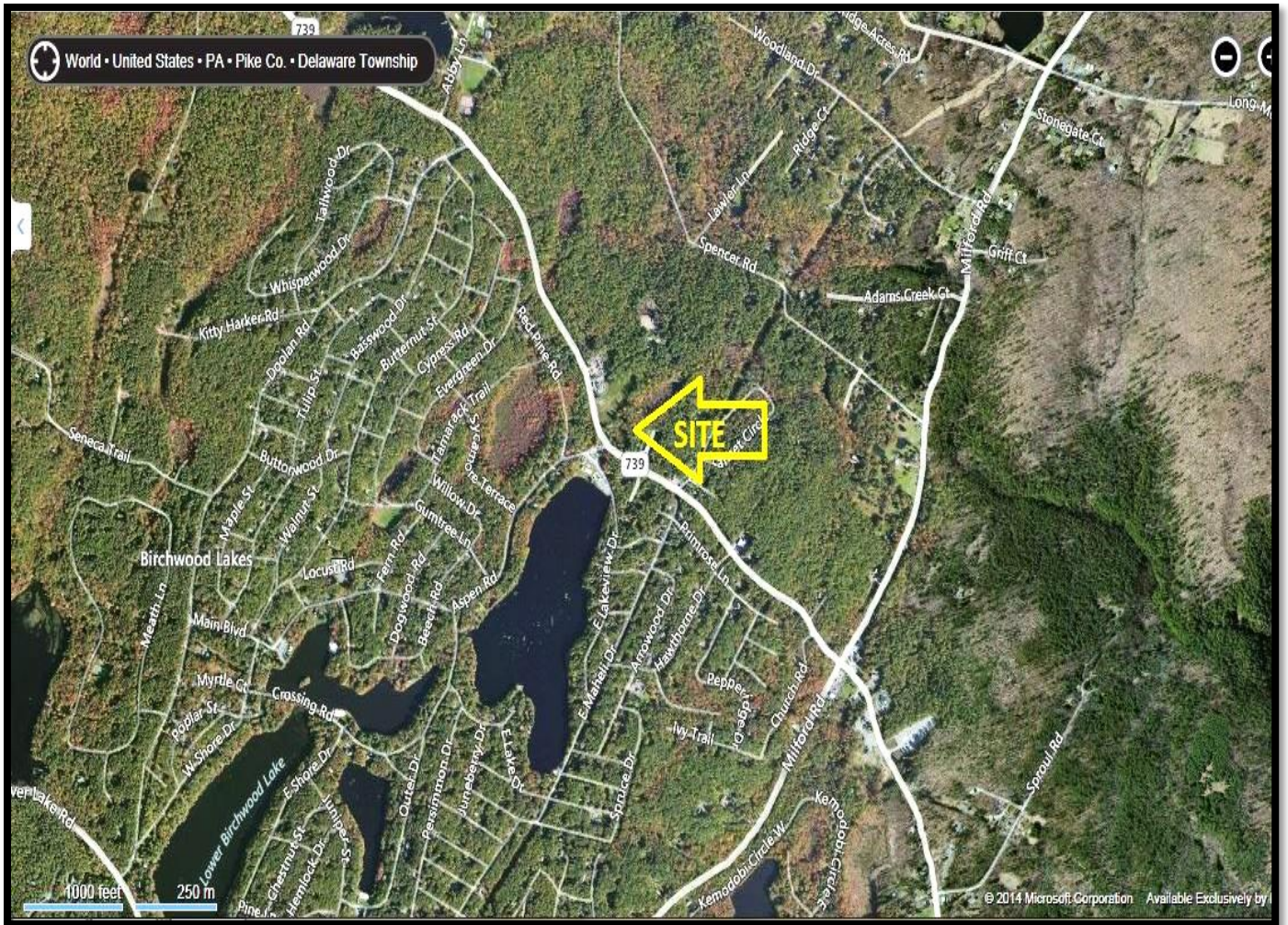


The Route 739 corridor in the Dingmans Ferry, Pennsylvania area has long been a growing residential area and one underserved by retail establishments. A new retail development has been approved that includes a 63,000 square-foot Weis Market as the “anchor tenant” of this long-awaited Delaware Township 27 acre shopping center on Rt. 739. Plans also include three retail facilities. In many ways, a “town center” is taken form. Construction is set to begin in fall of 2017. Merely 1 mile south of this development is a wonderful 8-acre commercially zoned parcel known as the Troiano Property. It too, seems to be ideal for retail development. Last year a Dollar General store opened on route 739 just 800 ft. north of this property.

Analysis of Troiano Property on Route 739 in Dingmans Ferry, PA 18328

Demographics and Sales
Estimates Based on 2015 Data
(Latest available).

Location:



- The Troiano site is located in Dingmans Ferry which is part of Pike County, Pennsylvania. This northeastern section of the state borders New York State (Port Jervis) and New Jersey (Sussex County). The Troiano site lies within Delaware Township and is situated on state route 739 which runs between routes I-84 and 209. I-84 gives great access to NYC, New England, Scranton PA, all points South via I-81 and all points West via I-80.
- The Troiano property consists of 8 acres of commercially zoned property (there are two separate bordering parcels, one consists of 3 acres and the other 5 acres). The Troiano property is in close proximity to the most populated portion of Pike County.

A view of both properties on Route 739



Both the 3 and 5 acres parcels border each other and are located on Route 739 in Delaware Township. Route 739 is a major regional thoroughfare entering from New Jersey at the Dingmans Ferry Bridge running north to Interstate Route 84 and Route 6 at Lake Wallenpaupack in Pennsylvania.



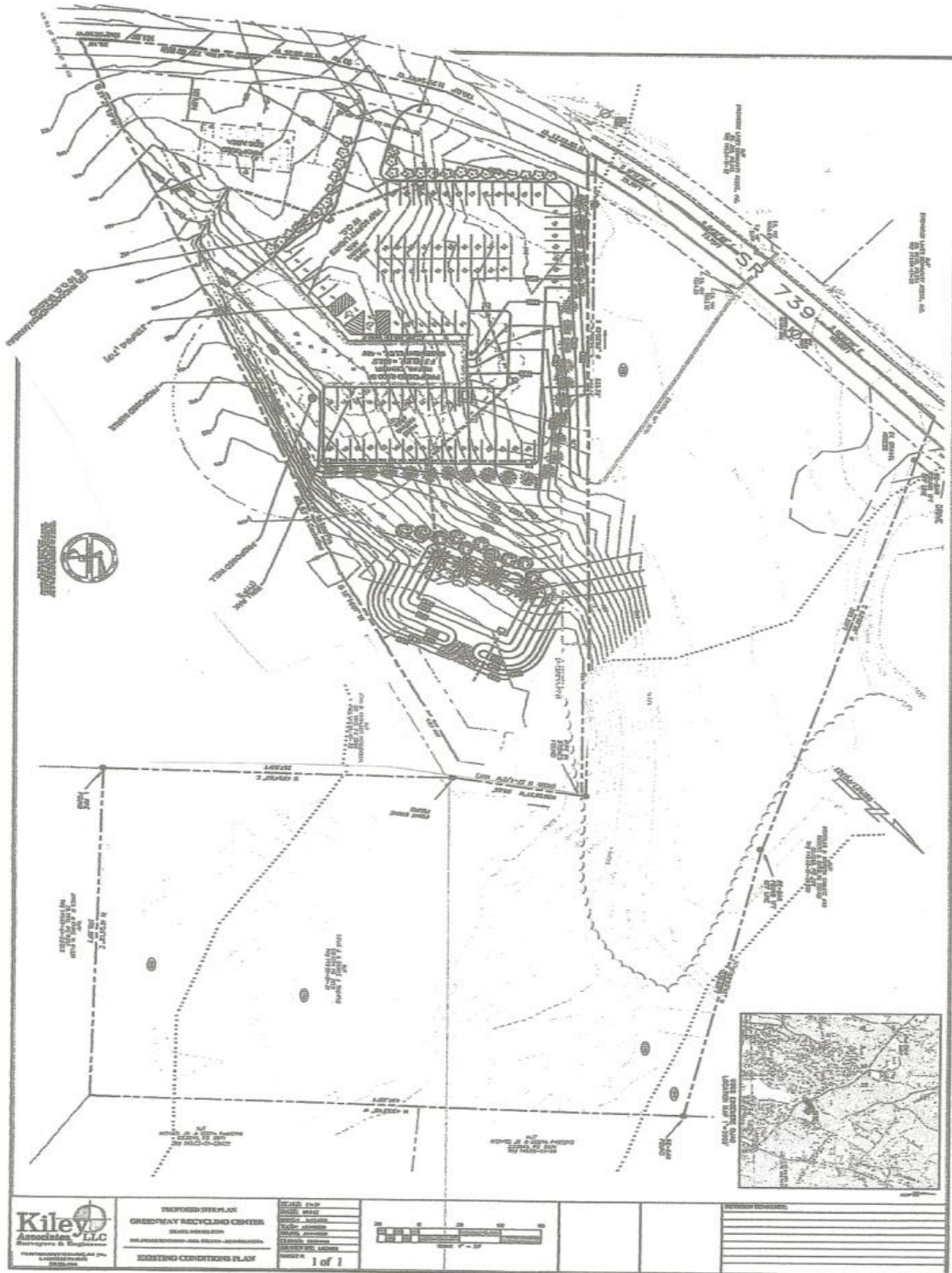
The configuration of the land is quite good with both properties having over 700 feet of road frontage (350' each). The 5 acre property has a PennDot approved entranceway. The property is located across from the entrance to the Birchwood Lakes residential home community with a number of other communities such as Wild Acres and The Woodlands, nearby.



The entire 3 & 5 acre parcels are located in Delaware Township, Pike County PA and is served by the highly rated Delaware Valley School District. Delaware Township Zoning regulations apply.

For detailed information visit:
www.delawaretownshippa.gov

The picture below shows the how the combined 3 and 5 acres properties look when joined together, totaling 8 commercially zoned acres with over 700 ft. of road frontage on Rt. 739.



Analysis of Lou Troiano's 8-acre land (located next to 1736 Rt. 739 Dingmans Ferry Pa 18328) and the surrounding marketplace within an 8-mile Radius to estimate likely sales for different market categories

The market along Route 739 has long been considered an underserved location for retail activity in spite of the fact that it is a densely populated area. Within an 8-mile radius of the Troiano Property, there is a population of over 26,100 people in over 9,000 active households. This number swells in the tourist seasons dramatically. Route 739 is also a commuter highway which has 5,100 cars along this route in the Dingmans area according to the 2015 Pennsylvania DOT studies of Average Auto Daily Traffic (AADT); see attached. The site seems perfect for many uses including various forms of retail facilities.

See attached estimates of retail sales by category that is likely spent by the population in this 8-mile radius --- see page 22.



Circular Area Profiling System (CAPS)

ACS Version Using Data from 5-year Period Estimates Vintage 2015

Ground Zero Coordinates: Latitude=41.25800419999999 , Longitude=-74.90361910000001
Troiano's 8-acre Parcel on Route 739

Access the aggregated data as a csv file here: [caps10acs5779.csv](#)

8-mile radius of specified point (Troiano's 8-acre Parcel on Route 739)

| Subject | Number | Percent |
|---------------------|--------|---------|
| D1. AGE | | |
| Universe: | | |
| Total population | 28,595 | |
| Under 5 years | 1,190 | 4.2 |
| 5 to 9 years | 1,550 | 5.4 |
| 10 to 14 years | 2,427 | 8.5 |
| 15 to 19 years | 1,961 | 6.9 |
| 20 to 24 years | 1,587 | 5.6 |
| 25 to 34 years | 2,581 | 9.0 |
| 35 to 44 years | 3,685 | 12.9 |
| 45 to 54 years | 5,317 | 18.6 |
| 55 to 59 years | 2,276 | 8.0 |
| 60 to 64 years | 1,685 | 5.9 |
| 65 to 74 years | 2,884 | 10.1 |
| 75 to 84 years | 983 | 3.4 |
| 85 years and over | 469 | 1.6 |
| Median age in years | 43.8 | |

| Subject | Number | Percent |
|--|---------------|---------|
| 5 years and over | 27,405 | 95.8 |
| 15 years and over | 23,428 | 81.9 |
| Under 18 years of age | 6,396 | 22.4 |
| 18 years and over | 22,199 | 77.6 |
| 21 years and over | 21,027 | 73.5 |
| 25 years and over | 19,880 | 69.5 |
| 62 years and over | 5,330 | 18.6 |
| 65 years and over | 4,336 | 15.2 |
| D2. AGE AND SEX | | |
| Universe: | | |
| Total population | 28,595 | |
| Male | 14,476 | 50.6 |
| 18 years old and over | 11,126 | 76.9 |
| 65 years old and over | 2,072 | 14.3 |
| Female | 14,119 | 49.4 |
| 18 years old and over | 11,073 | 78.4 |
| 65 years old and over | 2,264 | 16.0 |
| D3. RACE | | |
| Universe: | | |
| Total population | 28,595 | |
| One race | 28,162 | 98.5 |
| White alone | 25,838 | 90.4 |
| Black or African American | 1,409 | 4.9 |
| American Indian and Alaska Native | 15 | 0.0 |
| Asian | 647 | 2.2 |
| Native Hawaiian and Other Pacific Islander | 10 | 0.0 |
| Some other race | 243 | 0.9 |
| Two or more races | 433 | 1.5 |
| White (alone or in combination) | 26,212 | 91.7 |

| Subject | Number | Percent |
|--|---------------|---------|
| Black (alone or in combination) | 1,583 | 5.5 |
| American Indian (alone or in combination) | 133 | 0.5 |
| Asian (alone or in combination) | 804 | 2.8 |
| Native Hawaiian (alone or in combination) | 45 | 0.2 |
| Some other race (alone or in combination) | 290 | 1.0 |
| D4. HISPANIC OR LATINO (ANY RACE) | | |
| Universe: | | |
| Total population | 28,595 | |
| Hispanic or Latino of any race | 2,448 | 8.6 |
| Not Hispanic or Latino | 26,147 | 91.4 |
| White alone | 23,918 | 83.7 |
| Black or African American alone | 1,360 | 4.8 |
| American Indian and Alaska Native alone | 15 | 0.0 |
| Asian alone | 450 | 1.6 |
| Native Hawaiian and Other Pacific Islander alone | 10 | 0.0 |
| E1. HOUSEHOLD INCOME AND BENEFITS | | |
| Universe: | | |
| Total households | 9,924 | |
| Less than \$10,000 | 359 | 3.6 |
| \$10,000 to \$14,999 | 344 | 3.5 |
| \$15,000 to \$24,999 | 874 | 8.8 |
| \$25,000 to \$34,999 | 740 | 7.4 |
| \$35,000 to \$49,999 | 1,173 | 11.8 |
| \$50,000 to \$74,999 | 1,977 | 19.9 |
| \$75,000 to \$99,999 | 1,685 | 17.0 |
| \$100,000 to \$149,999 | 1,572 | 15.8 |
| \$150,000 to \$199,999 | 820 | 8.3 |

| Subject | Number | Percent |
|---|-----------------|-------------|
| \$200,000 or more | 380 | 3.8 |
| With earnings | 7,721 | 77.8 |
| With social security | 3,594 | 36.2 |
| With retirement income | 2,496 | 25.2 |
| With supplemental security income | 449 | 4.5 |
| With cash public assistance income | 178 | 1.8 |
| With food stamp benefits in the past 12 months | 969 | 9.8 |
| Median household income | \$68,728 | |
| Mean household income | \$79,041 | |
| Mean household earnings | \$78,672 | |
| Mean household social security income | \$18,805 | |
| Mean household retirement income | \$28,386 | |
| Mean household supplemental security income | \$11,869 | |
| Mean household cash public assistance income | \$1,452 | |
| E2. FAMILY INCOME AND BENEFITS | | |
| Universe: Total households | | |
| Family households | 7,261 | 73.2 |
| Less than \$10,000 | 173 | 2.4 |
| \$10,000 to \$14,999 | 143 | 2.0 |
| \$15,000 to \$24,999 | 421 | 5.8 |
| \$25,000 to \$34,999 | 415 | 5.7 |
| \$35,000 to \$49,999 | 765 | 10.5 |
| \$50,000 to \$74,999 | 1,491 | 20.5 |
| \$75,000 to \$99,999 | 1,366 | 18.8 |
| \$100,000 to \$149,999 | 1,427 | 19.6 |
| \$150,000 to \$199,999 | 752 | 10.4 |
| \$200,000 or more | 308 | 4.2 |

| Subject | Number | Percent |
|---|----------|---------|
| Median family income | \$81,658 | |
| Mean family income | \$88,749 | |
| E3. OTHER INCOME MEASURES | | |
| Universe: | | |
| Per-capita income | \$28,567 | |
| Nonfamily households | 2,663 | 26.8 |
| Median nonfamily income | \$38,308 | |
| Mean nonfamily income | \$50,017 | |
| All full-time workers | 9,033 | |
| All male full-time workers | 5,249 | 58.1 |
| All female full-time workers | 3,784 | 41.9 |
| Median earnings for workers | \$36,280 | |
| Median earnings for male full-time, year-round workers | \$56,738 | |
| Median earnings for female full-time, year-round workers | \$44,571 | |
| E4. POVERTY STATUS OVER THE LAST 12 MONTHS | | |
| Universe: | | |
| Persons for whom poverty status is determined | 28,326 | |
| Persons below poverty | 2,645 | 9.3 |
| Persons under 18 for whom poverty status is determined | 6,185 | |
| Persons under 18 in poverty | 749 | 12.1 |
| Persons aged 18 to 64 for whom poverty status is determined | 17,833 | |
| Persons aged 18 to 64 in poverty | 1,635 | 9.2 |
| Persons over 65 for whom poverty status is determined | 4,308 | |
| Persons over 65 in poverty | 261 | 6.1 |
| Persons in families for whom poverty status is determined | 24,167 | N |

| Subject | Number | Percent |
|---|---------------|---------|
| Unrelated individuals for whom poverty status is determined | 4,159 | |
| Persons in families in poverty | 1,780 | 7.4 |
| Family households in poverty | 489 | 6.8 |
| Unrelated persons in poverty 15 years and over | 865 | 20.8 |
| Poverty ratio under 0.5 | 1,262 | 4.5 |
| Poverty ratio in 0.5 to 0.99 | 1,383 | 4.9 |
| Poverty ratio in 1 to 2 | 4,434 | 15.6 |
| Poverty ratio in 2 and over | 21,247 | 75.0 |
| E5. EMPLOYMENT STATUS | | |
| Universe: | | |
| Population 16 years and over | 23,126 | |
| In labor force | 14,814 | 64.0 |
| Civilian labor force | 14,814 | 64.0 |
| Employed civilians | 12,938 | 87.3 |
| Unemployed civilians | 1,876 | 12.7 |
| In military | 0 | 0.0 |
| Not in labor force | 8,312 | 36.0 |
| Females 16 years and over | 11,562 | 50.0 |
| Females in labor force | 6,710 | 29.0 |
| Females in civilian labor force | 6,710 | 29.0 |
| Employed females | 5,926 | 88.3 |
| E6. CHILDREN WITH ALL PARENTS WORKING | | |
| Universe: | | |
| (Own) children under 6 | 1,468 | |
| All parents working | 854 | 58.2 |
| (Own) children aged 6 to 17 | 4,362 | |
| All parents working | 2,908 | 66.7 |
| E7. COMMUTING TO WORK | | |

| Subject | Number | Percent |
|--|---------------|---------|
| Universe: | | |
| Workers 16 years and over | 12,655 | |
| Workers 16+ who commute to work | 12,123 | 95.8 |
| Car, truck, or van; drove alone | 9,904 | 78.2 |
| Car, truck, or van; carpooled | 1,127 | 8.9 |
| Public transportation (excluding taxicab) | 332 | 2.6 |
| Walked to work | 677 | 5.4 |
| Other means of commuting | 83 | 0.7 |
| Worked at home | 532 | 4.2 |
| Mean travel time to work in minutes | 46.8 | |
| E8. WORKERS BY OCCUPATION | | |
| Universe: | | |
| Civilian employed population 16 years and over | 12,938 | |
| Management, business, science, and arts occupations | 4,096 | 31.7 |
| Service occupations | 2,523 | 19.5 |
| Sales and office occupations | 3,185 | 24.6 |
| Farming, fishing, and forestry occupations | 71 | 0.5 |
| Construction, extraction, installation, maintenance, and repair oc | 1,715 | 13.2 |
| Production, transportation, and material moving occupations | 1,348 | 10.4 |
| E9. WORKERS BY INDUSTRY | | |
| Universe: | | |
| Civilian employed population 16 years and over | 12,938 | |
| Agriculture, forestry, fishing and hunting, and mining | 140 | 1.1 |
| Construction | 1,062 | 8.2 |
| Manufacturing | 776 | 6.0 |
| Wholesale trade | 462 | 3.6 |

| Subject | Number | Percent |
|--|---------------|---------|
| Retail trade | 1,714 | 13.2 |
| Transportation and warehousing, and utilities | 841 | 6.5 |
| Information | 103 | 0.8 |
| Finance and insurance, and real estate and rental and leasing | 996 | 7.7 |
| Professional, scientific, management, and administrative | 1,276 | 9.9 |
| Educational services, and health care and social assistance | 2,700 | 20.9 |
| Arts, entertainment, and recreation, and accommodation and food se | 1,399 | 10.8 |
| Other services, except public administration | 871 | 6.7 |
| Public administration | 598 | 4.6 |
| E10. CLASS OF WORKER | | |
| Universe: | | |
| Civilian employed population 16 years and over | 12,938 | |
| Private wage and salary workers | 10,256 | 79.3 |
| Government workers | 1,773 | 13.7 |
| Self-employed workers in own not incorporated business | 900 | 7.0 |
| Unpaid family workers | 9 | 0.1 |
| E11. INSURANCE COVERAGE | | |
| Universe: | | |
| Civilian noninstitutionalized persons | 28,560 | |
| Under 65 years of age | 24,252 | 84.9 |
| Without insurance coverage | 2,670 | 11.0 |
| With public insurance | 4,858 | 20.0 |
| With private insurance | 17,727 | 73.1 |
| Under 18 years of age | 6,396 | 22.4 |
| Without insurance coverage | 207 | 3.2 |

| Subject | Number | Percent |
|---|---------------|---------|
| S1. HOUSEHOLDS BY TYPE | | |
| Universe: | | |
| Total households | 9,924 | |
| Family households | 7,261 | 73.2 |
| With own children under 18 years | 2,715 | 27.4 |
| Married-couple families | 5,893 | 59.4 |
| With own children under 18 years | 2,203 | 22.2 |
| Male householder, no wife present | 536 | 5.4 |
| With own children under 18 years | 137 | 1.4 |
| Female householder, no husband present | 832 | 8.4 |
| With own children under 18 years | 375 | 3.8 |
| Nonfamily households | 2,663 | 26.8 |
| Householder living alone | 2,092 | 77.3 |
| 65 years and over living alone | 902 | 33.9 |
| Households with one or more people under 18 years | 3,148 | 31.7 |
| Households with one or more people 65 years and over | 2,848 | 28.7 |
| Average household size | 2.88 | |
| Average family size | 3.33 | |
| S2. PERSONS BY HOUSEHOLD TYPE / GROUP QUARTERS | | |
| Universe: | | |
| Total population | 28,595 | |
| Household population | 28,535 | 99.8 |
| Living in family households | 24,821 | 87.0 |
| Living in nonfamily households | 3,714 | 13.0 |
| Living alone | 2,092 | 77.3 |
| Living in group quarters | 60 | 0.2 |
| S3. RELATIONSHIP | | |
| Universe: Household population | | |

| Subject | Number | Percent |
|---|---------------|-------------|
| Household population | 28,535 | 99.8 |
| Householder | 9,924 | 34.8 |
| Spouse | 5,951 | 20.8 |
| Child | 8,761 | 30.7 |
| Other relatives | 2,194 | 7.7 |
| Nonrelatives | 1,705 | 6.0 |
| Unmarried partner | 584 | 2.1 |
| Unmarried-partner HHs per 1000 | 59 | |
| S4. MARITAL STATUS | | |
| Universe: | | |
| Persons 15 years and over | 23,428 | |
| Never married | 6,432 | 27.5 |
| Now married, except separated | 12,831 | 54.7 |
| Separated | 421 | 1.8 |
| Widowed | 1,642 | 7.0 |
| Divorced, and not currently married | 2,102 | 9.0 |
| S5. FERTILITY | | |
| Universe: | | |
| Women 15 to 50 years old | 6,356 | |
| Unmarried women 15 to 50 years old | 3,017 | 47.5 |
| Women 15 to 50 years old who had a birth in the past 12 months | 382 | 6.0 |
| Unmarried women who gave birth | 142 | 37.2 |
| Women 15 to 19 years of age | 0 | 0.0 |
| Women 20 to 34 years of age | 355 | 92.9 |
| Women 35 to 50 years of age | 27 | 7.1 |
| Per 1,000 unmarried women | 47 | |
| Per 1,000 women 15 to 50 years old | 60 | |
| Per 1,000 women 15 to 19 years old | N | |

| Subject | Number | Percent |
|--|---------------|-------------|
| Per 1,000 women 20 to 34 years old | 244 | |
| Per 1,000 women 35 to 50 years old | 32 | |
| S6. GRANDPARENTS AS CAREGIVERS | | |
| Universe: | | |
| Grandparents living with own grandchildren under 18 years | 988 | |
| Grandparents responsible for grandchildren | 287 | 29.0 |
| Less than 1 year | 103 | 35.9 |
| 1 or 2 years | 25 | 8.7 |
| 3 or 4 years | 119 | 41.5 |
| 5 or more years | 40 | 13.9 |
| S7. SCHOOL ENROLLMENT | | |
| Universe: | | |
| Population 3 years and over | 27,825 | |
| Population 3 years and over enrolled in school | 7,037 | 25.3 |
| In nursery school, preschool | 283 | 4.0 |
| In kindergarten | 292 | 4.2 |
| In elementary school, grades 1-8 | 3,338 | 47.4 |
| In high school, grades 9-12 | 1,840 | 26.1 |
| In college or graduate school | 1,284 | 18.2 |
| S8. EDUCATIONAL ATTAINMENT | | |
| Universe: | | |
| Population 25 years and over | 19,880 | |
| Less than 9th grade | 645 | 3.2 |
| 9th to 12th grade, no diploma | 1,347 | 6.8 |
| High school graduate (includes equivalency) | 7,234 | 36.4 |
| Some college, no degree | 4,532 | 22.8 |
| Associates degree | 1,644 | 8.3 |
| Bachelor's degree | 2,912 | 14.6 |

| Subject | Number | Percent |
|---|---------------|--------------|
| Graduate or professional degree | 1,566 | 7.9 |
| High school graduate or higher | 17,888 | 90.0 |
| Bachelor degree or higher | 4,478 | 22.5 |
| S9. VETERAN STATUS | | |
| Universe: 18 years and over | | |
| Civilian population 18 years and over | 22,199 | 100.0 |
| Civilian veterans | 2,131 | 9.6 |
| S10a. DISABLED BY AGE | | |
| Universe: | | |
| Civilian noninstitutionalized persons | 28,560 | |
| With a disability | 4,405 | 15.4 |
| Persons under 18 | 6,396 | 22.4 |
| With a disability | 490 | 7.6 |
| Persons 18 to 64 years | 17,856 | 62.5 |
| With a disability | 2,446 | 13.7 |
| Persons 65 years and over | 4,308 | 15.1 |
| With a disability | 1,469 | 34.1 |
| S11. RESIDENCE 1 YEAR AGO | | |
| Universe: | | |
| Population 1 year and over | 28,321 | |
| Same house | 25,619 | 90.4 |
| Different house in the U.S. | 2,672 | 9.4 |
| Same county | 1,209 | 45.2 |
| Different county (any) | 1,463 | 54.8 |
| Different county (same state) | 419 | 15.7 |
| Different state | 1,044 | 39.1 |
| Lived abroad 1 year ago | 30 | 0.1 |
| S12. PLACE OF BIRTH AND CITIZENSHIP STATUS | | |
| Universe: | | |

| Subject | Number | Percent |
|--|---------------|-------------|
| Total population | 28,595 | |
| U.S. native | 25,817 | 90.3 |
| Born in United States | 25,358 | 98.2 |
| Born in state of current residence | 5,111 | 20.2 |
| Born in different state than current residence | 20,247 | 79.8 |
| Born in Puerto Rico, U.S. Island areas, or born abroad to Am | 459 | 1.8 |
| Foreign born | 2,778 | 11.5 |
| Naturalized U.S. citizen | 1,802 | 64.9 |
| Not a U.S. citizen | 976 | 35.1 |
| S13. YEAR OF ENTRY | | |
| Universe: Total population | | |
| Population born outside the United States | 3,237 | 11.3 |
| Native, born outside U.S. | 459 | 14.2 |
| Entered U.S. 2000 or later | 316 | 68.8 |
| Entered U.S. before 2000 | 325 | 70.8 |
| Foreign born | 2,778 | 11.5 |
| Entered U.S. 2000 or later | 726 | 26.1 |
| Entered U.S. before 2000 | 2,052 | 73.9 |
| S14. WORLD REGION OF BIRTH OF FOREIGN BORN | | |
| Universe: Total population | | |
| Foreign-born population, excluding population born at sea | 2,778 | 9.7 |
| Europe | 1,286 | 46.3 |
| Asia | 436 | 15.7 |
| Africa | 65 | 2.3 |
| Oceania | 0 | 0.0 |
| South and Central America (includes Mexico) | 949 | 34.2 |
| Northern America | 42 | 1.5 |

| Subject | Number | Percent |
|--|---------------|-------------|
| S15. LANGUAGE SPOKEN AT HOME | | |
| Universe: Total population | | |
| Population 5 years and over | 27,405 | 95.8 |
| English only | 23,822 | 86.9 |
| Language other than English | 3,583 | 13.1 |
| Speaks English less than very well | 1,377 | 38.5 |
| Speak Spanish | 1,548 | 5.6 |
| Speaks English less than very well | 599 | 38.7 |
| H1. HOUSING OCCUPANCY AND TENURE | | |
| Universe: Total households | | |
| Total housing units | 14,824 | N |
| Occupied housing units | 9,924 | 66.9 |
| Owner-occupied | 8,477 | 85.4 |
| Renter-occupied | 1,447 | 14.6 |
| Average household size of owner-occupied unit | 2.83 | |
| Average household size of renter-occupied unit | 3.14 | |
| Vacant housing units | 4,900 | 33.1 |
| For sale | 333 | 6.8 |
| For rent | 112 | 2.3 |
| For seasonal, recreational, or occasional use | 3,426 | 69.9 |
| Total owner units | 8,810 | |
| Homeowner vacancy rate | 3.8 | |
| Total rental units | 1,559 | |
| Rental vacancy rate | 7.2 | |
| People living in owned homes | 23,991 | 83.9 |
| People living in rental homes | 4,544 | 15.9 |

| Subject | Number | Percent |
|---|---------------|---------|
| H2. UNITS IN STRUCTURE | | |
| Universe: | | |
| Total housing units | 14,824 | |
| Single-family units | 14,204 | 95.8 |
| Single unit, detached | 13,957 | 98.3 |
| Single unit, attached | 247 | 1.7 |
| Duplexes | 180 | 1.2 |
| 3 or 4 units | 105 | 0.7 |
| 5 to 9 units | 70 | 0.5 |
| 10 to 19 units | 39 | 0.3 |
| 20 or more units | 47 | 0.3 |
| Mobile home | 179 | 1.2 |
| Boat, RV, van, etc. | 0 | 0.0 |
| Mobile homes per 1000 HUs | 12 | |
| H3. YEAR STRUCTURE BUILT | | |
| Universe: | | |
| Total housing units | 14,824 | |
| Built 2010 or later | 97 | 0.7 |
| Built 2000 to 2009 | 3,102 | 20.9 |
| Built 1990 to 1999 | 2,715 | 18.3 |
| Built 1980 to 1989 | 3,784 | 25.5 |
| Built 1970 to 1979 | 2,387 | 16.1 |
| Built 1960 to 1969 | 846 | 5.7 |
| Built 1950 to 1959 | 608 | 4.1 |
| Built 1940 to 1949 | 215 | 1.4 |
| Built 1939 or earlier | 1,070 | 7.2 |
| H4. YEAR HOUSEHOLDER MOVED INTO UNIT | | |
| Universe: | | |
| Occupied housing units | 9,924 | |

| Subject | Number | Percent |
|--------------------------------------|--------------|---------|
| Moved in 2010 or later | 2,058 | 20.7 |
| Moved in 2000 to 2009 | 3,960 | 39.9 |
| Moved in 1990 to 1999 | 2,182 | 22.0 |
| Moved in 1980 to 1989 | 1,213 | 12.2 |
| Moved in 1979 or earlier | 511 | 5.2 |
| H5. VEHICLES AVAILABLE | | |
| Universe: | | |
| Occupied housing units | 9,924 | |
| No vehicles available | 476 | 4.8 |
| 1 vehicle available | 2,519 | 25.4 |
| 2 vehicles available | 3,855 | 38.9 |
| 3 or more vehicles available | 3,074 | 31.0 |
| H6. HOUSE HEATING FUEL | | |
| Universe: | | |
| Occupied housing units | 9,924 | |
| Utility gas | 926 | 9.3 |
| Bottled, tank, or LP gas | 2,010 | 20.2 |
| Electricity | 3,680 | 37.1 |
| Fuel oil, kerosene, etc. | 1,965 | 19.8 |
| Coal or coke | 175 | 1.8 |
| Wood | 1,007 | 10.2 |
| Solar energy | 0 | 0.0 |
| Other fuel | 148 | 1.5 |
| No fuel used | 13 | 0.1 |
| H7. SELECTED CHARACTERISTICS | | |
| Universe: | | |
| Occupied housing units | 9,924 | |
| Lacking complete plumbing facilities | 24 | 0.3 |
| Lacking complete kitchen facilities | 45 | 0.5 |

| Subject | Number | Percent |
|--|--------------|---------|
| No telephone service available | 92 | 0.9 |
| H8. OCCUPANTS PER ROOM | | |
| Universe: | | |
| Occupied housing units | 9,924 | |
| 1.00 or less | 9,805 | 98.8 |
| 1.01 to 1.50 | 109 | 1.1 |
| 1.51 or more | 10 | 0.1 |
| H9. HOME VALUES | | |
| Universe: | | |
| Owner-occupied units | 8,477 | |
| Less than \$50,000 | 278 | 3.3 |
| \$50,000 to \$99,999 | 903 | 10.6 |
| \$100,000 to \$149,999 | 1,665 | 19.6 |
| \$150,000 to \$199,999 | 1,677 | 19.8 |
| \$200,000 to \$299,999 | 2,710 | 32.0 |
| \$300,000 to \$499,999 | 1,098 | 12.9 |
| \$500,000 to \$999,999 | 124 | 1.5 |
| \$1,000,000 or more | 12 | 0.1 |
| \$2,000,000 or more | 10 | 0.1 |
| Median home value | \$195,460 | |
| Average home value | \$203,480 | |
| H10. SELECTED MONTHLY OWNER COSTS | | |
| Universe: | | |
| Owner-occupied units | 8,477 | |
| Housing units with a mortgage | 6,554 | 77.3 |
| Owner costs 30% or more of HH income | 2,239 | 34.2 |
| Median owner costs | \$1,507 | |
| Housing units without a mortgage | 1,923 | 22.7 |
| Nonmortgage owner costs 30% or more of | 365 | 19.0 |

| Subject | Number | Percent |
|-------------------------------------|--------------|---------|
| HH income | | |
| Median owner costs | \$591 | |
| H11. GROSS RENT | | |
| Universe: | | |
| Renter-occupied units | 1,447 | |
| Paying cash rent | 1,305 | 90.2 |
| Paying no cash rent | 142 | 9.8 |
| Median rent | \$1,214 | |
| Average gross rent | \$1,262 | |
| Gross rent 30% or more of HH income | 835 | 57.7 |
| Gross rent of \$750 or more | 1,007 | 69.6 |

Summary of True Areas of Circles vs. That of Areas Selected to Estimate Them
(This Report Indicates How Well We Were Able to Approximate the Circular Area)

| radius | Estimated | True Area | Ratio of Estimate to True Area |
|--------|-----------|-----------|-----------------------------------|
| 8 | 219.87 | 201.06 | 1.094 |

Auxiliary Report: Counties Contributing to Circular Areas, By Concentric Ring Areas
Coordinates: (41.25800419999999 , -74.90361910000001)

Outer radius of Ring (or circle)=6

| County Cd | Total Pop |
|-----------|-----------|
| Pike PA | 19,068 |

Outer radius of Ring (or circle)=8

| County Cd | Total Pop |
|-----------|-----------|
| Sussex NJ | 1,943 |

| County Cd | Total Pop |
|---------------|---------------|
| Pike PA | 7,584 |
| radius | 9,527 |
| | 28,595 |

Data Used In Aggregating Circular Areas - Selected Variables

Radius=6

| County | Tract | bg | Area Name | TotPop |
|----------------|---------|----|---|---------------|
| Pike PA | 9506.05 | | Census Tract 9506.05, Pike County, Pennsylvania | 6,267 |
| Pike PA | 9506.06 | | Census Tract 9506.06, Pike County, Pennsylvania | 5,520 |
| Pike PA | 9507.01 | | Census Tract 9507.01, Pike County, Pennsylvania | 3,946 |
| Pike PA | 9507.02 | | Census Tract 9507.02, Pike County, Pennsylvania | 3,335 |
| radius | | | | 19,068 |

radius=8

| County | Tract | bg | Area Name | TotPop |
|------------------|---------|----|---|---------------|
| Sussex NJ | 3719.00 | | Census Tract 3719, Sussex County, New Jersey | 1,943 |
| Pike PA | 9506.01 | | Census Tract 9506.01, Pike County, Pennsylvania | 1,556 |
| Pike PA | 9506.03 | | Census Tract 9506.03, Pike County, Pennsylvania | 1,067 |
| Pike PA | 9508.01 | | Census Tract 9508.01, Pike County, Pennsylvania | 4,961 |
| radius | | | | 9,527 |
| | | | | 28,595 |

Data used in this report is from the American Community Survey 5-year Period Estimates Data for 2011-2015.

This [Metadata report](#) provides some background information on the data items appearing in the report.

******* Corrected Data to Precisely 8-mile Radius:**

| Category | Estimated Area | True Area | Reported Number | True Number |
|------------|----------------|----------------|-----------------|---------------|
| Population | 219.87 sq. mi. | 201.06 sq. mi. | 28,595 | 26,138 |
| Households | 219.87 sq. mi. | 201.06 sq. mi. | 9,924 | 9,071 |

Please note: All summary numbers must be corrected by correcting for “True Area” to be precise. Divide SUMMARY TOTALS by 1.094.

Per Household and Total Estimated Spending by Households in 8-mile Radius:

Sources: US Census Monthly and Annual Retail Trade

(<https://www.census.gov/retail/index.html>) and American Fact Finder US Census see bottom of page 23.

Annual Per Household Retail Sales: 2015

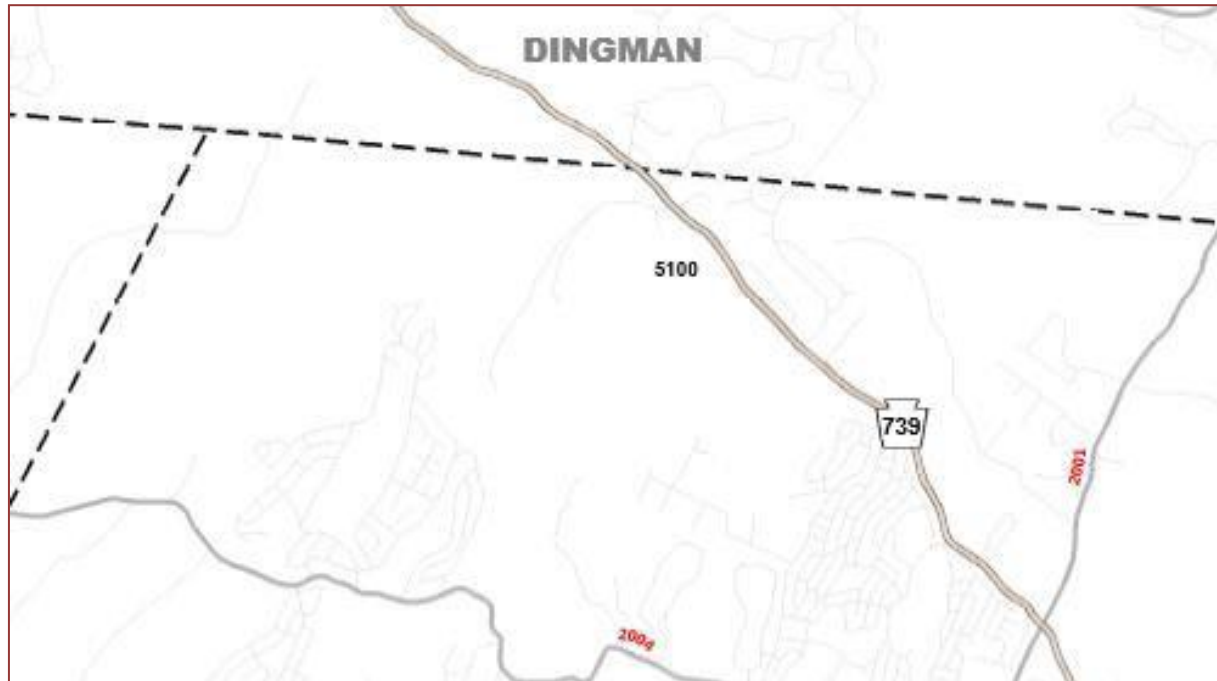
[Estimates are shown in MILLIONS OF DOLLARS and are based on data from the Monthly Retail Trade Survey, Annual Retail Trade Survey, and administrative records]

| NAICS Co | Kind of Business | TOTAL (\$000,000) | 2015 Households (US CENSUS -- see right) | Per Household Retail Sales | Households within 8 Mile Radius | Estimated Annual Total Spending by HH's in 8-mile Radius on Category Items |
|-----------|---|----------------------|--|-------------------------------|---------------------------------------|--|
| | NOT ADJUSTED | | | | | |
| | Retail and food services sales, total | 5350508 | 118,208,250 | \$45,263.41 | 9071 | \$410,584,355 |
| | Retail sales and food services excl motor vehicle and parts | 4255096 | 118,208,250 | \$35,996.61 | 9071 | \$326,525,228 |
| | Retail sales, total | 4727427 | 118,208,250 | \$39,992.36 | 9071 | \$362,770,706 |
| | Retail sales, total (excl. motor vehicle and parts dealers) | 3632015 | 118,208,250 | \$30,725.56 | 9071 | \$278,711,579 |
| | GAFO(1) | 1258529 | 118,208,250 | \$10,646.71 | 9071 | \$96,576,310 |
| 441 | Motor vehicle and parts dealers | 1095412 | 118,208,250 | \$9,266.80 | 9071 | \$84,059,127 |
| 4411,4412 | Automobile and other motor vehicle dealers | 1006079 | 118,208,250 | \$8,511.07 | 9071 | \$77,203,940 |
| 4411 | Automobile dealers | 941339 | 118,208,250 | \$7,963.40 | 9071 | \$72,235,957 |
| 44111 | New car dealers | 842120 | 118,208,250 | \$7,124.04 | 9071 | \$64,622,144 |
| 44112 | Used car dealers | 99219 | 118,208,250 | \$839.36 | 9071 | \$7,613,813 |
| 4413 | Automotive parts, acc., and tire stores | 89333 | 118,208,250 | \$755.73 | 9071 | \$6,855,187 |
| 442,443 | Furniture, home furn, electronics, and appliance stores | 208887 | 118,208,250 | \$1,767.11 | 9071 | \$16,029,456 |
| 442 | Furniture and home furnishings stores | 106779 | 118,208,250 | \$903.31 | 9071 | \$8,193,948 |
| 4421 | Furniture stores | 57398 | 118,208,250 | \$485.57 | 9071 | \$4,404,576 |
| 4422 | Home furnishings stores | 49381 | 118,208,250 | \$417.75 | 9071 | \$3,789,372 |
| 44221 | Floor covering stores(2) | 19074 | 118,208,250 | \$161.36 | 9071 | \$1,463,690 |
| 442299 | All other home furnishings stores | 28656 | 118,208,250 | \$242.42 | 9071 | \$2,198,988 |
| 443 | Electronics and appliance stores | 102108 | 118,208,250 | \$863.80 | 9071 | \$7,835,508 |
| 44311 | Appl.,TV, and other elect. stores | 72603 | 118,208,250 | \$614.20 | 9071 | \$5,571,369 |
| 443111 | Household appliance stores | 17128 | 118,208,250 | \$144.90 | 9071 | \$1,314,359 |
| 443112 | Radio, T.V., and other elect. stores | 55475 | 118,208,250 | \$469.30 | 9071 | \$4,257,010 |
| 44312 | Computer and software stores | | 118,208,250 | \$0.00 | 9071 | \$0 |
| 444 | Building mat. and garden equip. and supplies dealers | 331644 | 118,208,250 | \$2,805.59 | 9071 | \$25,449,516 |
| 4441 | Building mat. and supplies dealers | 287618 | 118,208,250 | \$2,433.15 | 9071 | \$22,071,073 |
| 44412 | Paint and wallpaper stores | 10710 | 118,208,250 | \$90.60 | 9071 | \$821,858 |
| 44413 | Hardware stores | 23105 | 118,208,250 | \$195.46 | 9071 | \$1,773,019 |
| 445 | Food and beverage stores | 685568 | 118,208,250 | \$5,799.66 | 9071 | \$52,608,742 |
| 4451 | Grocery stores | 613225 | 118,208,250 | \$5,187.67 | 9071 | \$47,057,324 |
| 44511 | Supermarkets and other grocery (except convenience) stores | 587881 | 118,208,250 | \$4,973.27 | 9071 | \$45,112,490 |
| 4453 | Beer, wine, and liquor stores | 50658 | 118,208,250 | \$428.55 | 9071 | \$3,887,366 |
| 446 | Health and personal care stores | 315257 | 118,208,250 | \$2,666.96 | 9071 | \$24,192,019 |
| 44611 | Pharmacies and drug stores | 263468 | 118,208,250 | \$2,228.85 | 9071 | \$20,217,863 |
| 447 | Gasoline stations | 443817 | 118,208,250 | \$3,754.53 | 9071 | \$34,057,386 |
| 448 | Clothing and clothing access. stores | 255831 | 118,208,250 | \$2,164.24 | 9071 | \$19,631,819 |
| 4481 | Clothing stores | 187129 | 118,208,250 | \$1,583.05 | 9071 | \$14,359,803 |
| 44811 | Men's clothing stores | 8801 | 118,208,250 | \$74.45 | 9071 | \$675,366 |
| 44812 | Women's clothing stores | 41011 | 118,208,250 | \$346.94 | 9071 | \$3,147,080 |
| 44814 | Family clothing stores | 101357 | 118,208,250 | \$857.44 | 9071 | \$7,777,878 |
| 44819 | Other clothing stores | 16788 | 118,208,250 | \$142.02 | 9071 | \$1,288,268 |
| 4482 | Shoe stores | 34521 | 118,208,250 | \$292.04 | 9071 | \$2,649,054 |
| 44831 | Jewelry stores | 31505 | 118,208,250 | \$266.52 | 9071 | \$2,417,613 |
| 451 | Sporting goods, hobby, book, and music stores | 87355 | 118,208,250 | \$738.99 | 9071 | \$6,703,400 |
| 45111 | Sporting goods stores | 46353 | 118,208,250 | \$392.13 | 9071 | \$3,557,011 |
| 45112 | Hobby, toy, and game stores | 18022 | 118,208,250 | \$152.46 | 9071 | \$1,382,962 |
| 451211 | Book stores | 11009 | 118,208,250 | \$93.13 | 9071 | \$844,803 |
| 452 | General merchandise stores | 674928 | 118,208,250 | \$5,709.65 | 9071 | \$51,792,256 |
| 4521 | Department stores (excl. L.D) | 164031 | 118,208,250 | \$1,387.64 | 9071 | \$12,587,321 |
| 452112 | Discount dept. stores (excl. L.D) | 105092 | 118,208,250 | \$889.04 | 9071 | \$8,064,492 |
| 452111 | Department stores (excl. discount department stores, excl. L.D.) | 58939 | 118,208,250 | \$498.60 | 9071 | \$4,522,829 |
| 4521 | Department stores (incl. L.D.)(3) | 166407 | 118,208,250 | \$1,407.74 | 9071 | \$12,769,649 |
| 452112 | Discount dept. stores (incl. L.D.)(3) | 105277 | 118,208,250 | \$890.61 | 9071 | \$8,078,689 |
| 452111 | Department stores (excl. discount department stores, incl. L.D.)(3) | 61130 | 118,208,250 | \$517.14 | 9071 | \$4,690,960 |
| 4529 | Other general merchandise stores | 510897 | 118,208,250 | \$4,322.01 | 9071 | \$39,204,934 |
| 45291 | Warehouse clubs and superstores | 441741 | 118,208,250 | \$3,736.97 | 9071 | \$33,898,079 |
| 45299 | All other gen. merchandise stores | 69156 | 118,208,250 | \$585.04 | 9071 | \$5,306,855 |
| 453 | Miscellaneous store retailers | 119461 | 118,208,250 | \$1,010.60 | 9071 | \$9,167,133 |
| 4532 | Office supplies, stationery, and gift stores | 31528 | 118,208,250 | \$266.72 | 9071 | \$2,419,378 |
| 45321 | Office supplies and stationery stores | 14728 | 118,208,250 | \$124.59 | 9071 | \$1,130,189 |
| 45322 | Gift, novelty, and souvenir stores | 16800 | 118,208,250 | \$142.12 | 9071 | \$1,289,189 |
| 45330 | Used merchandise stores | 17044 | 118,208,250 | \$144.19 | 9071 | \$1,307,913 |
| 454 | Nonstore retailers | 509267 | 118,208,250 | \$4,308.22 | 9071 | \$39,079,852 |
| 4541 | Electronic shopping and mail-order houses | 433692 | 118,208,250 | \$3,668.88 | 9071 | \$33,280,419 |
| 45431 | Fuel dealers | 29711 | 118,208,250 | \$251.34 | 9071 | \$2,279,946 |
| 722 | Food services and drinking places | 623081 | 118,208,250 | \$5,271.04 | 9071 | \$47,813,649 |
| 7221 | Full service restaurants | 272892 | 118,208,250 | \$2,308.57 | 9071 | \$20,941,037 |
| 7222 | Limited service eating places | 271111 | 118,208,250 | \$2,293.50 | 9071 | \$20,804,368 |
| 7224 | Drinking places | 22684 | 118,208,250 | \$191.90 | 9071 | \$1,740,712 |

Appendix:

AADT (Average Auto Daily Traffic) on Route 739 in Dingmans from the Pennsylvania Department of Transportation studies done in 2015. Source:

http://www.dot7.state.pa.us/BPR_pdf_files/MAPS/Traffic/Traffic_Volume/County_Maps/Pike_TV.pdf



US Households in 2015: Source Us Census and American Fact Finder.

United States Census Bureau

AMERICAN FactFinder

MISSOURI KENTUCKY VIRGINIA NORTH

MAIN COMMUNITY FACTS GUIDED SEARCH ADVANCED SEARCH DOWNLOAD CENTER

Guided Search - Step-by-step access to Census Information

1 Start 2 Topics 3 Geographies 4 Race/Ethnic Groups 5 Search Results 6 Table Viewer

S1101 HOUSEHOLDS AND FAMILIES
2015 American Community Survey 1-Year Estimates

Table View

Actions: Modify Table Add/Remove Geographies Bookmark/Save Print Download Create a Map

Note: This is a modified view of the original table.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units.

| Subject | United States | | | | |
|--|----------------|--|--|---|------------------------------|
| | Total Estimate | Married-couple family household Estimate | Male householder, no wife present, family household Estimate | Female householder, no husband present, family household Estimate | Nonfamily household Estimate |
| Total households | 118,208,250 | 56,715,795 | 5,730,981 | 15,083,980 | 40,677,494 |
| Average household size | 2.65 | 3.29 | 3.53 | 3.55 | 1.30 |
| FAMILIES | | | | | |
| Total families | 77,530,756 | 56,715,795 | 5,730,981 | 15,083,980 | (X) |
| Average family size | 3.26 | 3.26 | 3.10 | 3.33 | (X) |
| AGE OF OWN CHILDREN | | | | | |
| Households with own children of the householder under 18 years | 32,999,587 | 22,208,234 | 2,718,895 | 8,072,458 | (X) |
| Under 6 years only | 21.4% | 21.9% | 25.9% | 18.5% | (X) |
| Total households | 118,208,250 | 56,715,795 | 5,730,981 | 15,083,980 | 40,677,494 |
| SELECTED HOUSEHOLDS BY TYPE | | | | | |
| Households with one or more people under 18 years | 31.4% | 42.1% | 58.1% | 63.9% | 0.9% |
| Households with one or more people 60 years and over | 38.0% | 38.3% | 27.8% | 27.2% | 43.1% |
| Householder living alone | 27.9% | (X) | (X) | (X) | 81.9% |
| 65 years and over | 10.5% | (X) | (X) | (X) | 30.5% |

Versions of this table are available for the following years: 2015 2014 2013 2012 2011 2010 2009 2008 2007 2006 2005



Site Report

Prepared by: Pike County Economic Development Corporation

209 East Harford Street

Milford, PA 18337

Tel: (570) 296-7332

Director: Michael J Sullivan E-mail: mike@edapikepa.org

Troiano Commercial Zoned Property

8 acres located on Route 739 in Dingmans Ferry, Delaware Townships, Pike County Pa

July 2017

Important Note:

This document is prepared for discussion purposes only and is based on estimates from sources mentioned herein. Investors and buyers are reminded that they should not rely on this document. While we believe this information to be accurate, we do not want anyone to rely on this document for any purpose other than general discussions. The writer is neither an accountant nor a lawyer. Use your own sources for data that is reliable.

Pike County Economic Development Authority