

# INTERNATIONAL BUSINESSES IN NORTHEASTERN PENNSYLVANIA

DRIVING GLOBAL CONNECTIONS AND OPPORTUNITIES  
ALONG THE THRIVING I-81/I-78 CORRIDOR

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# 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	<b>Scranton-Wilkes-Barre-Hazleton, PA MSA</b>	<b>252,327</b>	<b>\$26.38</b>	<b>\$1,055</b>	<b>\$54,860</b>

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%
<b>Scranton-Wilkes-Barre-Hazleton</b>	<b>3.8%</b>

## METROPOLITAN AREA UNEMPLOYMENT RATES

December 2024  
Source: Bureau of Labor Statistics

## 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
<b>Northeastern Pennsylvania (NEPA)</b>	<b>\$7.86</b>



# 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

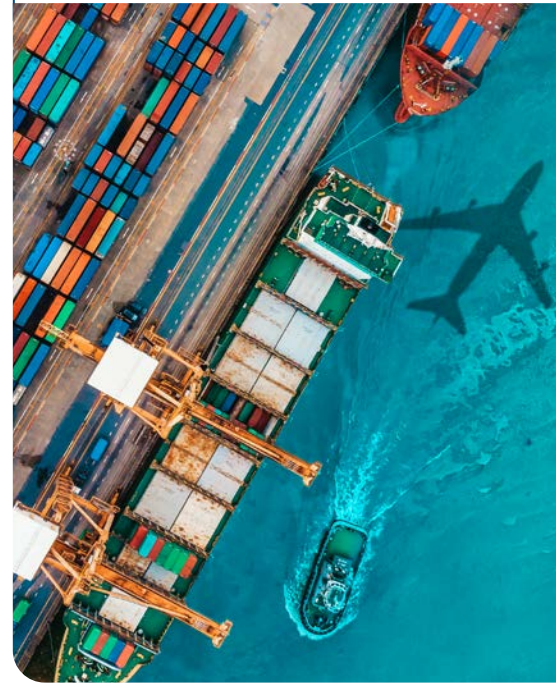
**CITIES WITHIN A FOUR-  
HOUR DRIVE FROM NEPA**

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



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