

FOR LEASE COMMERCIAL LAND



SALIENT INFORMATION

LOCATION: 2539 Willow Street Pike, West Lampeter Township, Willow Street, PA 17584

LOT SIZE: ± 3.00 Acres

UTILITIES: Public water and sewer; natural gas

ZONING: Commercial Highway (CH) - *Permitted and special exception uses include: Auto boat, mobile home sales, gas stations, convenience stores, exercise clubs, financial institutions, funeral homes, hotels and motels, laundromats, offices, pawn shops, personal service businesses, restaurants, veternarian offices, and others.*

PROPERTY: Property is currently improved with a ±4,740 SF automobile sales and repair facility with paved area for approximately 100 vheicles

TRAFFIC COUNTS: Willow Street Pike (Route 272) - 63,978 vehicles per day
Long Lane (Route 741) - 24,486 vehicles per day

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	5,668	26,448	134,804
Households	2,817	10,285	50,631
Average Income	\$75,212	\$81,525	\$65,863

RENT: \$175,000 NNN

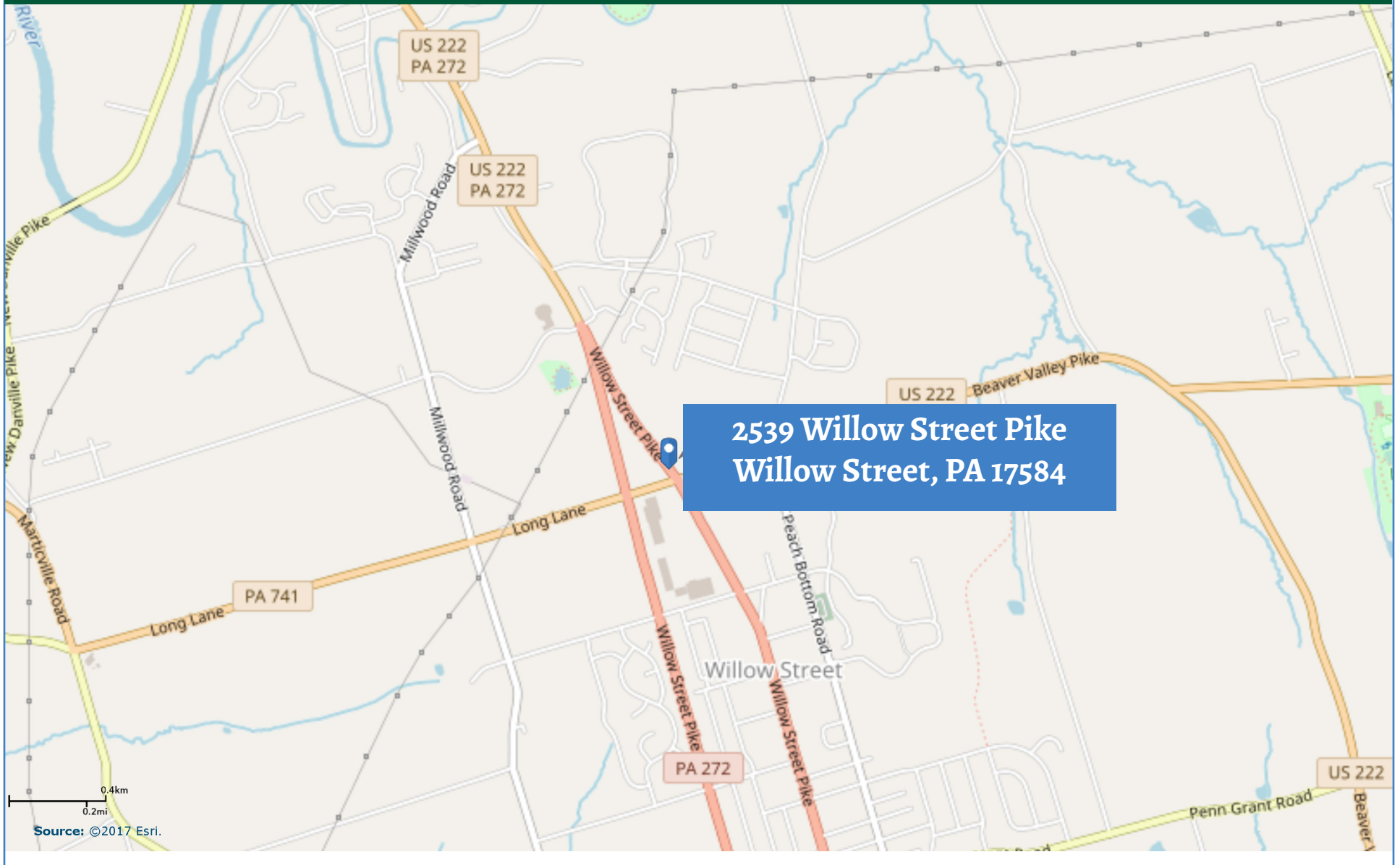


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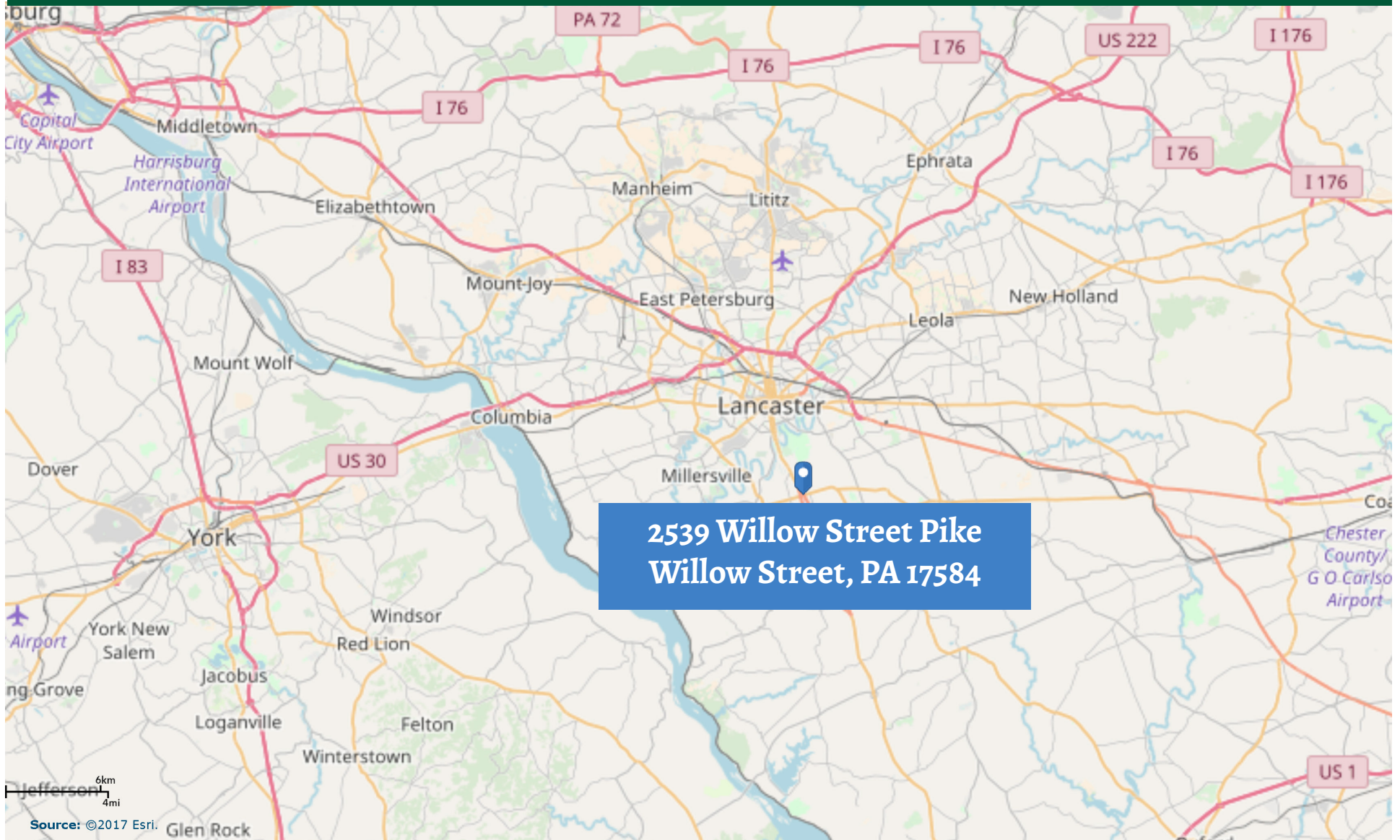
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LOCAL MAP



REGIONAL MAP

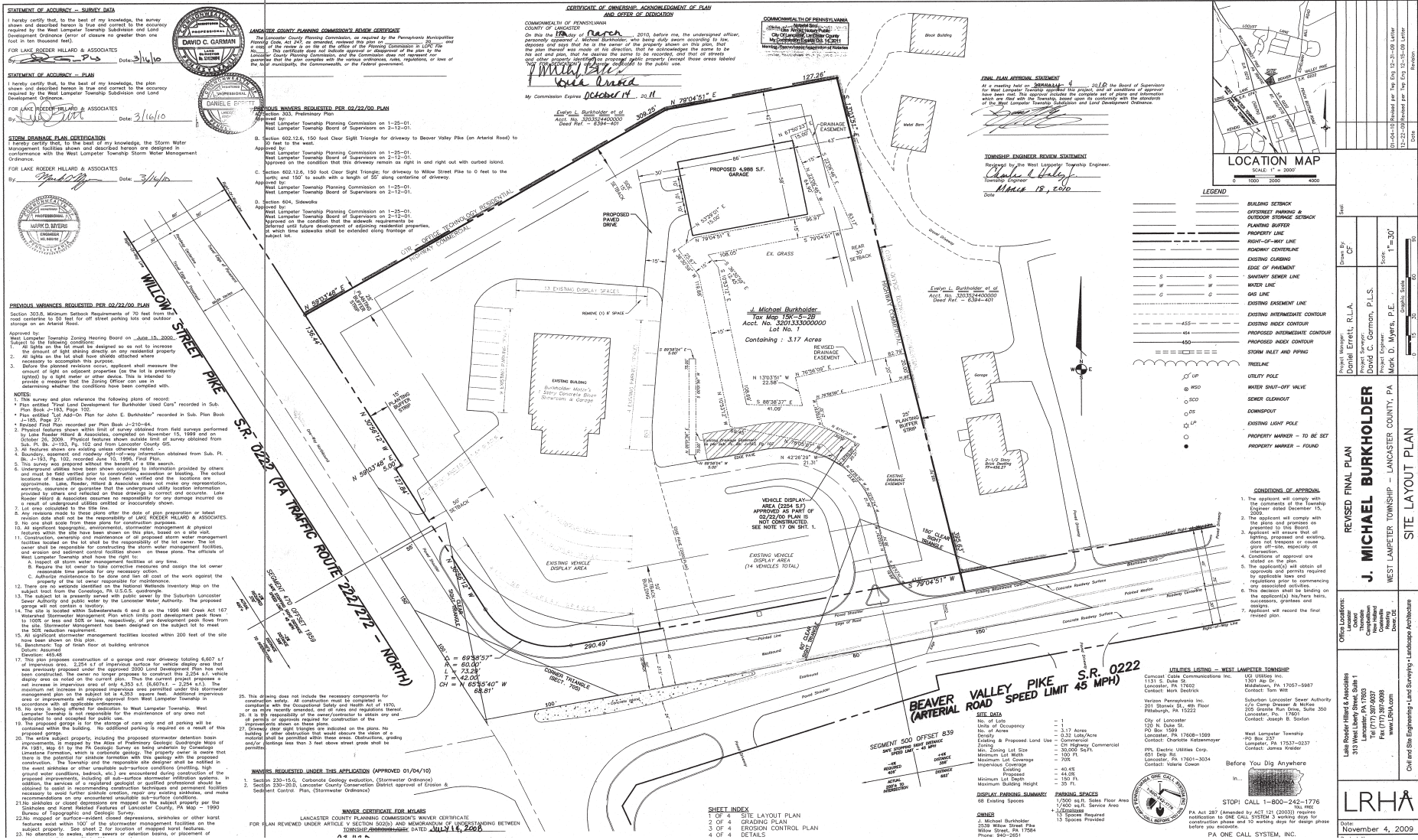


SITE PLAN

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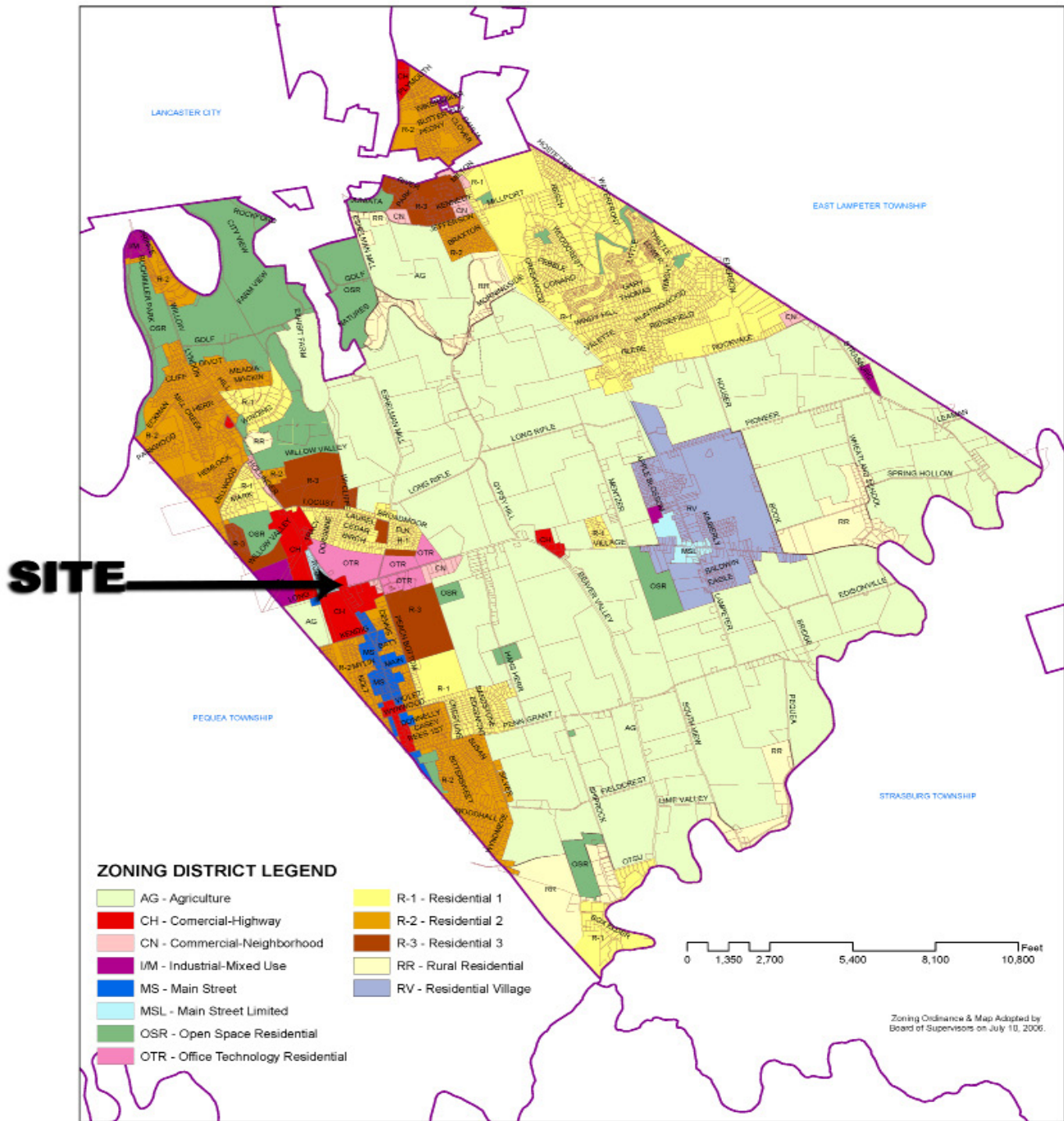
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LANCASTER COUNTY



ZONING MAP

WEST LAMPETER TOWNSHIP ZONING MAP



ZONING

TYPES OF USES

(See definitions in Article II)

a. RESIDENTIAL USES

Single-Family Detached Dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of § 285-42)

(See also the Age-Restricted Residential Development optional bonus under § 285-36, with a ten-acre minimum tract size)

Neighborhood Design Option meeting § 285-34 (Note: This typically allows a higher density and smaller lot sizes, and may allow various types of housing)

Twin Dwelling (side-by-side)

Townhouse (Rowhouse) (§ 285-42) **[Amended 9-9-2013 by Ord. No. 232]**

Multifamily Dwellings (§ 285-42), other than conversions of an existing building

Manufactured/Mobile Home Park (§ 285-42)

Medical Residential Campus - See "Institutional Uses" below

Boardinghouse (includes Rooming House) (§ 285-42)

Group Home within a lawful existing dwelling unit (§ 285-42), not including a Treatment Center

Conversion of an existing building (§ 285-42) to result in an increased number of dwelling units (see also "Unit for Care of Relative" under Accessory Uses) **[Amended 9-9-2013 by Ord. No. 232]**

b. COMMERCIAL USES

Adult Use (§ 285-42)

After-Hours Club (Note: This use is effectively prohibited by State Act 219 of 1990)

Airport (§ 285-42) (see also "Heliport")

Amusement Arcade

Amusement Park or Water Park

Animal Cemetery (§ 285-42)

ZONING DISTRICTS

MS & MSL CN CH I/M OTR

P N N N² N²

N N N C N

P N N N² N²

P¹¹ N N N² N²

P¹ P¹ N N² N²

N N N C N

N N SE N N

P P P P N

P SE SE N N

N N N SE N

N N N N N

N N N C N

N P P N P

N P P N P

N P P P P

ZONING

TABLE OF ALLOWED USES Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	SE	P	P	P
Auto Repair Garage or Auto Service Station (§ 285-42) [Amended 12-8-2008 by Ord. No. 210]	C ¹⁰	N	SE	N	SE
Auto, Boat or Mobile/Manufactured Home Sales (§ 285-42) (other than tractor-trailer and trailer sales)	N	N	P	N	P
Bakery, Retail	P	P	P	P	P
Bed-and-Breakfast Inn (§ 285-42)	P	P	P	P	P
Betting Use, in compliance with state law	N	N	N	SE	N
Beverage Distributor (wholesale and/or retail) [Amended 9-9-2013 by Ord. No. 232]	SE ⁷	SE	P	P	P
Bus Maintenance or Storage Yard	N	N	P	P	P
Bus Stop (other than maintenance or storage yard)	P	P	P	P	P
Camp (§ 285-42), other than Recreational Vehicle Campground	N	SE	P	P	P
Campground, Recreational Vehicle (§ 285-42), which may include an accessory camp store that is primarily for use by campers	N	N	SE	SE	SE
Car Wash (§ 285-42)	N	N	P	N	P
Catering, Custom, for off-site consumption	P	P	P	P	P
Communications Tower/Antenna, Commercial (§ 285-42):					
— Meeting § 285-42A(15)(a) pertaining to antenna placed on certain existing structures	P	P	P	P	P
— Antenna/tower that does not meet § 285-42A(15)(a) (such as freestanding towers)	N	N	SE	SE	SE
— Note: § 285-42A(15) also allows towers serving emergency services stations					
Conference Center [Amended 9-9-2013 by Ord. No. 232]	P ¹¹	P	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor	SE ⁶	P	P	P	SE ⁶

ZONING

TABLE OF ALLOWED USES Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
Custom Printing, Copying, Faxing, Mailing or Courier Service	P	P	P	P	P
Exercise Club [Amended 9-9-2013 by Ord. No. 232]	P ⁷	P	P	P	P
Financial Institution (§ 285-42; includes banks), with any "drive-through" facilities meeting § 285-43	P	P	P	P	P
Flea Market/Auction House	P ⁷	N	P	P	P
Funeral Home (§ 285-42)	SE	P	P	P	P
Garden Center, Retail (see also "Wholesale Greenhouses") [Amended 9-9-2013 by Ord. No. 232]	P ⁷	P	P	P	P
Gas Station - See "Auto Service Station"					
Golf Course (§ 285-42), with a minimum lot area of 25 acres	P	P	P	P	P
Heliport (§ 285-42)	N	N	N	SE	N
Horseriding Academy - See "Stable" under Miscellaneous Uses					
Hotel or Motel (§ 285-42), which may include condominium or time-share units, provided that no person may occupy the lot for more than 90 days in any calendar year except a full-time on-site manager [Amended 9-9-2013 by Ord. No. 232]	p ¹¹	P	P	P	P
Kennel (§ 285-42)	N	N	SE	SE	SE
Laundromat	P ⁷	P	P	P	P
Laundry, Commercial or Industrial	N	N	P	P	P
Lumber Yard	N	N	P	P	P
Medical Residential Campus - See under Institutional Uses below.					
Motor Vehicle Racetrack (§ 285-42)	N	N	N	C	N
Nightclub (§ 285-42)	N	N	C	C	N
Office (may include medical labs, see also Home Occupations)	P	P	P	P	P
Pawn Shop	N	N	P	N	N
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P	P	P	P	P ⁸

ZONING

TABLE OF ALLOWED USES
Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
Propane, Retail Distributor, with a maximum storage capacity of 100,000 cubic feet and a one-hundred-foot minimum setback between any storage or dispensing facilities and any residential district, and with fire company review	N	N	C	C	N
Recording Studio, Music	P	P	P	P	P
Recreation, Commercial Indoor (§ 285-42) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this § 285-26	SE	SE	P	P	N
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this § 285-26	N	SE	P	P	P
Repair Service, Household Appliance	P	P	P	P	P
Restaurant or Banquet Hall (§ 285-42):					
— With drive-through service (§ 285-43)	N	N	P	P	P
— Without drive-through service	P	P	P	P	P
Retail Store (not including uses listed individually in this § 285-26) or Shopping Center:	p7	p9	P9	p9	P
— Any drive-through service shall meet the requirements of § 285-43 for drive-through service and shall only be allowed in the CH District					
Self-Storage Development	N	N	P	P	P
Target Range, Firearms:					
— Completely indoor and enclosed	N	P	P	P	P
— Other than above (§ 285-42)	N	N	N	SE	N
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	P	N	P
Tavern, which may include a state-licensed microbrewery, (not including an After-Hours Club or Nightclub)	N	N	SE	SE	N
Theater, Indoor Movie, other than an Adult Use	N	P	P	P	P

ZONING

TABLE OF ALLOWED USES
Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
Veterinarian Office (§ 285-42)	N	P	P	P	P
Wholesale Sales - see under Industrial Uses					
c. INSTITUTIONAL/SEMIPUBLIC USES					
Cemetery (see "Crematorium," listed separately)	P	P	P	P	P
Clubhouse for a Residential Community Association	P	P	P	P	P
College or University - educational and support buildings (other than environmental education center)	P	P	P	P	P
Community Recreation Center (limited to a government-sponsored or nonprofit facility) or Library	P	P	P	P	P
Crematorium	N	N	SE	SE	N
Cultural Center or Museum	P	P	P	P	P
Day-Care Center, Adult (§ 285-42)	P	P	P	P	P
Day-Care Center, Child (§ 285-42) (See also as an accessory use)	P	P	P	P	P
Dormitory as accessory to a college, university or primary or secondary school	N	N	SE	N	N
Emergency Services Station (§ 285-42)	P	SE	SE	SE	SE
Hospital or Surgery Center	SE	SE	P	P	P
Hunting and Fishing Club. This term shall not include uses listed separately in this § 285-26.	N	N	P	P	P
Maintenance Facilities for on-site grounds maintenance, which shall be required to be separated by landscaped screening from any dwellings	P	P	P	P	P
Medical Residential Campus (§ 285-42)	N	N	N	C	N
Membership Club meeting and noncommercial recreational facilities, provided that an "After-Hours Club," "Tavern" or uses listed separately in this § 285-26 shall only be allowed if so listed in this table and if the requirements for that use are also met.	P	P	P	P	P
Nursing Home or Personal Care Home/Assisted Living (§ 285-42)	P	P	P	P	P
Place of Worship (§ 285-42) (includes "Church")	P	P	P	P	P

ZONING

TABLE OF ALLOWED USES
Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
d. PUBLIC/SEMIPUBLIC					
Township Government Uses, other than uses listed separately in this § 285-26	P	P	P	P	P
Government Facility, other than uses listed separately in this § 285-26	SE	SE	SE	SE	SE
Prison or Similar Correctional Institution	N	N	N	SE	N
Publicly Owned or Operated Recreation Park	P	P	P	P	P
Public Utility Facility (See also § 285-14) other than uses listed separately in this § 285-26	SE	SE	SE	SE	SE
Swimming Pool, Nonhousehold (§ 285-42)	P	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility, with a maximum building floor area of 50,000 square feet in the MS, MSL and NC Districts	P	P	P	P	P
e. INDUSTRIAL USES					
Asphalt Plant	N	N	N	SE	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off site)	N	N	N	P	C
Building Supplies and Building Materials, Wholesale Sales of	N	N	P	P	N
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	SE	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P	P	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N
Junkyard (§ 285-42)	N	N	N	C	N
Liquid Fuel Storage, Bulk, for off-site distribution, other than: Auto service station, retail propane distributor as listed separately, prepackaged sales or fuel tanks for company vehicles	N	N	N	C	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					

ZONING

TABLE OF ALLOWED USES
Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
— Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	N	P	C
— Cement Manufacture	N	N	N	SE	N
— Ceramics Products (other than Crafts Studio)	N	N	N	P	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
— Chemicals, Manufacture or Bulk Processing of Toxic or "Extremely Hazardous Substances" in amounts in excess of the U.S. EPA Threshold Planning Quantity or substances with similar characteristics	N	N	N	SE	N
— Chemical Products, other than pharmaceuticals and types listed separately (see above)	N	N	N	SE	N
— Clay, Brick, Tile and Refractory Products	N	N	N	P	N
— Computers and Electronic and Microelectronic Products	N	N	N	P	C
— Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	N	SE	N
— Electrical Equipment, Appliances and Components	N	N	N	P	C
— Explosives, Fireworks or Ammunition	N	N	N	SE	N
— Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	N	SE	N
— Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in this § 285-26)	N	N	P	P	C
— Food products for animals	N	N	N	P	N
— Gaskets	N	N	N	P	N
— Glass and Glass Products (other than Crafts Studio)	N	N	N	P	N
— Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Dead Animals	N	N	N	N	N

ZONING

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Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
— Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	N	P	C
— Machinery	N	N	N	P	N
— Manufactured or Modular Housing Manufacture	N	N	N	P	N
— Medical Equipment and Supplies	N	N	N	P	C
— Metal Products, Primary	N	N	N	SE	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
— Mineral Products, Nonmetallic (other than mineral extraction)	N	N	N	SE	N
— Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	P	C
— Paper - Raw Pulp	N	N	N	SE	N
— Paving Materials, other than bulk manufacture of asphalt	N	N	N	SE	N
— Pharmaceuticals and Medicines	N	N	N	P	C
— Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	N	N	SE	N
— Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P	C
— Prototypes, as accessory to a Research and Development principal use	N	N	C	P	C
— Roofing Materials and Asphalt-Saturated Materials or Natural or Synthetic Rubber	N	N	N	SE	N
— Scientific, Electronic and Other Precision Instruments	N	N	N	P	C
— Sporting Goods, Toys, Games, Musical Instruments or Signs	N	N	C	P	N
— Transportation Equipment	N	N	N	P	N
— Wood Products and Furniture (not including raw paper	N	N	C	P	N

ZONING

TABLE OF ALLOWED USES
Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
Mineral Extraction (§ 285-42) and related processing, stockpiling and storage of materials removed from the site, but including groundwater or spring water withdrawals	N	N	C	C	N
Packaging	N	N	P	P	N
Package Delivery Services Distribution Center	N	N	N	SE	N
Petroleum Refining	N	N	N	SE	N
Photo Processing, Bulk	N	P	P	P	N
Printing or Bookbinding	N	P	P	P	N
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	C	P	N
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an Office Use)	N	N	P	P	C
Sawmill/Planing Mill	N	N	P	P	N
Slaughterhouse, Stockyard or Tannery, with a four-hundred-foot minimum setback from all lot lines	N	N	N	SE	N
Solid Waste Landfill (§ 285-42)	N	N	N	C	N
Solid Waste Transfer Facility or Waste-to-Energy Facility (§ 285-42)	N	N	N	C	N
Trucking Company Terminal (§ 285-42)	N	N	N	C	N
Warehousing or Storage as a principal use	N	N	N	P	N
Warehousing or Storage as an on-site accessory use	N	P	P	P	P
Welding	N	N	P	P	N
Wholesale Sales (other than Motor Vehicles)	N	N	P	P	N
f. ACCESSORY USES					
See list of additional permitted uses in § 285-26C, such as "Residential Accessory Structure or Use"					
See additional requirements in § 285-43 for specific accessory uses					
Bees, Keeping of (§ 285-43)	SE	SE	SE	SE	SE

ZONING

TABLE OF ALLOWED USES
Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
Composting (§ 285-43), other than leaves, tree bark or materials generated on site which are permitted by right	N	N	SE	SE	N
Day-Care Center accessory to and on the same lot as an existing lawful Place of Worship, with a minimum lot area of two acres	P	P	P	P	N
Day Care (§ 285-43) as accessory to a dwelling:					
— Day care of a maximum of 3 adults or youth, in addition to "relatives" of the caregiver	P	P	P	P	P
— Group Day-Care Home	SE	SE	SE	P	N
— Family Day-Care Home	SE	SE	P	P	N
Farm-Related Business (§ 285-43)	N	P	P	P	SE
Home Occupation, General (§ 285-43)	SE	SE	SE	P	P
Home Occupation, Light (§ 285-43)	P	P	P	P	P
Outdoor Storage and Display as accessory to a business use, which shall also comply with §§ 285-43, 285-65 and 285-66	P	P	P	P	P
Parking Lot for carpooling (see also Miscellaneous Uses below)	P	P	P	P	P
Retail Sales of Agricultural Products (§ 285-43)	P	P	P	P	P
Temporary Retail Sales (§ 285-3G)	P	P	P	P	N
Unit for Care of Relative (§ 285-43)	P	P	P	P	P
g. MISCELLANEOUS USES					
Crop Farming and Wholesale Greenhouses	P	P	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 10,000 gallons per day, removed from a tract for off-site consumption (§ 285-42) (See also requirements for food and beverage bottling and processing under Industrial Uses)	C	C	C	C	C
Nature Preserve or Environmental Education Center, with a ten-acre minimum lot area for any use involving a principal building	P	P	P	P	P
Parking Lot or Structure as an accessory use	P	P	P	P	P
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P	P	P

ZONING

TABLE OF ALLOWED USES Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL	CN	CH	I/M	OTR
Livestock or Poultry, Raising of (§ 285-42):					
— Intensive	SE	SE	SE	SE	SE
— Not intensive	SE	P	P	P	P
Sewage Sludge/Biosolids, Land Application of (§ 285-43)	SE	SE	SE	SE	SE
Sewage Treatment Plant	C	C	C	C	C
Stable, Nonhousehold (§ 285-42; includes horse-riding academy)	N	SE	P	P	P
Timber Harvesting (§ 285-42)	P	P	P	P	P
Windmill, maximum of one per lot, which shall be required to have a setback equal to the total height from all lot lines of existing dwellings and residential districts, except that if placed above a building, only the height of the pole and windmill needs to be setback from lot lines	P	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter. See the "Environmental Protection" requirements of Article V	N	N	N	N	N
1 = Multifamily dwellings shall be limited to above a street level principal nonresidential use within a building of less than 6,000 square feet of floor area and with each dwelling unit having a minimum floor area of 750 square feet, and provided there is a minimum of 4,000 square feet of lot area per dwelling unit.					
2 = Except as may be allowed through the Neighborhood Design Option under § 285-34.					
3 = See additional requirements in § 285-39.					
4 = See additional requirements in § 285-38. Non-office commercial uses shall be limited to a maximum of 20% of the tract area of a Planned Mixed-Use Development and must be within a Planned Mixed-Use Development. No retail establishment shall exceed a building floor area of 80,000 square feet.					
5 = In addition, a tract within the I/M District of at least 10 acres may be developed under all of the requirements of the OTR District instead of the requirements of the I/M District.					
6 = Outdoor storage shall be limited to a maximum of 15% of the lot area.					
7 = Limited to a maximum building floor area per establishment of 4,000 square feet in the MSL and NC Districts and 10,000 square feet in the MS District.					
8 = Retail sales, personal service uses and restaurants shall be limited to a total maximum of 10% of the floor area of a					

DEMOGRAPHICS



Executive Summary

2539 Willow Street Pike, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 39.98683
Longitude: -76.28065

	1 mile	3 miles	5 miles
Population			
2000 Population	5,338	21,053	117,013
2010 Population	5,495	24,337	128,463
2017 Population	5,668	26,448	134,804
2022 Population	5,803	27,684	139,138
2000-2010 Annual Rate	0.29%	1.46%	0.94%
2010-2017 Annual Rate	0.43%	1.15%	0.67%
2017-2022 Annual Rate	0.47%	0.92%	0.63%
2017 Male Population	44.5%	47.7%	48.8%
2017 Female Population	55.5%	52.3%	51.2%
2017 Median Age	66.6	44.4	35.8

In the identified area, the current year population is 134,804. In 2010, the Census count in the area was 128,463. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 139,138 representing a change of 0.63% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 66.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	95.4%	82.9%	68.3%
2017 Black Alone	1.0%	5.9%	11.1%
2017 American Indian/Alaska Native Alone	0.1%	0.3%	0.5%
2017 Asian Alone	0.9%	2.1%	3.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Other Race	1.4%	6.1%	12.8%
2017 Two or More Races	1.1%	2.7%	4.3%
2017 Hispanic Origin (Any Race)	3.8%	13.9%	26.8%

Persons of Hispanic origin represent 26.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,538	8,255	44,475
2010 Households	2,767	9,585	48,580
2017 Total Households	2,817	10,285	50,631
2022 Total Households	2,865	10,711	52,174
2000-2010 Annual Rate	0.87%	1.51%	0.89%
2010-2017 Annual Rate	0.25%	0.98%	0.57%
2017-2022 Annual Rate	0.34%	0.81%	0.60%
2017 Average Household Size	1.91	2.52	2.52

The household count in this area has changed from 48,580 in 2010 to 50,631 in the current year, a change of 0.57% annually. The five-year projection of households is 52,174, a change of 0.60% annually from the current year total. Average household size is currently 2.52, compared to 2.50 in the year 2010. The number of families in the current year is 31,103 in the specified area.



DEMOGRAPHICS



Executive Summary

2539 Willow Street Pike, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 39.98683
Longitude: -76.28065

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$59,767	\$63,507	\$50,070
2022 Median Household Income	\$67,989	\$71,470	\$53,950
2017-2022 Annual Rate	2.61%	2.39%	1.50%
Average Household Income			
2017 Average Household Income	\$75,212	\$81,525	\$65,863
2022 Average Household Income	\$86,766	\$92,472	\$75,138
2017-2022 Annual Rate	2.90%	2.55%	2.67%
Per Capita Income			
2017 Per Capita Income	\$37,113	\$31,956	\$25,490
2022 Per Capita Income	\$42,346	\$35,989	\$28,907
2017-2022 Annual Rate	2.67%	2.41%	2.55%

Households by Income

Current median household income is \$50,070 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$53,950 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$65,863 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$75,138 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,490 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,907 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	2,629	8,527	47,530
2000 Owner Occupied Housing Units	1,417	5,591	25,939
2000 Renter Occupied Housing Units	1,121	2,664	18,536
2000 Vacant Housing Units	91	272	3,055
2010 Total Housing Units	3,048	10,116	51,527
2010 Owner Occupied Housing Units	1,307	6,345	27,384
2010 Renter Occupied Housing Units	1,460	3,240	21,196
2010 Vacant Housing Units	281	531	2,947
2017 Total Housing Units	3,132	10,815	53,694
2017 Owner Occupied Housing Units	1,302	6,658	27,679
2017 Renter Occupied Housing Units	1,515	3,627	22,952
2017 Vacant Housing Units	315	530	3,063
2022 Total Housing Units	3,191	11,259	55,388
2022 Owner Occupied Housing Units	1,334	6,935	28,373
2022 Renter Occupied Housing Units	1,531	3,776	23,800
2022 Vacant Housing Units	326	548	3,214

Currently, 51.5% of the 53,694 housing units in the area are owner occupied; 42.7%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 51,527 housing units in the area - 53.1% owner occupied, 41.1% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 1.85%. Median home value in the area is \$170,552, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.06% annually to \$179,776.



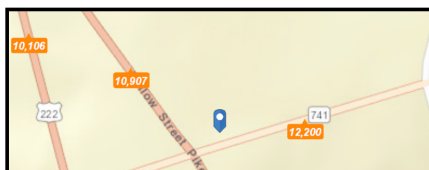
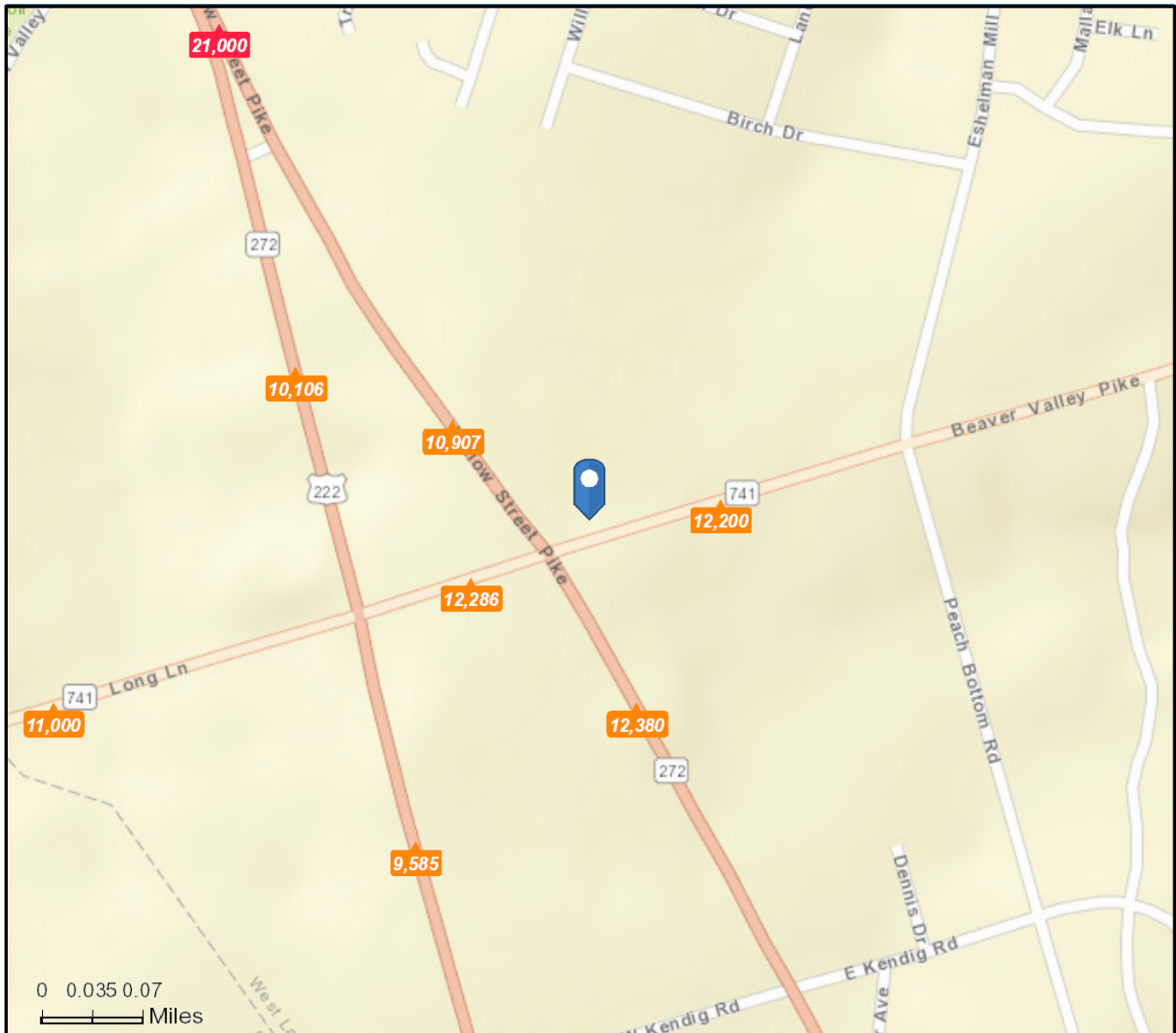
TRAFFIC COUNT MAP



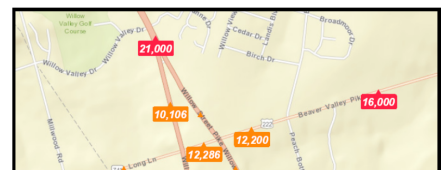
Traffic Count Map - Close Up

2539 Willow Street Pike, Lancaster, Pennsylvania, 17602
 Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
 Latitude: 39.98683
 Longitude: -76.28065



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000



Michael D. Wagner, CCIM



1650 Crooked Oak Drive, Suite 310

Lancaster, PA 17601-4279

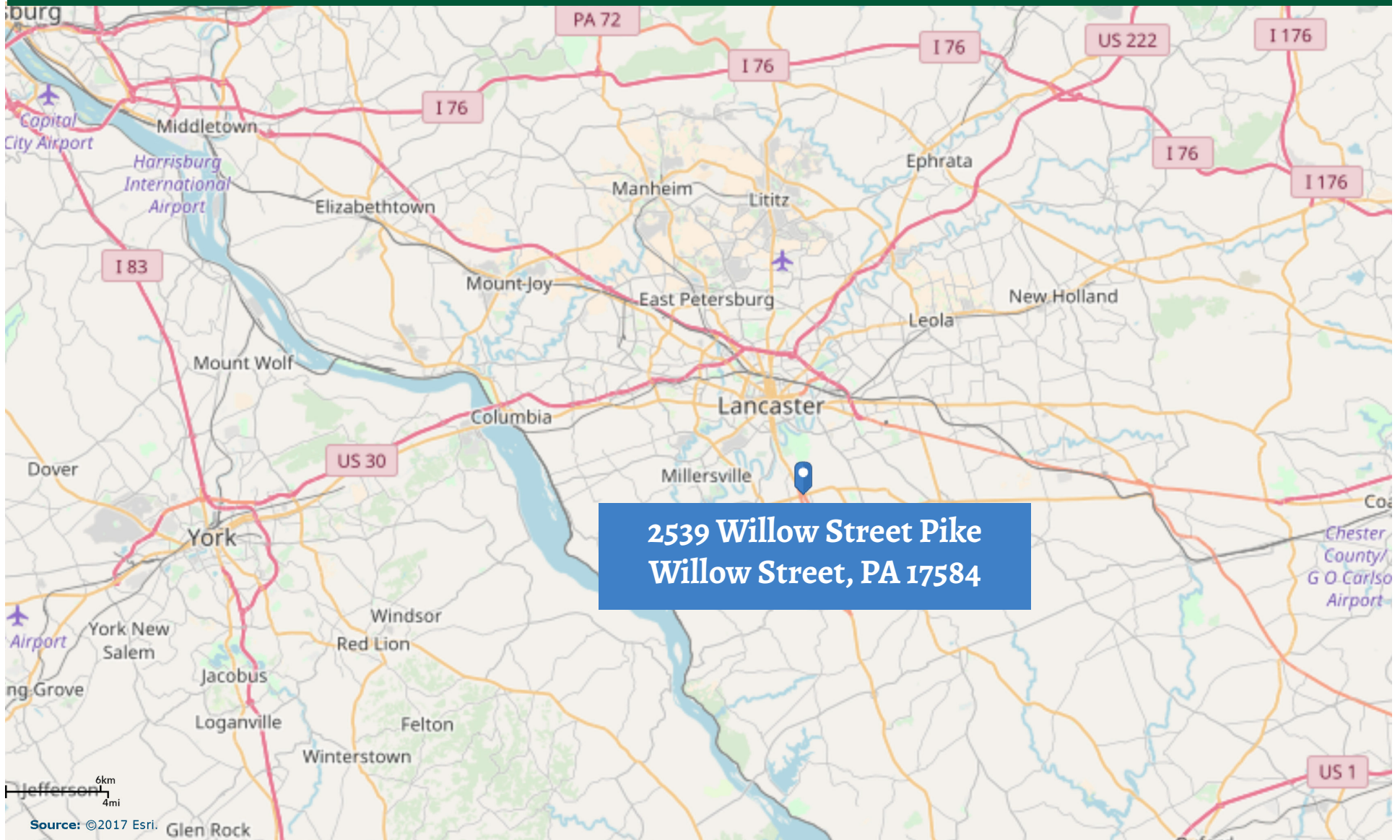
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REGIONAL MAP



LOCAL MAP

