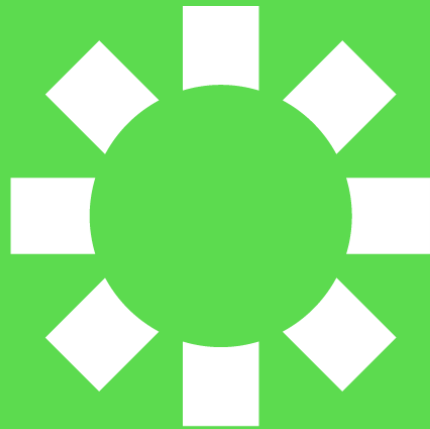


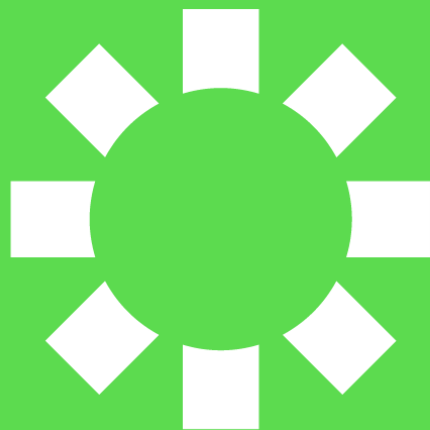


York County  
Economic  
Alliance

Y



C



## York County, Pennsylvania

Site Selector Profile

Second Quarter 2025

[YCEApa.org](http://YCEApa.org)

# We Make Things Happen!

Together, the City of York, the Downtown York Business Improvement District, the York County Planning Commission, and the York County Economic Alliance partnered with Fourth Economy Consultants to help align stakeholders around a common vision and develop a countywide strategic action plan.

The Economic Action Plan will help fuel the engines of prosperity, create opportunities for all people, and enhance York County's sense of place, to position our community as a highly desirable location to live, learn, work and play.

Click the links below to learn more about the York County Economic Action Plan and the various initiatives being undertaken the York County Economic Alliance and our community partners.

[2023 Organizational Video: Fuel the Engines of Prosperity on Vimeo](#)

[2023 Organizational Video: Create Opportunities For All People on Vimeo](#)



[2023 Organizational Video: Enhance York County's Sense of Place on Vimeo](#)

# Why York

From big businesses and entrepreneurs to young professionals looking to impact, York County, Pennsylvania, offers an affordable and attractive place to live with easy access to bigger cities. Here are some of the stories of some of the people who call York home.

To learn more about some of the people who work in York and why they're proud to call it home. [Why York](#)

This series was commissioned by the following: ROCK Commercial Real Estate, Susquehanna Real Estate, Westwood Properties Management, York County Economic Alliance, and Powder Mill Foundation.



## Entrepreneurs find opportunity and more in York

Low cost of living, high quality of life, and access to bigger cities make York a prime spot to grow a business.

[Entrepreneurs finding opportunity and more in York County](#)

## Why York, Pennsylvania, keeps attracting big businesses

With a rich culture in manufacturing, York, Pennsylvania, has also become a hub for technology, research, and distribution.

[Why York, Pennsylvania, keeps attracting big businesses](#)



## York offers young professional a place to make her name

Kate Hynes graduated law school and landed in York, Pennsylvania, where she's already made partner at her firm, owns a home within walking distance to almost everything she needs, and impacts her community through service.

[York offers young professionals a place to make their mark](#)



# York County, PA

	2000 Population	2010 Population	2020 Population	2023 Population	2030 Population Projection
York City	40,862	43,718	44,800	44,830	46,896
York County	381,751	434,972	456,438	459,312	504,958

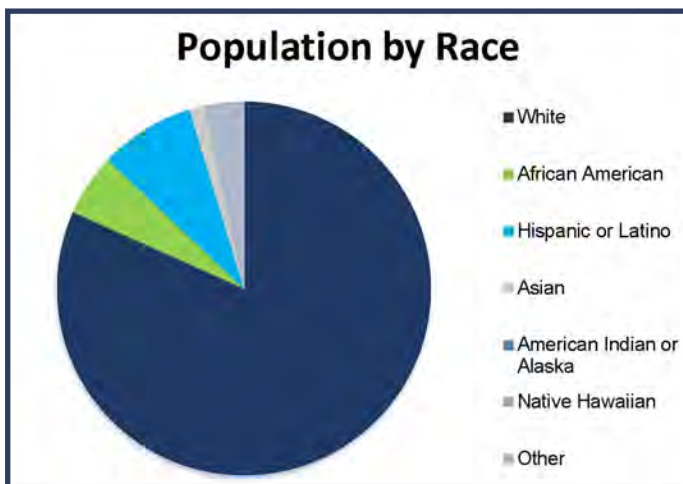
Source: U.S. Census Bureau - 2019-2023 American Community Survey (5 Year Estimate) and York County Planning Commission - Population Projections 2030-2050

Age	Population	Percent
Under 5 Years	25,011	5.4
5-9 Years	26,687	5.8
10-14 Years	30,867	6.7
15-19 Years	29,115	6.3
20-24 Years	25,469	5.6
25-34 Years	56,588	12.3
35-44 Years	57,415	12.5
45-54 Years	58,924	12.8
55-64 Years	64,584	14.1
65-74 Years	49,997	10.9
75-84 Years	24,411	5.3
85 Years and Over	10,244	2.3
<b>Total</b>	<b>459,312</b>	<b>100</b>
<b>Median Age 40.9</b>		

Source: U.S. Census Bureau 2019-2023 American Community Survey (5 Year Estimate)

Housing Information	
Total Housing Units	188,608
Homeownership Rate (Owner-Occupied)	75.8%
Median Value of Owner-Occupied Housing Units	\$235,000
Total Households (Owner-Occupied)	136,655
Average Household Size (Owner-Occupied)	2.58
Per Capita Income	\$40,530
Median Household Income	\$82,238

Source: U.S. Census Bureau 2019-2023 American Community Survey (5 Year Estimate)



Source: U.S. Census Bureau 2019-2023 American Community Survey (5 Year Estimate)

**From 2020-2022, York County ranked among 67 counties in PA:**

- 5th in Numeric Population growth
- 9th in Percent Population growth

Source: U.S. Census Bureau Population Estimates Division, 2022 County Population Estimates



# General Demographics

	York County Feb. 2024	York County Feb. 2025	Pennsylvania Feb. 2025	United States Feb. 2025
Labor Force	242,700	236,900	6,516,000	170,116,000
Employment	235,000	227,800	6,241,000	162,544,000
Unemployment	7,700	9,100	275,000	7,572,000
Unemployment Rate	3.2%	3.8	4.2%	4.5%

Source: Center for Workforce Information and Analysis - York-Hanover MSA , PA and US (Seasonally Adjusted)

Right to Work and Union Information					
	Employment	Members	% Members	Covered	% Covered
York-Hanover, PA MSA - Private	152,000	9,000	5.8%	10,000	6.7%
York-Hanover, PA MSA - Total	173,000	21,000	12.2%	25,000	14.3%
Pennsylvania - Private	4,932,000	363,000	7.4%	386,000	7.8%
Pennsylvania - Total	5,630,000	715,000	12.7%	767,000	13.6%
Right to Work State	No				

Source: UnionStats.com - Union Membership, Coverage, Density and Employment: 2022 Data (in 1000s). (CPS) Employment = wage and salary employment, Members = employed workers who are union members, Covered = workers covered by a collective bargaining agreement.

Cost of Living Index at of February 2025			
Annual Expenses	1 Adult	1 Adult 1 Child	2 Adult 1 Child
Food	\$4,199	\$6,175	\$9,569
Child Care	\$0	\$15,372	\$15,372
Medical	\$3,742	\$9,163	\$10,366
Housing	\$11,484	\$16,171	\$16,171
Transportation	\$10,637	\$12,310	\$15,507
Other/Civic	\$9,596	\$16,490	\$18,666
Required annual income after taxes	\$39,659	\$75,681	\$85,651
Annual taxes	\$7,399	\$12,228	\$13,595
Required annual income before taxes	\$47,057	\$87,910	\$99,246

The table above provides the living wage requirements in York County, PA. The data is sourced from the Living Wage Calculator created by Dr. Amy K. Glasmeier at MIT. It is a market-based approach that draws upon geographically specific expenditure data related to a family's likely minimum food, childcare, health insurance, housing, transportation, and other necessities (e.g. clothing, personal care items, etc.) costs.

The living wage draws on these cost elements and the rough effects of income and payroll taxes to determine the minimum employment earnings necessary to meet a family's basic needs while also maintaining self-sufficiency.

Source: Living Wage Calculator 2022-203 Update, prepared by Amy K. Glasmeier, Ph.D., Department of Urban Studies and Planning at the Massachusetts Institute of Technology

# Wage by Occupational Group



SOC Code	Major Occupational Group	Avg. County Wage	Avg. PA Wage
11-0000	Management	\$118,460	\$131,660
13-0000	Business and Financial Operations	\$80,820	\$82,990
15-0000	Computer and Mathematical	\$92,180	\$98,060
17-0000	Architecture and Engineering	\$82,870	\$92,950
19-0000	Life, Physical and Social Science	\$79,240	\$82,210
21-0000	Community and Social Services	\$51,970	\$55,040
23-0000	Legal	\$105,660	\$120,620
25-0000	Education, Training and Library	\$64,270	\$68,610
27-0000	Arts, Design, Entertainment, Sports and Media	\$54,990	\$61,640
29-0000	Healthcare Practitioners and Technical	\$101,870	\$97,160
31-0000	Healthcare Support	\$36,210	\$35,120
33-0000	Protective Services	\$57,740	\$56,120
35-0000	Food Preparation and Serving Related	\$30,310	\$31,550
37-0000	Building and Grounds Cleaning and Maintenance	\$36,210	\$37,490
39-0000	Personal Care and Service	\$34,240	\$35,260
41-0000	Sales and Related	\$45,130	\$50,440
43-0000	Office and Administrative Support	\$45,140	\$46,810
45-0000	Farming, Fishing, and Forestry	\$39,480	\$41,590
47-0000	Construction and Extraction	\$60,000	\$61,810
49-0000	Installation, Maintenance and Repair	\$56,550	\$57,200
51-0000	Production	\$47,750	\$48,120
53-0000	Transportation and Material Moving	\$43,750	\$45,770
<b>00-0000</b>	<b>Total, All Occupations</b>	<b>\$56,910</b>	<b>\$61,920</b>

Source: Pennsylvania Department of Labor & Industry - Center for Workforce Information & Analysis, Occupational Wages, 2023 Annual Averages. Symbols have been added to indicate an increase (↑), decrease (↓) or no change (-) from the previous year.

# Wage by Industry Sector

NAICS Code	Industry Sector	Number of Establishments	Number of Employees	County Wage	Pennsylvania Wage
11	Agriculture, Forestry, Fishing and Hunting	88 (↑)	820 (↑)	\$36,398 (↑)	\$44,014 (↑)
21	Mining, Quarrying, and Oil & Gas	9 (↓)	227 (↓)	\$83,185 (↑)	\$101,711 (↓)
22	Utilities	32 (-)	1,220 (↑)	\$144,930 (↑)	\$110,867 (↑)
23	Construction	920 (↑)	11,871 (↑)	\$76,877 (↑)	\$77,927 (↑)
31-33	Manufacturing	568 (↓)	32,885 (↑)	\$69,037 (↑)	\$74,597 (↑)
42	Wholesale Trade	427 (↑)	6,169 (↑)	\$73,237 (↓)	\$99,656 (↑)
44-45	Retail Trade	1,145 (-)	20,340 (↓)	\$33,798 (↑)	\$36,721 (↑)
48-49	Transportation and Warehousing	356 (↑)	14,080 (↑)	\$52,272 (↑)	\$59,247 (↑)
51	Information	93 (↑)	888 (↑)	\$59,843 (↑)	\$119,947 (↑)
52	Finance and Insurance	486 (↑)	3,393 (↑)	\$86,206 (↓)	\$118,105 (↑)
53	Real Estate and Rental and Leasing	344 (↑)	2,016 (↑)	\$59,368 (↑)	\$74,573 (↑)
54	Professional, Scientific and Technical Services	799 (↓)	6,998 (↑)	\$83,804 (↑)	\$117,065 (↑)
55	Management of Companies & Enterprises	104 (↑)	3,686 (↑)	\$99,873 (↓)	\$153,152 (↑)
56	Admin., Support, Waste Management, Remediation	538 (↓)	8,512 (↓)	\$42,553 (↑)	\$51,067 (↑)
61	Educational Services	214 (-)	11,314 (↑)	\$58,334 (↑)	\$67,022 (↑)
62	Health Care and Social Assistance	1,280 (↓)	27,165 (↑)	\$70,494 (↑)	\$63,414 (↑)
71	Arts, Entertainment and Recreation	158 (↑)	2,441 (↑)	\$25,399 (↑)	\$43,044 (↑)
72	Accommodation and Food Services	753 (↓)	13,551 (↑)	\$21,142 (↑)	\$24,729 (↑)
81	Other Services (Except Public Administration)	942 (↑)	6,760 (↑)	\$40,212 (↑)	\$43,903 (↑)
92	Public Administration	144 (-)	7,594 (↑)	\$80,396 (↑)	\$73,804 (↑)
	Federal Government	83 (↑)	4,206 (↑)	\$96,320 (↑)	\$90,018 (↑)
	State Government	30 (↑)	1,016 (↑)	\$56,413 (↑)	\$71,770 (↑)
	Local Government	248 (↓)	13,538 (↑)	\$61,553 (↑)	\$63,079 (↑)
	<b>York County Total</b>	<b>9,397 (↑)</b>	<b>181,929 (↑)</b>	<b>\$59,758 (↑)</b>	<b>\$69,252 (↑)</b>

Source: Pennsylvania Department of Labor & Industry - Center for Workforce Information & Analysis, Quarterly Census of Employment and Wages, 2023 Annual Average. Symbols have been added to indicate an increase (↑), decrease (↓) or no change (-) from the previous year.

# Employers and Locations

## NORTHEAST

- 1 **Pennsylvania**
- 2 New York
- 3 Connecticut
- 4 New Hampshire
- 5 Massachusetts
- 6 Maine
- 7 New Jersey
- 8 Vermont
- 9 Rhode Island



Site Selection Magazine Prosperity Cup  
—2024 State Rankings by Region

“The opportunity to bring our entire U.S. operation under one roof brings us key business synergies and Pennsylvania’s reputation as a hard-working manufacturing culture will ensure that our bus HVAC-R business remains competitive for years to come”, said Stephen Preisler, Vice President of U.S. Operations for Bus Climate Control.

“My administration is pleased to welcome BioTechnique to join Pennsylvania’s historic manufacturing industry”, said Governor Wolf. “This relocation comes at a critical time as we move ahead in COVID-19 recovery and will bring dozens of new, good-paying jobs and training opportunities to York County communities.”

## Top Employers

Rank	Name of Employer	Industry
1	York Hospital	Health Care and Social Assistance
2	Federal Government	State Government
3	Amazon.com Services LLC	Distribution
4	WellSpan Health	Health Care and Social Assistance
5	WellSpan Medical Group	Health Care and Social Assistance
6	Wal-Mart Associates Inc.	Retail Trade
7	County of York	Local Government
8	Giant Foods Stores LLC	Retail Trade
9	BAE Systems Land & Armaments LP	Manufacturing
10	Kinsley Construction LLC	Construction

Source: Center for Workforce Information and Analysis - Data provided is for the 3rd Quarter 2024

## Locations and Expansions

Year	Company Name	Location/Expansion	Employees New/Retained
2023	United Natural Foods Inc.	Expansion	TBD/250R
2022	Ollie’s Bargain Outlet Distribution	Expansion	40N/250R
2022	CampusDoor	Location	100N
2022	Bus Climate Control Corp.	Expansion	117N/48R
2021	Amazon—Goodman Drive	Expansion	1200N
2021	FedEx Supply Chain	Expansion	200N
2021	PSC Biotech Corp./BioTechnique	Location	100N
2021	Chewy Inc.	Location	400N
2020	Pero Family Farms	Location	141R
2020	Nations Photo Lab	Location	150N

“In this digital era, memories can be captured using many different devices, but they can only be eternally preserved in print”, said Governor Wolf. “Pennsylvania is happy to welcome Artsy Couture to the commonwealth and is proud to support them as they create jobs, capture life’s moments, and provide a critical service to local photographers.”

\*Employee Size Range provided through Center for Workforce Information and Analysis



# Tax Rates

## York County Taxes—2025

Real Estate Tax	6.90 Mills
Local Earned Income Tax	.50% of employees

Source: County of York

## Unemployment Compensation, Employer (on first \$8,000 wages for each employee)

Standard Rate - non-construction	6.4968%
New Employers - non-construction	3.8220%
Employee (imposed on total wages)	None

Source: Pennsylvania Department of Labor & Industry and Pennsylvania—Office of Unemployment Compensation

## Pennsylvania Tax Rates

Corporate Net Income Tax (last changed in 2025)	7.99%
Personal Income Tax	3.07%
Corporate Income Tax	4 Mills
Realty Transfer Tax (last changed in 1998)	1%
State Sales Tax (last changed in 1968)	6%
Local Sales Tax	None
State Real Property Tax	None

Source: Pennsylvania Department of Revenue, Pennsylvania Department of Labor and Industry

Pennsylvania is officially on a path to a 4.99% Corporate Net Income Tax (CNIT) rate—half of its current 9.99% rate—which will place the commonwealth as the seventh lowest CNIT rate in the nation.

## Real Estate Tax Bill

Assessed Value of Property	Assessment of \$100,000	Total
School Millage Rate (22.7448)	100,000 x .0227448	\$2,275
Municipal Millage Rate (1.00)	100,000 x .00100	\$100
County Millage Rate (6.90)	100,000 x .00690	\$690
<b>Total Tax</b>		<b>\$3,065</b>

The estimated real estate tax bill is calculated utilizing 2024-2025 Manchester Township tax rates

## Business Privilege Tax Rates

Municipality	Wholesale (mills)	Retail (mills)	Other (mills)	Flat Rate (\$)
Conewago Township	1.00	1.50	1.50	n/a
Dover Township	1.00	1.50	0.00	n/a
Hanover Borough	0.00	0.00	2.00	n/a
Manchester Township	1.00	1.50	0.00	n/a
North York Borough	.001	.001	.001	n/a
Spring Garden Township	1.00	1.50	1.50	n/a
Springettsbury Township	0.75	1.50	1.50	n/a
West Manchester Township	1.00	1.50	1.50	n/a
West York Borough	1.00	1.50	1.50	n/a
York City	1.00	1.50	0.00	3.50
York Township	0.50	1.00	1.00	n/a

Source: Pennsylvania Department of Community and Economic Development, Center for Local Government Services, Municipal Statistics and Information Division - 2023

# Education

## Public School Enrollment and Graduates in York County

School	Total Enrollment 2023-24	Total Graduates 2023-24	2 or 4 Yr. College/ University	Specialized Associates Degree	Non-Degree Post Secondary	Total Post Secondary Bound
Central York SD	5,554	476	293	26	2	67.44%
Crispus Attucks Youthbuild CS	72	45	0	1	0	2.22%
Dallastown Area SD	6,403	450	292	1	36	73.11%
Dover Area SD	3,274	248	132	0	6	55.65%
Eastern York SD	2,259	137	58	2	15	54.74%
Hanover Public SD	1,969	141	53	4	1	41.13%
Lincoln CS	630	N/A	N/A	N/A	N/A	N/A
Northeastern York SD	3,887	279	140	14	3	56.27%
Northern York County SD	3,277	247	163	4	7	70.45%
Red Lion Area SD	4,777	305	166	10	15	62.62%
South Eastern SD	2,462	163	97	3	12	68.71%
South Western SD	4,378	335	170	0	7	52.84%
Southern York County SD	2,806	241	163	13	14	78.84%
Spring Grove Area SD	3,946	295	147	7	13	56.61%
West Shore SD	7,453	579	375	8	1	66.32%
West York Area SD	2,800	201	90	6	7	51.24%
York Academy Regional CS	1,009	32	25	0	0	78.13%
York City SD	6,233	261	133	11	30	66.67%
York County School Tech.	1,665	385	124	1	1	32.73%
York Suburban SD	3,004	239	125	5	0	54.39%
<b>York County Total</b>	<b>67,858</b>	<b>5,059</b>	<b>2,746</b>	<b>116</b>	<b>170</b>	<b>59.93%</b>

Source: PA Department of Education - 2023-2024 Public High School Total Enrollments, 2023-2024 Graduates and Post Secondary Education Rates

### Educational Attainment

High School Graduate or Higher (age 25+)	91.4%
Bachelor's Degree or Higher (age 25+)	27.2%

Source: U.S. Census Bureau 2019-2023 American Community Survey (5 Year Estimate)



# Education

## Pennsylvania Colleges, Universities and Technical Schools in York County

Name	Type	Website	Degree's	Enrollments
<b>4-Year Colleges and Universities</b>				
Penn State University — York	Public	york.psu.edu	Certificate Associate's Bachelor's Master's	707
York College of Pennsylvania	Private	ycp.edu	Associate's Bachelor's Master's Doctor's	3,720
<b>2-Year Colleges</b>				
HACC — York Campus	Public	hacc.edu/campuses/ YorkCampus	Certificate Associate's	Unavailable
<b>Technical and Business Schools</b>				
York County School of Technology —Adult & Continuing Education	Public	ytech.edu	Certificate	288
YTI Career Institute—York	Private	yti.edu/campuses/york	Certificate Associate's	497

Source: National Center for Education Statistics - Fall 2023 Data

# Local Programs/Initiatives



Right click program above and select open the hyperlink to view the website, or visit [www.yceapa.org/bloom](http://www.yceapa.org/bloom), [www.yocopathways.com](http://www.yocopathways.com), [www.yorkcountyeap.org](http://www.yorkcountyeap.org), [www.yceapa.org/fiber](http://www.yceapa.org/fiber), [www.yorkcountytrailtowns.com](http://www.yorkcountytrailtowns.com) or [www.welcomingworkplaceyork.com](http://www.welcomingworkplaceyork.com)

# Transportation



Market	Approximate Distance (miles)
Baltimore, MD	55
Boston, MA	388
Chicago, IL	666
Columbus, OH	386
Harrisburg, PA	33
New York, NY	189
Newark, NJ	164
Norfolk, VA	265
Philadelphia, PA	87
Pittsburgh, PA	218
Raleigh, NC	337
Washington, DC	87

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.

York County offers a sophisticated transportation network with...

- More than 3,788 miles of roads and major interstates
- Two Class I railroad and two short-line railroads, 24 public/private use airports and access to nearby water ports



Inflow/Outflow Analysis (All Workers) 2019		
	Count	Share
Employed in the Selection Area	182,350	100%
Employed in the Selection Area but Living Out- side (Inflow)	68,027	37.3%
Employed and Living in the Selection Area	114,323	62.7%
Living in the Selection Area	221,132	100%
Living in the Selection Area but Employed Out- side (Outflow)	106,809	48.3%
Living and Employed in the Selection Area	114,323	51.7%

Source: U.S. Census Bureau, Center for Economic Studies, LEHD OnTheMap



# Air, Port & Rail Transportation

	Feb. 2025	2025 YTD	Feb. 2024	2024 YTD
<b>Harrisburg International Airport (HIA)</b>				
<b>Enplanements</b>	55,107	108,618	49,320	96,854
<b>Deplanements</b>	52,663	104,640	48,016	93,450
<b>Total Passengers</b>	107,770	213,258	97,336	190,304
<b>Baltimore-Washington International Thurgood Marshall Airport (BWI)</b>				
<b>Enplanements</b>	775,029	1,578,769	881,834	1,770,011
<b>Deplanements</b>	768,232	1,580,906	871,426	1,775,385
<b>Total Passengers</b>	1,543,261	3,159,675	1,753,260	3,545,396

Source: HIA Airport Monthly Statistics & BWI Airport Monthly Statistics

General Aviation	Aircraft Operations	Average Daily	Aircraft
York Airport (KTHV)	50,800	144	66
Capital City Airport (KCXY)	22,577	75	97

Source: U.S. Department of Transportation (USDOT)/Bureau of Transportation Statistics (BTS's) National Transportation Atlas Database (NTAD) - as of May 2023

York County Rail Service Providers
CSX Transportation, Inc. (CSXT)
East Penn Railroad, LLC (ESPN), part of Regional Rail, LLC
Norfolk Southern (NS)
York Railway Company (YRC), part of Genesee & Wyoming

	Port of Baltimore	Port of Philadelphia	Port of Pittsburgh
Rank	16th	18th	35th
Total	40,602,248	31,790,943	17,449,752
Domestic	4,174,818	12,939,462	17,449,752
Foreign	36,427,430	18,851,481	n/a
Rail Connections	CSX Norfolk Southern	CP Rail, CSX Norfolk Southern	CP Rail, CSX Norfolk Southern

Source: United States Department of Transportation, Bureau of Transportation Statistics, Tonnage of Top 50 U.S. Water Ports, Ranked by Total Tons—December 30, 2022

## Foreign-Trade Zone 147

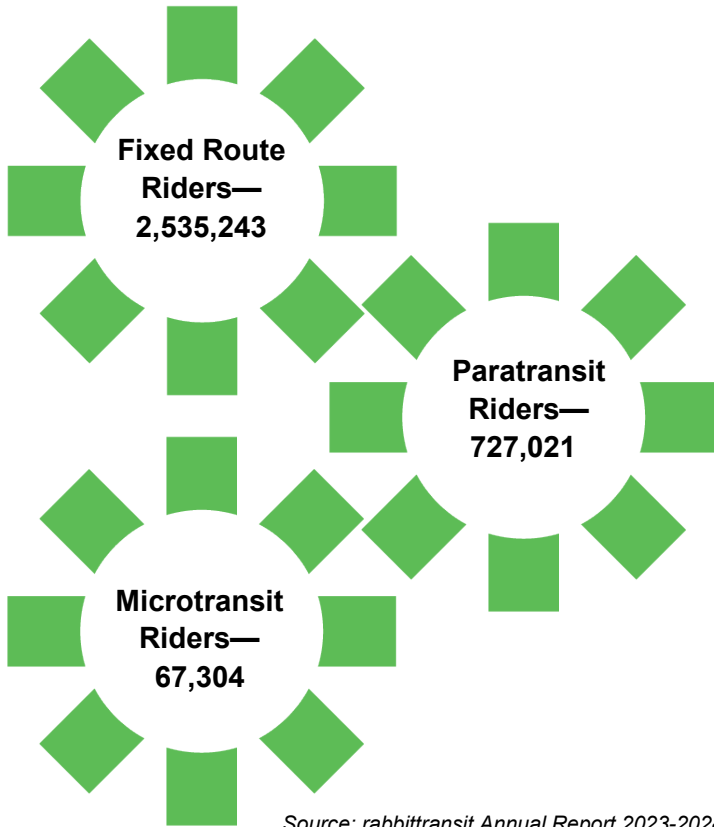
Foreign-Trade Zone 147 covers eleven counties in Southcentral Pennsylvania, including York County. In 2020, FTZ 147 received over 10 times more merchandise in zone status than any other zone in Pennsylvania. FTZ 147 ranks 5th in the nation, and 2nd for an inland port, for receipts of merchandise into warehouses in Zone Status. FTZ 147 ranks 20th in the nation in terms of exports from warehouse zones. The amount of merchandise moving through foreign-trade zones in FTZ 147 went from \$0.00 in 2005 to \$14,073,059,437.00 in 2020.

Companies can use foreign-trade zones to maintain the cost competitiveness of their U.S.-based operations in relation to their foreign-based competitors. The fundamental benefit offered by the FTZ program to U.S.-based companies include: deferral of duties, reduction of duties, or elimination of duties.

For more information regarding U.S. Foreign-Trade Zones, contact Randy P. Campbell at [FTZ@CampbellTradeGroup.com](mailto:FTZ@CampbellTradeGroup.com)

Source: FTZ 147—A Supply Chain Success Story by World Trade Center Harrisburg—February 21, 2022

# Public Transportation



Photograph courtesy of rabbitransit

rabbitransit, York County's public transportation system, provides a variety of transportation services to the residents of York County, and 11 other counties in PA.

## Express Carriers



	Express and Ground	Freight
FedEx	11 Authorized Shipping Centers in York County	5430 N. Susquehanna Trail, York, PA 17402 (YRK)
UPS	12 Shipping Centers in York County	590 Willow Springs Lane, York, PA 17402 (UPS CC - York)
USPS	17 Business Centers in York County	

Source: Information provided via FedEx, UPS and USPS websites

# Utilities

Power Plant	Average Capacity
Exelon Power/Muddy Run (pumped storage) — 6035	1,072.0 MW
Calpine Mid-Merit LLC/York Energy Center (natural gas) —56608	1,449.4 MW
BIF III Holtwood LLC/Holtwood (hydroelectric) — 60416	247.3 MW
Pixelle Specialty Solutions LLC/Spring Grove Facility (wood/coal/natural gas) —61988	103.6 MW
Exelon Nuclear/Peach Bottom (nuclear) —55951	2,876.4 MW
Brunner Island LLC/Brunner Island (natural gas) —15537	1,616.1 MW
Tolna Power, LLC/ Tolna (petroleum) – 63042	54.0 MW
York County Solid W & R Auth./York County Resource Recovery (biomass) —21128	36.5 MW
Eagle Creek Renewable Energy, LLC/York Haven (hydroelectric) —57280	19.6 MW
York Generation Company, LLC/York Generation Company LLC (natural gas) — 18458	52.2 MW
GSK Consumer Healthcare L P/GSK York RDC Solar Facility (solar) —56732	2.6 MW

Source: U.S. Energy Information Administration (EIA) - U.S. Energy Atlas Maps, Energy Infrastructure and Resource Maps—December 2021

## Electric

**Adams Electric Cooperative, Inc.** provides service to 33,000 homes, farms and businesses in a five county area within the southcentral Pennsylvania region, including parts of York County.

**Met-Ed, A FirstEnergy Company**, the local affiliate of FirstEnergy, is based in Reading, Pennsylvania and provides electric service to 560,000 customers within 3,300 square miles of southern and southeastern Pennsylvania.

**Talen Energy Brunner Island** power plant has three coal-fired units with environmental control technologies. The plant has a generation capacity of 1,411 MW.

**Exelon Nuclear Peach Bottom Atomic Power Station** operates two of three units that generate a combined 2,770 MW of zero-emissions energy. The facility serves more than 2.7 million homes. The plant recently completed an \$87 million project that upgraded major equipment to enhance safety, reliability and power output.

## Natural Gas

**Enbridge, Inc.** is a North American leader in the gathering, transportation, processing and storage of natural gas, and they have an increasing involvement in power transmission. Enbridge businesses include Texas Eastern Transmission, which runs through portions of York County, and operates 9,071 miles of pipeline which connects Texas and the Gulf Coast with high demand markets in the Mid-Atlantic/Northeast.

**Columbia Gas of Pennsylvania, A NiSource Company** is the second-largest natural gas distributor in the U.S. They serve more than 430,000 customers in 450 communities in 26 counties throughout PA's greater York and Western PA service territories. Columbia Gas operates approximately 7,350 miles of distribution main.

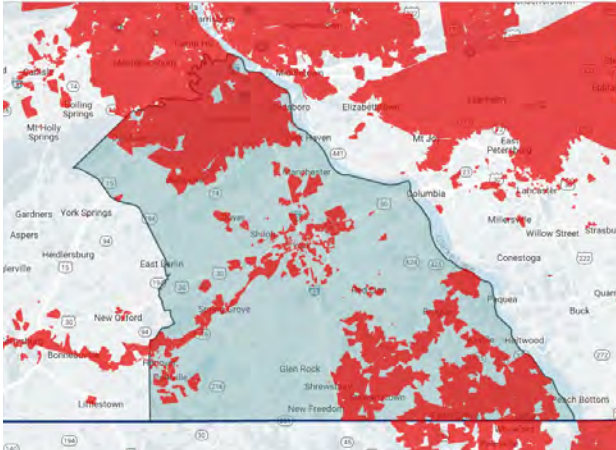
**UGI Corporation through subsidiary UGI Utilities** provides natural gas distribution service to over 635,000 customers in portions of 44 Eastern and central PA counties through its distribution system. A small portion of Northern York County falls under UGI coverage area.

Pipelines	Miles of Lines
Buckeye Partners, LP—1845	6.25
Energy Transfer/Sunoco Pipeline L.P.—18718	28.61
Energy Transfer/Sunoco Pipeline L.P.—18718	18.59
Enbridge, Inc./Texas Eastern Transmission, LP (Spectra Energy Partners, LP) - 19235	47.41
Williams' Transmission & Gulf of Mexico/ Transco—19570	26.27
Columbia Gas of Pennsylvania—2600	6.13
Columbia Gas Transmission, LLC—2616	80.97
Enterprise Products Operating LLC—31618	7.97
Brunner Island LLC—39458	3.87

Source: National Pipeline Mapping System, General Public, Download Summary of Active Pipelines by County

# Utilities

## Fiber/Broadband



Source: Pennsylvania Department of Community and Economic Development Broadband Resource

## YoCo Fiber



The York County Commissioners, York County Economic Alliance, and YoCo Fiber Broadband Task Force are working towards the goal of countywide broadband access to bring faster, more reliable, and more affordable internet to your home or business. We believe that broadband is crucial infrastructure for education, telehealth, business, and our resident's general quality of life. By investing in broadband and supporting public private partnerships to connect internet to homes and businesses, we can ensure that York County is an attractive place to live and a competitive place to do business. [www.yceapa.org/fiber](http://www.yceapa.org/fiber)

## Water

### Additional Water Providers in York County

Dallastown-Yoe Water Authority
Delta Borough Water System
Dillsburg Area Authority
Dover Borough Water System
Dover Township Water System
Franklintown Borough Municipal Authority
Glen Rock Water Authority
Goldsboro Borough Water Company
Hanover Municipal Water Works
Heidelberg Water Coop Corporation
Marietta Gravity Water Company
New Freedom Borough Water Authority
Pennsylvania American Water
Red Lion Municipal Authority
Shrewsbury Borough Municipal Authority
Stewartstown Borough Water Authority
Veolia Newberry System
West Manchester Township Authority
Windsor Borough Water Authority
Wrightsville Borough Municipal Authority

Source: Pennsylvania Department of Environmental Protection—Drinking Water Reporting System—2022

### SERVICE TERRITORY MAP

THE YORK WATER CO.








The York Water Company is engaged in the business of impounding, purifying and distributing water within its franchised territory, and is regulated by the PUC. The company serves an estimated population of 202,000 through approximately 78,000 service connections. The company serves 60 communities in four Counties.



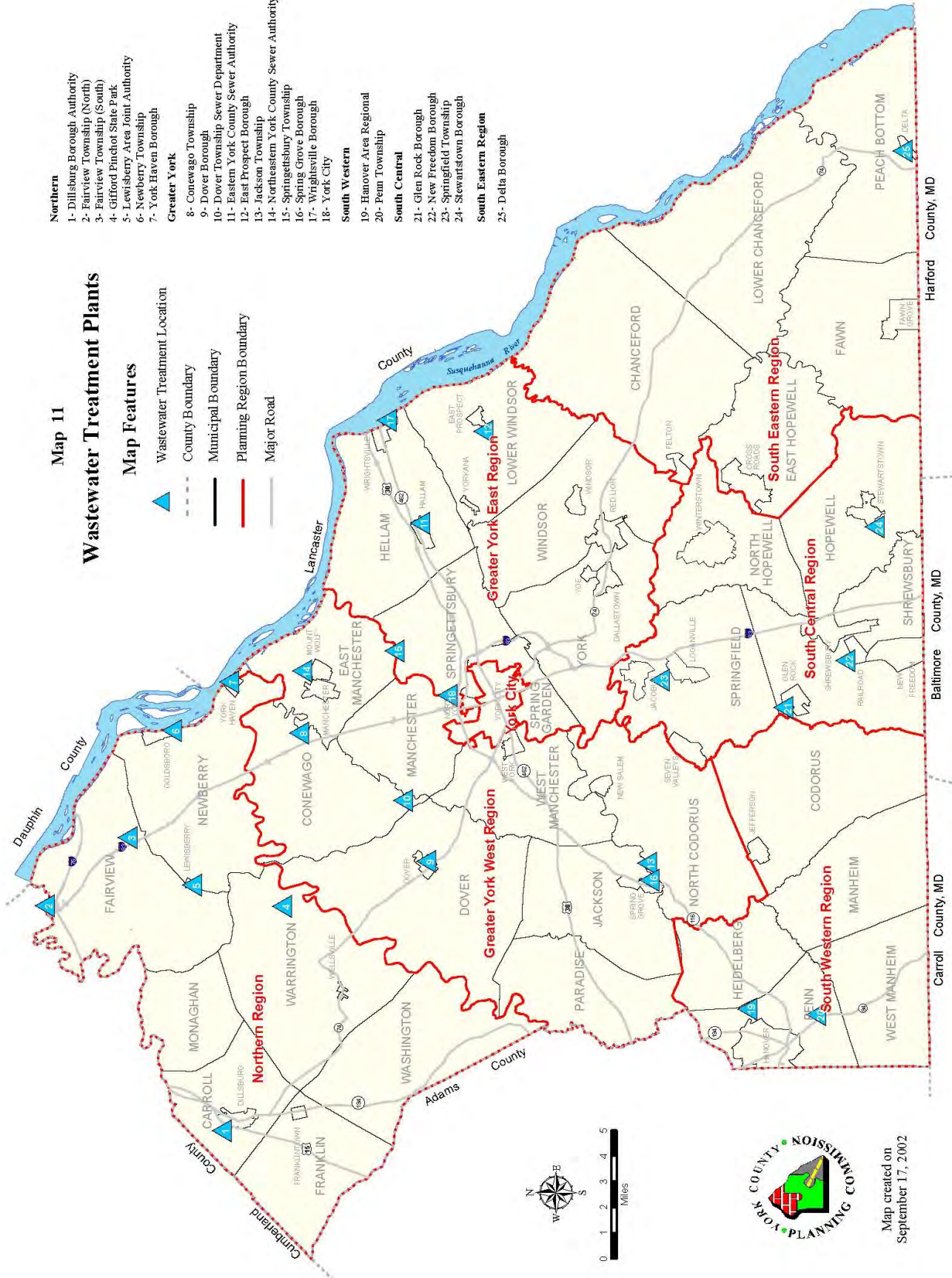
# Utilities - Wastewater

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 Fincht 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

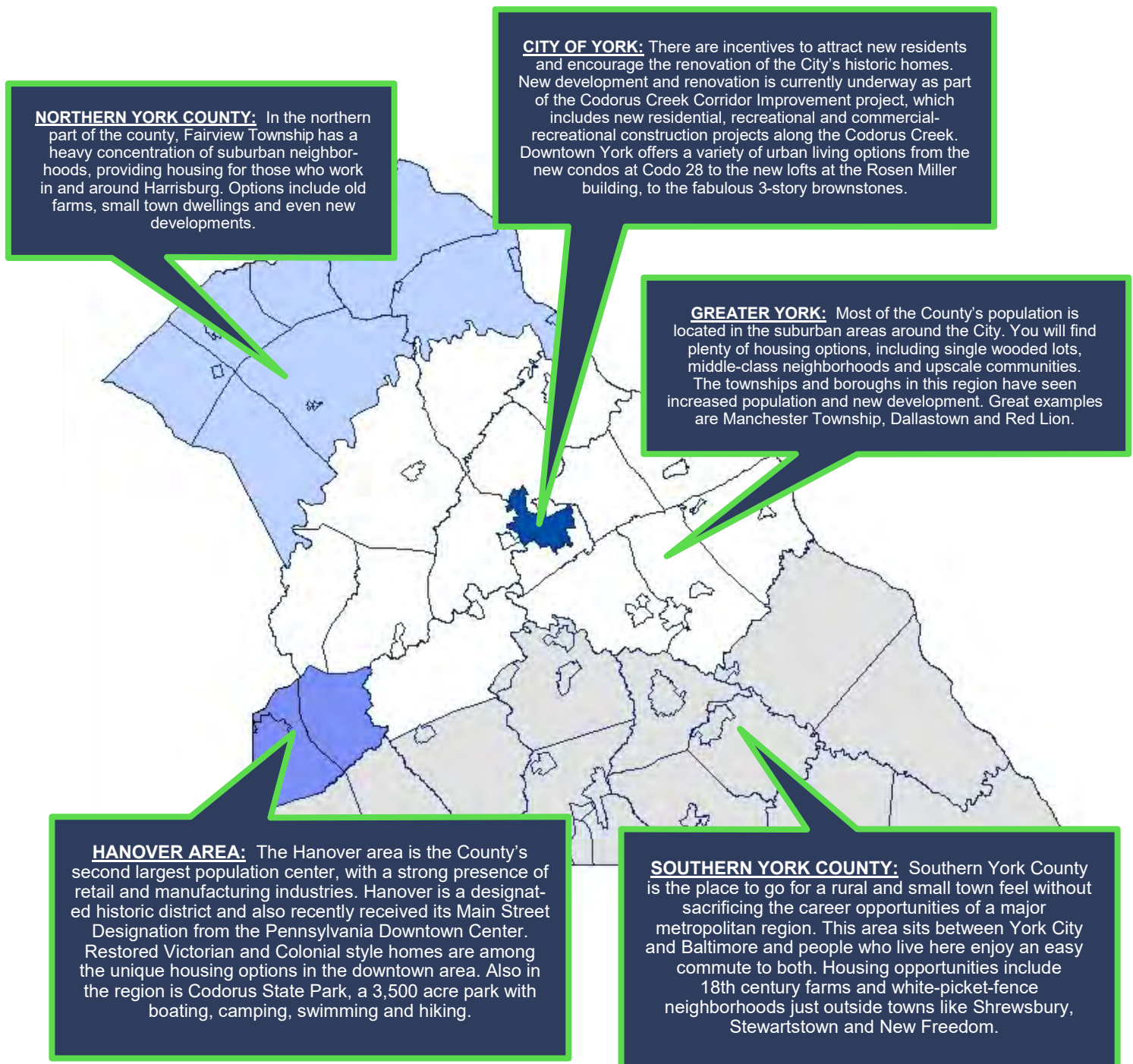


Map created on  
September 17, 2002

# Real Estate

U.S. News & World Report recently analyzed some 150 metro areas around the country and ranked them on the quality of life, job market, value of residing there, and desire to live there. York, also known as the White Rose City, received the following rankings:

- York ranks #4 in Best Places to Live in Pennsylvania
- #5 in Best Places to Retire
- The White Rose City is #78 in Best Places to Live
- U.S. News gives York an overall ranking of 6.3



# York County Housing Market

Median Home Sale Price and Number of Homes Sold - 2024		
School District	Number of Homes Sold	Median Home Sale Price
Central York SD	508	\$285,500
Dallastown Area SD	495	\$288,612
Dover Area SD	383	\$275,000
Eastern York SD	197	\$260,000
Hanover Public SD	196	\$237,250
Northeastern York SD	303	\$299,900
Northern York County SD	189	\$355,000
Red Lion Area SD	390	\$279,900
South Eastern SD	295	\$345,000
South Western SD	562	\$309,555
Southern York County SD	238	\$348,110
Spring Grove Area SD	340	\$284,950
West Shore SD	331	\$310,000
West York Area SD	302	\$239,900
York City SD	568	\$139,950
York Suburban SD	309	\$265,000
<b>York County Total</b>	<b>5,607</b>	<b>\$275,000</b>

Source: RAYAC—2023 York County Real Estate Market Report

New Construction Permits by Type of Use - 2024					
	Residential	Commercial	Industrial	Public	Total
Number of Permits Issued	872	19	6	6	903
Cost of Construction	\$232,596,448	\$37,000,849	\$29,715,300	\$33,050,500	\$332,363,097

Source: York County Planning Commission, Building Permit Reports



# Quality of Life

## Healthcare



Number of Nursing Homes	Licensed Beds	Average Occupancy Rate	Average Length of Stay (Days)
15	2,101	87.42	192.52

Source: Pennsylvania Department of Health—Bureau of Health Statistics & Research, Nursing Home Report 2023-2024

Hospital	Licensed Beds	Set-Up & Staffed Beds	Admissions	Discharges	Average Length of Stay	Occupancy Rate
<b>Hospitals in York County</b>						
UPMC Hanover	93	72	5,351	5,366	4.20	76
UPMC Memorial	104	79	5,289	5,364	4.39	81
WellSpan Surgery/Rehab	73	73	1,305	1,242	13.76	63
WellSpan York Hospital	593	561	27,453	27,083	5.85	91
<b>York County Total</b>	<b>863</b>	<b>785</b>	<b>39,398</b>	<b>39,055</b>		

Source: Pennsylvania Department of Health—Bureau of Health Statistics & Research, Hospital Report 2023

## Climate

York County Averages - 2025												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average Temp	26.2	32.6	47.2									
Precipitation (inches)	1.39	2.36	2.13									

Source: The Pennsylvania State Climatologist

In York County, fresh produce isn't just a product, it's an experience. Whether you make a trip to the farm to pick up your food yourself or peruse the stands heavy with the season's best fruits, veggies, and other culinary needs at a farmer's market, you'll make memories when you shop for dinner in York. Enjoy the fruits of our region's nearly 300 years of storied family farming heritage the next time you visit York County. [www.yorkpa.org/things-to-do/shopping/farmers-markets/](http://www.yorkpa.org/things-to-do/shopping/farmers-markets/)

## Farm Markets



Photograph courtesy of Central Market



# Local Attractions

## Parks & Recreation

York County is home to many outdoor recreation opportunities including biking, boating, camping, hiking, horseback riding, skiing, walking trails, and wildlife watching.

- 11 county operated parks including the Heritage Rail Trail which is part of the Trail Towns Program
- 3 state owned parks
- 200 local parks
- Roundtop Mountain Resort
- Susquehanna River (listed on the Pennsylvania's Best Fishing Waters for Flathead Catfish and Largemouth & Smallmouth Bass)



Partnering with the York County Department of Parks, the York County Rail Trail Authority, Explore York, and our municipal partners, the Trail Towns Program is a collaborative process with outreach to local governments, residents and business owners in order to reach its potential as a vibrant hub for trail users. By enhancing each town as a trail user-friendly destination and creative a cohesive Heritage Rail Trail experience, visitors will stay longer and spend more money, it will expand existing businesses and attract new ones. [www.yorkcountyclaitowns.com](http://www.yorkcountyclaitowns.com)

## Susquehanna Ale Trail

Bold hops. Rich flavor. Great beer. That's the philosophy behind the breweries, brewpubs and homebrew partners of the Susquehanna Ale Trail. Discover all the locally brewed craft beers with friends and family and get a glimpse into the unique brewery culture that's dedicated to the art of making great, local beer. As one of the Good Libations Trails, you can find more information on the Susquehanna Ale Trail in the digital Good Libations Trails Passport. [www.yorkpa.org/wine-beer-spirits/susquehanna-ale-trail/](http://www.yorkpa.org/wine-beer-spirits/susquehanna-ale-trail/)

Source: Explore York at [www.yorkpa.org](http://www.yorkpa.org)

## Theater & The Arts

York County is a hot bed of cultural expression. Local productions and national touring acts are both a common occurrence at the many theatrical venues in the area. Support one of the many local artists at galleries in the county or get hands on with a class and express your artistic side. [www.yorkpa.org/things-to-do/theater-arts/](http://www.yorkpa.org/things-to-do/theater-arts/)

Source: Explore York at [www.yorkpa.org](http://www.yorkpa.org)



## WellSpan Park

The home of the York Revolution professional minor league baseball team is located in downtown York. The stadium features 24 luxury skybox suites and a kids' play area.

## Artisan & Factory Tours

York County is home to world class manufacturers. Factory tours are available at a number of local companies such as Martin's Snacks and Harley-Davidson Motor Company. [www.yorkpa.org/things-to-do/artisan-factory-tours/](http://www.yorkpa.org/things-to-do/artisan-factory-tours/)

Source: Explore York at [www.yorkpa.org](http://www.yorkpa.org)

## Mason-Dixon Wine Trail

Wine tasting never ends on the year-round Mason-Dixon Wine Trail, so gather your friends and come visit us. Vineyards stretch from York County to Hershey, Gettysburg and Lancaster through Pennsylvania's Dutch County Roads and south the Mason-Dixon line. Through the year, wineries off festivals, concerts and special events. Combine your visit with a wallet-friendly package to make the perfect Sip & Stay Getaway. As one of the Good Libations Trails, you can find more information on the Mason-Dixon Wine Trail in the digital Good Libations Trails Passport. [www.yorkpa.org/wine-beer-spirits/mason-dixon-wine-trail/](http://www.yorkpa.org/wine-beer-spirits/mason-dixon-wine-trail/)

Source: Explore York at [www.yorkpa.org](http://www.yorkpa.org)

## Museums, History & Heritage

Explore the rich history of Central Pennsylvania by visiting one of the many museums and historic sites open to visitors in York County. Learn of the origins of automobiles, watches, and the very foundations of our government, all in York and the surrounding area. [www.yorkpa.org/things-to-do/museums-history-heritage/](http://www.yorkpa.org/things-to-do/museums-history-heritage/)

Source: Explore York at [www.yorkpa.org](http://www.yorkpa.org)



# York County Economic Alliance



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