

FOR SALE COMMERCIAL PROPERTY

1035 Manheim Pike, Lancaster, PA 17601



SALE PRICE: \$2,950,000

BUILDING SIZE: Gross SF: ± 8,358 SF
 Building 1: ± 2,500 SF
 Building 2: ± 1,890 SF
 Building 3: ± 3,968 SF

LOT SIZE: ± 3.1 Acres

ZONING: (I-2) Industrial with (T-6) Urban Transition Overlay

WATER/SEWER: Public

PARKING: 200 ± On-Site Spaces

TRAFFIC COUNT: 15,506 Vehicles per day on Fruitville Pike
 11,363 Vehicles per day on Manheim Pike

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
	Population	15,883	114,233
	Households	6,182	44,040
	Mean Income	\$60,953	\$68,468
			\$79,887

ADDITIONAL COMMENTS: Three (3) freestanding commercial buildings on approximately 3.10 acres with 200+ parking spaces. High traffic location with frontage on Fruitville Pike and Manheim Pike. Flexible zoning permits automotive sales, retail, hotel/motels, convenience stores, professional/medical offices and many other uses.

Daniel A. Berger, CCIM, SIOR Daniel Berger, Jr., CCIM



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
 (717) 735-6000 (717) 735-6001 Fax
dan@uscommercialrealty.net danjr@uscommercialrealty.net
www.uscommercialrealty.net

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

1035 Manheim Pike
Lancaster, PA
Photos
Building 1



Building 2



Building 3



1035 Manheim Pike Lancaster, PA Multi-List Information

Agent Full

1035 Manheim Pike, Lancaster, PA 17601

Active

Commercial Sale

\$2,950,000



MLS #: PALA130300
Tax ID #: 390-80707-0-0000
Ownership Interest: Fee Simple
Type: Industrial
Waterfront: No

Available SqFt: 8,358.00
Price / Sq Ft: 426.42
Business Type: Vacant Building
Year Built: 1965

Location

County: Lancaster, PA
MLS Area: Manheim Twp - Lancaster County (10539)

School District: [Manheim Township](#)

Taxes and Assessment

Taxes / Year: \$7,177 / 2018
School Tax: \$5,408
County Tax: \$1,042 / Annually
City/Town Tax: \$728 / Annually
Clean Green Assess: No

Tax Assessed Value: \$357,800 / 2019
Imprv. Assessed Value: \$206,600
Land Assessed Value: \$151,200
Land Use Code: 534

Zoning: I-2, T-6
Zoning Description: Industrial 2 zoning with an Urban Transition Overlay

Commercial Sale Information

Business Type: Vacant Building Building Area Total: 6,918 / Estimated

Building Info

Building Total SQFT: 6,918 / Estimated Construction Materials: Brick

Lot

Lot Acres / SQFT: 3.1a / 135,036sf / Listing Agent

Parking

Parking: Parking Lot, 200 Total Non-Garage Parking Spaces, 200 Total Garage and Parking Spaces, 3+ Car Parking

Utilities: Central A/C, Cooling Fuel: Natural Gas, Heating: None, Heating Fuel: Natural Gas, Oil, Hot Water: Natural Gas, Oil, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Three (3) freestanding commercial buildings on approximately 3.10 acres with 200+ parking spaces. High traffic location with frontage on Fruitville Pike and Manheim Pike. Flexible zoning permits automotive sales, retail, hotel/motels, convenience stores, professional/medical offices and many other uses.

1035 Manheim Pike
Lancaster, PA
Aerial



**1035 Manheim Pike
Lancaster, PA
GIS Information**



Identify Results:

Account	390-80707-0-0000
Tax Map No.	39012J8 7 3
Owner	MAC LAND COMPANY LLC 1350 FRUITVILLE PIKE LANCASTER, PA 17601
Deed Acres	0.70
Calculated Acres	0.76
Location	1035 MANHEIM PIKE
Municipality	MANHEIM TOWNSHIP
School District	MANHEIM TOWNSHIP
Land Use Code	534 SERVICE AND GAS STATIONS
Zoning District	I-2 INDUSTRIAL
Land Assessment	\$86,400
Building Assessment	\$160,600
Total Assessment	\$247,000
Last Sale Date	12/09/2002
Last Sale Price	\$825,000
Deed Book Page	05137674
Census Tract No.	11805
ADC Map Page	3461

1035 Manheim Pike
Lancaster, PA
GIS Information

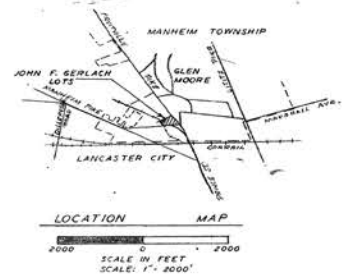
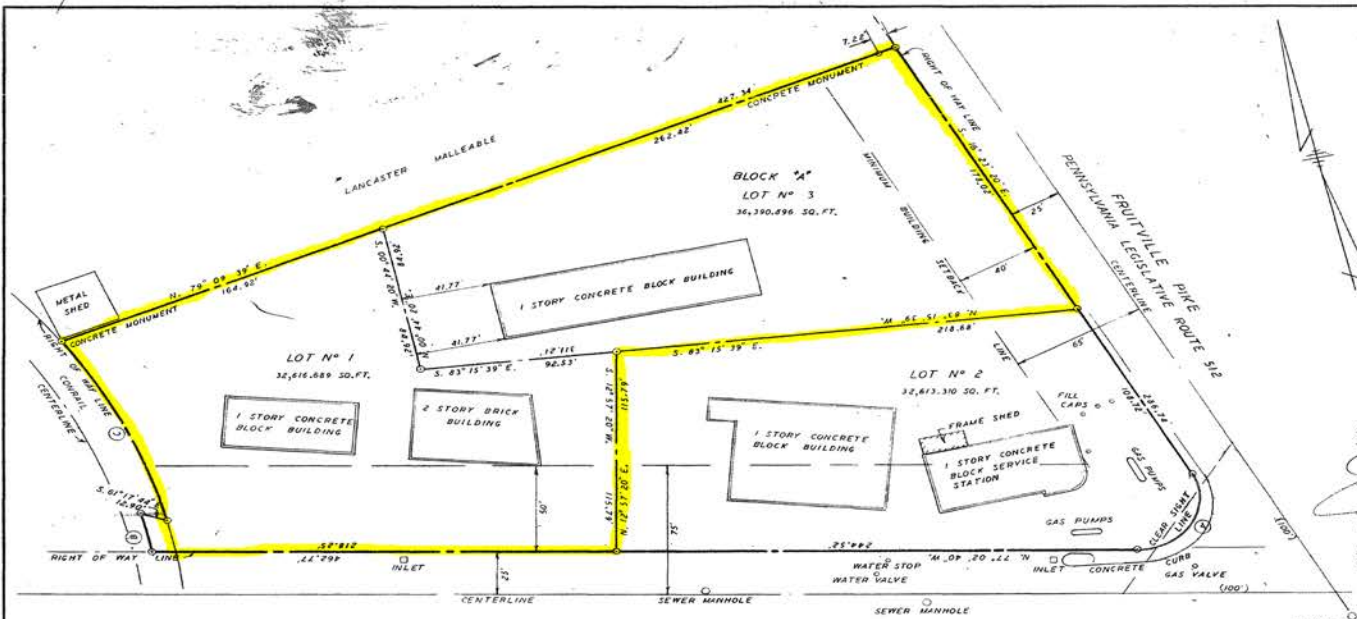
Identify Results:

Account	390-99593-0-0000
Tax Map No.	39012J8 7 3B
Owner	MAC LAND COMPANY LLC 1350 FRUITVILLE PIKE LANCASTER, PA 17601
Deed Acres	0.93
Calculated Acres	0.61
Location	1035 A MANHEIM PIKE
Municipality	MANHEIM TOWNSHIP
School District	MANHEIM TOWNSHIP
Land Use Code	559 OTHER STORAGE WAREHOUSE AND DISTRIBUTION FACILITIES
Zoning District	I-2 INDUSTRIAL
Land Assessment	\$175,300
Building Assessment	\$124,200
Total Assessment	\$299,500
Last Sale Date	12/09/2002
Last Sale Price	\$825,000
Deed Book Page	05137674
Census Tract No.	11805
ADC Map Page	3462

Identify Results:

Account	390-82895-0-0000
Tax Map No.	39012J8 7 2
Owner	MAC LAND COMPANY LLC 1350 FRUITVILLE PIKE LANCASTER, PA 17601
Deed Acres	1.60
Calculated Acres	1.57
Location	FRUITVILLE PIKE
Municipality	MANHEIM TOWNSHIP
School District	MANHEIM TOWNSHIP
Land Use Code	220 LIGHT INDUSTRIAL (CARD)
Zoning District	I-2 INDUSTRIAL
Land Assessment	\$259,200
Building Assessment	\$0
Total Assessment	\$259,200
Last Sale Date	12/09/2002
Last Sale Price	\$825,000
Deed Book Page	05137674
Census Tract No.	11805
ADC Map Page	3461

1035 Manheim Pike Lancaster, PA Site Plan



APPROVED BY RESOLUTION OF THE COMMISSIONERS OF MANHEIM TOWNSHIP THIS 27 DAY OF APRIL 1981

James N. Shenshale President
Jay Hegg Sec

APPROVED BY MANHEIM TOWNSHIP PLANNING COMMISSION THIS 12 DAY OF APRIL 1981

Robert F. Vandaele Jr C.A.
Samuel Grubis Sec.

APPROVED BY
Wilson B. Smith May 5, 1981
MUNICIPAL ENGINEER DATE

CURVE DATA

CURVE	RADIUS	ARC	CENTRAL ANGLE	TANGENT	CHORD
A	30.00	62.99	119° 20' 40"	51.28	5.43° 17' 00" W, 51.78'
B	309.00	22.66	04° 12' 09"	11.34	N. 01° 18' 28" W, 22.66'
C	320.00	115.63	20° 42' 11"	58.25	N. 12° 31' 51" W, 249.00'

- NOTE:
- PERMANENT MARKERS WILL BE INSTALLED UPON APPROVAL OF THIS PLAN.
 - OFF-STREET PARKING SPACE IS PROVIDED ON EACH LOT.
 - THE HEREON SHOWN LOTS ARE SERVED BY SANITARY SEWER LINES OF THE MANHEIM TOWNSHIP MUNICIPAL AUTHORITY.
 - THE HEREON SHOWN LOTS ARE SERVED BY WATER LINES OF THE LANCASTER WATER AUTHORITY.
 - THE MINIMUM BUILDING SETBACK LINE APPLIES TO LOT #1 AND LOT #2, BLOCK "A", ONLY IF THE EXISTING BUILDINGS ARE REMOVED OR DESTROYED.

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON 12 APRIL 1981 AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN LCPC FILE NUMBER 152. THIS CERTIFICATION DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN OF THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR FEDERAL GOVERNMENT.

REVIEWED BY THE LANCASTER COUNTY PLANNING COMMISSION THIS 19 DAY OF MAY 1981

DOES NOT APPLY
CHAIRMAN DIRECTOR

ON THIS, THE 12th DAY OF MAY, 1981, BEFORE ME, THE UNDERSIGNED OFFICE, PERSONALLY APPEARED *John F. Gerlach & Ethel M. Gerlach*, WHO BEING DULY AFFIRMED ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

John F. Gerlach *Ethel M. Gerlach*
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES
Julia G. Howard
NOTARY PUBLIC

SITE DATA

MINIMUM LOT AREA - 32,613.310 SQ. FT.
NUMBER OF LOTS - 3
NUMBER OF ACRES - 2.333 ACRES
DENSITY - 1.246
ZONING - INDUSTRIAL I-2
USE OF LAND - BUSINESS
MINIMUM ZONING REQUIREMENT - 80,000 SQ. FT.

Recorded in the *Subdivision* Book *J-124* Page *2*
Date of *May 15, 1981*
Henry L. Strausser RECORDER



I CERTIFY THAT THIS SURVEY AND PLAT ARE CORRECT.

Henry L. Strausser



SOURCE OF TITLE DEED BOOK <i>U</i> VOL <i>53</i> PAGE <i>143</i>	OWNER-SUBDIVIDER JOHN F. AND ETHEL M. GERLACH 1568 WHEATLAND AVENUE LANCASTER, PA. 17603
FINAL PLAN OF LOTS FOR JOHN F. GERLACH	
MANHEIM TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	
SCALE: 1" = 40' SCALE IN FEET	
HENRY L. STRAUSSER REGISTERED SURVEYOR 1965 B.L.P.C. P.I.E. LANCASTER, PA. 17601	
DRAWN BY <i>V. E. N.</i>	DATE MARCH 31, 1981
DRAWING NO. PC-892	

1035 Manheim Pike Lancaster, PA Municipal Officials

Manheim Township

Township Offices:

1840 Municipal Drive

Lancaster, PA 17601 Phone: 717-569-6408

Sean P. Molchany, Township Manager

Website: <https://www.manheimtownship.org/>

Board of Commissioners

David R. Heck, President

Albert B. Kling, Vice President

Donna E. DiMeo

Ian G. Hodge

Samuel M. Mecum

Planning Commission

Michel Gibault, Chairperson

Jeffery E. Swinehart, Vice-Chairperson

Stacey W. Betts

John Hendrix

Walter B. Lee

Maryann Marotta

John Shipman

Finance Department

Jim Landis, Accountant

Dawn M. Stratchko, Treasurer

Zoning Hearing Board

David Wood, Chairperson

David Beyer, Vice-Chairperson

Greg Strausser

James M. Stephens

Jennifer M-J Luciani

Patrick W. Trimble, Alternate

Public Works:

Phillip Mellot, Director of Public Works

Wendy S. Herr, Administrative Assistant

Code Compliance

Andrew S. Bowman, Director

Pam Hertz, Administrative Assistant

Planning and Zoning

Lisa Douglas, Director

Samuel L. Maurer, Assistant Zoning Officer

Shannon Sinopoli, Land Development Review Admin

General Municipal Authority

James L. Lombardo, Chairperson

Edward J. Plakans, Vice-Chairperson

Samuel M. Mecum, Secretary

J. Michael Flanagan, Treasurer

Neil S. Kline, Assistant Secretary/Treasurer

School District

Manheim Township

717-569-8231

Water/Sewer Authority:

Lancaster City Water Bureau

Lancaster Area Sewer Authority

**1035 Manheim Pike
Lancaster, PA
Zoning Information**

Township of Manheim

Uses Within Industrial Districts

See also applicable T-Zone Overlay Districts for additional use regulations.

KEY:

X = Right

SE = Special exception

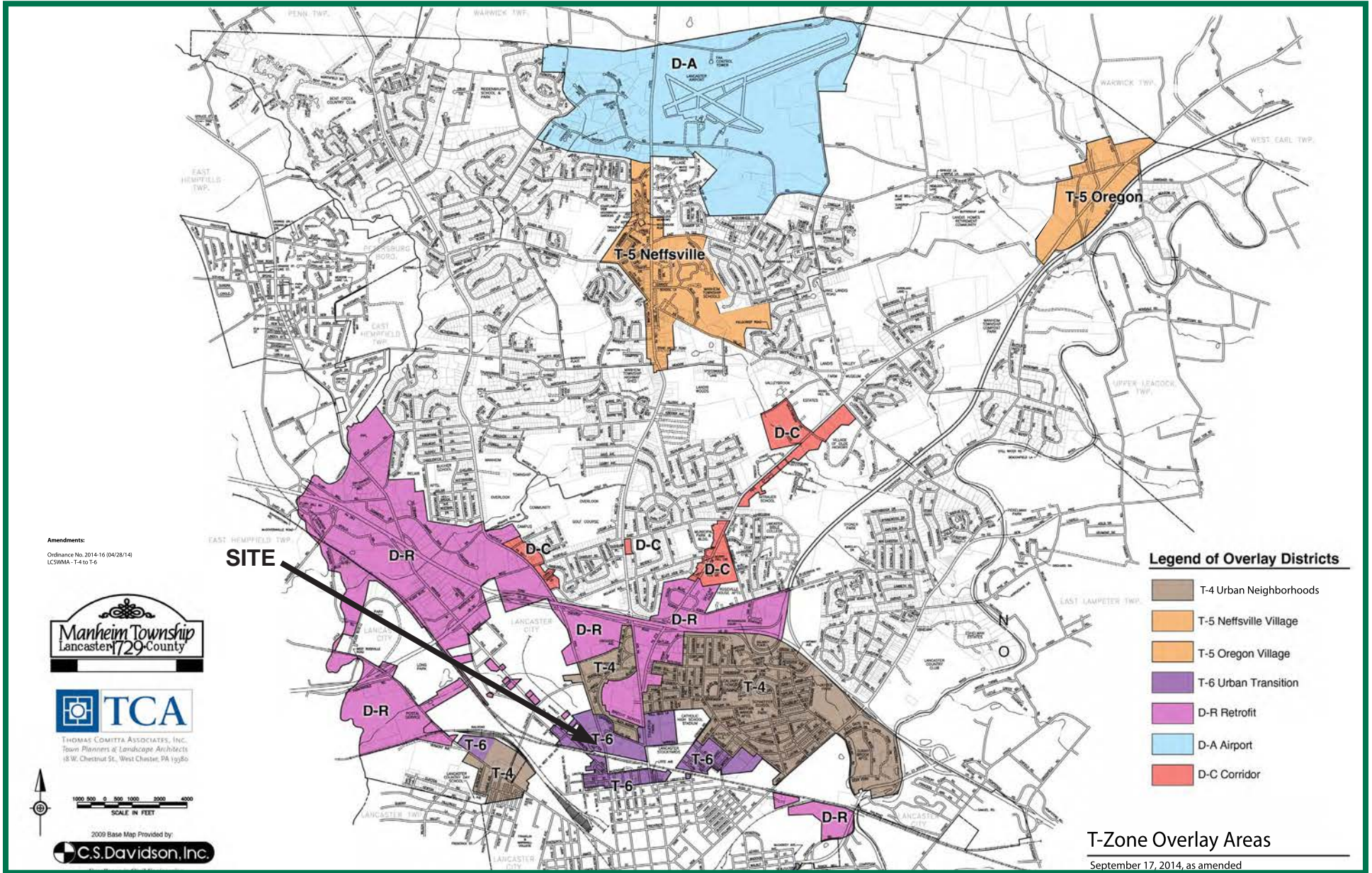
C = Conditional

	I-1	I-2	I-3
Agricultural uses and necessary buildings	X	X	X
Airports			X
Banks and financial institutions	X		
Building materials sales and storage	SE	SE	SE
Commercial recreation facilities	X	X	X
Community clubs			SE
Day-care centers	SE	SE	
Day-care centers as an accessory use			SE
Distribution facilities			X
Educational institutions	X	X	X
Forestry	X	X	X
Golf courses	SE		SE
Golf driving ranges	SE		SE
Hospice care facility	SE		
Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations	X	X	X
Junkyard		SE	
Retail sale of lawn and garden care products; outdoor sale of nursery stock	SE	SE	SE
Laboratories for research and development	X	X	X
Municipal Uses	X	X	X
Offices, professional	X	X	X
Offices, medical or dental	X	X	X
Public parks and recreational areas	X	X	X
Public utility installations	X	X	X
Regional Stormwater Facility	X	X	X
Restaurants	SE	SE	SE

**1035 Manheim Pike
Lancaster, PA
Zoning Information**

	I-1	I-2	I-3
Retail sales, excluding supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments	X		
Retail sales as an accessory use			X
Retail sale of products produced on the property		X	
Retail sales on airport property			SE
Solid Waste Management Services & Facilities (up to 4 fast-fill CNG dispensers)		X	
Solid Waste Management Services & Facilities (5 or more fast-fill CNG dispensers)		SE	
Telecommunications towers	X	X	X
Theater churches	SE	SE	SE
Trucking terminals		SE	
Warehousing and mini warehousing facilities	X	X	X
Wholesale sales	X	X	

1035 Manheim Pike Lancaster, PA Overlay Map



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Zoning Information

SECTION 2407. T-6 URBAN TRANSITION OVERLAY AREA

1. Permitted uses:
 - A. Uses permitted in the underlying zoning district continue to be permitted in the overlay.
 - B. Agricultural uses and necessary buildings, including farm dwellings, related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock, the raising of poultry and poultry products, and the sale of farm and/or garden products on a retail basis. (See Section 2503)
 - C. Single-family detached dwellings.
 - D. Single-family semidetached dwellings.
 - E. Duplex dwellings.
 - F. Apartment dwellings.
 - G. Townhouse dwellings.
 - H. Public parks and recreation areas.
 - I. Group homes.
 - J. Offices, professional and medical/dental.
 - K. Community facilities.
 - L. Public utility installations.
 - M. Banks and financial institutions.
 - N. Supermarkets.
 - O. Restaurants with or without outdoor dining. (See Section 2526)
 - P. Retail sales of goods and services.
 - Q. Retail sales of alcoholic beverages.
 - R. Convenience stores.
 - S. Wholesale clubs.
 - T. Full-service hotels.
 - U. Limited-service hotels.
 - V. Motor vehicle service stations or garages.
 - W. Veterinarian offices. (See Section 2513)
 - X. Temporary retail sales. (See Section 2513)
 - Y. Holiday tree sales. (See Section 2518)

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Lancaster, PA
Zoning Information

- Z. Day-care centers. (See Section 2508)
 - AA. Educational institutions (less than 20,000 square feet of gross floor area).
 - BB. Bed-and-breakfast establishments. (See Section 2505)
 - CC. Motor Vehicle Sales (Added by Ordinance 2016-05, dated 3/28/2016)
 - DD. Accessory buildings and uses customarily incidental to the above permitted uses.
2. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the T-6 Urban Transition Overlay in which the proposed use would be located.
- A. Houses of worship. (See Section 2512 and Section 2513)
 - B. Community clubs. (See Section 2513)
 - C. Elementary and secondary schools.
 - D. Boardinghouses.
 - E. Commercial recreation facilities.
 - F. Educational institutions (20,000 square feet of gross floor area or greater).
3. Uses permitted by conditional use.
- A. Planned residential development. (See Article XIX.)
 - B. Parking structures, parking garages, and parking lots.
4. The following uses shall not be permitted within the T-6 Urban Transition Overlay, regardless of underlying district:
- A. No drive-through facilities shall be permitted.
5. Area and bulk regulations:
- A. Building height:
 - (1) Minimum building height: Twenty (20) feet.
 - (2) Maximum building height: Forty-five (45) feet, except that buildings shall be permitted to increase the maximum height to sixty-four (64) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance. Such height increase may be permitted in accordance with the following:
 - [a] No height increase shall be permitted within one hundred fifty (150) feet of the T-4 Urban Neighborhood Overlay, unless the adjacent buildings within the T-4 Urban Neighborhood Overlay are built to the maximum

1035 Manheim Pike
Lancaster, PA
Zoning Information

permitted height in that T-4 Urban Neighborhood Overlay;

- [b] The perimeter buffer shall be increased by one (1) foot along the side and rear yards for each five (5) feet (or fraction thereof) of height over forty-five (45) feet; and
- [c] Building area above the fifth story shall be set back an additional ten (10) feet from the build-to line.

B. Build-to line.

- (1) A build-to line shall be established for each development, or for each block within the development, so long as the build-to line becomes shallower with more intensely developed blocks. Such build-to line shall fall within the range of eight (8) feet to fifteen (15) feet for all uses, except that:
 - [a] In the case of infill properties, the build-to line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of fifteen (15) feet.
 - [b] The build-to line along public rights-of-way listed in Section 2213 shall be a maximum of twenty (20) feet.
 - [c] In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.

C. Maximum building length. No building shall exceed two hundred (200) feet in length; provided, however, that:

- (1) There must be a visual break in the building facade every seventy-five (75) feet. Such break shall consist of, as a minimum, a two (2) foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the façade; or at least a thirty (30) degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
- (2) The maximum length may be increased to a length of three hundred (300) feet with the purchase of transferable development rights in accordance with Article XXVI.

D. Minimum lot area – as per the underlying zoning district.

E. Full-service hotels:

- (1) Sewer and water. Public sewer and/or public water are required.
- (2) Minimum lot area: Two hundred thousand (200,000) square feet.
- (3) Minimum lot width:
 - [a] At street line: Three hundred (300) feet.



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Zoning Information

- [b] At front yard setback line: Three hundred (300) feet.
- (4) Minimum lot depth: Three hundred (300) feet.
- (5) Minimum yard dimensions:
 - [a] Side yard, each side: Twenty (20) feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be thirty (30) feet on the side contiguous with the residential district.
 - [b] Rear yard: Twenty-five (25) feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be thirty-five (35) feet along the side contiguous with the residential district.
 - [c] Perimeter buffer, rear and side yards: Ten (10) feet.
- (6) Minimum open area: Forty (40) percent.
- F. Limited-service hotels:
 - (1) Sewer and water. Public sewer and/or public water are required.
 - (2) Minimum lot area: Eighty thousand (80,000) square feet.
 - (3) Minimum lot width:
 - [a] At street line: Two hundred (200) feet.
 - [b] At front yard setback line: Two hundred (200) feet.
 - (4) Minimum lot depth: Two hundred (200) feet.
 - (5) Minimum yard dimensions:
 - [a] Side yard, each side: Twenty-five (25) feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be thirty (30) feet on the side contiguous with the residential district.
 - [b] Rear yard: Twenty-five (25) feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be thirty (30) feet along the side contiguous with the residential district.
 - [c] Perimeter buffer, rear and side yards: Ten (10) feet.
 - (6) Minimum open area: Twenty (20) percent.
- G. Public parks and public recreation areas:
 - (1) Minimum lot area: none.
 - (2) Minimum lot width: Fifty (50) feet.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Side yard, each side: Twenty (20) feet.

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Lancaster, PA
Zoning Information

- [b] Rear yard: Thirty-five (35) feet.
- (5) Minimum open area: none.
- H. Public utility installations:
 - (1) Minimum lot area: none.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Side yard, each side: Twelve (12) feet.
 - [b] Rear yard: Twelve (12) feet.
 - (5) Perimeter buffer: Ten (10) feet along all lot lines, including the front yard.
 - (6) Minimum open area: none.
 - (7) Landscaping and screening. (See Section 2512 and Section 2513)
- I. Bed-and-breakfast establishments. Such uses shall comply with the requirements of Section 2505.
- J. Other permitted uses by right, except when located in an existing building:
 - (1) Sewer and water. Public sewer and/or public water service are required.
 - (2) Minimum lot area: Twenty thousand (20,000) square feet.
 - (3) Minimum lot width:
 - [a] At street line: Fifty (50) feet.
 - [b] At front yard setback line: Fifty (50) feet.
 - (4) Minimum lot depth: One hundred (100) feet.
 - (5) Minimum yard dimensions:
 - [a] Side yard, each side: Twenty (20) feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be thirty (30) feet on the side contiguous with the residential district.
 - [b] Rear yard: Twenty-five (25) feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be thirty (30) feet along the side contiguous with the residential district.
 - [c] Perimeter buffer, rear and side yards: Fifteen (15) feet.
 - (6) Minimum open area: Twenty (20) percent.
- K. Other permitted uses by special exception, except where located in an existing building, shall meet the following requirements:

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- (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: Forty thousand (40,000) square feet.
 - (3) Minimum lot width:
 - [a] At street line: One hundred fifty (150) feet.
 - [b] At front yard setback line: One hundred fifty (150) feet.
 - (4) Minimum lot depth: One hundred fifty (150) feet.
 - (5) Minimum yard dimensions:
 - [a] Side yard, each side: Twenty-five (25) feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be fifty (50) feet on the side contiguous with the residential district.
 - [b] Rear yard: Twenty-five (25) feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be fifty (50) feet along the side contiguous with the residential district.
 - [c] Perimeter buffer, rear and side yards: Twenty (20) feet.
 - (6) Minimum open area: Twenty (20) percent.
 - (7) All pedestrian and vehicular traffic patterns shall be located in a manner that reduces or eliminates potential hazards to the people utilizing the facility.
- L. Other permitted uses by conditional use shall comply with the requirements of Article XIX.
6. Design requirements.
- A. All subdivision, land development, and redevelopment within the T-Zone Overlay shall comply with the design standards in Appendix A.
 - B. All subdivision, land development and redevelopment shall be consistent with the applicable transformation concepts in Appendix B.
 - C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.
 - D. All subdivision, land development and redevelopment shall be consistent with the applicable best practices in Appendix D.
 - E. Mixed-use buildings that provide apartments or office uses over ground-floor commercial uses are strongly encouraged. All uses contained in a mixed-use building shall be permitted uses within the overlay.
 - F. The street and alley network shall maintain blocks that emulate those found in northern Lancaster City, south of the T-6 Urban Transition Overlay; such network shall be in accordance with the following:
 - (1) The perimeter of a block shall measure a maximum of one thousand six hundred

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(1,600) feet, except where constraints such as railroad tracks, highways or other rights-of-way exist;

- (2) Blocks shall form a distinct shape; and
- (3) Existing streets and alleys shall be extended, where feasible.

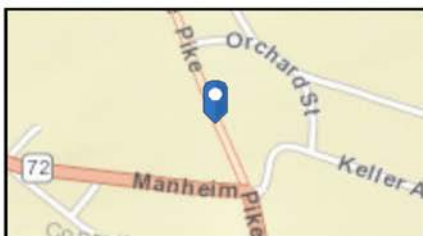
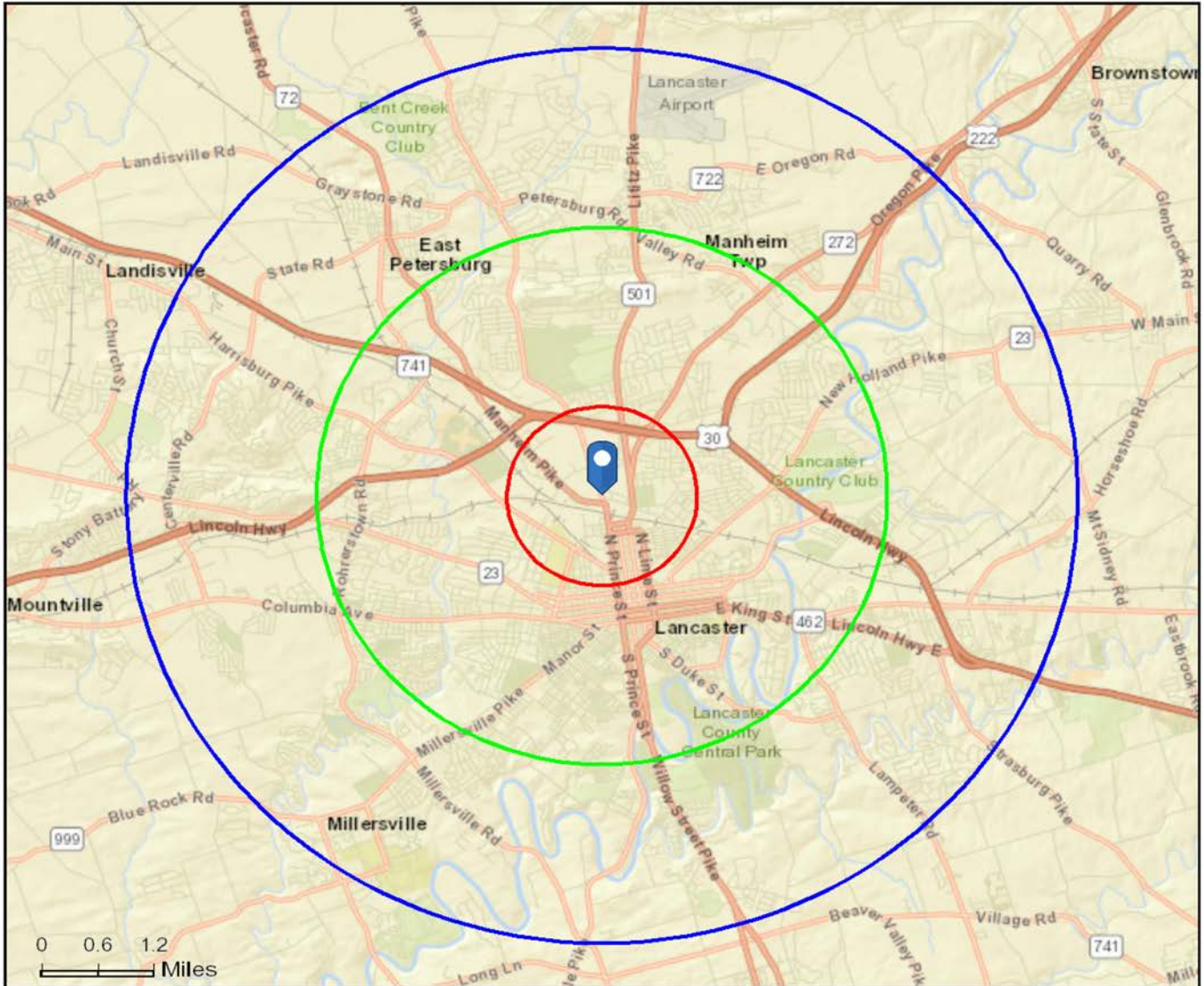
1035 Manheim Pike Lancaster, PA Demographics



Site Map

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.05801
Longitude: -76.31183



January 11, 2018

1035 Manheim Pike Lancaster, PA Demographics



Executive Summary

1035 Manheim Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.05704
Longitude: -76.31276

	1 mile	3 miles	5 miles
Population			
2000 Population	14,278	102,000	158,353
2010 Population	15,012	109,378	175,501
2018 Population	15,833	114,233	185,678
2023 Population	16,756	117,913	192,259
2000-2010 Annual Rate	0.50%	0.70%	1.03%
2010-2018 Annual Rate	0.65%	0.53%	0.69%
2018-2023 Annual Rate	1.14%	0.64%	0.70%
2018 Male Population	47.7%	48.6%	48.3%
2018 Female Population	52.3%	51.4%	51.7%
2018 Median Age	32.4	36.3	38.6

In the identified area, the current year population is 185,678. In 2010, the Census count in the area was 175,501. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 192,259 representing a change of 0.70% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 32.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	62.7%	62.4%	71.3%
2018 Black Alone	12.9%	12.7%	9.5%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2018 Asian Alone	4.9%	4.0%	4.1%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	13.6%	15.2%	10.6%
2018 Two or More Races	5.4%	5.0%	4.0%
2018 Hispanic Origin (Any Race)	27.8%	31.7%	22.9%

Persons of Hispanic origin represent 22.9% of the population in the identified area compared to 18.3% 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 66.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	5,519	40,086	61,150
2010 Households	5,887	42,549	67,951
2018 Total Households	6,182	44,040	71,312
2023 Total Households	6,576	45,413	73,744
2000-2010 Annual Rate	0.65%	0.60%	1.06%
2010-2018 Annual Rate	0.59%	0.42%	0.59%
2018-2023 Annual Rate	1.24%	0.62%	0.67%
2018 Average Household Size	2.41	2.49	2.49

The household count in this area has changed from 67,951 in 2010 to 71,312 in the current year, a change of 0.59% annually. The five-year projection of households is 73,744, a change of 0.67% annually from the current year total. Average household size is currently 2.49, compared to 2.47 in the year 2010. The number of families in the current year is 44,728 in the specified area.

1035 Manheim Pike Lancaster, PA Demographics



Executive Summary

1035 Manheim Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.05704
Longitude: -76.31276

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$42,185	\$49,689	\$56,849
2023 Median Household Income	\$47,030	\$53,721	\$62,409
2018-2023 Annual Rate	2.20%	1.57%	1.88%
Average Household Income			
2018 Average Household Income	\$60,953	\$68,468	\$79,887
2023 Average Household Income	\$68,887	\$76,457	\$89,148
2018-2023 Annual Rate	2.48%	2.23%	2.22%
Per Capita Income			
2018 Per Capita Income	\$25,218	\$27,148	\$31,371
2023 Per Capita Income	\$28,453	\$30,184	\$34,861
2018-2023 Annual Rate	2.44%	2.14%	2.13%

Households by Income

Current median household income is \$56,849 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$62,409 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,887 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$89,148 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$31,371 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,861 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	5,969	42,916	64,745
2000 Owner Occupied Housing Units	2,674	22,469	38,280
2000 Renter Occupied Housing Units	2,845	17,617	22,870
2000 Vacant Housing Units	450	2,830	3,595
2010 Total Housing Units	6,310	45,087	71,741
2010 Owner Occupied Housing Units	2,610	22,901	41,188
2010 Renter Occupied Housing Units	3,277	19,648	26,763
2010 Vacant Housing Units	423	2,538	3,790
2018 Total Housing Units	6,643	46,915	75,452
2018 Owner Occupied Housing Units	2,557	22,657	41,797
2018 Renter Occupied Housing Units	3,625	21,383	29,515
2018 Vacant Housing Units	461	2,875	4,140
2023 Total Housing Units	7,076	48,497	78,155
2023 Owner Occupied Housing Units	2,670	23,398	43,456
2023 Renter Occupied Housing Units	3,906	22,015	30,288
2023 Vacant Housing Units	500	3,084	4,411

Currently, 55.4% of the 75,452 housing units in the area are owner occupied; 39.1%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 71,741 housing units in the area - 57.4% owner occupied, 37.3% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 2.27%. Median home value in the area is \$192,484, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.88% annually to \$211,309.