,055	78.8%	352,125	84.1%
Black or African American (2016)	18,235	11.8%	21,621	8.1%	24,682	5.9%
American Indian or Alaska Native (2016)	643	0.4%	808	0.3%	1,047	0.3%
Asian (2016)	6,231	4.0%	8,953	3.3%	10,954	2.6%
Hawaiian or Pacific Islander (2016)	67	-	90	-	128	-
Other Race (2016)	15,738	10.2%	17,533	6.5%	19,550	4.7%
Two or More Races (2016)	5,844	3.8%	7,715	2.9%	10,084	2.4%
Not Hispanic or Latino Population (2016)	119,520	77.4%	226,865	84.7%	371,210	88.7%
Hispanic or Latino Population (2016)	34,836	22.6%	40,911	15.3%	47,360	11.3%
Not Hispanic or Latino Population (2021)	122,438	76.2%	232,101	83.5%	379,767	87.5%
Hispanic or Latino Population (2021)	38,163	23.8%	45,745	16.5%	54,175	12.5%
Not Hispanic or Latino Population (2010)	117,156	78.7%	222,445	85.7%	362,562	89.5%
Hispanic or Latino Population (2010)	31,786	21.3%	37,038	14.3%	42,548	10.5%
Not Hispanic or Latino Population (2000)	114,709	84.8%	211,280	90.2%	340,770	93.0%
Hispanic or Latino Population (2000)	20,516	15.2%	22,992	9.8%	25,624	7.0%
Projected Hispanic Annual Growth (2016 to 2021)	3,328	1.9%	4,835	2.4%	6,815	2.9%
Historic Hispanic Annual Growth (2000 to 2016)	14,320	4.4%	17,918	4.9%	21,736	5.3%

Age Distribution (2016)

Age Under 5	9,869	6.4%	16,167	6.0%	26,320	6.3%
Age 5 to 9 Years	9,632	6.2%	16,426	6.1%	26,658	6.4%
Age 10 to 14 Years	9,736	6.3%	16,935	6.3%	26,928	6.4%
Age 15 to 19 Years	10,393	6.7%	18,759	7.0%	28,309	6.8%
Age 20 to 24 Years	11,424	7.4%	19,298	7.2%	27,955	6.7%
Age 25 to 29 Years	11,366	7.4%	17,879	6.7%	27,715	6.6%
Age 30 to 34 Years	10,229	6.6%	16,793	6.3%	26,192	6.3%
Age 35 to 39 Years	9,098	5.9%	15,367	5.7%	23,929	5.7%
Age 40 to 44 Years	9,052	5.9%	15,526	5.8%	24,032	5.7%
Age 45 to 49 Years	9,098	5.9%	16,066	6.0%	25,303	6.0%
Age 50 to 54 Years	9,911	6.4%	17,711	6.6%	28,182	6.7%
Age 55 to 59 Years	9,947	6.4%	17,878	6.7%	28,678	6.9%
Age 60 to 64 Years	8,955	5.8%	15,963	6.0%	25,630	6.1%
Age 65 to 74 Years	13,124	8.5%	23,675	8.8%	38,138	9.1%
Age 75 to 84 Years	7,895	5.1%	14,637	5.5%	22,290	5.3%
Age 85 Years or Over	4,627	3.0%	8,697	3.2%	12,311	2.9%
Median Age	37.7		38.9		38.9	

Gender Age Distribution (2016)

Female Population	79,466	51.5%	138,153	51.6%	214,639	51.3%
Age 0 to 19 Years	19,342	24.3%	33,502	24.2%	52,920	24.7%
Age 20 to 64 Years	45,360	57.1%	77,725	56.3%	120,588	56.2%
Age 65 Years or Over	14,764	18.6%	26,927	19.5%	41,131	19.2%
Female Median Age	39.3		40.4		40.3	
Male Population	74,889	48.5%	129,623	48.4%	203,931	48.7%
Age 0 to 19 Years	20,289	27.1%	34,785	26.8%	55,294	27.1%
Age 20 to 64 Years	43,719	58.4%	74,755	57.7%	117,028	57.4%
Age 65 Years or Over	10,882	14.5%	20,082	15.5%	31,609	15.5%
Male Median Age	36.0		37.3		37.4	

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Lancaster, PA							
Household Income Distribution (2016)							
HH Income \$200,000 or More	2,951	4.8%	5,010	4.8%	6,726	4.1%	
HH Income \$150,000 to \$199,999	2,830	4.6%	5,403	5.2%	7,946	4.9%	
HH Income \$100,000 to \$149,999	7,378	12.1%	14,008	13.4%	22,360	13.8%	
HH Income \$75,000 to \$99,999	7,135	11.7%	13,943	13.3%	23,238	14.3%	
HH Income \$50,000 to \$74,999	11,531	18.9%	20,911	19.9%	33,633	20.7%	
HH Income \$35,000 to \$49,999	8,684	14.2%	14,674	14.0%	23,033	14.2%	
HH Income \$25,000 to \$34,999	6,640	10.9%	10,419	9.9%	15,919	9.8%	
HH Income \$15,000 to \$24,999	6,576	10.8%	10,314	9.8%	15,419	9.5%	
HH Income Under \$15,000	7,266	11.9%	10,230	9.8%	14,278	8.8%	
HH Income \$35,000 or More	40,510	66.4%	73,950	70.5%	116,936	71.9%	
HH Income \$75,000 or More	20,295	33.3%	38,365	36.6%	60,271	37.1%	
Housing (2016)							
Total Housing Units	62,886		107,907		167,090		
Housing Units Occupied	60,993	97.0%	104,913	97.2%	162,551	97.3%	
Housing Units Owner-Occupied	36,031	59.1%	67,162	64.0%	107,966	66.4%	
Housing Units, Renter-Occupied	24,962	40.9%	37,751	36.0%	54,585	33.6%	
Housing Units, Vacant	1,894	3.0%	2,994	2.8%	4,539	2.7%	
Marital Status (2016)							
Never Married	42,117	33.7%	67,693	31.0%	98,516	29.1%	
Currently Married	56,409	45.1%	108,301	49.6%	177,391	52.4%	
Separated	5,811	4.6%	8,485	3.9%	11,981	3.5%	
Widowed	8,163	6.5%	13,998	6.4%	20,834	6.2%	
Divorced	12,616	10.1%	19,770	9.1%	29,942	8.8%	
Household Type (2016)							
Population Family	119,936	77.7%	212,537	79.4%	342,145	81.7%	
Population Non-Family	28,948	18.8%	45,964	17.2%	66,162	15.8%	
Population Group Quarters	5,471	3.5%	9,276	3.5%	10,263	2.5%	
Family Households	38,268	62.7%	68,722	65.5%	109,787	67.5%	
Non-Family Households	22,725	37.3%	36,192	34.5%	52,764	32.5%	
Married Couple with Children	10,720	19.0%	20,515	18.9%	33,626	19.0%	
Average Family Household Size	3.1		3.1		3.1		
Household Size (2016)							
1 Person Households	18,012	29.5%	28,899	27.5%	42,450	26.1%	
2 Person Households	20,618	33.8%	36,947	35.2%	58,422	35.9%	
3 Person Households	9,147	15.0%	16,128	15.4%	24,915	15.3%	
4 Person Households	7,444	12.2%	13,244	12.6%	20,616	12.7%	
5 Person Households	3,426	5.6%	5,834	5.6%	9,172	5.6%	
6 or More Person Households	2,345	3.8%	3,862	3.7%	6,976	4.3%	
Household Vehicles (2016)							
Households with 0 Vehicles Available	6,600	10.8%	9,020	8.6%	13,595	8.4%	
Households with 1 Vehicles Available	22,394	36.7%	35,114	33.5%	50,300	30.9%	
Households with 2 or More Vehicles Available	31,998	52.5%	60,779	57.9%	98,656	60.7%	
Total Vehicles Available	97,710		181,630		292,010		
Average Vehicles Per Household	1.6		1.7		1.8		

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Labor Force (2016)

Estimated Labor Population Age 16 Years or Over	123,324		215,137		333,679	
Estimated Civilian Employed	75,173	61.0%	134,227	62.4%	213,603	64.0%
Estimated Civilian Unemployed	4,001	3.2%	5,985	2.8%	8,542	2.6%
Estimated in Armed Forces	40	-	73	-	124	-
Estimated Not in Labor Force	44,109	35.8%	74,852	34.8%	111,410	33.4%
Unemployment Rate	3.2%		2.8%		2.6%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	68,327		123,087		196,379	
Management, Business, Financial Operations	8,516	12.5%	15,804	12.8%	25,248	12.9%
Professional, Related	15,642	22.9%	27,564	22.4%	40,238	20.5%
Service	11,335	16.6%	19,383	15.7%	30,134	15.3%
Sales, Office	17,076	25.0%	31,502	25.6%	48,469	24.7%
Farming, Fishing, Forestry	300	0.4%	617	0.5%	1,635	0.8%
Construct, Extraction, Maintenance	4,545	6.7%	9,070	7.4%	16,978	8.6%
Production, Transport Material Moving	10,913	16.0%	19,147	15.6%	33,677	17.1%
White Collar Workers	41,234	60.3%	74,871	60.8%	113,954	58.0%
Blue Collar Workers	27,093	39.7%	48,216	39.2%	82,425	42.0%

Consumer Expenditure (2016)

Total Household Expenditure	\$3.35 B		\$5.99 B		\$9.26 B	
Total Non-Retail Expenditure	\$1.82 B	54.2%	\$3.25 B	54.3%	\$5.02 B	54.3%
Total Retail Expenditure	\$1.54 B	45.8%	\$2.74 B	45.7%	\$4.24 B	45.7%
Apparel	\$117 M	3.5%	\$209 M	3.5%	\$323 M	3.5%
Contributions	\$145 M	4.3%	\$260 M	4.3%	\$396 M	4.3%
Education	\$122 M	3.6%	\$218 M	3.6%	\$331 M	3.6%
Entertainment	\$188 M	5.6%	\$336 M	5.6%	\$519 M	5.6%
Food and Beverages	\$493 M	14.7%	\$880 M	14.7%	\$1.36 B	14.7%
Furnishings and Equipment	\$114 M	3.4%	\$206 M	3.4%	\$318 M	3.4%
Gifts	\$82.7 M	2.5%	\$148 M	2.5%	\$227 M	2.4%
Health Care	\$270 M	8.1%	\$482 M	8.0%	\$747 M	8.1%
Household Operations	\$94.9 M	2.8%	\$170 M	2.8%	\$261 M	2.8%
Miscellaneous Expenses	\$49.5 M	1.5%	\$88.3 M	1.5%	\$137 M	1.5%
Personal Care	\$43.5 M	1.3%	\$77.8 M	1.3%	\$120 M	1.3%
Personal Insurance	\$24.7 M	0.7%	\$44.3 M	0.7%	\$67.9 M	0.7%
Reading	\$7.45 M	0.2%	\$13.3 M	0.2%	\$20.6 M	0.2%
Shelter	\$691 M	20.6%	\$1.23 B	20.6%	\$1.91 B	20.6%
Tobacco	\$20.8 M	0.6%	\$36.9 M	0.6%	\$57.5 M	0.6%
Transportation	\$634 M	18.9%	\$1.14 B	19.0%	\$1.77 B	19.1%
Utilities	\$253 M	7.6%	\$450 M	7.5%	\$698 M	7.5%

Educational Attainment (2016)

Adult Population Age 25 Years or Over	103,301		180,191		282,401	
Elementary (Grade Level 0 to 8)	5,122	5.0%	7,916	4.4%	15,198	5.4%
Some High School (Grade Level 9 to 11)	9,431	9.1%	14,069	7.8%	22,744	8.1%
High School Graduate	34,708	33.6%	63,654	35.3%	106,571	37.7%
Some College	16,049	15.5%	28,082	15.6%	42,717	15.1%
Associate Degree Only	6,369	6.2%	11,826	6.6%	18,735	6.6%
Bachelor Degree Only	18,795	18.2%	33,625	18.7%	48,790	17.3%
Graduate Degree	12,828	12.4%	21,018	11.7%	27,646	9.8%

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Lancaster, PA						
Units In Structure (2010)						
1 Detached Unit	24,122	41.6%	49,941	49.8%	82,561	53.2%
1 Attached Unit	17,142	29.5%	24,321	24.3%	34,234	22.1%
2 to 4 Units	6,147	10.6%	8,961	8.9%	13,207	8.5%
5 to 9 Units	3,718	6.4%	5,510	5.5%	7,174	4.6%
10 to 19 Units	2,290	3.9%	3,353	3.3%	4,710	3.0%
20 to 49 Units	1,291	2.2%	1,849	1.8%	2,370	1.5%
50 or More Units	2,205	3.8%	4,172	4.2%	5,456	3.5%
Mobile Home or Trailer	1,118	1.9%	2,151	2.1%	5,331	3.4%
Other Structure	3	-	16	-	23	-
Homes Built By Year (2010)						
Homes Built 2005 or later	2,309	4.0%	4,726	4.7%	7,546	4.9%
Homes Built 2000 to 2004	2,697	4.6%	5,730	5.7%	9,297	6.0%
Homes Built 1990 to 1999	5,504	9.5%	11,488	11.5%	17,990	11.6%
Homes Built 1980 to 1989	6,195	10.7%	12,572	12.5%	19,811	12.8%
Homes Built 1970 to 1979	6,873	11.8%	12,048	12.0%	19,627	12.7%
Homes Built 1960 to 1969	6,027	10.4%	10,172	10.1%	14,797	9.5%
Homes Built 1950 to 1959	7,956	13.7%	13,048	13.0%	18,885	12.2%
Homes Built Before 1949	20,476	35.3%	30,491	30.4%	47,112	30.4%
Home Values (2010)						
Home Values \$1,000,000 or More	210	0.6%	510	0.8%	984	1.0%
Home Values \$500,000 to \$999,999	1,325	3.8%	2,206	3.4%	3,536	3.4%
Home Values \$400,000 to \$499,999	1,267	3.7%	2,205	3.4%	3,228	3.1%
Home Values \$300,000 to \$399,999	2,921	8.5%	5,763	8.9%	8,841	8.5%
Home Values \$200,000 to \$299,999	7,966	23.1%	16,729	25.9%	26,534	25.6%
Home Values \$150,000 to \$199,999	6,909	20.0%	14,828	23.0%	24,180	23.4%
Home Values \$100,000 to \$149,999	6,550	19.0%	11,983	18.6%	19,486	18.8%
Home Values \$70,000 to \$99,999	4,046	11.7%	5,318	8.2%	7,972	7.7%
Home Values \$50,000 to \$69,999	1,759	5.1%	2,188	3.4%	3,168	3.1%
Home Values \$25,000 to \$49,999	858	2.5%	1,356	2.1%	2,225	2.2%
Home Values Under \$25,000	661	1.9%	1,425	2.2%	3,322	3.2%
Owner-Occupied Median Home Value	\$180,495		\$188,847		\$186,650	
Renter-Occupied Median Rent	\$674		\$744		\$720	
Transportation To Work (2010)						
Drive to Work Alone	52,559	78.8%	97,729	81.1%	155,090	80.5%
Drive to Work in Carpool	5,349	8.0%	9,134	7.6%	15,872	8.2%
Travel to Work by Public Transportation	2,245	3.4%	2,749	2.3%	3,451	1.8%
Drive to Work on Motorcycle	96	0.1%	210	0.2%	389	0.2%
Walk or Bicycle to Work	3,337	5.0%	4,766	4.0%	7,263	3.8%
Other Means	464	0.7%	817	0.7%	1,622	0.8%
Work at Home	2,642	4.0%	5,074	4.2%	8,954	4.6%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	24,165	37.7%	40,875	35.4%	61,953	33.7%
Travel to Work in 15 to 29 Minutes	26,098	40.7%	48,673	42.2%	76,123	41.4%
Travel to Work in 30 to 59 Minutes	10,999	17.2%	20,222	17.5%	36,535	19.9%
Travel to Work in 60 Minutes or More	2,788	4.4%	5,636	4.9%	9,076	4.9%
Average Minutes Travel to Work	17.1		17.8		18.6	