



YORK COUNTY  
**Economic Alliance**

Chamber of Commerce & Economic Development Corp.

# York County Pennsylvania

Economic and  
Community  
Profile

Fairview Township

March 2016

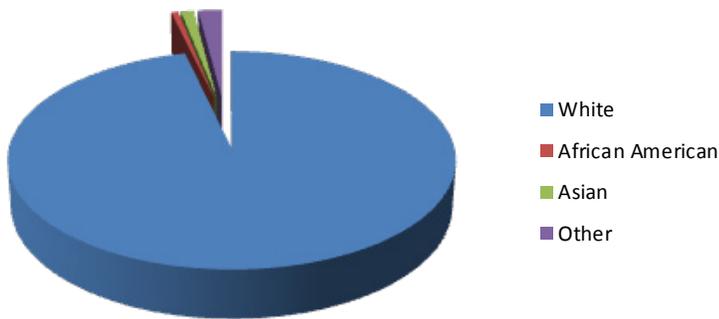




# York County, PA

	1990* Population	2000 Population	2010* Population	2013** Population	2020*** Population
York City	42,192	40,862	43,718	43,935	41,267
York County	339,574	381,751	434,972	438,965	484,909

Source: U.S. Census Bureau\*, State and County Quickfacts\*\*, and York County Planning Commission\*\*\*



## Population by Race

Source: American Community Survey (5 Year Estimate) 2008-2012

Age	Population	Percent
Under 5 Years	26,504	6.1
5-9 Years	27,779	6.4
10-14 Years	28,988	6.7
15-19 Years	29,355	6.8
20-24 Years	25,092	5.8
25-34 Years	50,590	11.6
35-44 Years	60,212	13.9
45-54 Years	68,593	15.8
55-59 Years	30,111	6.9
60-64 Years	25,717	5.9
65-74 Years	33,108	7.6
75-84 Years	19,614	4.5
85 Years and Over	8,916	2.1
Median Age 40.1		

Source: American Community Survey (5 Year Estimate) 2008-2012

# Population - Fairview

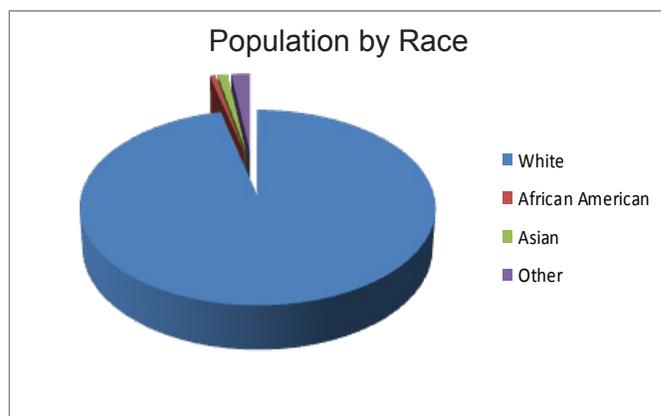
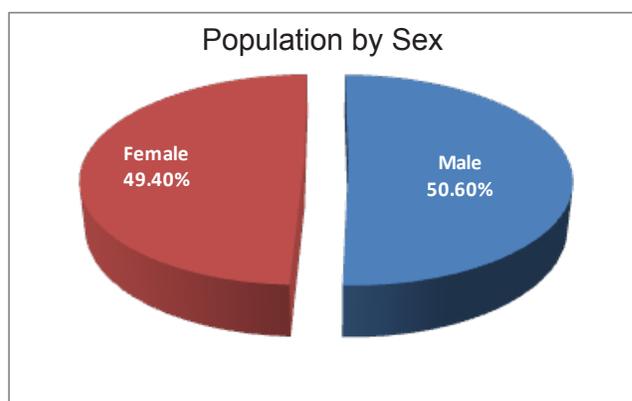


Population Projections	2000 Census	2012 Census	2020 Projection
Fairview Township	14,321	16,662	18,412
York County	382,068	434,972	464,424

Source: York County Planning Commission

Fairview Township Population by Age		
Age	Population	Percent
Under 5 Years	1,101	6.6
5-9 Years	1,144	6.9
10-14 Years	1,012	6.1
15-19 Years	985	5.9
20-24 Years	590	3.5
25-34 Years	1,645	9.9
35-44 Years	2,425	14.6
45-54 Years	3,142	18.9
55-59 Years	1,264	7.6
60-64 Years	1,160	7.0
65-74 Years	1,366	8.2
75-84 Years	555	3.3
85 Years and Over	273	1.6
Median Age 42.7		

Source: American Community Survey  
(5 Year Estimate) 2008-2012



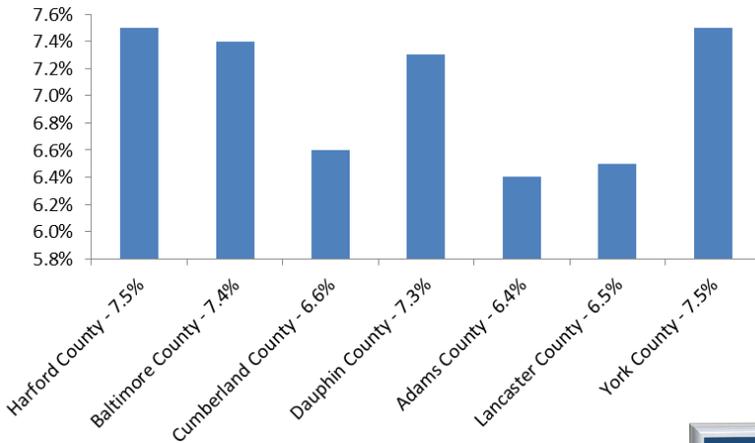
# Labor Statistics



	Fairview Township	York County June 2015	Pennsylvania July 2015	United States 2013
Labor Force	9,516	234,100	6,524,000	158,197,577
Employment	9,142	222,100	6,140,000	141,864,697
Unemployment	374	12,000	384,000	15,249,189
Unemployment Rate	2.8%	5.1%	5.9%	9.7%

Source: Center for Workforce Information and Analysis (Not Seasonally Adjusted); U.S. Census Data

## Unemployment, July 2013



Fairview Township - Class of Worker	
Private Wage and Salary Workers	6,850
Government Workers	1,690
Self-Employed Workers in Own Not Incorporate Business	602
Unpaid Family Workers	0
<b>Total</b>	<b>9,142</b>

Source: U.S. Census Bureau 2008-2012 American Community Survey (5 Year Estimate)

As of 2011, 44% of the Fairview Township workforce traveled less than 10 minutes to work

Unemployment rates are historically lower than State and National Average

18.8% of the Fairview Township workforce travels greater than 50 miles to work

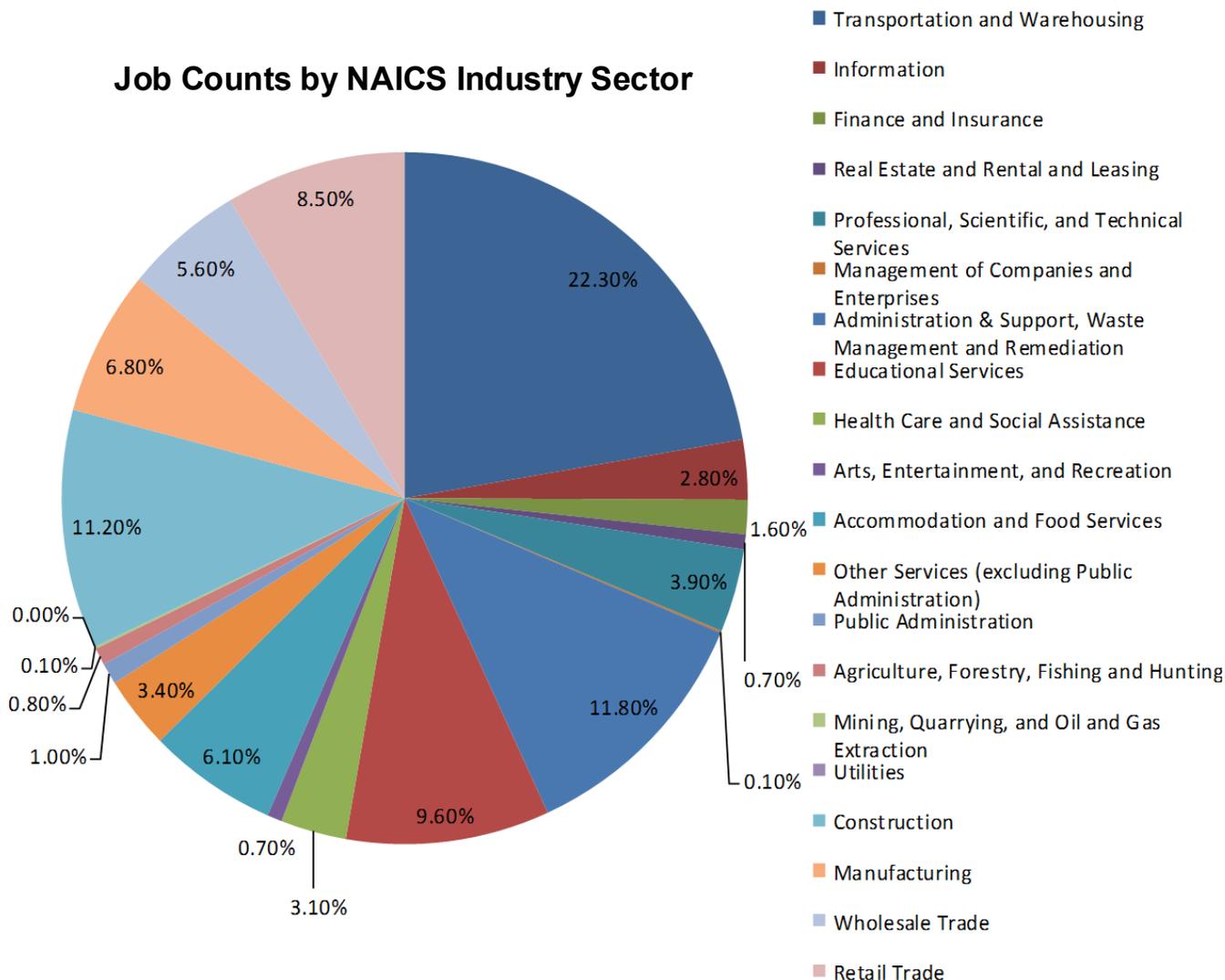
# Wage by Industry Sector



Fairview Township - Occupation of Employed Civilian Population	
Management, Business, Science, and Arts Occupations	3,726
Service Occupations	1,012
Sales and Office Occupations	2,639
Natural Resources, Construction, and Maintenance Occupations	632
Production, Transportation, and Material Moving Occupations	1,133
<b>Total</b>	<b>9,142</b>

Source: U.S. Census Bureau 2008-2012 American Community Survey (5 Year Estimate)

## Job Counts by NAICS Industry Sector

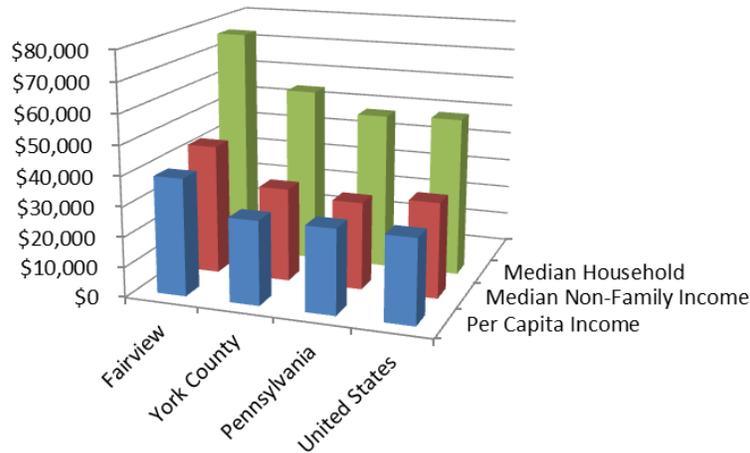




# Income & COLI

	Fairview Township	York County	Pennsylvania	United States
Per Capita Income	\$39,092	\$27,996	\$28,190	\$28,051
Median Household Income	\$76,945	\$58,747	\$52,267	\$53,046
Median Non-Family Income	\$43,421	\$31,289	\$29,221	\$31,796

Source: U.S. Census Bureau 2008-2012 American Community Survey (5 Year Estimate)



Component Index Weights Urban Area & State	100% Composite Index	13% Grocery Item	26% Housing	10% Utilities	13% Trans.	5% Health Care	33% Misc.
<b>Cost of Living Index - First Quarter 2015 Data</b>							
York, Pennsylvania MSA	101.1	99.3	96.6	113.2	101.2	94.3	102.7
Harrisburg-Carlisle, Pennsylvania Metro	---	---	---	---	---	---	---
Pittsburg, Pennsylvania MSA	100.8	100.3	95.4	107.5	120.1	95.3	97.0
Philadelphia, Pennsylvania MSA	120.6	116.5	134.2	120.7	116.9	99.0	114.9
Baltimore, Maryland PMSA	111.4	110.7	145.1	96.7	108.7	89.5	90.7
Washington-Arlington- Alexandria DC-VA	143.3	109.2	244.6	97.6	121.4	94.3	97.9

The index measures relative price levels for consumer goods and services in participating areas. The average for all participating places, both metropolitan and non-metropolitan, equals 100, and each participant's index is read as a percentage of the average for all places.

# Industry Trends

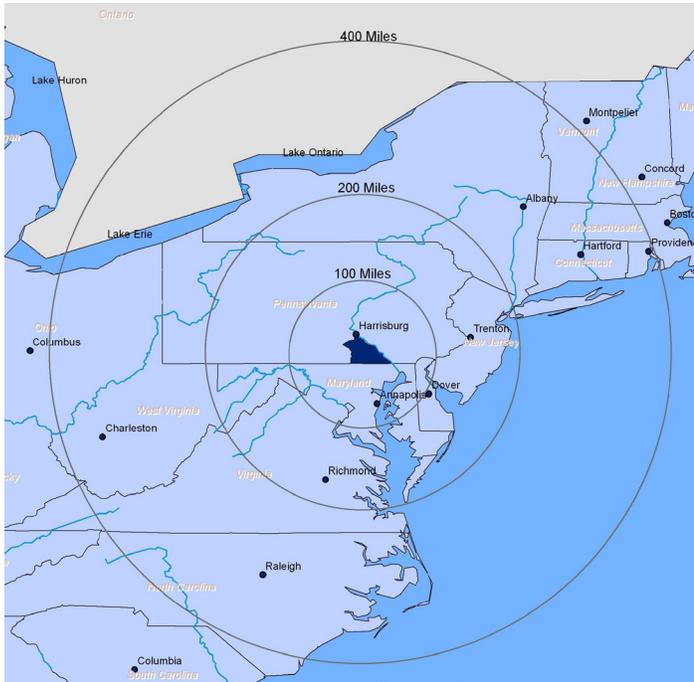


NAICS	Industry	Number of Establishments 2010	Number of Establishments 2013	Number of Employees 2010	Number of Employees 2013
11	Agriculture, Forestry, Fishing & Hunting	55	60	494	368
21	Mining	N/A	11	N/A	320
22	Utilities	15	24	1,231	1280
23	Construction	887	821	9,532	8,976
31-33	Manufacturing	598	591	32,631	31,133
42	Wholesale Trade	490	463	5,734	6,341
44-45	Retail Trade	1,216	1,238	21,096	21,193
48-49	Transportation & Warehousing	240	291	7,025	9,299
51	Information	83	74	1,961	1,765
52	Finance & Insurance	480	477	3,517	3,446
53	Real Estate and Rental & Leasing	269	257	1,527	1,516
54	Professional, Scientific, & Technical Services	758	731	5,160	6,162
55	Management of Companies & Enterprises	67	83	3,323	3,742
56	Admin., Support, Waste Management, & Remediation	441	449	7,382	8,101
61	Educational Services	77	214	2,209	12,867
62	Health Care & Social Assistance	1,162	1,151	22,509	23,907
71	Arts, Entertainment, & Recreation	129	130	2,031	1,920
72	Accommodation & Food Services Other Services	722	756	12,512	12,939
81	Other Services	845	859	6,074	6,137
82	Public Administration	432	132	21,362	7,687
	York County Total	8,973	8,812	167,625	169,099

Source: Pennsylvania Department of Labor & Industry—Center for Workforce Information & Analysis



# Transportation



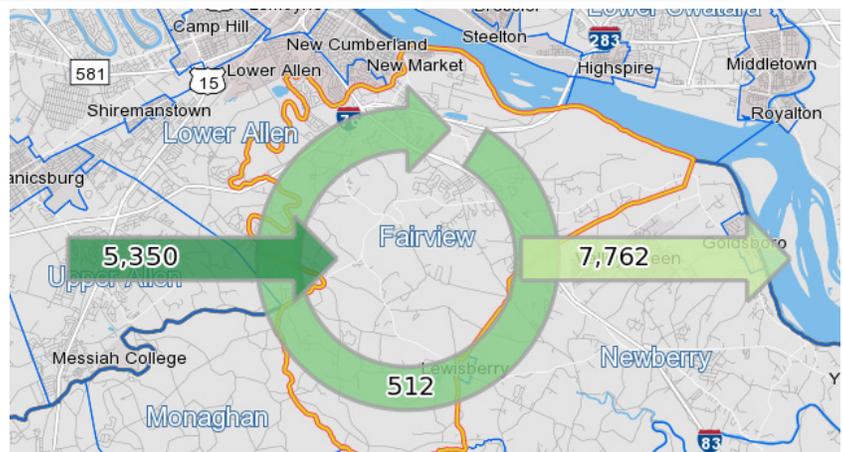
From Fairview Township	Approximate Distance (miles)
Baltimore, MD	87
Boston, MA	392
Chicago, IL	657
Columbus, OH	403
Harrisburg, PA	8.7
New York, NY	189
Newark, NJ	181
Norfolk, VA	293
Philadelphia, PA	120
Pittsburgh, PA	196
Raleigh, NC	378
Washington, DC	111

Source: AAA, White Rose Motor Club

York is located within 500 miles of more than 40% of the Nation's population and 60% of Canada's population.

Workers Traveling to York County for Employment	
Adams County, PA	11,272
Cumberland County, PA	5,078
Dauphin County, PA	2,958
Franklin County, PA	269
Juniata County, PA	99
Lancaster County, PA	5,453
Lebanon County, PA	470
Perry County, PA	406
State of Maryland	2,658

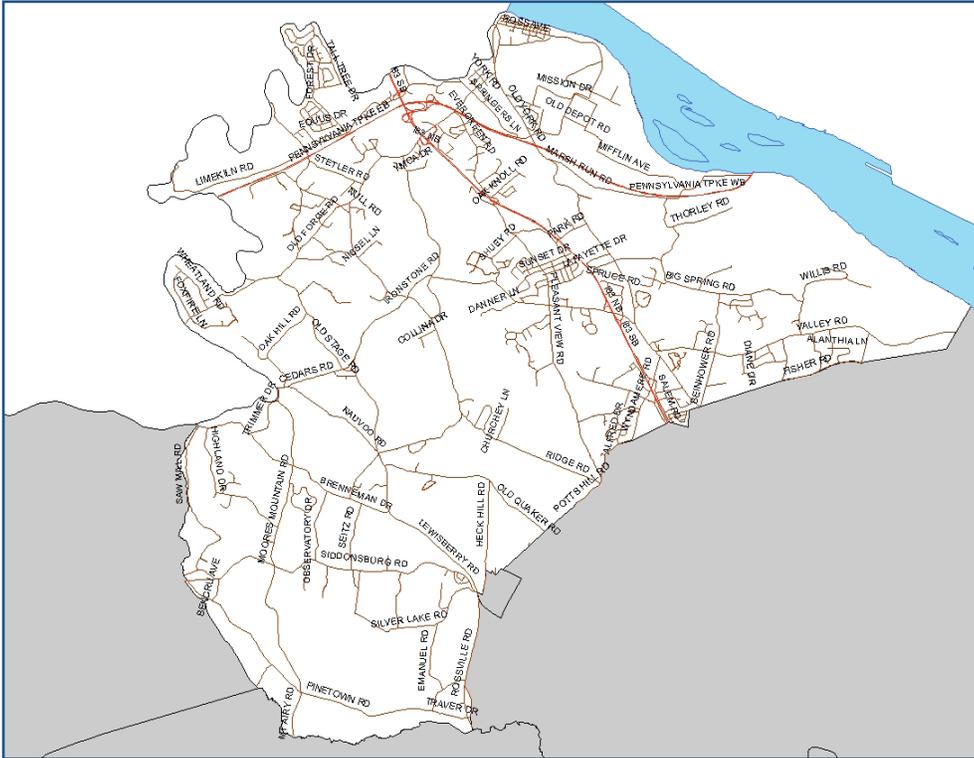
Source: U.S. Census Bureau - Commuting and Employment Data - Residence County to Workplace County Flows 2006-2010



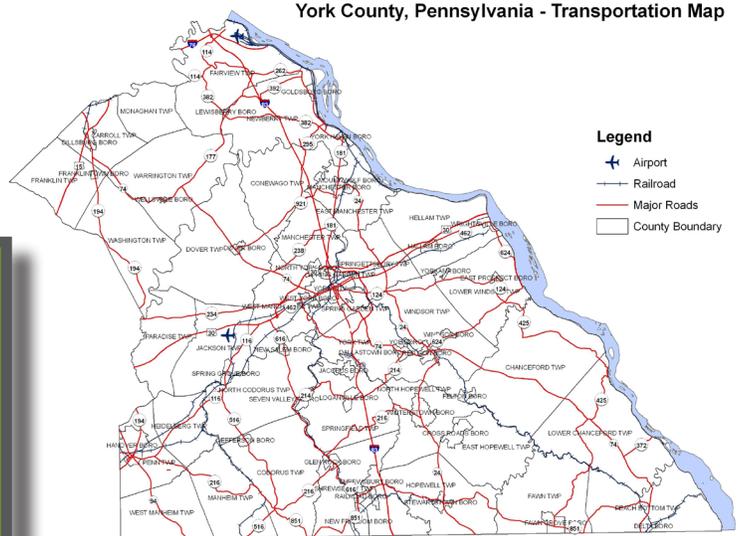
Inflow and Outflow of Fairview Township Workers

Dark Green Arrow	5,350 - Employed in Selection Area, Live Outside
Light Green Arrow	7,762 - Live in Selection Area, Employed Outside
Medium Green Arrow	512 - Employed and Live in Selection Area

# Transportation



York County, Pennsylvania - Transportation Map



York County offers a sophisticated transportation network with...

- More than 3,788 miles of roads, major interstates
- Two Class I railroads and easy access to commercial air and sea ports

The mean travel time to work for York County residents is 25.9 minutes, according to the 2010 American Community Survey.



# Commercial Airports

	June 2013	2013 YTD	June 2014	2014 YTD
<b>Harrisburg International Airport (HIA)</b>				
Enplanements	61,535	321,102	60,012	317,685
Deplanements	59,721	315,032	58,647	310,822
<b>Total Passengers</b>	<b>121,256</b>	<b>636,134</b>	<b>118,659</b>	<b>628,507</b>
<b>Baltimore-Washington International Thurgood Marshall Airport (BWI)</b>				
Enplanements	1,067,183	4,582,556	1,044,413	4,407,492
Deplanements	1,046,914	4,530,816	1,028,475	4,402,058
<b>Total Passengers</b>	<b>2,114,097</b>	<b>9,113,372</b>	<b>2,072,888</b>	<b>8,809,550</b>

Source: HIA Airport Monthly Statistics & BWI Airport Monthly Statistics

According to the U.S. Department of Transportation, BWI Airport has general arrival & departure delays that are 15 minutes or less.

York Airport (KTHV) - Operational Statistics			
Single Engine Airplanes	57	Avg. Aircraft Operations/Day	139
Multi Engine Airplanes	6	General Aviation Local	57%
Jet Airplanes	5	General Aviation Transient	39%
Helicopters	3	Air Taxi	3%
<b>Total Aircraft Based on the Field</b>	<b>71</b>	Military	< 1%

Source: AirNav.com - For a 12 month period ending December 2014

York Airport experiences approximately 50,000 annual operations.

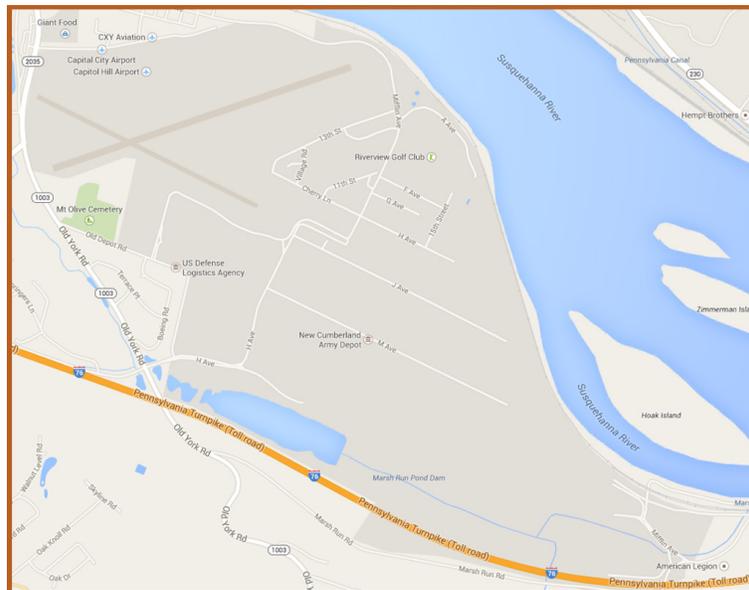
Capital City Airport (KCXY) - Operational Statistics			
Single Engine Airplanes	70	Avg. Aircraft Operations/Day	98
Multi Engine Airplanes	17	General Aviation Local	57%
Jet Airplanes	3	General Aviation Transient	23%
Helicopters	4	Military	19%
Military Aircraft	4	Air Taxi	2%
<b>Total Aircraft Based on the Field</b>	<b>98</b>		

Source: AirNav.com - For a 12 month period ending in December 2014

# Airports



CXY averages more than 57,000 corporate, charter, and private aircraft operations every year and has earned its place as the airport of choice for thousands of general aviation pilots and their passengers. Owned and operated by the Susquehanna Area Regional Airport Authority (SARAA), CXY is the designated reliever and sister airport of Harrisburg International Airport, and serves the business communities of Dauphin, Cumberland, and York counties. In addition, a study conducted by the PA Department of Transportation in 2000, concluded that CXY related activities generate nearly \$24 million a year in total economic output into the regional economy.



Latitude: 40 degrees, 13.3 minutes

Longitude: 76 degrees, 51.09 minutes

FAA-manned control tower, 7 a.m. to 9 p.m. (normal hours)

Airport elevation 347'

Runway 8-26: 5,001 by 150-foot paved, lighted runway

Runway 12-30: 3,894 by 100-foot paved, lighted runway

ILS precision landing system on Runway 8

Total airport acreage: 273

11 corporate hangars

Approximately 100 private, charter, and corporate aircraft are based at CXY



# Fairview Industrial Park

Distribution Plaza Breakdown 631-641 Lowther Road—6.130 acres—62,478 SF—Built 1972				
Suite	SF	Property Owner	Occupant	Employees
631	10,412 SF	REVA Fairview TIC 11 LLC	Stellar Refrigeration	1-4
633	10,955 SF	REVA Fairview TIC 11 LLC	Eastern Surfaces, Inc.	Unavailable
633A	8,400 SF	REVA Fairview TIC 11 LLC	Available	N/A
635	4,783 SF	REVA Fairview TIC 11 LLC	Available	N/A
637	5,464 SF	REVA Fairview TIC 11 LLC	Available	N/A
639	5,638 SF	REVA Fairview TIC 11 LLC	Trans Axle	1-4
641	9,823 SF	REVA Fairview TIC 11 LLC	Gazebo Room	10-19
642	See above	REVA Fairview TIC 11 LLC	Gazebo Room	See above



Eagle Center Breakdown—3.02 acres—84,950 SF—Built 2001				
Suite	SF	Property Owner	Occupant	Employees
503	18,400 SF	REVA Fairview TIC 11 LLC	Anixter Fasteners	5-9
505	38,600 SF	REVA Fairview TIC 11 LLC	Available	N/A
507	28,000 SF	REVA Fairview TIC 11 LLC	Available	N/A



- Fairview Industrial Park Quick Facts:
- Industrial park is a total of 107+/- acres
  - Located within Fairview Township
  - Foreign Trade Zone 147 Designation
  - Excellent highway access (Interstate 83 and Interstate 76)
  - Zoned Industrial
  - Public water (PA American Water Company)
  - Public sewer (Fairview Township WWTP)
  - Electric (Met-Ed)
  - Natural gas (Columbia Gas)
  - Regional FedEx Hub located in industrial park

# Fairview Industrial Park



## American Center Breakdown—540 Industrial Drive —9.690 acres—23,632 SF—Built 1980

Suite	SF	Property Owner	Occupant	Employees
540A	18,548 SF	REVA Fairview TIC 11 LLC	Available	N/A
540B	595 SF	REVA Fairview TIC 11 LLC	Available	N/A
540C	4,365 SF	REVA Fairview TIC 11 LLC	Available	N/A

## Fairview Center Breakdown—515 Industrial Drive—6.980 acres—25,000 SF

Suite	SF	Property Owner	Occupant	Employees
515	25,000 SF	REVA Fairview TIC 11 LLC	Available	N/A

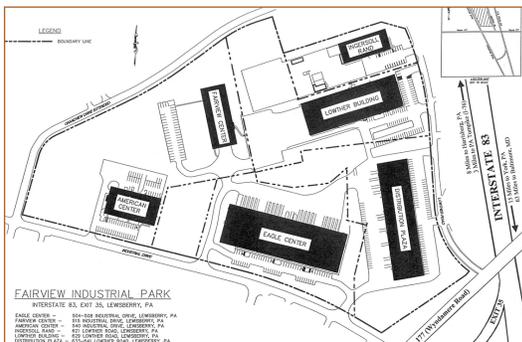


## Service Center Building Breakdown—621 Lowther Road —2.330 acres—16,683 SF—Built 1968

Suite	SF	Property Owner	Occupant	Employees
621	8,300 SF	REVA Fairview TIC 11 LLC	Accord Restoration of PA, Inc.	10-19
621B	8,300 SF	REVA Fairview TIC 11 LLC	Clean Venture-Cycle Chem	50-99

## Lowther Building Breakdown - 629 Lowther Road - 7.200 acres - 95,976 SF - Built 1969 and 1979

Suite	SF	Property Owner	Occupant	Employees
629A	30,000 SF	REVA Fairview TIC 11 LLC	Available	N/A
629B	11,466 SF	REVA Fairview TIC 11 LLC	Precision Pulley, Inc.	1-4
629C	5,100 SF	REVA Fairview TIC 11 LLC	Butler Mobility	10-19
629D	5,770 SF	REVA Fairview TIC 11 LLC	Quantum Imaging	1-4
629E	6,400 SF	REVA Fairview TIC 11 LLC	Quantum Imaging	See above





# Fairview Business Park



Fairview Business Park Breakdown

Lot Parcel	Acres/SF	Property Owner	Occupant	Employees	Year Built
1	54.010 acres 705,000 SF	Liberty Property Limited Partnership	Amazon.com 500 McCarthy Drive	100-249	2005
2	8.750 acres 29,400 SF	Mauro Miles Partnership	A.G. Mauro Company 580 Industrial Drive	20-49	2007
3	19.900 acres 274,224 SF	Desert Sierra Properties Inc.	100 - Spears Manufacturing Company 197,724 SF	Unavailable	2003
			200 - Available - 76,500 SF 590 Industrial Drive	Unavailable	
4	88.700 acres 797,500 SF	Liberty 600 Industrial G P	100 - Broder Bros. Co 412,500 SF	Unavailable	2006
			200 - CEVA Logistics U.S. Inc. - 387,500 SF 600 Industrial Drive	1-4	

**LIBERTY**  
PROPERTY TRUST



# Fairview Business Park



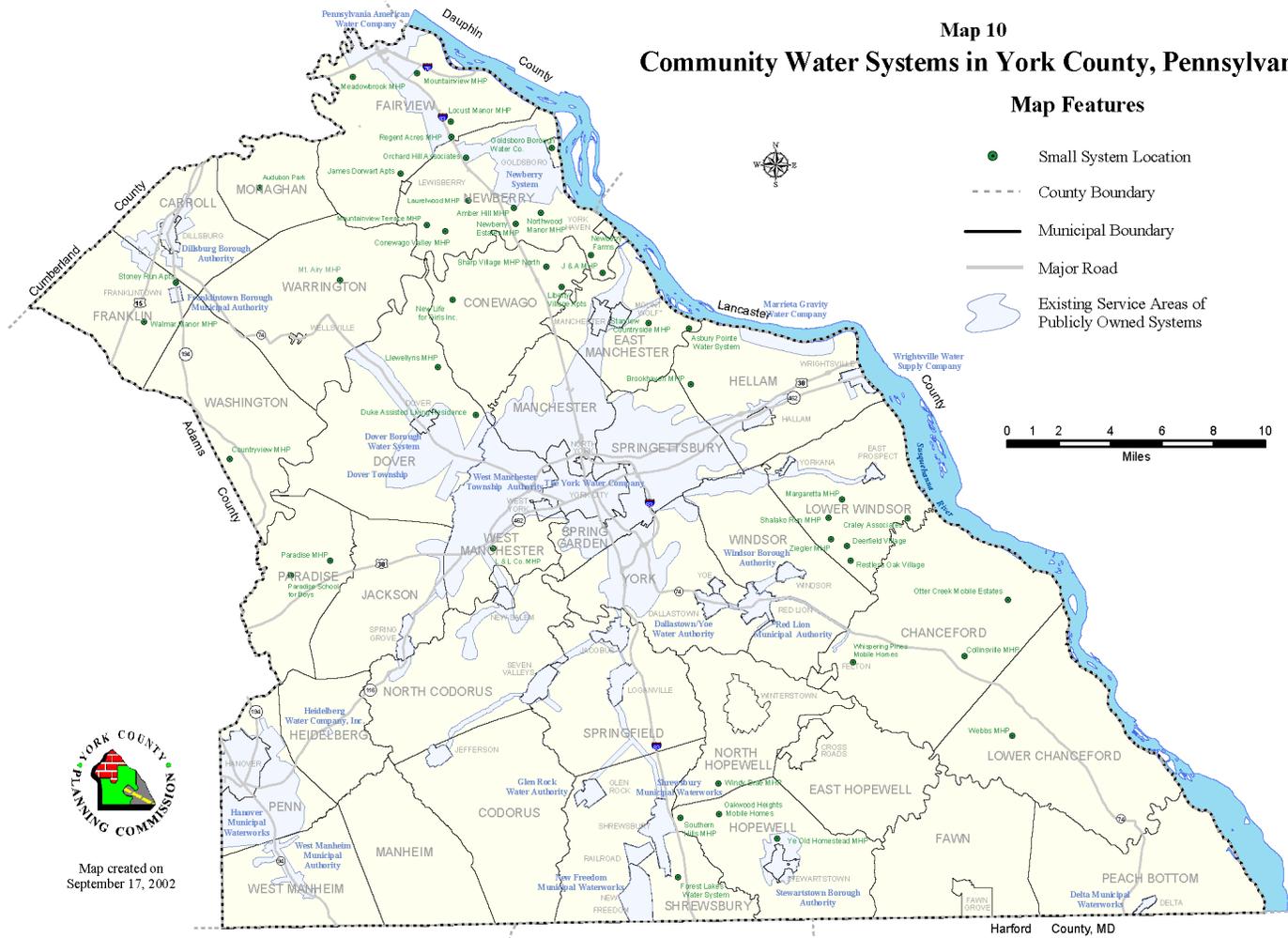
- Fairview Business Park Quick Facts:**
- Well established business park
  - Located in Fairview Township
  - Cross docks
  - Tilt-up concrete
  - Foreign Trade Zone 147 status
  - Access to major highway Interstate 83 and Interstate 76
  - Public water (PA American Water Company)
  - Public sewer (Fairview Township WWTP)
  - Electric (PPL)
  - Natural gas (UGI)



# Utilities - Water



**Map 10**  
**Community Water Systems in York County, Pennsylvania**



# Utilities - Wastewater



**Map 11  
Wastewater Treatment Plants**

**Map Features**

-  Wastewater Treatment Location
-  County Boundary
-  Municipal Boundary
-  Planning Region Boundary
-  Major Road

**Northern**

- 1- Dillsburg Borough Authority
- 2- Fairview Township (North)
- 3- Fairview Township (South)
- 4- Gifford Pinchot State Park
- 5- Lewisberry Area Joint Authority
- 6- Newberry Township
- 7- York Haven Borough

**Greater York**

- 8- Conewago Township
- 9- Dover Borough
- 10- Dover Township Sewer Department
- 11- Eastern York County Sewer Authority
- 12- East Prospect Borough
- 13- Jackson Township
- 14- Northeastern York County Sewer Authority
- 15- Springettsbury Township
- 16- Spring Grove Borough
- 17- Wrightsville Borough
- 18- York City

**South Western**

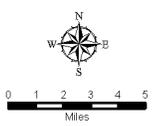
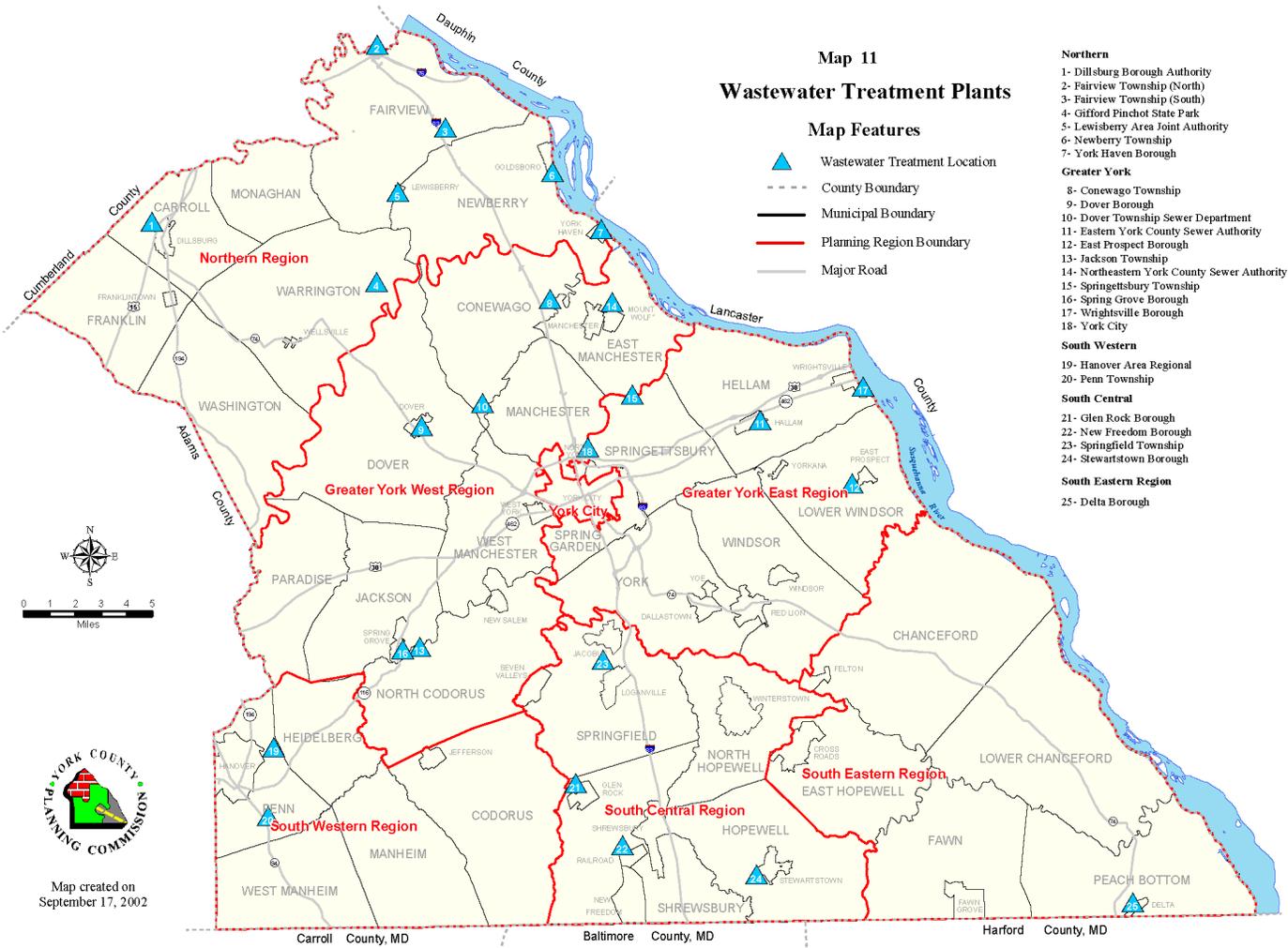
- 19- Hanover Area Regional
- 20- Penn Township

**South Central**

- 21- Glen Rock Borough
- 22- New Freedom Borough
- 23- Springfield Township
- 24- Stewartstown Borough

**South Eastern Region**

- 25- Delta Borough



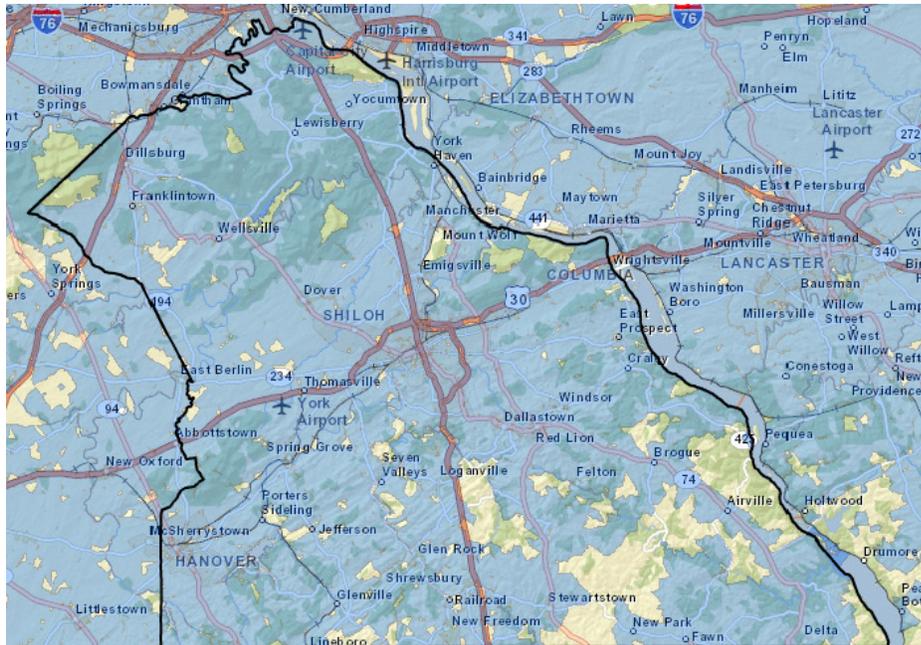
Map created on September 17, 2002



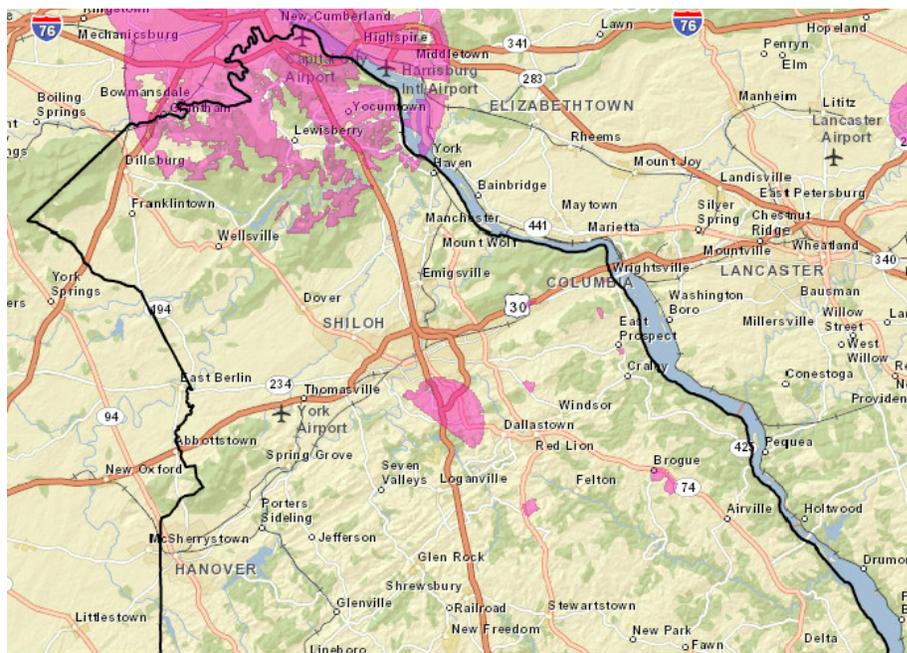
# Utilities - Communications

There are approximately 20 broadband providers serving York County. Mobile wireless services are available throughout the County.

## Cable Service



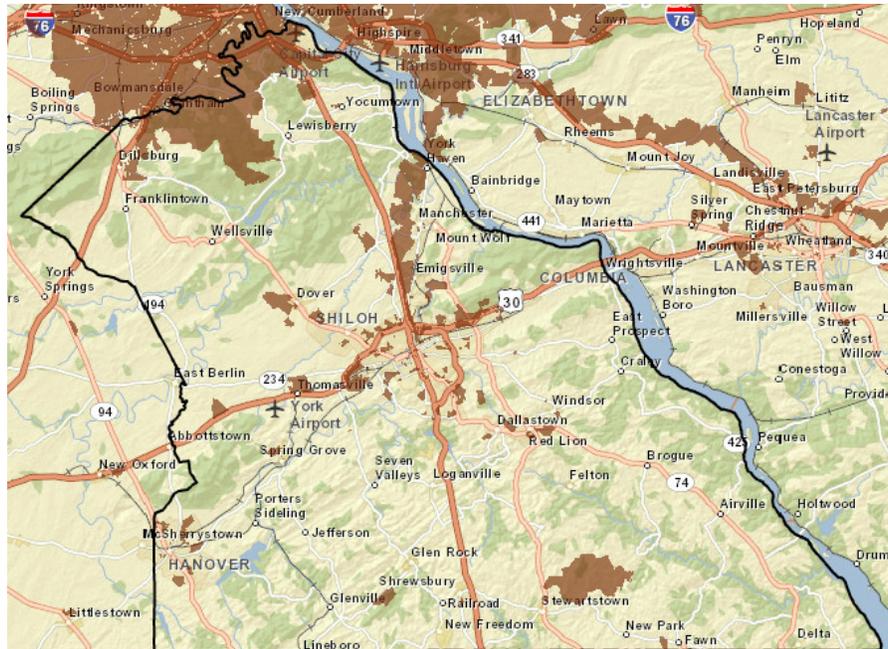
## Fixed Wireless



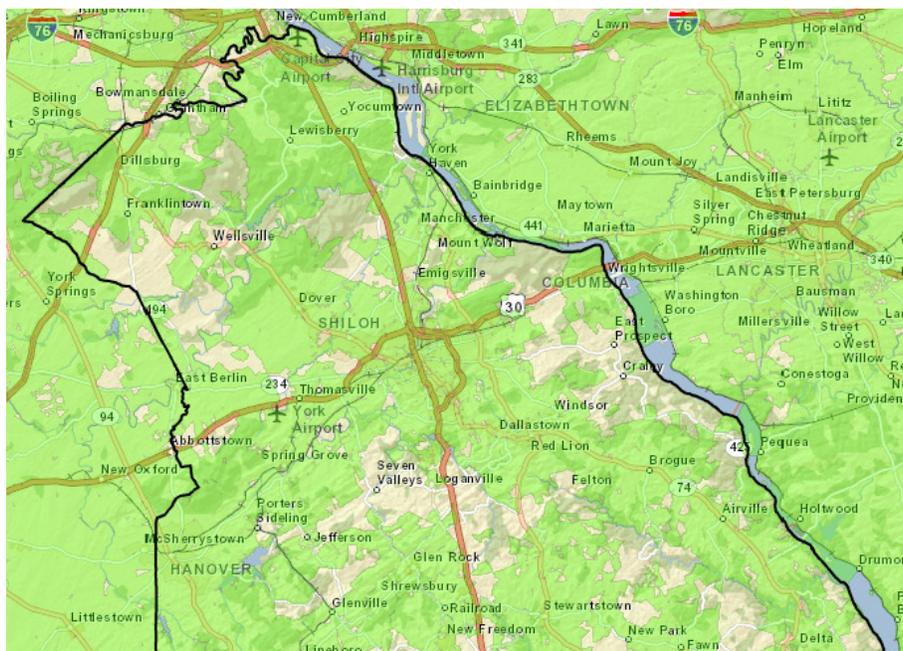
# Utilities - Communications



## Fiber Service



## DSL Service





# Early Childhood Education

	2008-2009	2009-2010	2010-2011	2012-2013
<b>Public Full Day Kindergarten</b>				
Number of Children Enrolled in York County	2,683	2,808	3,129	3,255
Percent of Children Enrolled in York County	54.02%	53.65%	59.29%	-----
Percent of Children Enrolled in West Shore S.D.	18.5%	16.6%	16.3%	.4%
Percent of Children Enrolled in PA	65.7%	68.0%	70.9%	71.5%

*\*Source: Kids Count Data Center*

West Shore School District - Fairview Township	Elementary	Middle	High	Total Enrollment
<b>Enrollment</b>				
Fairview Elementary	229	-----	-----	229
Fishing Creek Elementary	480	-----	-----	480
Allen Middle School	-----	534	-----	534
New Cumberland Middle School	-----	604	-----	604
Cross Roads Middle School	-----	698	-----	698
Red Land High School	-----	-----	1,159	1,159

*Source: Pennsylvania Department of Education - 2014-2015*

	York County	Pennsylvania
<b>Percentage of children under age 5 served in Early Education Programs</b>		
Child Care Works	6.1%	11.4%
Early Intervention	10.2%	11.4%
Head Start Supplemental Assistance Program	0.4%	0.7%
Keystone STARS	13.5%	14.7%
PA Pre-K Counts	0.1%	0.5%
All Publically-funded Quality Early Education Programs*	28.3%	36%

*\*Source: Kids Count Data Center*

**WEST SHORE SCHOOL DISTRICT**

**SUPERINTENDENT Ms. Jemry Small**  
 507 Fishing Creek Road, P.O. Box 803, New Cumberland, PA 17070  
 717-938-9577

**BOARD OF SCHOOL DIRECTORS - PRESIDENT Dr. Anthony J. Tezik**  
 507 Fishing Creek Road, P.O. Box 803, New Cumberland, PA 17070  
 717-938-9577

# Education



School System	Location	Elementary	Middle	High	Total Enrollment
		Number of Students			
<b>Public School Enrollment in York County</b>					
Central York	York	3,083	1,017	1,754	5,854
Crispus Attucks	York	--	--	64	64
Dallastown Area	Dallastown	1,862	2,454	1,853	6,169
Dover Area	Dover	2,015	566	977	3,558
Eastern York	Wrightsville	1,208	610	707	2,525
Hanover Public	Hanover	815	485	428	1,728
Helen Thackston Charter School	York	--	--	634	634
Lincoln Charter School	York	772	--	--	772
Northern York	Dillsburg	1,432	732	991	3,155
Northeastern	Manchester	1,666	1,086	999	3,751
Red Lion Area	Red Lion	2,840	868	1,608	5,316
South Eastern	Fawn Grove	1,011	888	792	2,691
South Western	Hanover	1,916	967	1,241	4,124
Southern York County	Glen Rock	1,608	499	920	3,027
Spring Grove Area	Spring Grove	1,469	1,268	1,105	3,842
West Shore	Lewisberry	3,540	1,836	2,445	7,821
West York Area	York	1,360	692	902	2,954
York Academy Charter School	York	450	--	--	450
York City	York	4,366	--	1,067	5,433
York County School of Technology	York	--	--	1,693	1,693
York Suburban	York	1,241	743	889	2,873
<b>York County Total</b>		<b>32,654</b>	<b>14,711</b>	<b>21,069</b>	<b>68,434</b>

Source: Pennsylvania Department of Education - 2014- 2015



# Education

School	Total Graduates	2 or 4 Year College / University	Specialized Associates Degree	Non-Degree Post Secondary	Total Post Secondary Bound
<b>Public School Enrollment in York County</b>					
Central York	448	344	16	12	83.04%
Dallastown Area	417	318	5	12	80.34%
Dover Area	240	142	16	9	69.58%
Eastern York	167	99	8	10	70.06%
Hanover Public	106	61	7	2	66.04%
Northern York County	243	160	4	9	71.19%
Northeastern	223	153	17	13	72.38%
Red Lion Area	393	237	30	17	72.26%
South Eastern	210	134	13	5	72.38%
South Western	293	195	11	14	75.09%
Southern York County	259	189	6	8	78.38%
Spring Grove	268	171	17	4	71.64%
West Shore	267	193	4	3	74.91%
West York Area	233	153	13	11	75.97%
York City	137	133	0	0	97.08%
York Suburban	213	174	0	2	82.3%
<b>York County Total</b>	<b>4,117</b>	<b>2,856</b>	<b>167</b>	<b>131</b>	<b>72.43%</b>

Source: Pennsylvania Department of Education - 2013-2014

School District	Total	Ages 5-11	Ages 12-18+
<b>Home Education Students</b>			
West Shore School District	180	80	100
York County	1,590	728	862

Source: Pennsylvania Department of Education most recent data available 2006-2007

School District	Enrollment	Total Drop-Outs	Drop-Out Rate
<b>Drop-Out Rate 2011-2012</b>			
Cross Roads Middle School	428	0	0%
Red Land Senior High School	1,204	25	2.08%

Source: Pennsylvania Department of Education

# PSSA Scores



School District	Grade	Math				Reading			
		Advanced %	Proficient %	Basic %	Below Basic %	Advanced %	Proficient %	Basic %	Below Basic %
Fairview Elementary	3rd	40.2	36.1	17.2	6.6	28.5	58.5	12.2	0.8
Fairview Elementary	4th	22.6	38.8	21.9	7.6	38.8	44.8	12.9	3.4
Fairview Elementary	5th	17.3	23.6	29.1	29.9	11.0	59.8	18.1	11.0
Fishing Creek Elementary	3rd	12.7	46.5	19.7	21.1	4.2	59.2	28.2	8.5
Fishing Creek Elementary	4th	13.3	29.3	44.0	13.3	0.0	42.9	38.1	19.0
Fishing Creek Elementary	5th	5.9	2.9	47.1	44.1	2.9	38.2	32.4	26.5
New Cumberland Middle School	6th	4.1	22.8	37.0	36.1	13.8	39.4	34.4	12.4
New Cumberland Middle School	7th	2.7	15.8	31.7	49.7	3.1	23.5	64.3	9.2
New Cumberland Middle School	8th	4.8	19.9	39.2	36.1	5.6	29.2	50.9	18.0
Crossroads Middle School	6th	7.1	31.8	41.0	20.0	18.9	42.5	31.6	7.1
Crossroads Middle School	7th	6.0	20.3	41.4	32.3	4.4	21.1	61.1	13.3
Crossroads Middle School	8th	2.3	10.5	29.1	58.1	2.3	15.5	41.6	40.6

*Source: A comparison of reading and math scores in public schools in York County for the 2015 school year. For complete statewide scores and more information visit the Pennsylvania Department of Education website.*



# Tax Rates

Assessed Value of Property	Assessment of \$100,000	Total
<b>Real Estate Tax Bill for Fairview Township</b>		
School Millage Rate (13.25)	100,000 x .01325	\$1,325
Township Millage Rate (1.175)	100,000 x .00117	\$117
County Millage Rate (5.16)	100,000 x .00516	\$516
<b>Total Tax</b>		<b>\$1,958</b>

*\*The estimated real estate tax bill is calculated utilizing 2016 West Shore School District tax rates.*

Pennsylvania Tax Rates	
Corporate Net Income Tax (last changed in 1995)	9.99%
Personal Income Tax	3.07%
Corporate Loans Tax	4 mills
Capital Stock & Foreign Franchise Tax (exemption \$125,000; minimum tax \$0) (last changed in 2010)	1.89 mills
Realty Transfer Tax (last changed in 1998)	1%
Sales Tax (last changed in 1968)	6%
State Real Property Tax	None

*Source: Pennsylvania Department of Revenue,  
Pennsylvania Department of Labor and Industry and  
Pennsylvania Association of Realtors*

York County Taxes	
Real Estate Tax—2016	5.16 mills
Local Earned Income Tax	.50% of employees

*Source: County of York*

**Tax Collector**  
Kendra Allen  
712 Saw Mill Rd  
Lewisberry, PA 17339  
717-691-1367

Unemployment Compensation, Employer (on first \$8,000 of wages for each employee):	
Standard Rate (2011)	6.8032%
New Employers (last changed in 2008)	3.7030%
Employee (imposed on total wages)	None

*Source: Pennsylvania Department of Revenue,  
Pennsylvania Department of Labor and Industry and  
Pennsylvania Association of Realtors*

Municipality	Wholesale	Retail	Other
<b>Business Privilege Tax Rates</b>			
Conewago Twp	1.00	1.50	1.50
Dover Twp	1.00	1.50	0.00
Fairview Twp	----	----	----
Hanover Boro	0.00	0.00	2.00
Manchester Twp	1.00	1.50	0.00
North York Boro	.001	.001	.001
Spring Garden Twp	1.00	1.50	1.50
Springettsbury Twp	0.75	1.50	1.50
West Manchester Twp	1.00	1.50	1.50
West York Boro	1.00	1.50	1.50
York City	1.50	3.50	0.00
York Twp	0.50	1.00	1.00

*\*The estimated real estate tax bill is calculated utilizing 2014  
West Shore School District tax rates.*

# Construction



## New Construction Permits by Type of Use in Fairview Township

Type of Permit	Number of Permits Issued			Cost of Construction		
	2012	2013	2014	2012	2013	2014
Residential	35	65	67	\$7,649,152	\$13,849,056	\$16,442,483
Commercial	0	2	1	\$0.0	\$3,300,000	\$5,441,000
Industrial	0	0	0	\$0.0	\$0.0	\$0.0
Public	0	0	0	\$0.0	\$0.0	\$0.0

Source: York County Planning Commission

## Fairview Township New Residential Construction Permits

Year	Single Home	Mobile/ Modular	Duplex	Townhome/ Condo	Apartment	Total Dwelling Units
2011	31	3	0	12	0	46
2012	23	1	0	11	0	35
2013	47	2	0	16	0	65
2014	55	2	0	10	0	67

Source: York County Planning Commission

## Home Sale Statistics

School District	2014	2013	2012	2011	2007
West York District	177	168	288	226	310
Total York County	4,531	4,399	3,848	3,479	5,331

Source: Realtors Association of York & Adams Counties, Inc. (RAYAC)

## RAYAC Real Estate Market Report

School District	2014 Median Sale Price	2013 Median Sale Price	2012 Median Sale Price	2011 Median Sale Price
West Shore School District	\$179,000	\$167,200	\$159,950	\$164,560
Total York County	\$149,900	\$145,000	\$141,107	\$142,907

Source: Realtors Association of York & Adams Counties, Inc. (RAYAC)



# Dining

Dining in Fairview Township	
601 Pizzeria	601 Old York Road, Etters
Bob Evans	135 Sheraton Drive, New Cumberland
Brothers Pizza	110 Old York Road, New Cumberland
Bruster's Ice Cream	560 Financial Way, Etters
China Café	126 Old York Road, New Cumberland
Culhanes Steak House	1 Laurel Road, New Cumberland
Dairy Queen	110 Old York Road, New Cumberland
Dunkin Donuts	710 Limekiln Road, New Cumberland
Fireside	115 Old York Road, New Cumberland
Francheso's Pizza	663 Wyndamere Road, Lewisberry
The Garlic Poet	148 Sheraton Drive, New Cumberland
Hillside Café	589 Salem Road, Etters
John's Diner	146 Sheraton Drive, New Cumberland
Kokomo's Sporets Bar & Grill	691 Yorktown Road, Lewisberry
Mamma's Pizza & Restaurant	450 Fishing Creek Road, Etters
McDonalds	101 Limeklin Road, New Cumberland
Nonna's Pizza	601 Old York Road, Etters
Original Pizza	113 Old York Road, New Cumberland
Pizza Hut	145 Sheraton Drive, New Cumberland
Phat Alberts	761 Lewisberry Road, Lewisberry
Reeser's Soft Ice Cream	880 Old Rossville Road, Lewisberry
Silver Lake Inn	1295 Lewisberry Road, Lewisberry
Subway	122 Old York Road, New Cumberland
Summit Restaurant	670 Yorktown Road, Lewisberry



# Attractions & Medical



**Yellow  
Breeches**  
SPORTS CENTER



## Medical

**Concentra Urgent Care - Mechanicsburg**  
4910 Ritter Rd  
Mechanicsburg, PA 17055  
12.4 miles from the center of Fairview Twp

**Penn State Milton S. Hershey Medical Center**  
500 University Dr  
Hershey, PA 17033  
19.7 miles from the center of Fairview Twp

**Patient First**  
107 S Sporting Hill Rd  
Mechanicsburg, PA 17050  
9.7 miles from the center of Fairview Twp

**Family First Health**  
308 Market St  
Lewisberry, PA 17339  
5.9 miles from the center of Fairview Twp

**Holy Spirit Hospital**  
503 N 21st St  
Camp Hill, PA 17011  
10.4 miles from the center of Fairview Twp

**York Hospital**  
1001 S George St  
York, PA 17403  
24.8 miles from the center of Fairview Twp

**Red Cedar Family Practice**  
689 Yorktown Rd  
Lewisberry, PA 17339  
5.8 miles from the center of Fairview Twp

**Red Cedar Family Wellness Center**  
689 Yorktown Rd  
Lewisberry, PA 17339  
5.8 miles from the center of Fairview Twp



**Pinnacle Health**  
409 S Second St  
Harrisburg, PA 17105  
6.4 miles from the center of Fairview Twp





# Lodging



Fairfield Inn & Suites



Clarion Hotel & Conference Center

## Lodging Accommodations in Fairview Township, York County

Best Western / Cumberland Inn	Hotel
Bond Hotel Renovations	Hotel
Budget Inn	Hotel
Canna Country Inn	Hotel
Clarion Hotel & Conference Center	Hotel
Comfort Inn	Hotel
Days Inn	Hotel
Fairfield Inn & Suites	Hotel
Harrisburg West Inn & Conference Center	Hotel
Quality Inn	Hotel
Travel Inn / Motel 6	Hotel
Pleasant View Bed & Breakfast	Bed & Breakfast
Stone Manse Inn	Bed & Breakfast
Alpine Inn	Motel
Highland Inn	Motel



Stone Manse Inn

# Pennsylvania Profile



## Why Pennsylvania?

Pennsylvania makes it easy to do business

The fastest growing state in international business development

The largest international investment and trade network in the US

Reduced business taxes by \$2 million since 2004

Recognized by the Tax Foundation and Council of State Taxes for a business-friendly tax code

Ranked as one of the lowest states in business taxes

Business Facilities Magazine ranked Pennsylvania the number one state for biotechnology in 2008



## Workforce

Pennsylvanians have always been known for their hard work and unshakable work ethic.

More than six million strong

88% of adults have at least a high school diploma

35% hold a Bachelor's degree or higher

## Pennsylvania Demographics

Pennsylvania is a stable, prosperous market that has the wherewithal to support new development and innovative business ideas. Pennsylvania is almost a microcosm of the national economy.

Almost 13 million people call the Keystone State home

Median household income is \$52,267/annually

70% of residents own their own homes

774,209 people own their own business

27% are women-owned businesses

The largest ethnic groups are: White (83%), African American (11%), Hispanic (6%), and Asian (3%)

10% of households routinely speak a language other than English.



# Pennsylvania

## Transportation

The Keystone State has a strong economy, superior market access and a first-class transportation system. Pennsylvania offers every means to move your product via ground, air and water.

120,423 total miles of highways (rural—82,734 and urban—37,689), 69 railroads—more than any other state

5,145 miles of railways, ranking Pennsylvania fifth in the nation

Six international airports, 134 public use airports and 350 private airports

Three major ports with access to the Great Lakes, Atlantic Ocean, and the Gulf of Mexico (Port of Philadelphia, Port of Erie & Port of Pittsburgh).

## PA Quality of Life

The quality of life in Pennsylvania is exceptional on many fronts. Businesses and employees alike appreciate the affordable land and housing costs, special tax incentives, and business-friendly attitude of our cities and small towns.

Offers a low cost of living, with the median housing value at least \$16,500 less than the national average of \$181,400

Every year, Pennsylvania releases a study of the Commonwealth's 100 best places to work among medium and large sized companies

Nature lovers will find over 17 million acres of forest and 83,000 miles of rivers and scenic streams in the PA Wilds

Pennsylvania is the keystone to U.S. history. Home of America's "Most Livable City" - In 2007, Pittsburgh received this honor in Rand McNally's Places Rated Almanac. It was the second time the city received the honor. Money Magazine named Pittsburgh one of the "Best Places to Live" in 2006

Known throughout the world for the caliber of its health care. Two hospitals in PA are ranked among the best hospitals by U.S. News & World Report

Whatever sport you follow, Pennsylvania has something to cheer about. There are seven professional sports teams in the Commonwealth, including baseball, football and hockey

## Market Access

There are countless reasons why Pennsylvania makes sense as a home for your business. One is its prime location. Sophisticated transportation and communications network ensure that you can get your product to your customer quickly and efficiently.

Within 500-mile radius lies access to vital markets that encompass:

- More than 40% of the population of the US
- More than 60% of Canada's population
- More than 40% of U.S. manufacturers and service industries

# Pennsylvania



## Education

Educational excellence is one of the factors that distinguishes Pennsylvania's workforce from those of other states. The Commonwealth boasts some of the world's finest colleges and universities.

Business Facilities Magazine ranked Pennsylvania's workforce the fifth most educated in the nation in 2007.

Pennsylvania has the nation's third largest number of colleges and universities in the United States (National Center for Education Statistics)

Carnegie Mellon University (CMU) is recognized as a world leader in business and engineering and #1 in the world in computer sciences

State College, Pennsylvania has the best metro-wide public schools (For a population under 500,000—Expansion Management Magazine 2007).

Pennsylvania is one of the top 10 smartest states in the U.S. (Morgan Quinto Press 2006)

Business Week and The Financial Times ranked The Wharton School in Philadelphia as the nation's #1 business school (Business Week, 2007)

Over 20,000 foreign students are currently enrolled in Pennsylvania colleges and universities. In addition, 6,000 alumni from Penn State are living abroad while approximately 77,000 Wharton grads reside in 39 countries





YORK COUNTY  
**Economic Alliance**

Chamber of Commerce & Economic Development Corp.

144 Roosevelt Avenue | York, PA 17401

 [www.ycea-pa.org](http://www.ycea-pa.org)

 [YorkCountyEconomicAlliance](https://www.facebook.com/YorkCountyEconomicAlliance)

 [YCEAPA](https://twitter.com/YCEAPA)

 [York County Economic Alliance](https://www.linkedin.com/company/YorkCountyEconomicAlliance)

 [YCEAPA](https://www.youtube.com/YCEAPA)

 [www.ycea-pa.org/blog](http://www.ycea-pa.org/blog)

 717.848.4000

 717.843.8837

Start Here.