

Fairview Commons
110 Old York Rd, New Cumberland, Pennsylvania, 17070
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 40.22306
Longitude: -76.85849

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,982	60,345	153,341
2020 Total Population	5,919	62,214	162,323
2020 Group Quarters	0	2,012	6,308
2022 Total Population	5,982	62,747	163,461
2022 Group Quarters	0	2,012	6,308
2027 Total Population	6,059	63,267	165,174
2022-2027 Annual Rate	0.26%	0.17%	0.21%
2022 Total Daytime Population	5,766	83,488	216,979
Workers	3,103	50,374	136,196
Residents	2,663	33,114	80,783
Household Summary			
2010 Households	2,820	24,221	63,717
2010 Average Household Size	2.11	2.41	2.30
2020 Total Households	2,785	25,028	67,152
2020 Average Household Size	2.13	2.41	2.32
2022 Total Households	2,812	25,206	67,673
2022 Average Household Size	2.13	2.41	2.32
2027 Total Households	2,850	25,446	68,421
2027 Average Household Size	2.13	2.41	2.32
2022-2027 Annual Rate	0.27%	0.19%	0.22%
2010 Families	1,465	14,643	36,907
2010 Average Family Size	2.84	3.06	2.98
2022 Total Families	1,363	14,570	37,533
2022 Average Family Size	2.95	3.14	3.08
2027 Total Families	1,380	14,659	37,789
2027 Average Family Size	2.94	3.13	3.07
2022-2027 Annual Rate	0.25%	0.12%	0.14%
Housing Unit Summary			
2000 Housing Units	2,998	25,566	67,297
Owner Occupied Housing Units	54.2%	56.0%	54.5%
Renter Occupied Housing Units	38.5%	35.4%	36.8%
Vacant Housing Units	7.4%	8.5%	8.7%
2010 Housing Units	3,075	26,614	70,236
Owner Occupied Housing Units	50.7%	52.6%	52.1%
Renter Occupied Housing Units	41.0%	38.4%	38.6%
Vacant Housing Units	8.3%	9.0%	9.3%
2020 Housing Units	2,940	27,229	73,381
Vacant Housing Units	5.3%	8.1%	8.5%
2022 Housing Units	2,974	27,430	73,984
Owner Occupied Housing Units	54.4%	52.2%	50.7%
Renter Occupied Housing Units	40.1%	39.7%	40.8%
Vacant Housing Units	5.4%	8.1%	8.5%
2027 Housing Units	3,005	27,681	74,758
Owner Occupied Housing Units	55.6%	52.8%	51.3%
Renter Occupied Housing Units	39.3%	39.2%	40.2%
Vacant Housing Units	5.2%	8.1%	8.5%
Median Household Income			
2022	\$62,562	\$57,328	\$59,227
2027	\$72,417	\$65,951	\$69,133
Median Home Value			
2022	\$193,163	\$174,502	\$184,596
2027	\$228,462	\$200,869	\$216,449
Per Capita Income			
2022	\$41,095	\$31,766	\$34,121
2027	\$46,468	\$36,440	\$39,351
Median Age			
2010	37.7	36.2	37.6
2022	40.3	38.3	39.7
2027	41.2	39.0	40.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2022 Households by Income			
Household Income Base	2,812	25,206	67,669
<\$15,000	6.9%	11.2%	9.8%
\$15,000 - \$24,999	6.9%	8.5%	8.8%
\$25,000 - \$34,999	10.8%	10.3%	9.8%
\$35,000 - \$49,999	13.6%	12.7%	12.8%
\$50,000 - \$74,999	19.6%	19.3%	18.9%
\$75,000 - \$99,999	16.0%	15.0%	14.1%
\$100,000 - \$149,999	14.9%	13.9%	15.4%
\$150,000 - \$199,999	5.7%	5.2%	5.5%
\$200,000+	5.5%	4.0%	4.8%
Average Household Income	\$86,881	\$78,289	\$82,418
2027 Households by Income			
Household Income Base	2,850	25,446	68,417
<\$15,000	5.6%	9.0%	8.0%
\$15,000 - \$24,999	5.5%	6.9%	7.3%
\$25,000 - \$34,999	8.8%	9.3%	8.4%
\$35,000 - \$49,999	11.3%	11.6%	11.0%
\$50,000 - \$74,999	20.4%	18.3%	18.4%
\$75,000 - \$99,999	18.2%	17.0%	15.4%
\$100,000 - \$149,999	16.8%	16.5%	18.2%
\$150,000 - \$199,999	7.3%	6.6%	7.3%
\$200,000+	6.1%	4.7%	5.8%
Average Household Income	\$98,193	\$89,777	\$95,103
2022 Owner Occupied Housing Units by Value			
Total	1,619	14,311	37,512
<\$50,000	2.0%	6.2%	5.5%
\$50,000 - \$99,999	3.3%	15.1%	11.7%
\$100,000 - \$149,999	19.2%	17.4%	17.1%
\$150,000 - \$199,999	29.6%	23.1%	22.7%
\$200,000 - \$249,999	14.9%	13.6%	14.3%
\$250,000 - \$299,999	10.2%	8.5%	9.8%
\$300,000 - \$399,999	10.7%	10.3%	10.3%
\$400,000 - \$499,999	3.8%	2.7%	3.5%
\$500,000 - \$749,999	2.5%	2.0%	3.7%
\$750,000 - \$999,999	1.3%	0.3%	0.5%
\$1,000,000 - \$1,499,999	2.3%	0.8%	0.7%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.1%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$253,655	\$203,864	\$221,022
2027 Owner Occupied Housing Units by Value			
Total	1,670	14,606	38,358
<\$50,000	1.1%	5.1%	4.1%
\$50,000 - \$99,999	1.9%	10.1%	7.8%
\$100,000 - \$149,999	12.9%	13.3%	12.3%
\$150,000 - \$199,999	25.2%	21.3%	20.6%
\$200,000 - \$249,999	15.6%	15.0%	15.9%
\$250,000 - \$299,999	11.0%	10.5%	12.0%
\$300,000 - \$399,999	14.5%	14.0%	13.7%
\$400,000 - \$499,999	7.6%	5.6%	5.9%
\$500,000 - \$749,999	4.2%	3.3%	5.6%
\$750,000 - \$999,999	2.3%	0.6%	0.8%
\$1,000,000 - \$1,499,999	3.6%	1.2%	1.1%
\$1,500,000 - \$1,999,999	0.2%	0.1%	0.1%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$306,228	\$242,121	\$260,294

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Age			
Total	5,984	60,343	153,343
0 - 4	6.4%	7.7%	6.7%
5 - 9	5.9%	6.6%	6.1%
10 - 14	5.3%	6.3%	5.9%
15 - 24	11.4%	13.6%	13.0%
25 - 34	17.1%	14.2%	14.9%
35 - 44	14.1%	12.8%	13.2%
45 - 54	15.5%	14.4%	14.8%
55 - 64	11.7%	12.0%	12.3%
65 - 74	5.9%	6.1%	6.5%
75 - 84	5.3%	4.5%	4.6%
85 +	1.4%	1.8%	2.0%
18 +	79.1%	75.2%	77.5%
2022 Population by Age			
Total	5,981	62,746	163,462
0 - 4	5.5%	6.6%	5.8%
5 - 9	5.4%	6.6%	5.8%
10 - 14	5.4%	6.3%	5.8%
15 - 24	11.2%	12.3%	11.7%
25 - 34	14.7%	14.0%	14.3%
35 - 44	14.1%	12.7%	13.1%
45 - 54	12.3%	11.7%	11.9%
55 - 64	13.3%	12.6%	13.2%
65 - 74	10.9%	10.2%	10.6%
75 - 84	4.9%	4.8%	5.2%
85 +	2.2%	2.2%	2.4%
18 +	80.4%	76.9%	79.2%
2027 Population by Age			
Total	6,058	63,269	165,174
0 - 4	5.4%	6.6%	5.8%
5 - 9	5.3%	6.4%	5.7%
10 - 14	5.3%	6.3%	5.7%
15 - 24	11.5%	12.3%	11.8%
25 - 34	14.1%	13.4%	13.7%
35 - 44	13.7%	12.8%	13.3%
45 - 54	12.4%	11.6%	11.8%
55 - 64	12.3%	11.5%	11.9%
65 - 74	11.2%	10.7%	11.3%
75 - 84	6.5%	6.2%	6.6%
85 +	2.1%	2.1%	2.4%
18 +	80.8%	77.0%	79.4%
2010 Population by Sex			
Males	2,882	29,289	75,703
Females	3,100	31,056	77,639
2022 Population by Sex			
Males	2,897	30,638	80,494
Females	3,085	32,108	82,967
2027 Population by Sex			
Males	2,935	30,965	81,515
Females	3,123	32,302	83,658

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Race/Ethnicity			
Total	5,982	60,345	153,342
White Alone	91.5%	62.9%	63.4%
Black Alone	3.3%	24.4%	25.2%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	1.1%	2.9%	3.3%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	1.6%	5.6%	4.2%
Two or More Races	2.2%	3.8%	3.6%
Hispanic Origin	5.5%	13.1%	10.0%
Diversity Index	24.8	64.5	61.5
2020 Population by Race/Ethnicity			
Total	5,919	62,214	162,323
White Alone	84.1%	55.4%	55.5%
Black Alone	4.7%	22.4%	23.3%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	1.3%	3.3%	5.0%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	2.4%	9.2%	7.2%
Two or More Races	7.2%	9.1%	8.5%
Hispanic Origin	8.0%	18.3%	14.7%
Diversity Index	38.9	73.7	71.7
2022 Population by Race/Ethnicity			
Total	5,982	62,747	163,460
White Alone	83.6%	54.8%	55.0%
Black Alone	4.7%	22.5%	23.3%
American Indian Alone	0.3%	0.5%	0.4%
Asian Alone	1.3%	3.4%	5.2%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	2.6%	9.5%	7.5%
Two or More Races	7.6%	9.3%	8.7%
Hispanic Origin	8.2%	18.6%	14.9%
Diversity Index	39.9	74.2	72.2
2027 Population by Race/Ethnicity			
Total	6,058	63,268	165,175
White Alone	82.1%	53.2%	53.4%
Black Alone	5.0%	22.3%	23.2%
American Indian Alone	0.2%	0.5%	0.4%
Asian Alone	1.4%	3.6%	5.4%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	2.9%	10.4%	8.2%
Two or More Races	8.4%	9.9%	9.3%
Hispanic Origin	8.6%	19.5%	15.6%
Diversity Index	42.3	75.6	73.7
2010 Population by Relationship and Household Type			
Total	5,982	60,345	153,341
In Households	99.4%	96.7%	95.5%
In Family Households	71.7%	77.1%	74.2%
Householder	24.5%	24.3%	23.9%
Spouse	16.2%	14.8%	15.3%
Child	26.2%	31.3%	29.0%
Other relative	2.5%	4.0%	3.5%
Nonrelative	2.2%	2.7%	2.5%
In Nonfamily Households	27.8%	19.6%	21.3%
In Group Quarters	0.6%	3.3%	4.5%
Institutionalized Population	0.0%	2.6%	3.8%
Noninstitutionalized Population	0.6%	0.7%	0.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2022 Population 25+ by Educational Attainment			
Total	4,339	42,843	115,782
Less than 9th Grade	2.7%	3.3%	3.0%
9th - 12th Grade, No Diploma	4.6%	7.1%	6.3%
High School Graduate	28.9%	27.2%	28.1%
GED/Alternative Credential	5.5%	4.0%	4.4%
Some College, No Degree	16.2%	17.9%	16.1%
Associate Degree	10.4%	11.0%	9.9%
Bachelor's Degree	23.9%	20.4%	21.5%
Graduate/Professional Degree	7.7%	9.1%	10.7%
2022 Population 15+ by Marital Status			
Total	5,009	50,537	134,941
Never Married	34.9%	41.2%	39.6%
Married	46.9%	42.1%	42.8%
Widowed	5.4%	5.4%	5.6%
Divorced	12.8%	11.3%	12.0%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,452	30,713	83,367
Population 16+ Employed	96.2%	95.2%	95.7%
Population 16+ Unemployment rate	3.8%	4.8%	4.3%
Population 16-24 Employed	13.0%	13.9%	13.2%
Population 16-24 Unemployment rate	6.9%	9.7%	7.9%
Population 25-54 Employed	62.7%	63.2%	63.0%
Population 25-54 Unemployment rate	3.3%	3.7%	3.4%
Population 55-64 Employed	16.1%	16.2%	17.0%
Population 55-64 Unemployment rate	5.0%	4.6%	3.9%
Population 65+ Employed	8.2%	6.7%	6.8%
Population 65+ Unemployment rate	0.0%	5.3%	5.6%
2022 Employed Population 16+ by Industry			
Total	3,321	29,226	79,790
Agriculture/Mining	0.2%	0.3%	0.2%
Construction	6.7%	4.2%	4.1%
Manufacturing	5.7%	7.5%	7.0%
Wholesale Trade	2.6%	2.6%	2.6%
Retail Trade	11.7%	9.5%	10.1%
Transportation/Utilities	6.4%	7.5%	8.0%
Information	1.7%	1.3%	1.5%
Finance/Insurance/Real Estate	9.4%	9.0%	8.5%
Services	45.6%	47.7%	47.9%
Public Administration	10.0%	10.4%	10.2%
2022 Employed Population 16+ by Occupation			
Total	3,322	29,226	79,788
White Collar	72.1%	64.1%	63.8%
Management/Business/Financial	20.4%	16.0%	16.2%
Professional	24.5%	23.1%	24.7%
Sales	9.4%	9.4%	8.5%
Administrative Support	17.8%	15.6%	14.4%
Services	12.6%	17.8%	17.1%
Blue Collar	15.3%	18.1%	19.1%
Farming/Forestry/Fishing	0.0%	0.3%	0.2%
Construction/Extraction	3.1%	2.9%	2.8%
Installation/Maintenance/Repair	2.5%	2.0%	2.0%
Production	2.7%	3.9%	4.3%
Transportation/Material Moving	6.9%	8.9%	9.8%

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2010 Households by Type			
Total	2,820	24,221	63,717
Households with 1 Person	38.6%	32.5%	34.5%
Households with 2+ People	61.4%	67.5%	65.5%
Family Households	52.0%	60.5%	57.9%
Husband-wife Families	34.5%	36.7%	37.0%
With Related Children	13.8%	14.9%	14.7%
Other Family (No Spouse Present)	17.5%	23.7%	21.0%
Other Family with Male Householder	5.5%	5.1%	4.6%
With Related Children	2.9%	3.0%	2.6%
Other Family with Female Householder	12.0%	18.6%	16.4%
With Related Children	8.5%	13.5%	11.4%
Nonfamily Households	9.4%	7.1%	7.6%
All Households with Children	25.6%	31.8%	29.1%
Multigenerational Households	2.0%	4.0%	3.6%
Unmarried Partner Households	8.6%	7.9%	7.8%
Male-female	7.8%	7.1%	6.9%
Same-sex	0.7%	0.9%	1.0%
2010 Households by Size			
Total	2,820	24,221	63,717
1 Person Household	38.6%	32.5%	34.5%
2 Person Household	33.3%	31.3%	31.9%
3 Person Household	13.5%	15.4%	15.0%
4 Person Household	9.3%	11.7%	10.8%
5 Person Household	3.5%	5.3%	4.8%
6 Person Household	1.3%	2.2%	1.9%
7 + Person Household	0.3%	1.5%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	2,819	24,222	63,718
Owner Occupied	55.3%	57.8%	57.5%
Owned with a Mortgage/Loan	38.8%	40.6%	40.7%
Owned Free and Clear	16.6%	17.1%	16.8%
Renter Occupied	44.7%	42.2%	42.5%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	137	129	126
Percent of Income for Mortgage	16.3%	16.0%	16.4%
Wealth Index	85	69	71
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,075	26,614	70,236
Housing Units Inside Urbanized Area	99.6%	98.6%	97.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.4%	1.4%	2.1%
2010 Population By Urban/ Rural Status			
Total Population	5,982	60,345	153,341
Population Inside Urbanized Area	99.5%	98.5%	97.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.5%	1.5%	2.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Front Porches (8E)	Comfortable Empty Nesters (5A)	In Style (5B)
2.	Set to Impress (11D)	Fresh Ambitions (13D)	Comfortable Empty Nesters (5A)
3.	Comfortable Empty Nesters (5A)	Traditional Living (12B)	Parks and Rec (5C)
2022 Consumer Spending			
Apparel & Services: Total \$	\$5,739,161	\$46,835,589	\$131,685,245
Average Spent	\$2,040.95	\$1,858.11	\$1,945.91
Spending Potential Index	85	77	81
Education: Total \$	\$4,808,523	\$37,637,203	\$106,052,839
Average Spent	\$1,710.00	\$1,493.18	\$1,567.14
Spending Potential Index	87	76	80
Entertainment/Recreation: Total \$	\$8,510,168	\$69,462,814	\$195,579,469
Average Spent	\$3,026.38	\$2,755.80	\$2,890.07
Spending Potential Index	82	75	79
Food at Home: Total \$	\$14,637,227	\$119,530,808	\$335,114,647
Average Spent	\$5,205.27	\$4,742.16	\$4,951.97
Spending Potential Index	84	77	80
Food Away from Home: Total \$	\$10,183,049	\$82,081,993	\$231,508,419
Average Spent	\$3,621.28	\$3,256.45	\$3,420.99
Spending Potential Index	84	76	79
Health Care: Total \$	\$16,371,452	\$135,230,222	\$381,263,072
Average Spent	\$5,822.00	\$5,365.00	\$5,633.90
Spending Potential Index	82	76	80
HH Furnishings & Equipment: Total \$	\$5,960,323	\$48,066,775	\$136,308,145
Average Spent	\$2,119.60	\$1,906.96	\$2,014.22
Spending Potential Index	83	74	79
Personal Care Products & Services: Total \$	\$2,428,090	\$19,681,951	\$55,629,698
Average Spent	\$863.47	\$780.84	\$822.04
Spending Potential Index	85	77	81
Shelter: Total \$	\$54,865,994	\$437,638,812	\$1,234,555,669
Average Spent	\$19,511.38	\$17,362.49	\$18,242.96
Spending Potential Index	85	76	80
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,168,277	\$48,757,974	\$140,685,678
Average Spent	\$2,193.56	\$1,934.38	\$2,078.90
Spending Potential Index	81	71	77
Travel: Total \$	\$6,588,423	\$52,370,300	\$149,381,274
Average Spent	\$2,342.97	\$2,077.69	\$2,207.40
Spending Potential Index	82	72	77
Vehicle Maintenance & Repairs: Total \$	\$2,985,568	\$24,221,518	\$68,520,076
Average Spent	\$1,061.72	\$960.94	\$1,012.52
Spending Potential Index	84	76	80

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.