

FOOD & BEVERAGE INDUSTRY IN NORTHEASTERN PENNSYLVANIA

DRIVING ECONOMIC GROWTH AND INNOVATION
ACROSS THE REGION



PROFILES FOR MSAS IN PENNSYLVANIA

The table below shows Pennsylvania metropolitan statistical areas with their average weekly wages in Q3 2024.

| RANK | AREA | NUMBER OF EMPLOYEES | AVG. HOURLY WAGE | AVG. WEEKLY WAGE | AVG. ANNUAL WAGE |
|------|---|---------------------|------------------|------------------|------------------|
| 1 | Philadelphia, PA Metro Division | 929,910 | \$37.73 | \$1,509 | \$78,648 |
| 2 | Montgomery-Bucks-Chester, PA Metro Division | 1,031,842 | \$36.48 | \$1,459 | \$75,868 |
| 3 | Pittsburgh, PA MSA | 1,108,750 | \$33.08 | \$1,323 | \$68,796 |
| 4 | Harrisburg-Carlisle, PA MSA | 337,052 | \$31.48 | \$1,259 | \$65,468 |
| 5 | Allentown-Bethlehem-Easton, PA-NJ MSA | 339,212 | \$30.78 | \$1,231 | \$64,012 |
| 6 | State College, PA MSA | 68,571 | \$30.45 | \$1,218 | \$63,336 |
| 7 | Reading, PA MSA | 173,489 | \$30.18 | \$1,207 | \$62,764 |
| 8 | York-Hanover, PA MSA | 182,223 | \$29.90 | \$1,196 | \$62,192 |
| 9 | Lancaster, PA MSA | 252,840 | \$28.20 | \$1,128 | \$58,656 |
| 10 | Scranton-Wilkes-Barre-Hazleton, PA MSA | 252,327 | \$26.38 | \$1,055 | \$54,860 |

Assumes a 40-hour week worked the year round. Source: PA Department of Labor & Industry

| METRO AREA | UNEMPLOYMENT RATE |
|--|-------------------|
| State College | 2.4% |
| Gettysburg | 2.5% |
| Lancaster | 2.6% |
| Lebanon | 2.6% |
| Harrisburg-Carlisle | 2.9% |
| York-Hanover | 3.0% |
| Reading | 3.3% |
| Allentown-Bethlehem-Easton | 3.4% |
| Pittsburgh | 3.4% |
| Philadelphia-Camden-Wilmington - PA-NJ-DE-MD | 3.5% |
| Williamsport | 3.7% |
| Scranton-Wilkes-Barre-Hazleton | 3.8% |



AVERAGE BASE LEASE RATES PER SQUARE FOOT FOR INDUSTRIAL SPACE

Source: Q4 24 Quarterly Reports from National Real Estate Brokerage Companies

| AREA | Q4 24 AVG. |
|---|---------------|
| Long Island - Nassau County | \$21.71 |
| Northern New Jersey | \$19.39 |
| Long Island - Suffolk County | \$17.66 |
| Central New Jersey | \$17.13 |
| Greater Philadelphia | \$14.07 |
| Southern New Jersey | \$12.37 |
| Lehigh Valley Pennsylvania | \$12.01 |
| Central Pennsylvania | \$8.92 |
| Northeastern Pennsylvania (NEPA) | \$7.86 |

NEPA IS A MAJOR DISTRIBUTION HUB

A MAIN DRIVER OF
NEPA'S GROWTH AS A
MAJOR DISTRIBUTION HUB

IS ITS PROXIMITY TO THE
LARGE POPULATION CENTERS
IN THE NORTHEAST U.S.

**CLOSE TO 48 MILLION PEOPLE
LIVE WITHIN A
FOUR-HOUR DRIVE
FROM THE CENTER OF NEPA.**

**ACCESS TO CONSUMPTION ZONES
FROM CENTER OF NEPA**

| RADIUS | POPULATION |
|-----------|-------------|
| 100 Miles | 16,244,489 |
| 200 Miles | 52,949,344 |
| 300 Miles | 72,254,189 |
| 400 Miles | 82,866,386 |
| 500 Miles | 100,379,037 |



Source: Esri

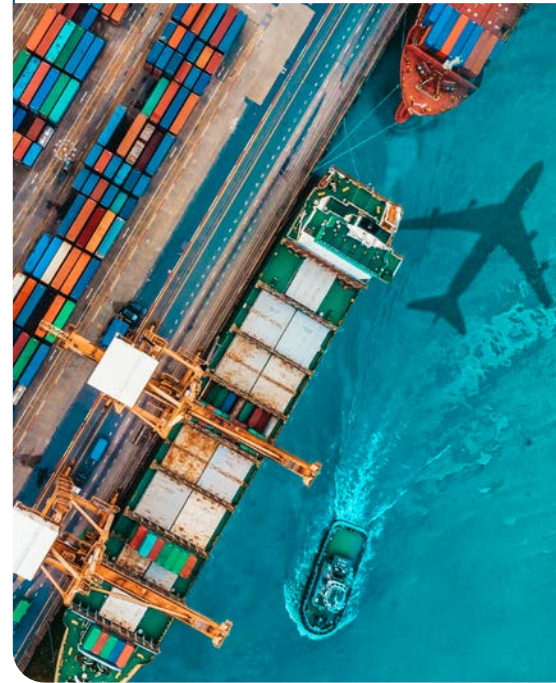
CITIES WITHIN A FOUR-HOUR DRIVE FROM NEPA

| CITY | DRIVE TIME |
|-------------------|------------|
| Allentown, PA | 1:09 |
| Binghamton, NY | 1:15 |
| Newburgh, NY | 1:46 |
| Philadelphia, PA | 1:47 |
| Harrisburg, PA | 1:48 |
| Reading, PA | 1:55 |
| Trenton, NJ | 2:04 |
| Edison, NJ | 2:09 |
| Wilmington, DE | 2:09 |
| State College, PA | 2:11 |
| New York City | 2:12 |
| White Plains, NY | 2:15 |
| Syracuse, NY | 2:17 |
| Altoona, PA | 2:45 |
| Waterbury, CT | 2:47 |
| Dover, DE | 2:53 |
| Albany, NY | 2:54 |
| Bridgeport, CT | 2:58 |
| Baltimore, MD | 2:59 |
| Hartford, CT | 3:14 |
| Rochester, NY | 3:40 |
| Arlington, VA | 3:46 |
| Washington D.C. | 3:59 |



DEEP WATER PORTS

| PORT | MILES AWAY |
|---------------------|------------|
| Philadelphia, PA | 120 |
| New York/New Jersey | 121 |
| Wilmington, DE | 132 |
| Baltimore, MD | 191 |



FOOD & BEVERAGE COMPANIES IN NORTHEASTERN PENNSYLVANIA



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