

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups

LMS Commercial Real Estate
Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Population

	1 Mile		3 Miles		5 Miles	
Estimated Population (2010)	8,762		40,829		55,754	
Census Population (1990)	7,899		32,988		43,191	
Census Population (2000)	8,432		36,268		48,510	
Projected Population (2015)	8,748		43,922		60,164	
Forecasted Population (2020)	8,921		48,162		66,624	
Historical Annual Change (1990-2000)	533	0.7%	3,280	1.0%	5,319	1.2%
Historical Annual Change (2000-2010)	330	0.4%	4,562	1.3%	7,244	1.5%
Projected Annual Change (2010-2015)	-14	-	3,093	1.5%	4,411	1.6%
Est. Population Density (2010)	2,791.47 <i>psm</i>		1,444.64 <i>psm</i>		710.29 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.49 <i>sq mi</i>	

Households

Estimated Households (2010)	3,555		16,657		22,234	
Census Households (1990)	3,121		13,182		16,703	
Census Households (2000)	3,389		14,744		19,241	
Projected Households (2015)	3,532		17,758		23,847	
Forecasted Households (2020)	3,608		19,419		26,389	
Historical Annual Change (1990-2000)	268	0.9%	1,561	1.2%	2,538	1.5%
Projected Annual Change (2000-2015)	143	0.3%	3,015	1.4%	4,606	1.6%

Average Household Income

Est. Average Household Income (2010)	\$56,677		\$63,557		\$65,706	
Census Average Hhld Income (1990)	\$31,785		\$35,172		\$36,304	
Census Average Hhld Income (2000)	\$46,458		\$49,097		\$50,657	
Proj. Average Household Income (2015)	\$61,629		\$69,987		\$72,091	
Historical Annual Change (1990-2000)	\$14,673	4.6%	\$13,926	4.0%	\$14,353	4.0%
Projected Annual Change (2000-2015)	\$15,172	2.2%	\$20,890	2.8%	\$21,435	2.8%

Median Household Income

Est. Median Household Income (2010)	\$49,052		\$50,886		\$53,132	
Census Median Hhld Income (1990)	\$28,983		\$30,497		\$31,607	
Census Median Hhld Income (2000)	\$42,707		\$42,484		\$43,970	
Proj. Median Household Income (2015)	\$51,271		\$55,653		\$57,918	
Historical Annual Change (1990-2000)	\$13,724	4.7%	\$11,987	3.9%	\$12,363	3.9%
Projected Annual Change (2000-2015)	\$8,564	1.3%	\$13,169	2.1%	\$13,948	2.1%

Per Capita Income

Est. Per Capita Income (2010)	\$23,109		\$26,434		\$26,657	
Census Per Capita Income (1990)	\$12,560		\$14,055		\$14,040	
Census Per Capita Income (2000)	\$18,586		\$19,843		\$19,970	
Proj. Per Capita Income (2015)	\$25,003		\$28,807		\$29,031	
Historical Annual Change (1990-2000)	\$6,025	4.8%	\$5,788	4.1%	\$5,930	4.2%
Projected Annual Change (2000-2015)	\$6,418	2.3%	\$8,964	3.0%	\$9,061	3.0%

Other Income

Est. Median Disposable Income (2010)	\$41,684		\$43,128		\$44,788	
Proj. Median Disposable Income (2015)	\$43,676		\$46,573		\$48,281	
Est. Average Household Net Worth (2010)	\$401,445		\$442,482		\$459,221	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

LMS Commercial Real Estate
 Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Household Income Distribution (2010)

	1 Mile		3 Miles		5 Miles	
HH Income \$200,000 or More	25	0.7%	258	1.6%	373	1.7%
HH Income \$150,000 to 199,999	88	2.5%	494	3.0%	679	3.1%
HH Income \$125,000 to 149,999	73	2.0%	389	2.3%	640	2.9%
HH Income \$100,000 to 124,999	217	6.1%	1,147	6.9%	1,716	7.7%
HH Income \$75,000 to 99,999	366	10.3%	2,123	12.7%	3,002	13.5%
HH Income \$50,000 to 74,999	953	26.8%	4,090	24.6%	5,626	25.3%
HH Income \$35,000 to 49,999	655	18.4%	2,765	16.6%	3,473	15.6%
HH Income \$25,000 to 34,999	413	11.6%	1,817	10.9%	2,319	10.4%
HH Income \$15,000 to 24,999	453	12.7%	1,961	11.8%	2,392	10.8%
HH Income \$10,000 to 14,999	130	3.6%	814	4.9%	1,011	4.5%
HH Income \$0 to 9,999	182	5.1%	797	4.8%	1,003	4.5%
HH Income \$35,000+	2,378	66.9%	11,267	67.6%	15,509	69.8%
HH Income \$50,000+	1,723	48.5%	8,503	51.0%	12,036	54.1%
HH Income \$75,000+	770	21.6%	4,413	26.5%	6,410	28.8%

Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
Total Population	8,762		40,829		55,754	
White	8,362	95.4%	39,065	95.7%	53,583	96.1%
Black or African American	203	2.3%	936	2.3%	1,133	2.0%
American Indian & Alaska Native	25	0.3%	85	0.2%	115	0.2%
Asian	103	1.2%	436	1.1%	529	0.9%
Hawaiian & Pacific Islander	3	-	17	-	21	-
Other Race	32	0.4%	128	0.3%	158	0.3%
Two or More Races	33	0.4%	162	0.4%	214	0.4%
Not Hispanic or Latino Population	8,508	97.1%	39,753	97.4%	54,348	97.5%
Non Hispanic: White	8,115	95.4%	38,020	95.6%	52,214	96.1%
Non Hispanic: Black or African American	199	2.3%	912	2.3%	1,105	2.0%
Non Hispanic: Amer Indian & AK Native	25	0.3%	85	0.2%	115	0.2%
Non Hispanic: Asian	101	1.2%	429	1.1%	520	1.0%
Non Hispanic: Hawaiian & Pacific Islander	3	-	17	-	21	-
Non Hispanic: Other Race	32	0.4%	126	0.3%	156	0.3%
Non Hispanic: Two or More Races	31	0.4%	163	0.4%	216	0.4%
Hispanic or Latino Population	255	2.9%	1,077	2.6%	1,405	2.5%
Hispanic: White	247	97.1%	1,045	97.1%	1,368	97.4%
Hispanic: Black or African American	4	1.7%	24	2.2%	28	2.0%
Hispanic: American Indian & Alaska Native	-	-	-	-	-	-
Hispanic: Asian	2	0.7%	7	0.6%	8	0.6%
Hispanic: Hawaiian & Pacific Islander	-	-	-	-	-	-
Hispanic: Other Race	-	-	2	0.2%	2	0.2%
Hispanic: Two or More Races	1	0.5%	-1	-0.1%	-2	-0.1%
Not of Hispanic Origin Population (1990)	7,841	99.3%	32,740	99.2%	42,875	99.3%
Hispanic Origin Population (1990)	58	0.7%	248	0.8%	315	0.7%
Not Hispanic or Latino Population (2000)	8,292	98.3%	35,705	98.4%	47,786	98.5%
Hispanic or Latino Population (2000)	140	1.7%	562	1.6%	723	1.5%
Not Hispanic or Latino Population 5yr (2015)	8,431	96.4%	42,517	96.8%	58,339	97.0%
Hispanic or Latino Population 5yr (2015)	317	3.6%	1,404	3.2%	1,826	3.0%
Historical Annual Change (1990-2000)	82	14.2%	314	12.7%	408	12.9%
Projected Annual Change (2000-2015)	177	8.4%	842	10.0%	1,102	10.2%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

LMS Commercial Real Estate
 Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Age Distribution (2010)

	1 Mile		3 Miles		5 Miles	
Total Population	8,762		40,829		55,754	
Age 0 to 4 yrs	624	7.1%	2,440	6.0%	3,332	6.0%
Age 5 to 9 yrs	611	7.0%	2,318	5.7%	3,176	5.7%
Age 10 to 14 yrs	531	6.1%	2,375	5.8%	3,368	6.0%
Age 15 to 19 yrs	531	6.1%	2,414	5.9%	3,394	6.1%
Age 20 to 24 yrs	569	6.5%	2,383	5.8%	3,083	5.5%
Age 25 to 29 yrs	689	7.9%	2,658	6.5%	3,488	6.3%
Age 30 to 34 yrs	653	7.4%	2,587	6.3%	3,538	6.3%
Age 35 to 39 yrs	586	6.7%	2,581	6.3%	3,648	6.5%
Age 40 to 44 yrs	586	6.7%	2,754	6.7%	3,899	7.0%
Age 45 to 49 yrs	589	6.7%	2,915	7.1%	4,122	7.4%
Age 50 to 54 yrs	585	6.7%	2,951	7.2%	4,166	7.5%
Age 55 to 59 yrs	527	6.0%	2,731	6.7%	3,758	6.7%
Age 60 to 64 yrs	461	5.3%	2,394	5.9%	3,260	5.8%
Age 65 to 69 yrs	365	4.2%	2,086	5.1%	2,728	4.9%
Age 70 to 74 yrs	298	3.4%	1,605	3.9%	2,099	3.8%
Age 75 to 79 yrs	216	2.5%	1,296	3.2%	1,703	3.1%
Age 80 to 84 yrs	169	1.9%	1,118	2.7%	1,433	2.6%
Age 85 yrs plus	173	2.0%	1,221	3.0%	1,558	2.8%
Median Age	35.6 yrs		40.2 yrs		40.2 yrs	
Age 19 yrs or less	2,297	26.2%	9,547	23.4%	13,269	23.8%
Age 20 to 64 years	5,246	59.9%	23,957	58.7%	32,962	59.1%
Age 65 years Plus	1,220	13.9%	7,326	17.9%	9,522	17.1%

Female Age Distribution (2010)

Female Population	4,464	50.9%	20,978	51.4%	28,533	51.2%
Age 0 to 4 yrs	314	7.0%	1,206	5.8%	1,654	5.8%
Age 5 to 9 yrs	302	6.8%	1,147	5.5%	1,569	5.5%
Age 10 to 14 yrs	257	5.8%	1,167	5.6%	1,650	5.8%
Age 15 to 19 yrs	249	5.6%	1,142	5.4%	1,615	5.7%
Age 20 to 24 yrs	283	6.3%	1,157	5.5%	1,471	5.2%
Age 25 to 29 yrs	342	7.7%	1,323	6.3%	1,742	6.1%
Age 30 to 34 yrs	335	7.5%	1,267	6.0%	1,743	6.1%
Age 35 to 39 yrs	287	6.4%	1,254	6.0%	1,785	6.3%
Age 40 to 44 yrs	295	6.6%	1,371	6.5%	1,951	6.8%
Age 45 to 49 yrs	303	6.8%	1,512	7.2%	2,115	7.4%
Age 50 to 54 yrs	298	6.7%	1,520	7.2%	2,135	7.5%
Age 55 to 59 yrs	279	6.2%	1,400	6.7%	1,917	6.7%
Age 60 to 64 yrs	242	5.4%	1,276	6.1%	1,712	6.0%
Age 65 to 69 yrs	192	4.3%	1,136	5.4%	1,468	5.1%
Age 70 to 74 yrs	164	3.7%	868	4.1%	1,129	4.0%
Age 75 to 79 yrs	120	2.7%	748	3.6%	986	3.5%
Age 80 to 84 yrs	95	2.1%	683	3.3%	862	3.0%
Age 85 yrs plus	106	2.4%	801	3.8%	1,028	3.6%
Female Median Age	36.7 yrs		42.0 yrs		41.8 yrs	
Age 19 yrs or less	1,122	25.1%	4,663	22.2%	6,487	22.7%
Age 20 to 64 years	2,665	59.7%	12,079	57.6%	16,572	58.1%
Age 65 years Plus	677	15.2%	4,236	20.2%	5,474	19.2%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

LMS Commercial Real Estate
 Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Male Age Distribution (2010)

	1 Mile		3 Miles		5 Miles	
Male Population	4,298	49.1%	19,851	48.6%	27,221	48.8%
Age 0 to 4 yrs	310	7.2%	1,233	6.2%	1,678	6.2%
Age 5 to 9 yrs	309	7.2%	1,171	5.9%	1,607	5.9%
Age 10 to 14 yrs	274	6.4%	1,208	6.1%	1,718	6.3%
Age 15 to 19 yrs	281	6.5%	1,272	6.4%	1,779	6.5%
Age 20 to 24 yrs	287	6.7%	1,227	6.2%	1,612	5.9%
Age 25 to 29 yrs	347	8.1%	1,335	6.7%	1,745	6.4%
Age 30 to 34 yrs	318	7.4%	1,321	6.7%	1,795	6.6%
Age 35 to 39 yrs	299	7.0%	1,328	6.7%	1,863	6.8%
Age 40 to 44 yrs	291	6.8%	1,383	7.0%	1,948	7.2%
Age 45 to 49 yrs	286	6.7%	1,403	7.1%	2,008	7.4%
Age 50 to 54 yrs	286	6.7%	1,431	7.2%	2,031	7.5%
Age 55 to 59 yrs	248	5.8%	1,332	6.7%	1,840	6.8%
Age 60 to 64 yrs	219	5.1%	1,119	5.6%	1,548	5.7%
Age 65 to 69 yrs	173	4.0%	950	4.8%	1,261	4.6%
Age 70 to 74 yrs	134	3.1%	737	3.7%	970	3.6%
Age 75 to 79 yrs	95	2.2%	547	2.8%	717	2.6%
Age 80 to 84 yrs	74	1.7%	436	2.2%	571	2.1%
Age 85 yrs plus	67	1.6%	420	2.1%	529	1.9%
Male Median Age	34.5 yrs		38.5 yrs		38.7 yrs	
Age 19 yrs or less	1,175	27.3%	4,884	24.6%	6,782	24.9%
Age 20 to 64 years	2,581	60.0%	11,877	59.8%	16,390	60.2%
Age 65 years Plus	543	12.6%	3,090	15.6%	4,048	14.9%

Males per 100 Females (2010)

Overall Comparison	96		95		95	
Age 0 to 4 yrs	99	49.7%	102	50.5%	101	50.4%
Age 5 to 9 yrs	102	50.6%	102	50.5%	102	50.6%
Age 10 to 14 yrs	107	51.6%	104	50.9%	104	51.0%
Age 15 to 19 yrs	113	53.0%	111	52.7%	110	52.4%
Age 20 to 24 yrs	101	50.3%	106	51.5%	110	52.3%
Age 25 to 29 yrs	101	50.3%	101	50.2%	100	50.0%
Age 30 to 34 yrs	95	48.7%	104	51.0%	103	50.7%
Age 35 to 39 yrs	104	51.1%	106	51.4%	104	51.1%
Age 40 to 44 yrs	99	49.7%	101	50.2%	100	50.0%
Age 45 to 49 yrs	94	48.5%	93	48.1%	95	48.7%
Age 50 to 54 yrs	96	49.0%	94	48.5%	95	48.8%
Age 55 to 59 yrs	89	47.1%	95	48.7%	96	49.0%
Age 60 to 64 yrs	90	47.4%	88	46.7%	90	47.5%
Age 65 to 69 yrs	90	47.4%	84	45.5%	86	46.2%
Age 70 to 74 yrs	82	45.0%	85	45.9%	86	46.2%
Age 75 to 79 yrs	79	44.2%	73	42.3%	73	42.1%
Age 80 to 84 yrs	77	43.6%	64	38.9%	66	39.8%
Age 85 yrs plus	63	38.6%	52	34.4%	51	34.0%
Age 19 yrs or less	105	51.1%	105	51.2%	105	51.1%
Age 20 to 39 yrs	100	50.1%	104	51.0%	104	51.0%
Age 40 to 64 yrs	94	48.4%	94	48.5%	95	48.8%
Age 65 years Plus	80	44.5%	73	42.2%	74	42.5%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

LMS Commercial Real Estate
 Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Household Type (2010)

	1 Mile		3 Miles		5 Miles	
Total Households	3,555		16,657		22,234	
Households with Children	1,196	33.6%	5,087	30.5%	7,067	31.8%
Average Household Size	2.46		2.41		2.47	
Est. Household Density	1,132.42	<i>psm</i>	589.35	<i>psm</i>	283.26	<i>psm</i>
Population Family	7,204	82.2%	33,628	82.4%	46,812	84.0%
Population Non-Family	1,525	17.4%	6,547	16.0%	8,084	14.5%
Population Group Qtrs	34	0.4%	654	1.6%	857	1.5%
Family Households	2,351	66.2%	11,158	67.0%	15,390	69.2%
<i>Married Couple Hhlds</i>	1,754	74.6%	8,841	79.2%	12,463	81.0%
<i>Other Family Hhlds</i>	598	25.4%	2,317	20.8%	2,927	19.0%
Family Households With Children	1,166	49.6%	4,983	44.7%	6,939	45.1%
<i>Married Couple With Children</i>	737	63.3%	3,425	68.7%	4,971	71.6%
<i>Other Family Hhlds With Children</i>	428	36.7%	1,559	31.3%	1,969	28.4%
Family Households No Children	1,186	50.4%	6,175	55.3%	8,451	54.9%
<i>Married Couple No Children</i>	1,016	85.7%	5,417	87.7%	7,493	88.7%
<i>Other Family Households No Children</i>	170	14.3%	758	12.3%	958	11.3%
Average Family Household Size	3.06		3.01		3.04	
Average Family Income	\$65,246		\$76,460		\$77,633	
Median Family Income	\$56,193		\$62,262		\$64,175	
Non-Family Households	1,203	33.8%	5,498	33.0%	6,844	30.8%
Non-Family Hhlds With Children	30	2.5%	103	1.9%	128	1.9%
Non-Family Hhld No Children	1,173	97.5%	5,395	98.1%	6,716	98.1%
<i>N-F Hhld Lone Person No Children</i>	976	81.1%	4,613	83.9%	5,732	83.8%
Lone Male Householder	440	45.1%	1,990	43.1%	2,492	43.5%
Lone Female Householder	536	54.9%	2,623	56.9%	3,240	56.5%
<i>N-F Hhld 2+ Persons No Children</i>	197	16.4%	782	14.2%	984	14.4%
Average Non-Family Hhld Size	1.27		1.19		1.18	

Marital Status (2010)

(15 Years or Older)	6,998		33,687		45,871	
Never Married	1,582	22.6%	7,243	21.5%	9,755	21.3%
Now Married	4,041	57.7%	19,563	58.1%	27,386	59.7%
Previously Married	1,376	19.7%	6,881	20.4%	8,730	19.0%
Separated	297	21.6%	1,179	17.1%	1,404	16.1%
Widowed	383	27.8%	2,728	39.6%	3,622	41.5%
Divorced	696	50.6%	2,974	43.2%	3,704	42.4%

Educational Attainment (2010)

Adult Population (25 Years or Older)	5,896		28,899		39,401	
Elementary (0 to 8)	332	5.6%	1,417	4.9%	1,928	4.9%
Some High School (9 to 11)	693	11.8%	2,922	10.1%	3,824	9.7%
High School Graduate (12)	2,687	45.6%	12,354	42.7%	17,283	43.9%
Some College (13 to 16)	829	14.1%	4,434	15.3%	5,900	15.0%
Associate Degree Only	385	6.5%	2,230	7.7%	2,955	7.5%
Bachelor Degree Only	662	11.2%	3,679	12.7%	4,996	12.7%
Graduate Degree	309	5.2%	1,863	6.4%	2,514	6.4%
Any College + (Some College or higher)	2,184	37.0%	12,206	42.2%	16,366	41.5%
College Degree + (Bachelor Degree or higher)	971	16.5%	5,542	19.2%	7,510	19.1%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

LMS Commercial Real Estate
 Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Housing (2010)

	1 Mile		3 Miles		5 Miles	
Total Housing Units	3,757		17,385		23,123	
Housing Units, Occupied	3,555	94.6%	16,657	95.8%	22,234	96.2%
Housing Units, Owner-Occupied	2,453	69.0%	11,779	70.7%	16,488	74.2%
Housing Units, Renter-Occupied	1,102	31.0%	4,878	29.3%	5,747	25.8%
Housing Units, Vacant	202	5.1%	728	4.0%	889	3.7%
Total Housing Units (2000)	3,580		15,420		20,063	
Historical Annual Change (2000-2010)	176	0.5%	1,965	1.3%	3,060	1.5%

Household Size (2010)

	1 Mile		3 Miles		5 Miles	
Total Households	3,555		16,657		22,234	
1 Person Household	976	27.5%	4,613	27.7%	5,732	25.8%
2 Person Households	1,159	32.6%	5,791	34.8%	7,770	34.9%
3 Person Households	630	17.7%	2,718	16.3%	3,727	16.8%
4 Person Households	520	14.6%	2,349	14.1%	3,311	14.9%
5 Person Households	195	5.5%	860	5.2%	1,212	5.5%
6 Person Households	52	1.5%	233	1.4%	343	1.5%
7+ Person Households	23	0.6%	93	0.6%	138	0.6%

Household Stability (2010)

	1 Mile		3 Miles		5 Miles	
Total Households	3,555		16,657		22,234	
In current residence < 1 year	629	17.7%	2,703	16.2%	3,538	15.9%
In current residence 1-2 years	889	25.0%	3,883	23.3%	5,356	24.1%
In current residence 3-5 years	479	13.5%	2,222	13.3%	3,029	13.6%
In current residence 6-10 years	573	16.1%	2,584	15.5%	3,428	15.4%
In current residence > 10 years	984	27.7%	5,265	31.6%	6,883	31.0%
Turnover (% Annual Residential Turnover)	17.7%		16.2%		15.9%	
Stability (% In Current Residence 5+ Years)	43.8%		47.1%		46.4%	
Median Years in Residence	4.6 yrs		5.2 yrs		5.1 yrs	

Household Vehicles (2010)

	1 Mile		3 Miles		5 Miles	
Total Vehicles Available	6,811		32,081		44,746	
Household: 0 Vehicles Available	232	6.5%	1,053	6.3%	1,237	5.6%
Household: 1 Vehicles Available	1,062	29.9%	5,084	30.5%	6,228	28.0%
Household: 2 Vehicles Available	1,447	40.7%	6,621	39.8%	9,056	40.7%
Household: 3+ Vehicles Available	813	22.9%	3,899	23.4%	5,713	25.7%
Average Per Household	1.9 Vehicles		1.9 Vehicles		2.0 Vehicles	
Owner Occupied Hhlds Vehicles	5,214	76.5%	25,420	79.2%	36,806	82.3%
Average Per Owner Household	2.1 Vehicles		2.2 Vehicles		2.2 Vehicles	
Renter Occupied Hhlds Vehicles	1,597	23.5%	6,661	20.8%	7,940	17.7%
Average Per Renter Household	1.5 Vehicles		1.4 Vehicles		1.4 Vehicles	

Travel Time (2000)

	1 Mile		3 Miles		5 Miles	
Worker Base (16 Years or Older)	4,602		19,022		25,374	
Travel to Work in 14 Minutes or Less	2,262	49.2%	8,670	45.6%	10,677	42.1%
Travel to Work in 15 to 29 Minutes	1,029	22.4%	4,723	24.8%	7,006	27.6%
Travel to Work in 30 to 59 Minutes	816	17.7%	3,426	18.0%	4,680	18.4%
Travel to Work in 60 Minutes or More	407	8.9%	1,836	9.7%	2,505	9.9%
Work at Home	88	1.9%	367	1.9%	506	2.0%
Average Travel Time to Work	22.0 mins		22.4 mins		23.2 mins	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

LMS Commercial Real Estate
 Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Transportation To Work (2000)

	1 Mile		3 Miles		5 Miles	
Work Base	4,602		19,022		25,374	
Drive to Work Alone	3,771	82.0%	15,912	83.6%	21,406	84.4%
Drive to Work in Carpool	519	11.3%	1,837	9.7%	2,474	9.8%
Travel to Work - Public Transportation	7	0.2%	44	0.2%	62	0.2%
Drive to Work on Motorcycle	3	0.1%	10	0.1%	11	-
Bicycle to Work	48	1.0%	171	0.9%	177	0.7%
Walk to Work	134	2.9%	618	3.2%	656	2.6%
Other Means	32	0.7%	63	0.3%	82	0.3%
Work at Home	88	1.9%	367	1.9%	506	2.0%

Daytime Demos (2010)

Total Number of Businesses	246		1,690		2,063	
Total Number of Employees	2,895		23,515		28,670	
Company Headqtrs: Businesses	1	0.6%	3	0.2%	3	0.1%
Company Headqtrs: Employees	402	13.9%	692	2.9%	692	2.4%
Employee Population per Business	11.8 to 1		13.9 to 1		13.9 to 1	
Residential Population per Business	35.7 to 1		24.2 to 1		27.0 to 1	
Est. Adj. Daytime Demographics (Age16+)	5,185		35,546		44,954	

Labor Force (2010)

Labor: Population Age 16+	6,889		33,170		45,143	
Unemployment Rate		5.9%		5.2%		5.0%
Labor Force Total: Males	3,351	48.6%	15,963	48.1%	21,831	48.4%
<i>Male civilian employed</i>	2,406	71.8%	11,084	69.4%	15,271	69.9%
<i>Male civilian unemployed</i>	245	7.3%	998	6.3%	1,276	5.8%
<i>Males in Armed Forces</i>	1	-	17	0.1%	30	0.1%
<i>Males not in labor force</i>	698	20.8%	3,864	24.2%	5,254	24.1%
Labor Force Total: Females	3,538	51.4%	17,206	51.9%	23,312	51.6%
<i>Female civilian employed</i>	2,191	61.9%	10,013	58.2%	13,534	58.1%
<i>Female civilian unemployed</i>	164	4.6%	742	4.3%	963	4.1%
<i>Females in Armed Forces</i>	1	-	24	0.1%	25	0.1%
<i>Females not in labor force</i>	1,183	33.4%	6,428	37.4%	8,790	37.7%
Employment Force Change (2000-2010)	-5	-0.1%	2,095	11.0%	3,461	13.7%
Male Change (2000-2010)	-20	-0.8%	1,012	10.0%	1,731	12.8%
Female Change (2000-2010)	15	0.7%	1,083	12.1%	1,730	14.7%

Occupation (2000)

Occupation: Population Age 16+	4,602		19,002		25,344	
Occupation Total: Males	2,426	52.7%	10,072	53.0%	13,540	53.4%
Occupation Total: Females	2,176	47.3%	8,930	47.0%	11,804	46.6%
Mgmt, Business, & Financial Operations	391	8.5%	1,800	9.5%	2,425	9.6%
Professional and Related	584	12.7%	2,690	14.2%	3,550	14.0%
Service	681	14.8%	2,700	14.2%	3,559	14.0%
Sales and Office	1,141	24.8%	4,998	26.3%	6,684	26.4%
Farming, Fishing, & Forestry	32	0.7%	86	0.5%	114	0.4%
Construction, Extraction, & Maintenance	492	10.7%	1,822	9.6%	2,580	10.2%
Production, Transport, & Material Moving	1,280	27.8%	4,906	25.8%	6,431	25.4%
White Collar		46.0%		49.9%		50.0%
Blue Collar		54.0%		50.1%		50.0%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

LMS Commercial Real Estate
 Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
Total Units	3,580		15,420		20,063	
1 Detached Unit	1,913	53.4%	9,367	60.7%	13,075	65.2%
1 Attached Unit	794	22.2%	2,415	15.7%	2,778	13.8%
2 Units	347	9.7%	1,361	8.8%	1,449	7.2%
3 to 4 Units	257	7.2%	898	5.8%	1,005	5.0%
5 to 9 Units	103	2.9%	539	3.5%	610	3.0%
10 to 19 Units	6	0.2%	291	1.9%	300	1.5%
20 to 49 Units	17	0.5%	233	1.5%	291	1.5%
50 or more Units	-	-	53	0.3%	71	0.4%
Mobile Home or Trailer	144	4.0%	262	1.7%	479	2.4%
Other Structure	-	-	1	-	6	-

Homes Built By Year (2000)

Homes Built 1999 to 2000	18	0.5%	147	1.0%	295	1.5%
Homes Built 1995 to 1998	161	4.5%	723	4.7%	1,217	6.1%
Homes Built 1990 to 1994	355	9.9%	1,315	8.5%	1,917	9.6%
Homes Built 1980 to 1989	413	11.5%	1,883	12.2%	2,700	13.5%
Homes Built 1970 to 1979	322	9.0%	1,791	11.6%	2,608	13.0%
Homes Built 1960 to 1969	271	7.6%	1,458	9.5%	1,809	9.0%
Homes Built 1950 to 1959	455	12.7%	2,156	14.0%	2,521	12.6%
Homes Built 1940 to 1949	408	11.4%	1,527	9.9%	1,748	8.7%
Homes Built Before 1939	1,176	32.8%	4,418	28.7%	5,248	26.2%
Median Age of Homes	43.4 yrs		40.2 yrs		36.4 yrs	

Home Values (2000)

Owner Specified Housing Units	2,181		9,463		12,698	
Home Values \$1,000,000 or More	-	-	13	0.1%	19	0.1%
Home Values \$750,000 to \$999,999	-	-	6	0.1%	7	0.1%
Home Values \$500,000 to \$749,999	-	-	8	0.1%	19	0.2%
Home Values \$400,000 to \$499,999	-	-	-	-	3	-
Home Values \$300,000 to \$399,999	3	0.1%	58	0.6%	80	0.6%
Home Values \$250,000 to \$299,999	-	-	69	0.7%	108	0.9%
Home Values \$200,000 to \$249,999	7	0.3%	236	2.5%	404	3.2%
Home Values \$175,000 to \$199,999	14	0.6%	268	2.8%	510	4.0%
Home Values \$150,000 to \$174,999	75	3.4%	687	7.3%	1,052	8.3%
Home Values \$125,000 to \$149,999	197	9.0%	1,250	13.2%	1,870	14.7%
Home Values \$100,000 to \$124,999	479	22.0%	2,245	23.7%	2,878	22.7%
Home Values \$90,000 to \$99,999	336	15.4%	1,365	14.4%	1,788	14.1%
Home Values \$80,000 to \$89,999	412	18.9%	1,463	15.5%	1,813	14.3%
Home Values \$70,000 to \$79,999	303	13.9%	825	8.7%	1,031	8.1%
Home Values \$60,000 to \$69,999	233	10.7%	621	6.6%	689	5.4%
Home Values \$50,000 to \$59,999	80	3.7%	212	2.2%	243	1.9%
Home Values \$35,000 to \$49,999	30	1.4%	96	1.0%	128	1.0%
Home Values \$25,000 to \$34,999	8	0.4%	21	0.2%	32	0.3%
Home Values \$10,000 to \$24,999	5	0.2%	21	0.2%	24	0.2%
Home Values \$0 to \$9,999	-	-	-	-	-	-
Owner Occupied Median Home Value	\$95,215		\$105,860		\$110,190	
Renter Occupied Median Rent	\$292		\$330		\$325	
Average Property Value (2010)	\$119,684		\$138,352		\$138,580	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

LMS Commercial Real Estate
 Lat/Lon: 39.78653/-76.96934



Shoppes at South Hanover

Hanover, PA

Consumer Expenditure (Annual Total)

	1 Mile	3 Miles	5 Miles
Total Household Expenditure (2010)	\$169 M	\$856 M	\$1.17 B
<i>Total Non-Retail Expenditures (2010)</i>	\$97.0 M	\$492 M	\$672 M
<i>Total Retail Expenditures (2010)</i>	\$72.1 M	\$364 M	\$497 M
Apparel (2010)	\$8.04 M	\$40.7 M	\$55.6 M
Contributions (2010)	\$5.86 M	\$30.5 M	\$41.8 M
Education (2010)	\$3.68 M	\$19.1 M	\$26.3 M
Entertainment (2010)	\$9.40 M	\$47.7 M	\$65.3 M
Food And Beverages (2010)	\$26.3 M	\$132 M	\$180 M
Furnishings And Equipment (2010)	\$7.26 M	\$37.2 M	\$51.2 M
Gifts (2010)	\$4.25 M	\$21.9 M	\$30.1 M
Health Care (2010)	\$10.7 M	\$53.7 M	\$72.9 M
Household Operations (2010)	\$5.77 M	\$29.7 M	\$40.9 M
Miscellaneous Expenses (2010)	\$2.89 M	\$14.5 M	\$19.8 M
Personal Care (2010)	\$2.46 M	\$12.4 M	\$17.0 M
Personal Insurance (2010)	\$1.65 M	\$8.49 M	\$11.7 M
Reading (2010)	\$553 K	\$2.81 M	\$3.83 M
Shelter (2010)	\$32.4 M	\$164 M	\$225 M
Tobacco (2010)	\$1.19 M	\$5.86 M	\$7.90 M
Transportation (2010)	\$34.5 M	\$174 M	\$238 M
Utilities (2010)	\$12.2 M	\$60.9 M	\$82.7 M

Consumer Expenditure (per Household per Month)

	1 Mile		3 Miles		5 Miles	
Total Household Expenditure (2010)	\$3,964		\$4,281		\$4,383	
<i>Total Non-Retail Expenditures (2010)</i>	\$2,275	57.4%	\$2,459	57.4%	\$2,520	57.5%
<i>Total Retail Expenditures (2010)</i>	\$1,689	42.6%	\$1,822	42.6%	\$1,863	42.5%
Apparel (2010)	\$189	4.8%	\$203	4.8%	\$208	4.8%
Contributions (2010)	\$137	3.5%	\$153	3.6%	\$157	3.6%
Education (2010)	\$86	2.2%	\$96	2.2%	\$99	2.3%
Entertainment (2010)	\$220	5.6%	\$239	5.6%	\$245	5.6%
Food And Beverages (2010)	\$617	15.6%	\$662	15.5%	\$676	15.4%
Furnishings And Equipment (2010)	\$170	4.3%	\$186	4.4%	\$192	4.4%
Gifts (2010)	\$100	2.5%	\$110	2.6%	\$113	2.6%
Health Care (2010)	\$251	6.3%	\$269	6.3%	\$273	6.2%
Household Operations (2010)	\$135	3.4%	\$149	3.5%	\$153	3.5%
Miscellaneous Expenses (2010)	\$68	1.7%	\$73	1.7%	\$74	1.7%
Personal Care (2010)	\$58	1.5%	\$62	1.5%	\$64	1.5%
Personal Insurance (2010)	\$39	1.0%	\$42	1.0%	\$44	1.0%
Reading (2010)	\$13	0.3%	\$14	0.3%	\$14	0.3%
Shelter (2010)	\$760	19.2%	\$822	19.2%	\$842	19.2%
Tobacco (2010)	\$28	0.7%	\$29	0.7%	\$30	0.7%
Transportation (2010)	\$808	20.4%	\$868	20.3%	\$890	20.3%
Utilities (2010)	\$286	7.2%	\$305	7.1%	\$310	7.1%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.