



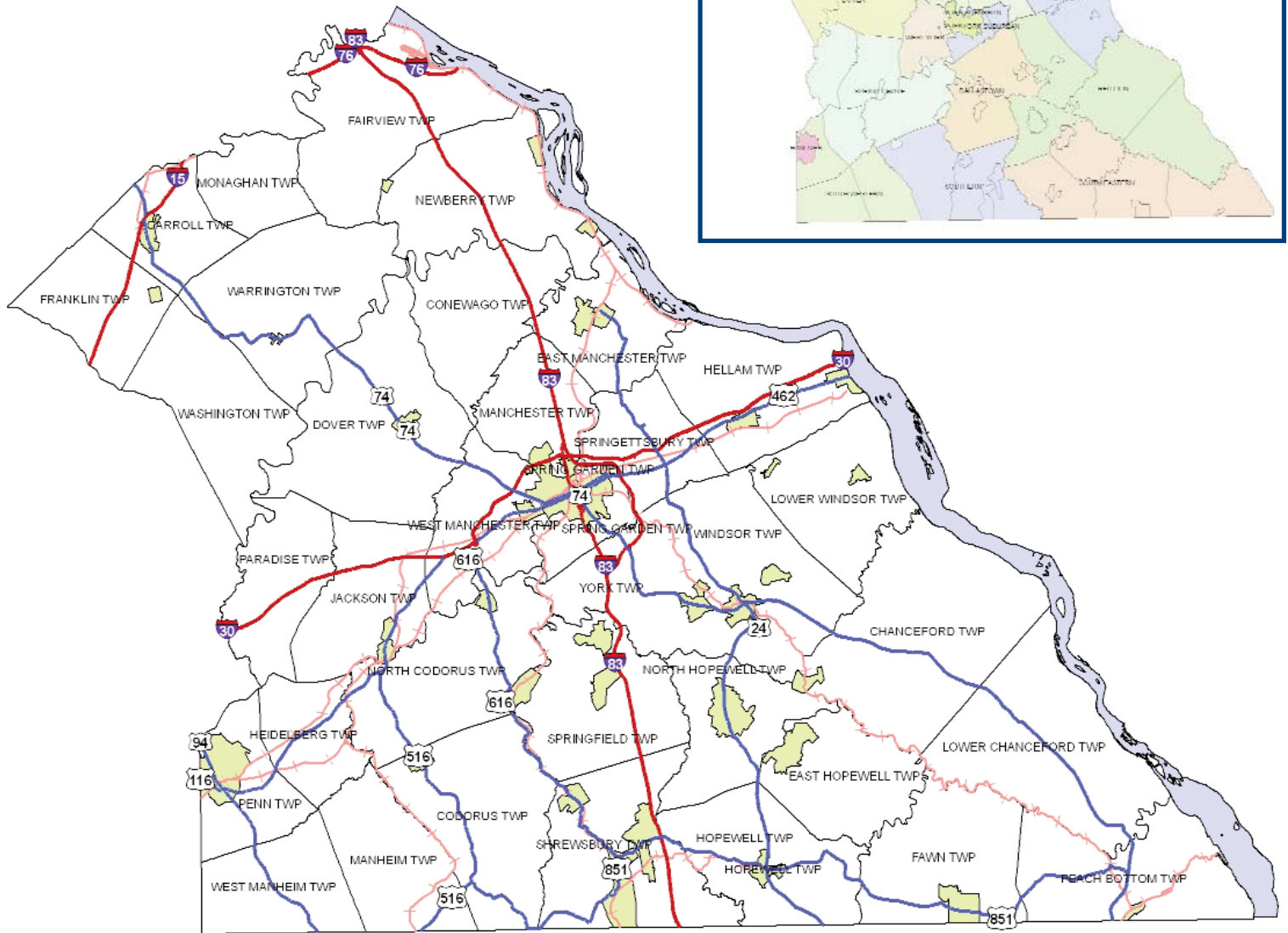
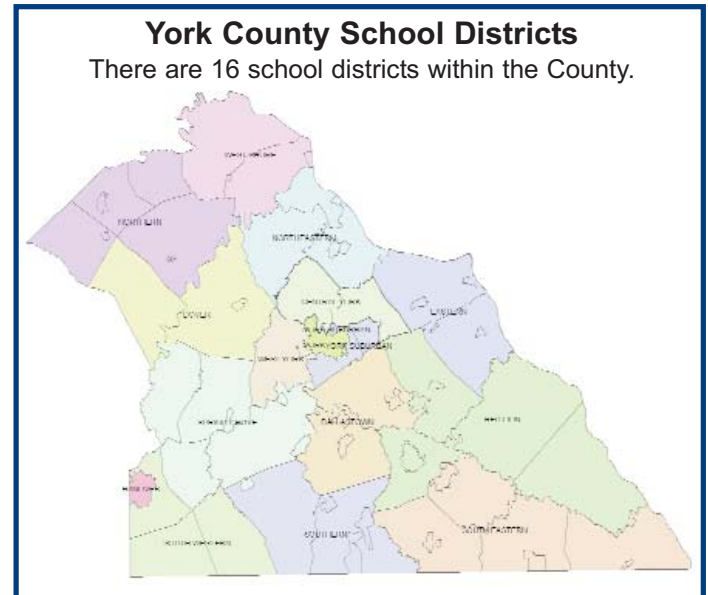
4th Quarter 2008 Issue

York County Pennsylvania

Commercial Development Profile

York County is located in the South Central Region of Pennsylvania and in recent decades has been an area of dynamic growth. Not only is it one of the top fastest growing counties in term of population, York County leads the Commonwealth of Pennsylvania in new home construction. Population has increased from 238,336 in 1960 to 421,049 in 2007. The principal development area in the County is focused on the City of York and adjacent municipalities and accounts for nearly half of the population. An equally dynamic but smaller development area is centered on the Borough of Hanover.

Location



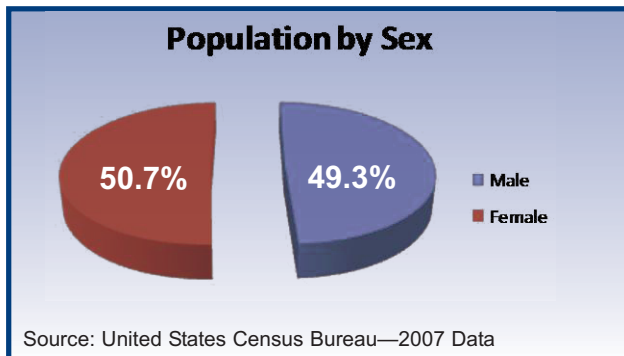
Population

	1980	1990	2000	2007
York City	44,619	42,192	40,862	40,226
York County	312,963	339,574	381,751	421,049

Source: United States Census Bureau

Age Distribution	Population	Percent
Under 5 years	24,801	6.0%
5-9 years	27,194	6.5%
10-14 years	25,659	6.2%
15-19 years	27,148	6.5%
20-24 years	25,449	6.1%
25-34 years	52,870	12.7%
35-44 years	63,458	15.2%
45-54 years	65,561	15.8%
55-59 years	27,891	6.7%
60-64 years	20,492	4.9%
65-74 years	28,319	6.8%
75-84 years	21,726	5.2%
85 years and over	5,754	1.4%
Median Age	39.4	

Source: United States Census Bureau—2006 Data



York County Percentage of Secondary Bound				
School Year	Public Graduates	% Secondary Bound	Private Graduates	% Secondary Bound
2000-2001	4,148	66.2%	194	82.0%
2001-2002	4,291	66.7%	189	85.7%
2002-2003	4,386	67.4%	203	79.8%
2003-2004	4,446	68.3%	175	84.0%
2004-2005	4,598	67.9%	190	81.6%
2005-2006	4,726	71.1%		
2006-2007	4,792	69.5%		

Source: Pennsylvania Department of Education

York-Hanover is the fastest growing metro area in the Northeast.

York County historically falls well below the State and National average unemployment rates. Local employers actively comment on the high quality work ethic of the area labor force. The County is grounded in a diverse manufacturing based economy that remains steady despite drastic national fluctuations. Agriculture is also important to the York area economy. In addition to providing an abundance of farm products for local and regional consumption, farming in York County supports a wide range of food processing industries. Potato chips, snack foods, baked goods, canned and frozen vegetables, ice cream and other dairy products are among the many foods processed in York County.

York County, PA

In 2005, York was recognized by Money magazine as a “Great American Town—one of the 100 Best Places to Live in the country”.

As the County’s leading industry, agriculture is important to the York area economy. In terms of the number of farms (2,546 in 2002), the County ranks second in the state. In addition to providing an abundance of farm products for local and regional consumption, farming in York County supports a wide range of food processing industries. Potato chips, snack foods, baked goods, canned and frozen vegetables, ice cream and other dairy products are among the many foods processed in York County.

	Pennsylvania	York County
Farms	58,105	2,546
Land in Farms	7,745,336	285,336
Average Size Farm Acres	133	112
Market Value of Production, Average per Farm	\$73,263	\$57,985

Source: USDA, National Agriculture Statistics Service—2002

With a rich diversity in manufacturing, York County has seized the brand of “Factory Tour Capital of the World”.

Photo courtesy of the York County Convention & Visitors Bureau

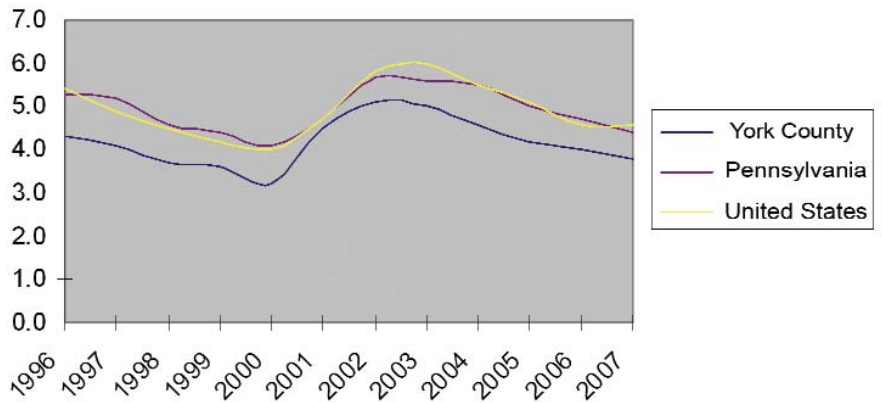
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Labor Statistics

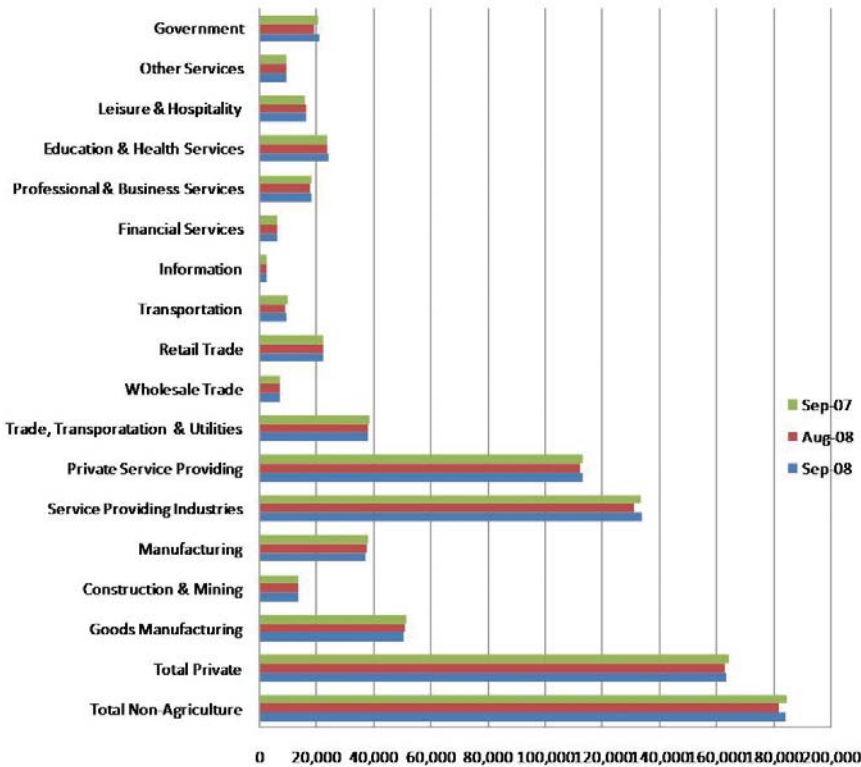
York County offers employers a diverse economy, a strong business infrastructure and a workforce with a sound work ethic. In addition, it is a great place to live and raise a family.

*Peter Brubaker,
President
Hammer Creek
Enterprises, LLC*

Unemployment Rate Comparison from 1996-2007



Employment by Industry



We have been developing our family business for 58 years in Central Pennsylvania. This vibrant area with a skilled, willing workforce can provide a business with the resources needed to start and grow a business

*James W. Hogg, President and CEO
Hogg Construction*

Manufacturing is an important activity in York County. In terms of value added by manufacturing, York County ranks as the sixth most significant county in the state. Some of York County's better known manufacturing firms include Starbuck's Coffee, Johnson Controls (York International), Harley-Davidson, and York Barbell. Also, in 2008 Church & Dwight, manufacturers of Arm & Hammer products, broke ground on a new manufacturing and distribution plant in York County. In addition to advanced materials and diversified manufacturing, other industries showing substantial progress or success include: agriculture and food processing, life sciences, technology and information services, logistics and transportation.

Industry Trends

York County Industry Trends

		# of Establishments		# of Employees	
NAICS	Industry	2004	2005	2004	2005
11	Agriculture, Forestry, Fishing and Hunting	57	52	572	475
21	Mining	7	11	397	376
22	Utilities	24	18	1,242	1,059
23	Construction	923	944	10,696	11,062
31-33	Manufacturing	642	632	38,690	38,304
42	Wholesale Trade	494	524	6,509	6,694
44-45	Retail Trade	1,208	1,264	22,213	22,414
48-49	Transportation and Warehousing	250	228	7,497	7,251
51	Information	106	98	1,901	2,061
52	Finance and Insurance	467	493	3,929	4,125
53	Real Estate and Rental and Leasing	232	253	1,488	1,603
54	Professional, Scientific, and Technical Services	643	713	4,833	5,234
55	Management of Companies and Enterprises	43	49	2,625	2,830
56	Admin., Support, Waste Mgmt., Remediation	382	387	6,604	7,025
61	Educational Services	268	64	11,013	1,723
62	Health Care and Social Assistance	759	841	19,057	19,592
71	Arts, Entertainment, and Recreation	132	138	1,893	1,919
72	Accommodation and Food Services	649	675	12,517	13,036
81	Other Services (except Public Administration)	874	892	5,752	6,114
92	Public Administration	120	413	7,596	19,246
	TOTAL	8,280	8,688	167,024	172,143

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

Top Employers

Rank	Name of Employer	Rank	Name of Employer
1	York Hospital	26	Snyder's of Hanover
2	Federal Government	27	Pennsylvania State Government
3	Harley-Davidson Motor Company	28	York, a Johnson Controls Company
4	York County Local Government	29	Starbucks Corporation
5	Wal-Mart Associates, Inc.	30	CHR Corporation
6	Giant Food Stores, LLC	31	West Shore School District
7	BAE Systems	32	New York Wire
8	Hanover General Hospital	33	South Western School District
9	Kinsley Construction, Inc.	34	Bon-Ton Stores, Inc.
10	UTZ Quality Foods, Inc.	35	Wellspan Health
11	Weis Markets, Inc.	36	Rite Aid Headquarters Corporation
12	Lincoln Intermediate Unit	37	BMG Columbia House, Inc.
13	Memorial Hospital	38	Lutheran Social Services South PA
14	Wellspan Medical Group	39	Spring Grove Area School District
15	P. H. Glatfelter Company	40	ES3, LLC
16	York College of Pennsylvania	41	Northeastern School District
17	R. H. Sheppard, Inc.	42	Dover Area School District
18	Dallastown Area School District	43	D. F. Stauffer Biscuit Company, Inc.
19	FedEx Ground	44	ADESA Pennsylvania Inc.
20	York City School District	45	The Sheridan Press, Inc.
21	Red Lion Area School District	46	West York Area School District
22	Graham Packaging Company	47	Lowe's Home Centers, Inc.
23	Exelon Generation Company, LLC	48	Northern York County School District
24	Heartland Employment Services	49	Hanover Foods Corporation
25	Central York School District	50	Eastern York School District

*Pennsylvania State Government includes all state employment except Pennsylvania State University, SEPTA and the System of Higher Education.

Source: Center for Workforce Information and Analysis—Data provided is for 1st Quarter 2008

With over 3,725 miles of roads (1,157 of state roads and 2,568 of local roads), major interstates, two Class I railroads, and easy access to commercial airports and seaports, York County offers a sophisticated transportation network. U.S. Route 30 passes through the heart of York County, providing access to Lancaster and Gettysburg. Interstate 83, which intersects with U.S. Route 30 just north of York City, links the City with Harrisburg to the north and Baltimore to the south. U.S. Route 15 borders the western part of the county and also intersects with Interstate 81 connecting Harrisburg and central Pennsylvania with the entire Northeast. The Pennsylvania Turnpike (Interstate 76) bisects the northern portion of the county, connecting Philadelphia and Pittsburgh.

Transportation

York is located within one day's drive of more than 40% of the nation's population and 60% of Canada's population.

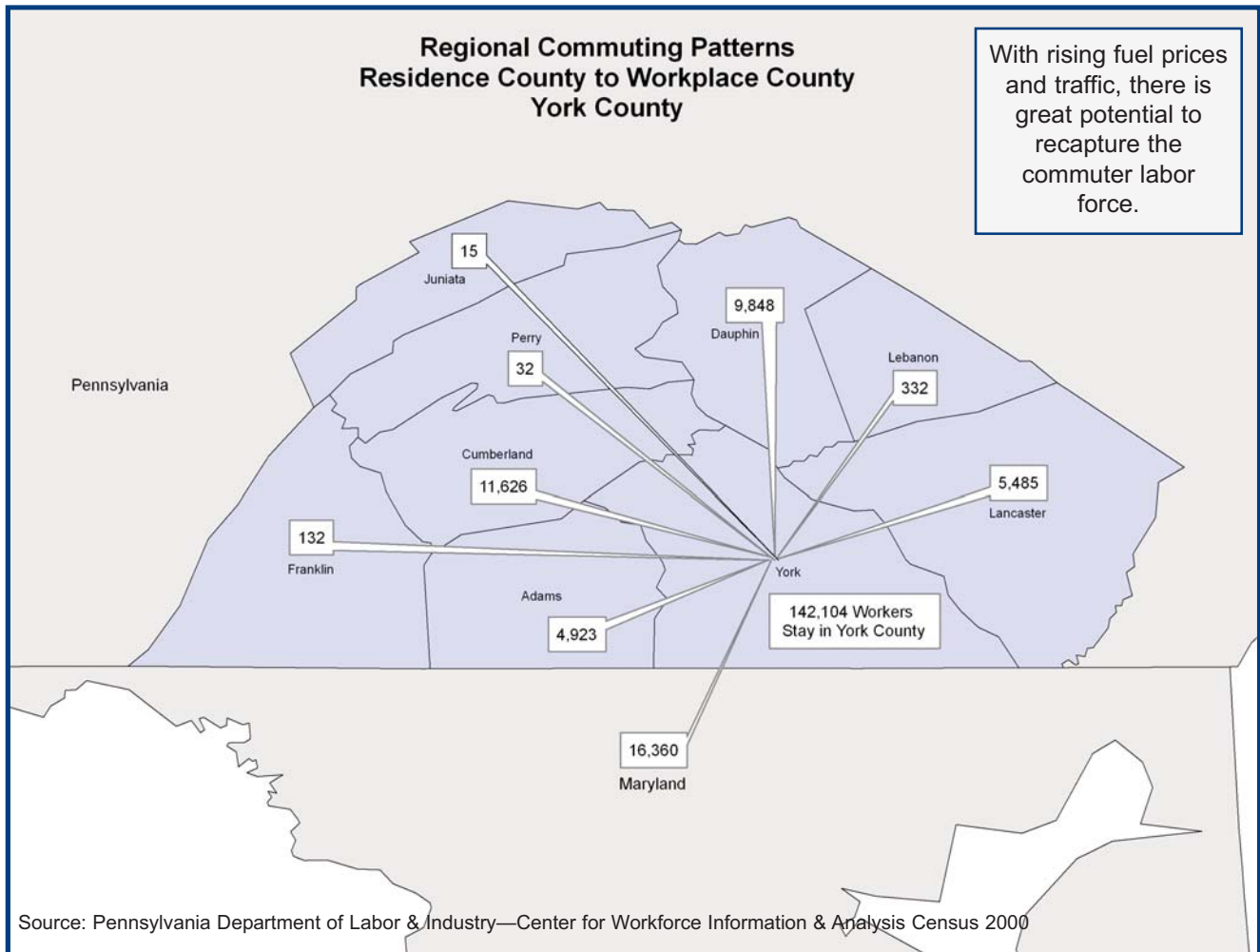


Highway Distances to Major Markets	
Market	Approximate Distance (miles)
Baltimore, MD	55
Boston, MA	388
Chicago, IL	666
Columbus, OH	386
Harrisburg, PA	33
New York, NY	189
Newark, NJ	164
Norfolk, VA	265
Philadelphia, PA	87
Pittsburgh, PA	218
Raleigh, NC	337
Washington, DC	87

Source: AAA, White Rose Motor Club

A major contributing factor to York County's strong economic growth is the highways which include U.S. Route 30, U.S. Route 15, Interstate 83 and the Pennsylvania Turnpike.

Commuting Patterns



Workers Traveling to York County for Employment:

11,152 — Adams County, PA	3,807 — Cumberland County, PA
2,365 — Dauphin County, PA	402 — Franklin County, PA
67 — Juniata County, PA	4,018 — Lancaster County, PA
266 — Lebanon County, PA	2,456 — State of Maryland
371 — Perry County, PA	

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

Pennsylvania taxes a variety of items, including income, property and retail sales items. According to the nonprofit Tax Foundation, Pennsylvania's state and local tax burden is 9.8%, placing the Commonwealth in the bottom third nationwide. The state income tax is a flat rate of 3.07%, and retirement income isn't taxed - a nice break for seniors. The Commonwealth of Pennsylvania does not tax real estate or personal property, those taxes are reserved for the local governments: counties, municipalities and school district. Property taxes are collected only on real estate, land and buildings, and not on other types of property like cars or business inventory. Pennsylvania's 6% sales tax on taxable goods and services has the following exemptions: food, clothing, drugs, textbooks, resale items and residential heating fuels.

Tax Rates

York County Tax Rates

York County Real Estate Tax—2008	4.000 mills
Local Earned Income Tax	.50% of employees
Source: County of York	

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 2008)	2.89 mills
Realty Transfer Tax (last changed in 1998)	1%
Sales Tax (last changed in 1968)	6%
State Realty Property Tax	None
Unemployment Compensation	
Employer (imposed on first \$8,000 of wages for each employee):	
Standard Rate (last changed in 2008)	5.9632%
New Employers (last changed in 2008)	3.7030%
Employee (imposed on total wages)	None
Per Capita Tax	Varies per Municipality
Emergency Municipal Services	Up to \$50/Year - Varies per Municipality

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

Municipal and School Tax Rates

Municipality — School District	Municipality	School
Chanceford Township—Red Lion	.300	18.690
City of York—York City	14.670	29.540
Codorus Township—Southern	0.420	15.080
Cross Roads Borough—Southeastern	0.280	17.832
Dallastown Borough—Dallastown	1.650	19.810
Delta Borough—Southeastern	1.900	17.832
East Hopewell Township—Southeastern	0.430	17.832
East Prospect Borough—Eastern	1.000	17.380
Fawn Grove Borough—Southeastern	1.000	17.832
Fawn Township—Southeastern	0.470	17.832
Felton Borough—Red Lion	1.700	18.690
Glen Rock Borough—Southern	2.600	15.080
Hopewell Township—Southeastern	0.210	17.832
Jacobus Borough—Dallastown	1.300	19.810
Loganville Borough—Dallastown	2.000	19.810
Lower Chanceford Township—Red Lion	0.700	18.690
Lower Windsor Township—Eastern	1.000	17.380

Municipality — School District	Municipality	School
New Freedom Borough—Southern	0.750	15.080
North Hopewell Township—Red Lion	0.272	18.690
Peach Bottom Township—Southeastern	0.470	17.832
Railroad Borough—Southern	0.690	15.080
Red Lion Borough—Red Lion	3.700	18.690
Shrewsbury Borough—Southern	1.420	15.080
Shrewsbury Township—Southern	0.074	15.080
Spring Garden Township—York Suburban	2.440	17.688
Springettsbury Township—York Suburban	0.870	17.688
Springfield Township—Dallastown	0.260	19.810
Stewartstown Borough—Southeastern	2.850	17.832
Windsor Borough—Red Lion	1.261	18.690
Windsor Township—Red Lion	0.600	18.690
Winterstown Borough—Red Lion	0.850	18.690
Yoe Borough—Dallastown	2.955	19.810
York Township—Dallastown	0.600	19.810
Yorkana Borough—Eastern	0.250	17.380

The public and private utilities that serve York County are vital partners in the economic development process. Our energy providers work closely with local businesses to ensure needs are met. Public water and sewer are found throughout the county in developed areas. Yet a substantial portion of the county remains rural, relying on wells and septic systems. Efforts by the York County Planning Commission and the York County Economic Development Corporation will study the limitations of the local infrastructure and evaluate what areas make smart growth sense for future development.

Utilities

Water

The York Water Company, the oldest investor-owned water utility in the United States, has functioned continuously since 1816. The company's service territory is approximately 150 square miles, located in Southcentral Pennsylvania. The company is engaged in the business of impounding, purifying and distributing water within its franchised territory, and is regulated by the Pennsylvania Public Utility Commission (PUC). The company serves an estimated population of 170,000 through approximately 56,000 service connections.

Telephone

- Verizon Communications, Inc. is a leader in delivering broadband and other wireline and wireless communication innovations to mass markets, business, government and wholesale customers.
- Sprint Nextel offers a comprehensive range of wireless and wireline communications services bringing the freedom of mobility to consumers, businesses and government users.

Gas

There are two natural gas utilities that provide service to York County

- Columbia Gas of Pennsylvania - A subsidiary of NiSource, Inc. and the second largest natural gas distributor in the U.S. They serve more than 410,000 customers in 27 countries in the Commonwealth of Pennsylvania and 3 counties in Maryland.
- UGI - The Gas Division provides natural gas service to 478,000 customers in 15 counties in Pennsylvania. Its service area includes the cities of Allentown, Bethlehem, Easton, Harrisburg, Lancaster, Lebanon, and Reading. A small portion of York County falls under UGI coverage area.

Electric

There are three electric utilities that provide service to York County

- Met-Ed, A FirstEnergy Company - Based in Reading, the company provides electric service to 495,000 residential and business customers within 3,300 square miles of southern and southeastern PA.
- PPL - The company's Brunner Island power plant (coal) has been part of the northeastern York County community for 45 years. The electricity they generate each year is enough to power more than 1 million homes.
- PECO - Pennsylvania's largest utility serves approximately 1.6 million electric customers in the City of Philadelphia as well as Bucks, Chester, Delaware, Montgomery and York counties.

COLI and Income

Cost of Living Index—3rd Quarter 2008

Component Index Weights Urban Area & State	100% Composite Index	13% Grocery Item	29% Housing	10% Utilities	9% Trans.	4% Health Care	35% Misc.
York PA MSA	100.8	94.7	99.8	110.4	95.4	89.7	104.1
Pittsburgh PA MSA	93.3	98.5	74.2	111.1	106.9	90.1	99.4
Philadelphia PA	125.8	123.2	149.4	115.9	104.1	109.4	117.6
Baltimore MD PMSA	123.3	105.8	163.0	121.9	106.5	100.4	102.7
Washington-Arlington-Alexandria DC-VA	137.4	107.5	216.8	88.9	108.1	100.4	105.0
Wilmington DE-MD-NJ MSA	102.8	101.4	90.3	121.5	103.3	108.2	108.1

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.
Source: ACCRA Cost of Living Index.

In June 2006, Salary.com ranked York fifth as a top destination for building net worth.

Income

	Per Capita Income	Median Household Income
York County	\$24,950	\$52,428
Pennsylvania	\$24,694	\$46,259
Maryland	\$31,888	\$65,144
New Jersey	\$31,877	\$64,470
United States	\$25,267	\$48,451

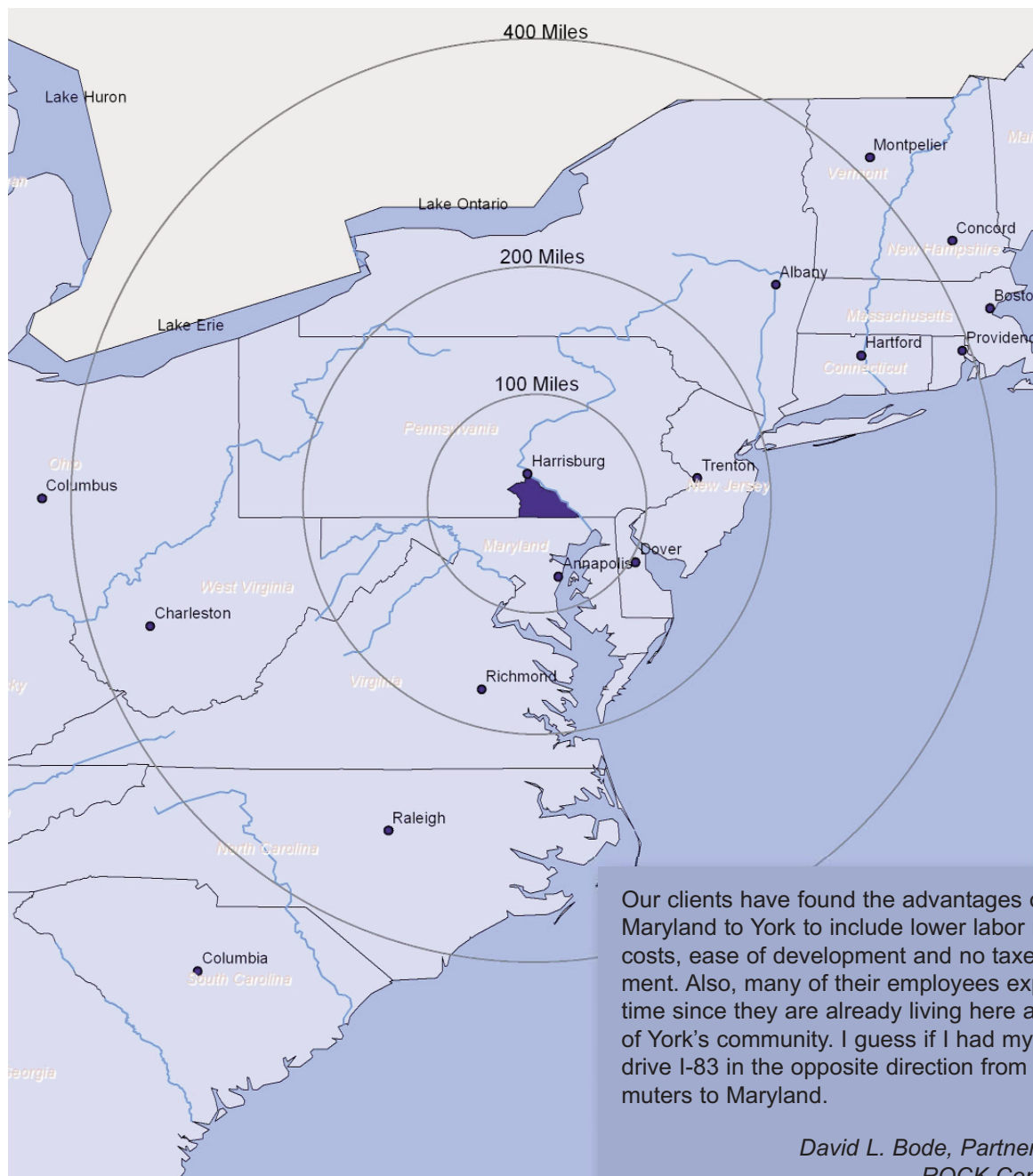
Source: U.S. Census Bureau - 2006 Data

C. S. Davidson, Inc. has been doing business in York County for 85 years, and has been located in downtown York for more than 80 years. York is an ideal location in which to have a business because of the major transportation corridors, which makes it easy to access markets in major cities as Baltimore, Washington, and Philadelphia. And York County - although still largely rural - offers our employees a wide range of cultural and recreational opportunities, as well as excellent school systems. Finally, the cost of living is substantially less than that of more urbanized areas. We have never considered any other location for our base of operations."

*Linda B. Davidson, Treasurer
C.S. Davidson, Inc.*

Pennsylvania's businesses find success here — and the statistics prove it. The Keystone State has amazing market access along with a first-class transportation system. As a technology leader, our workforce is highly skilled, with access to some of the best colleges and universities in the world that are in the Commonwealth. Considering all these factors, it's no wonder that companies have decided to locate or expand in the Commonwealth of Pennsylvania.

Drive Times



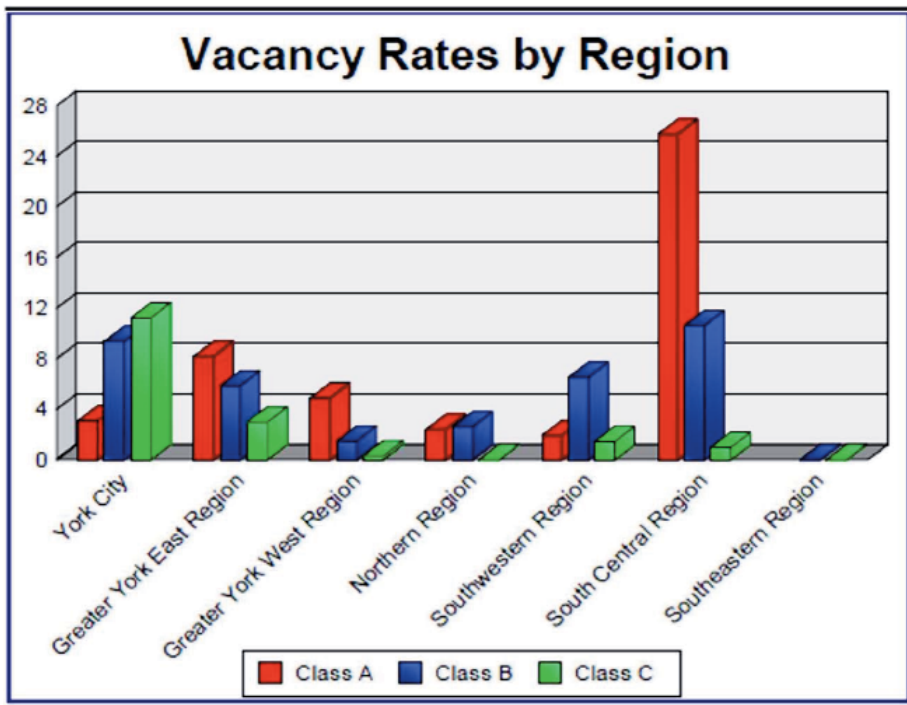
Our clients have found the advantages of relocating from Maryland to York to include lower labor rates and Real Estate costs, ease of development and no taxes on inventory & equipment. Also, many of their employees expressed that it was about time since they are already living here and enjoying the benefits of York's community. I guess if I had my choice I would rather drive I-83 in the opposite direction from the 16,000+ daily commuters to Maryland.

*David L. Bode, Partner & VP Corporate Services
ROCK Commercial Real Estate, LLC*

Real Estate

New Construction Permits by Type of Use in York County				
Type of Permit	Number Issued		Cost of Construction	
	2006	2007	2006	2007
Residential	2,440	1,871	\$448,865,898	\$308,435,919
Commercial	46	63	\$58,936,321	\$95,561,326
Industrial	8	12	\$7,290,621	\$35,105,867
Public	10	10	\$71,195,644	\$36,583,392
Total	2,504	1,956	\$586,288,484	\$475,686,504

York County Office Vacancy Summary 3rd Quarter 2008



3rd Quarter Office Market Overview

Existing Buildings	
Total Existing Buildings	1,091
Gross Square Feet	10,590,806
Vacancy Square Feet	644,529
Vacancy Rate	6.09%
Average Asking Rents	
Class A Rent/SqFt:	\$15.38 - \$15.86
Class B Rent/SqFt:	\$12.02 - \$13.05
Class C Rent/SqFt:	\$9.89 - \$10.06
New Construction	
Buildings Proposed / Under Contract	5
Gross Square Feet	94,013
Average Rent/SqFt:	\$17.10 - \$18.50



*Buildings primarily used for offices
Information Sources: York/Adams MLS, Loopnet.com, and York County Tax Records through Rock Commercial Real Estate

York County has 16 unique school districts with a consistent quality education. Statistics demonstrate that the majority of students in York County exceed the state averages for SAT and state achievement test scores. In 2006-2007, 69.5% of the 4,792 public school graduates planned to attend college or some form of post-secondary education. After high school, York County has multiple quality and affordable continuing education options. The Harrisburg Area Community College (HACC) expanded its reach into York County by opening its new York Center. York College of Pennsylvania is home to 5,720 full-time students at its 115 acre campus. Pennsylvania State University also maintains a campus in the greater York area, serving over 1,622 students at its 51 acre campus.

Education

Pennsylvania Colleges & Universities Within a 50 Mile Radius of York County

Name	Type	City/State	2007 Enrollment	2006-2007 Graduates
Central Pennsylvania College	Private—4 year	Summerdale, PA	1,104	269
Dickinson College	Private—4 year	Carlisle, PA	2,381	562
Elizabethtown College	Private—4 year	Elizabethtown, PA	2,360	524
Franklin & Marshall College	Private—4 year	Lancaster, PA	2,104	466
Gettysburg College	Private—4 year	Gettysburg, PA	2,503	599
HACC—Gettysburg Campus	Public—2 year	Gettysburg, PA	1,663	-
HACC—Lancaster Campus	Public—2 year	Lancaster, PA	6,333	-
HACC—Main Campus	Public—2 year	Harrisburg, PA	9,774	1,518
HACC—York Campus	Public—2 year	York, PA	1,424	-
Harrisburg University of Science and Technology	Private—4 year	Harrisburg, PA	162	9
Lancaster Bible College	Private—4 year	Lancaster, PA	960	171
Lancaster General College	Private—2 year	Lancaster, PA	680	93
Lancaster Theological Seminary	Private—4 year	Lancaster, PA	150	33
Lutheran Theological Seminary	Private—4 year	Gettysburg, PA	194	54
Messiah College	Private—4 year	Grantham, PA	2,837	676
Millersville University	Public—4 year	Millersville, PA	8,306	1,595
Penn State Dickinson School of Law	Public—4 year	Carlisle, PA	464	161
Penn State University—Capitol	Public—4 year	Harrisburg, PA	3,907	1,063
Penn State University—College of Medicine	Public—4 year	Hershey, PA	815	167
Penn State University—York	Public—4 year	York, PA	1,622	182
Pennsylvania College of Art & Design	Private—4 year	Lancaster, PA	256	36
Shippensburg University	Public—4 year	Shippensburg, PA	7,765	1,711
Thaddeus Stevens College of Technology	Public—2 year	Lancaster, PA	769	188
Widener University—Harrisburg	Private—4 year	Harrisburg, PA	521	124
York College of Pennsylvania	Private—4 year	York, PA	5,720	1,068

Source: Pennsylvania Department of Education

Office of Workforce Development

The YCEDC launched the Office of Workforce Development (OWD) in early 2008. The mission of the OWD is "to engage employers, educators and community partners to create a life-long learning environment that will attract and retain strong businesses and a diverse talented workforce critical for sustaining a vibrant community and a growing, innovative economy."

York County employers, service providers, and all interested parties are encouraged to contact the YCEDC OWD with any ideas, needs, and available services that may help us fulfill our mission to create a vibrant desirable environment that attracts strong business partners and retains a diverse talented workforce in York County.

Sean London
VP Office of Workforce Development
717-846-8879, slondon@ycedc.org

York county's work ethic is second to none

*Marlin Moul, President
Blue Marlin Real Estate*

Initially, York's centralized location may be what captures the attention of companies looking for a new site.

However, the greatest assets of the community are the work ethic of the workforce and the spirit of cooperation. YCEDC is proud to be a partner in making things happen for new businesses.

*Loren Kroh, President
Corvus, LLC
Past Chairman, YCEDC*

Community Colleges and Technical & Business Schools

Art Institute of York—Pennsylvania
1409 Williams Road
York, PA 17402
717-755-2300
www.artinstitute.edu/york

Consolidated School of Business
1605 Clugston Road
York, PA 17404
717-764-9550
www.csb.edu

York Technical Institute
1405 Williams Road
York, PA 17402
717-757-1100
www.yti.edu

Yorktowne Business Institute, Inc.
West Seventh Avenue
York, PA 17404
717-846-5000
www.ybi.edu

York Technical Institute—
Motorcycle Technology Center
52 Grumbacher Road
York, PA 17406
717-757-1100
www.yti.edu

York County School of Technology—Adult
Education
2179 South Queen Street
York, PA 17402
717-741-5429
www.ycstech.org

York County's businesses find success here — and the statistics prove it. The County has amazing market access along with a first-class transportation system. As a technology leader, our workforce is highly skilled, with access to some of the best colleges and universities in the world in the Commonwealth of Pennsylvania.

Testimonials

York County offers a superb quality of place and a plethora of diverse enterprise. The York County Economic Development Corporation and its partners are shepherding ongoing, dynamic growth in the county while maintaining that quality of place and diversity of career offerings. YCEDC has nurtured partnerships to identify the needs of all stakeholders, then ensure these needs are understood and addressed to the benefit of the entire community.

*Christian M. Wagman, Customer Support
Met-Ed, A FirstEnergy Company*

York County is a great place to do business! We have skilled workers with an excellent work ethic. Life balance is easy with short commutes and an affordable cost-of-living.

There are many things to do in York plus we are a short trip to Baltimore, Philadelphia, Washington D.C. and New York City. York County has many wonderful parks and a great rail trail for hikers and bikers.

York also has a competitive banking environment with strong regional, national and local banks all represented.

*David W. Freeman, President
Fulton Bank, Drivers Division*

York County is a vibrant area to support our growing manufacturing business. We have a healthy mix of large and small companies serving a wide variety of industries, giving our company ready access to a pool of qualified vendors, sub-contractors and workers familiar with manufacturing

*Austin Hunt, President
Three M Tool & Die Corporation*

York County has sustainable development based on our location, diversified business and industry and a growing population.

The York region is the shining star in the Mid-Atlantic for economic development.

*Tom Donley, President
York County Chamber of Commerce*

Having lived and worked in the Washington DC and San Francisco Bay Areas for a number of years before returning to York to join the family business, I am familiar with big city life, and very much enjoyed the opportunity to do so. However, for the long haul, a mid size city and community like York is great place to live. We have a tremendous assortment of local amenities, a downtown in the throws of continuing revitalization, and several major metropolitan areas a short drive or train ride away – the best of both worlds.

*Joseph G. Wagman, President
Wagman Construction*

Pennsylvania Profile

Why Pennsylvania

Fact: Pennsylvania makes it easy to do business.

Pennsylvania

- Is the fastest growing state in international business development.
- Has the largest international investment and trade network in the U.S.
- Has reduced business taxes by more than \$2 million since 2004.
- Has been recognized by the Tax Foundation and Council on 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.

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.

- More than 12 million people call the Keystone State home
 - The median household income is more than \$40,000/year
 - 71% own their own homes
 - 632,469 people own their own business in Pennsylvania.
 - 226,814 (26.4%) are women-owned businesses
- Learn more about living and working in Pennsylvania by visiting www.newpa.com

Transportation

Fact: 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, urban—37,689)
- 69 railroads—more than any other state
- 5,145 miles of railways, ranking Pennsylvania fifth 1 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, and the Port of Pittsburgh).

Market Access

Fact: 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. of its capital, Harrisburg.

Within this radius lies access to vital markets that encompass:

- More than 40% of the populations of the U.S. within 500 miles of the Commonwealth
- More than 60% of Canada's population within 500 miles of the Commonwealth
- More than 40% of U.S. manufacturers and service industries

Workforce

Fact: Pennsylvania's have always been known for their hard work and unshakable work ethic.

- Pennsylvania's workforce is more than six million strong.
- 86 percent of adults have at least a high school diploma.
- 24 percent hold a Bachelor's degree or higher.

Air Transportation Authority of York County	ATAYC
General Authority of Southcentral Pennsylvania	GASP
Investors Circle of York	ICY
Partnership for Economic Development of York County	PEDYC
Redevelopment Authority of the County of York	RACY
Small Enterprise Development Company	SEDCO
York County Bankers' Consortium	YCBC
York County Hospital Authority	YCHA
York County Industrial Development Authority	YCIDA
York County Production Corporation	YCPC
NutriCore, The National Center of Excellence in Foods and Nutrition Research	



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