

**FOR LEASE**

**± 15,000 SF**

**225 Wood Corner Road, Lititz, PA 17543**



**U.S. COMMERCIAL REALTY**

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

# SALIENT INFORMATION

<b>LOCATION:</b>	225 Wood Corner Road, Clay Township, Lititz, PA 17543 Distance to: Route 322: 0.7 Miles      Route 30: 13.4 Miles Route 501: 5.6 Miles      Route 222: 7.4 Miles
<b>BUILDING SIZE:</b>	± 15,000 SF
<b>LOT SIZE:</b>	± 2.00 Acres
<b>ELECTRIC:</b>	3 Phase; 800 amp; 240/120 Volt; Solar Panels
<b>ROOF:</b>	Metal
<b>ZONING:</b>	Light Industrial (LI)
<b>WATER/SEWER:</b>	Private well; On-site septic
<b>PARKING:</b>	± 42 parking spaces plus horse hitch
<b>LOADING DOCKS:</b>	3
<b>GRADE LEVEL DOORS:</b>	1
<b>LEASE RATE:</b>	\$4.50 PSF NNN



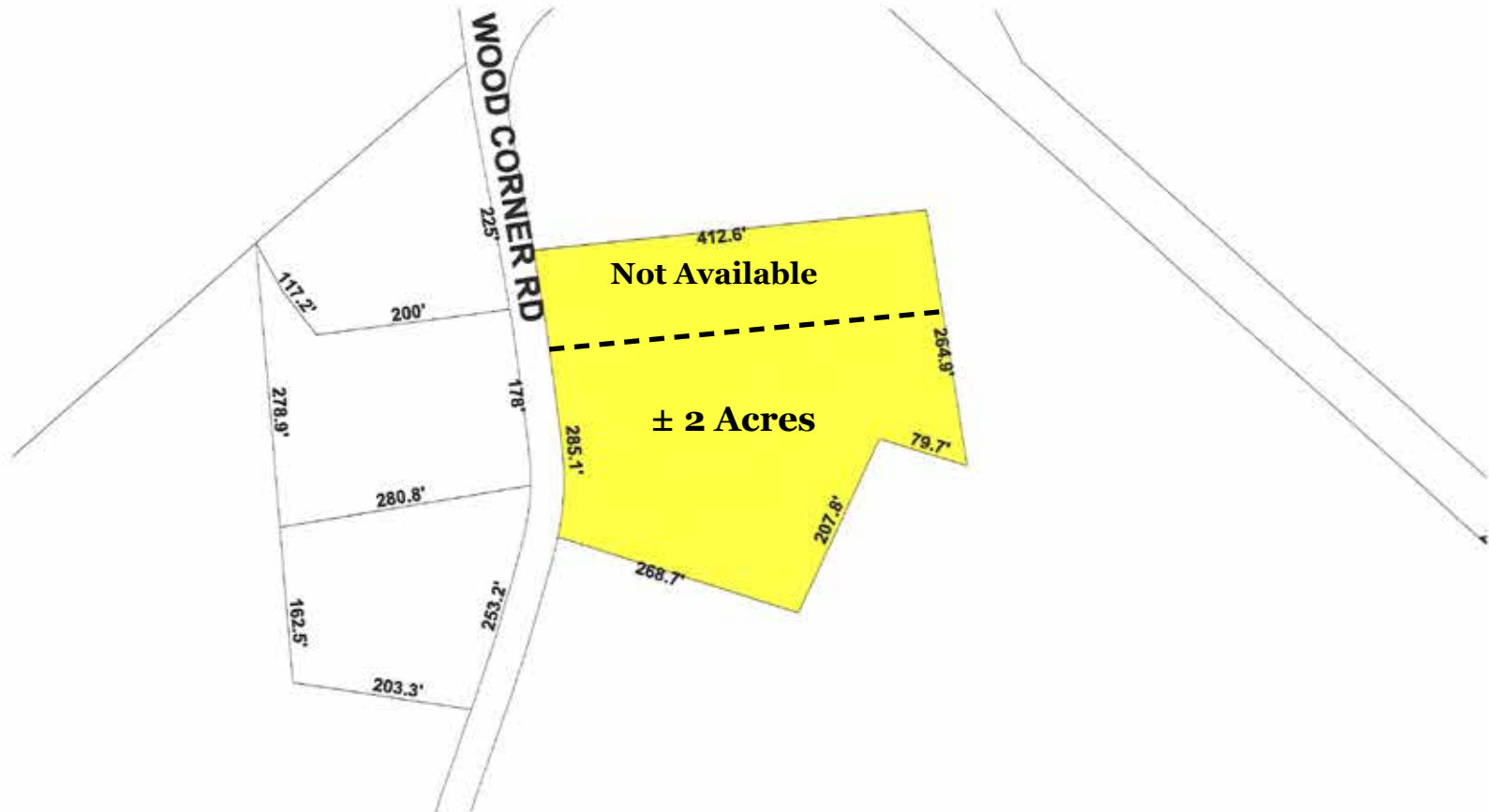


# AERIAL



225 Wood Corner Rd

# TAX MAP

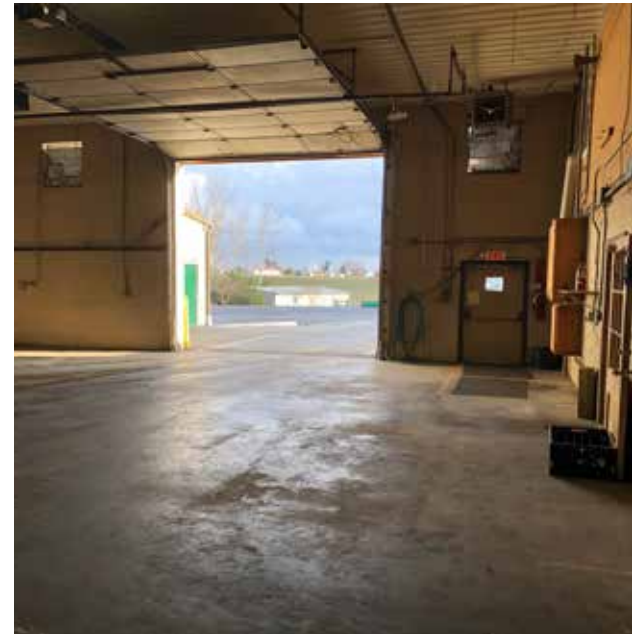




# PHOTOS

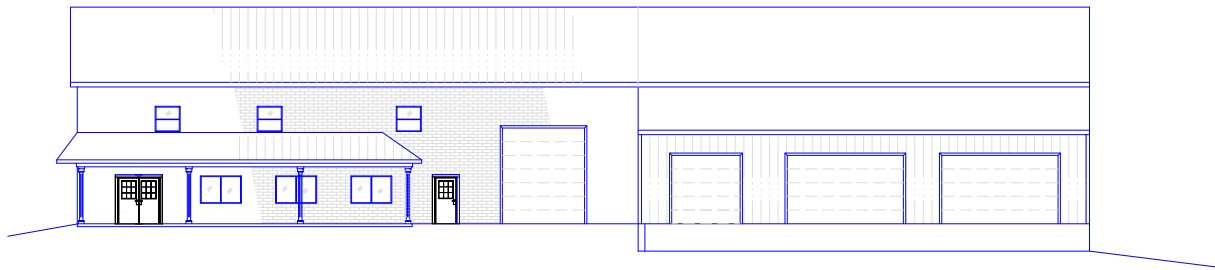


# PHOTOS

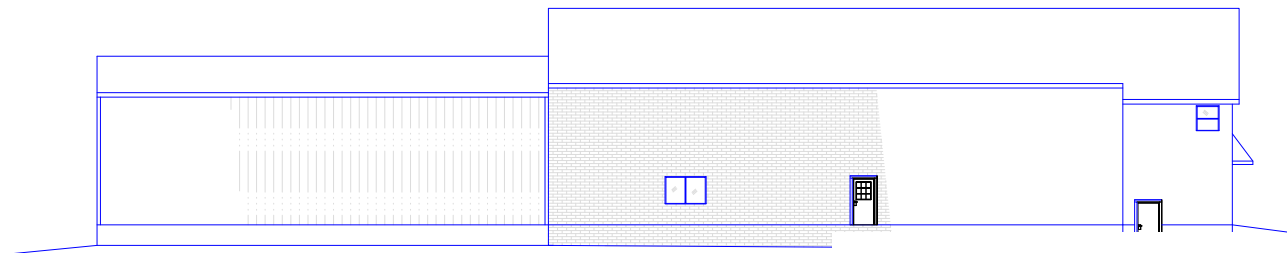




# ELEVATIONS

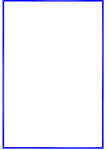


SOUTH SIDE



NORTH SIDE

	REV	DESCRIPTION	DATE



**Glenn Arthur Ritter, Architect**  
 188 S. Arch Street  
 Henry Branch, PA 19344  
 Phone: (215) 264-6642  
 Fax: (215) 264-6642  
 Email: garr@glennarthur.com  
 Date: 6/16/2018 | Drawn: E.H. | Scale: 1/8" = 1'-0" | Revisions:  
 For every license violation by owner, user, for the architect or design team - \$2000.00

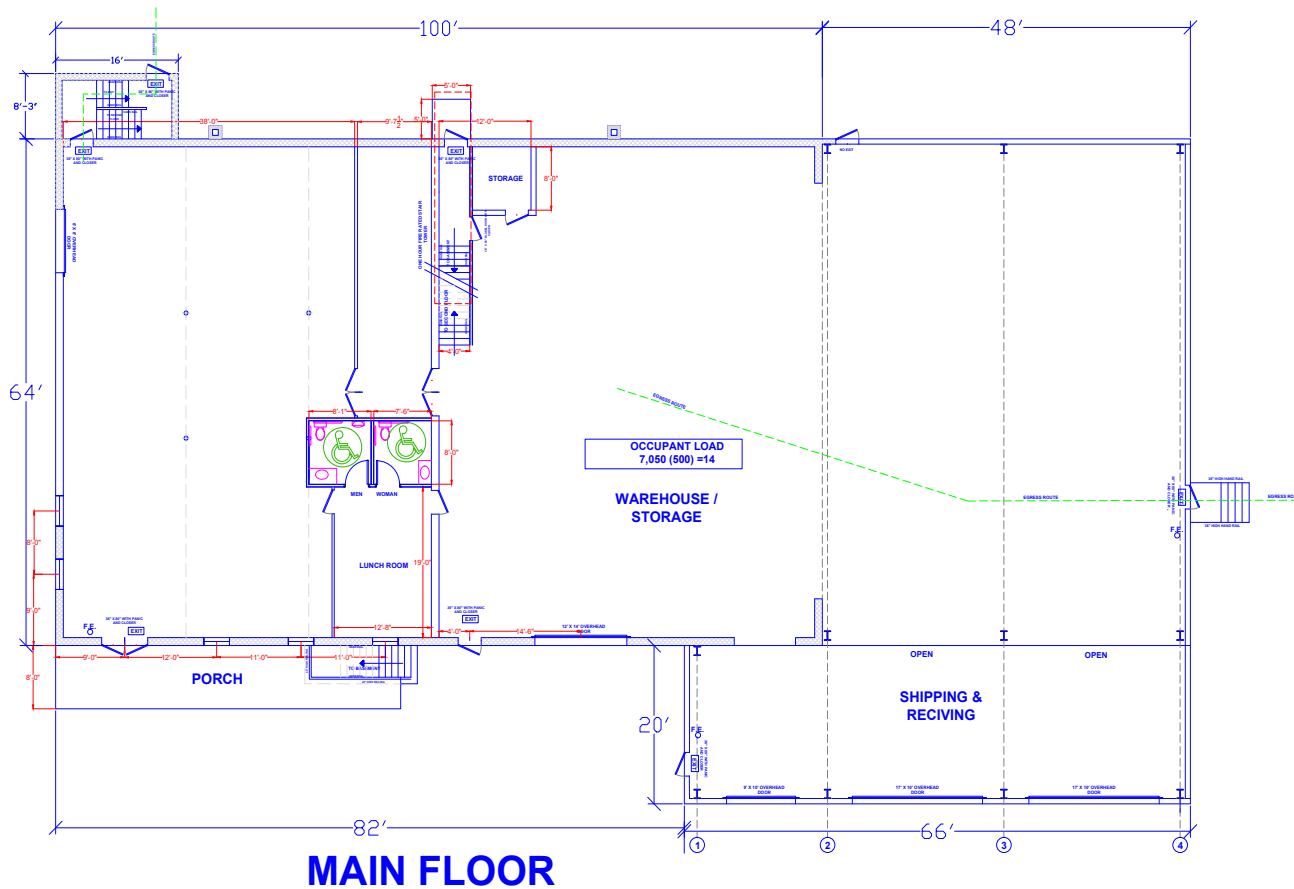


Project: RENOVATION TO  
**GARDEN OF EDEN PRODUCE**  
 228 WOOD CORNER ROAD  
 LITITZ, PA, 17540  
 CAY TOWNSHIP

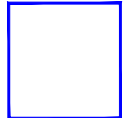
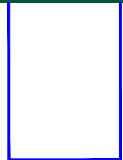
Project No. 214.01.18

**A-2.2**

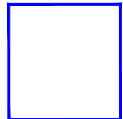
# FIRST FLOOR PLAN



## PROPOSED FLOOR PLAN



DATE: 2-20-2018	DRAWN: E.M.	SCALE: 1/8" = 1'-0"	REVISION:
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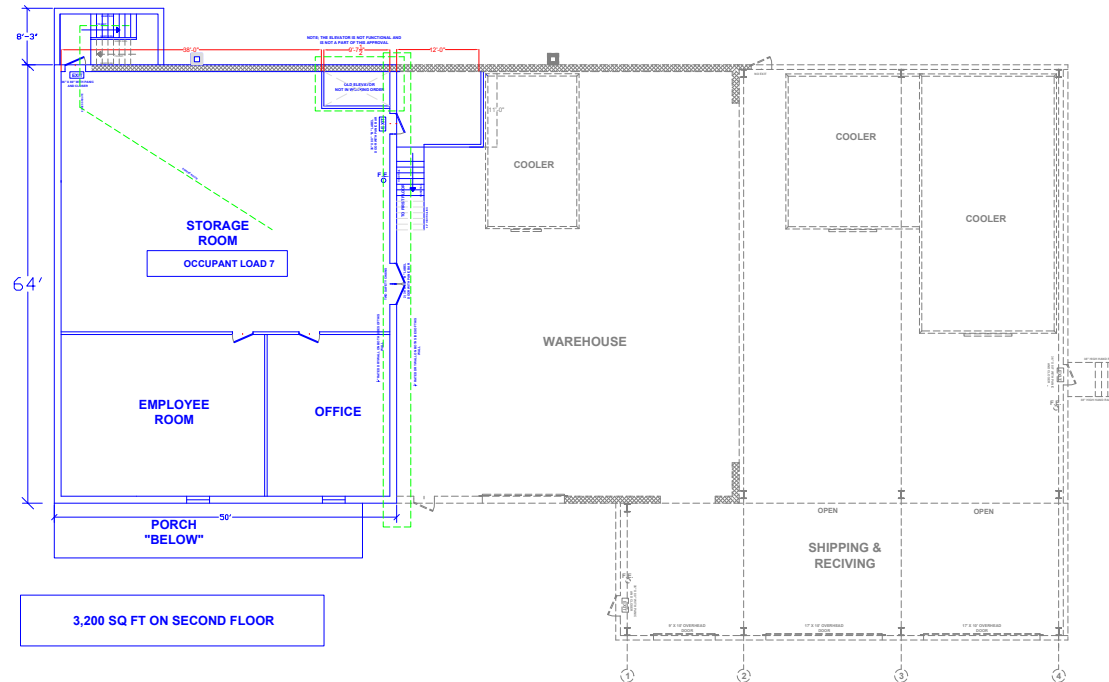
PROJECT  
GARDEN OF EDEN PRODUCE  
225 WOOD CORNER ROAD  
LITITZ, PA. 17543  
CLAY TOWNSHIP

Project No.  
213.01.18

A-1.1



# SECOND FLOOR PLAN



**SECOND FLOOR PLAN**

NO.	DESCRIPTION

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**Alan Arthur Ritter, Architect**  
 150 N. 4th Street  
 Harrisburg, PA 17104  
 Phone: (717) 324-6642  
 E-Mail: [aritter@alanarthurritter.com](mailto:aritter@alanarthurritter.com)  
 Date: 6/18/2014 | Drawn: E.M. | Scale: 1/8" = 1'-0" | Revisions: 14  
For every house is blessed by some man, but he that builds it brings it God. - Matthew 23:4

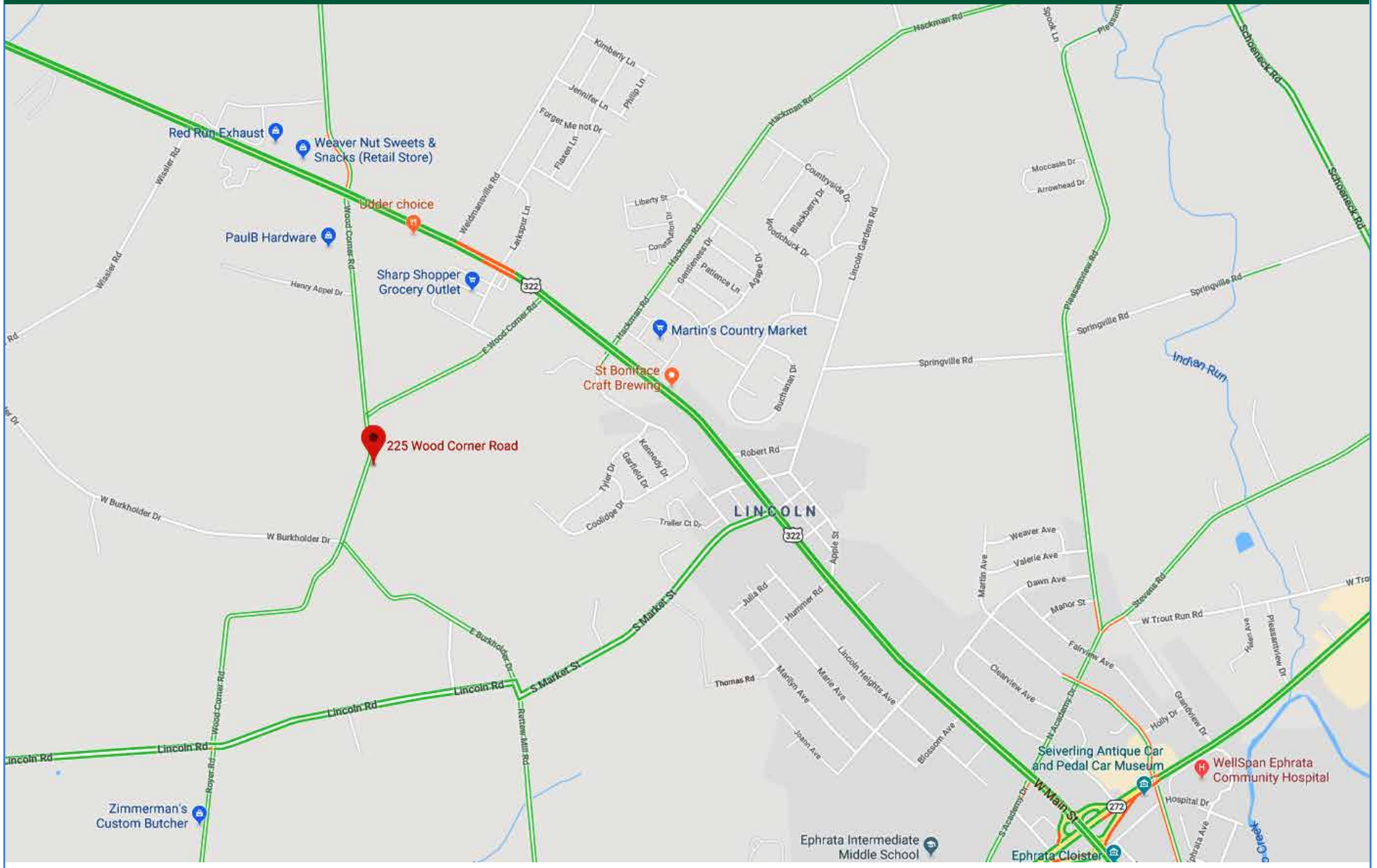


Project: **RENOVATION TO GARDEN OF EDEN PRODUCE**  
 233 WOOD CORNER ROAD  
 LITITZ, PA, 17543  
 CLAY TOWNSHIP

Project No: **214.01.18**

**A-1.3**

# LOCAL MAP





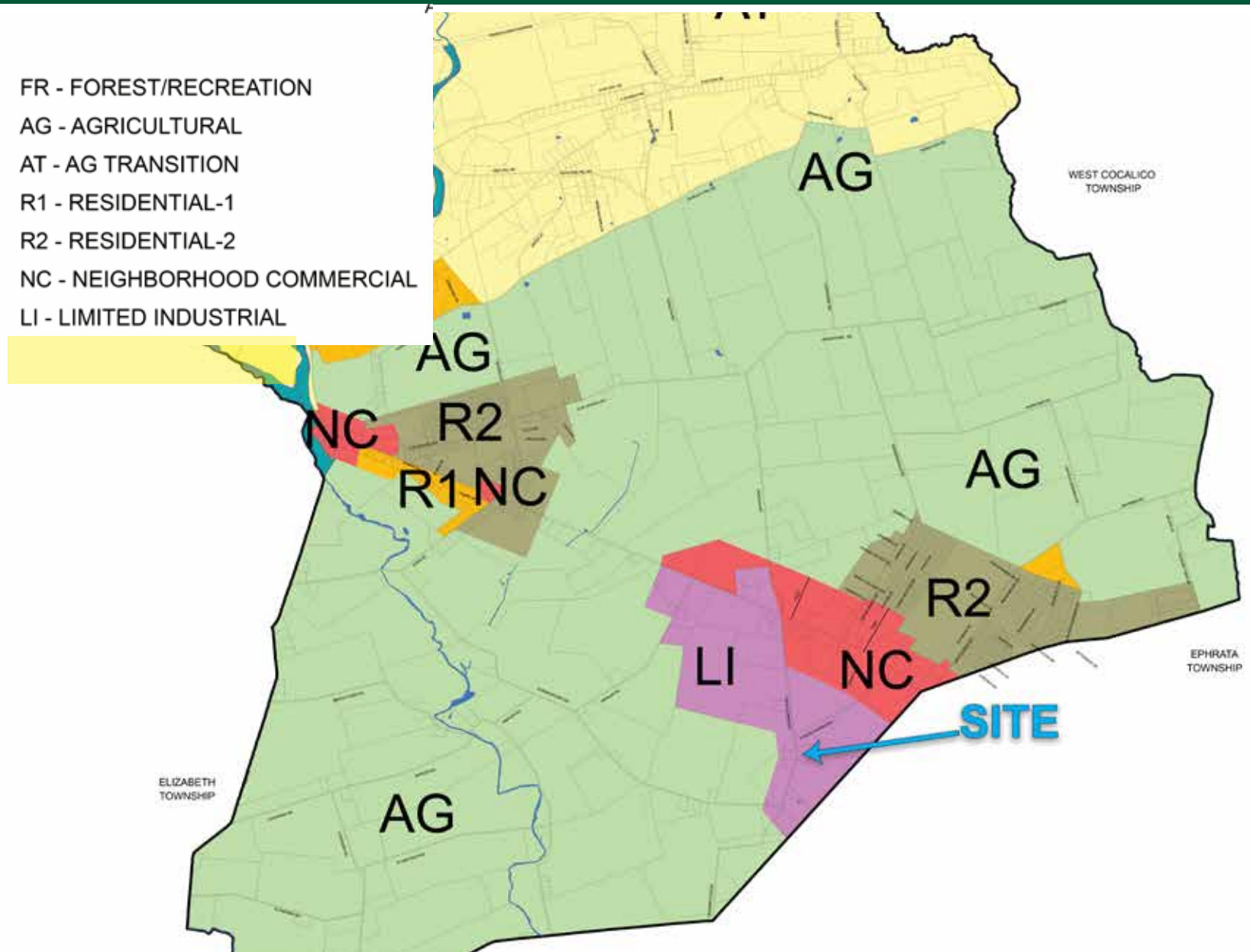




# ZONING MAP

## Legend

- FR - FOREST/RECREATION
- AG - AGRICULTURAL
- AT - AG TRANSITION
- R1 - RESIDENTIAL-1
- R2 - RESIDENTIAL-2
- NC - NEIGHBORHOOD COMMERCIAL
- LI - LIMITED INDUSTRIAL



# ZONING

## SECTION 307. LIMITED INDUSTRIAL (LI)

### A. Intended Purpose

The purpose of the LI Limited Industrial District is to provide for limited, as opposed to heavy, industrial uses, to de-emphasize commercial activities, to prohibit additional residential uses, and to allow the continued practice or non-intensive agricultural activities.

The LI District is designed to accommodate manufacturing, fabricating, processing, development and warehousing activities in a carefully planned and restricted area serviced by public water and sewage facilities and which will retain a certain degree of aesthetic quality without detrimental effects to the environment and with adequate and suitable landscaping to blend with the rural characteristics of the Township. This section also encourages excellence in site planning and building design, stringent traffic control and attractive landscaping and screening.

### B. Uses Permitted by Right

The following principal uses are permitted by right in LI District if the lot yard and height regulations and all other applicable requirements of this Ordinance are satisfied:

1. Farms and agriculture, but specifically excluding intensive agricultural production facilities.
2. Wholesale businesses, warehouses, and similar non-processing storage and distribution uses, but specifically excluding trucking terminals and bulk storage of chemicals, fertilizer, petroleum products and other flammable, explosive or noxious materials.
3. Offices for administrative, executive, professional, sales and other similar uses – but only as an accessory use incidental to and/or an integral part of a permitted principal or special exception use.
4. Laboratories for scientific, agricultural or industrial research and development, but excluding all projects with the potential of creating an environmental or genetic hazard.
5. Uses of a limited industrial nature. Specifically excluded are auto plants, ferrous materials processing, precast and block plants, vehicle storage, depots, sawmills, and lumber yards, and similar or related heavy industrial uses.

# ZONING

6. Public utilities and communication uses, such as electric substations, storage of materials and trucks, repair facilities, accessory offices, pump stations, and generating plants.
7. Day care/training facilities – but only when accessory to a permitted or special exception principal use.
8. Retail sales of products or equipment produced on site as an accessory use to the permitted or special exception principal use, but not to exceed ten (10) percent of the total gross floor area of the principal building.
9. Assembly of electronic equipment including computer hardware.
10. Development of computer software packages and related marketing and training facilities.
11. Industrial Park.
12. Public Utility Structures when absolutely necessary to be located in this District for public service purposes. [Added by Ord. 051198, 5/11/98, § 13.]
13. Display and sale of farm products, provided that:
  - a. At least half of all products sold (measured by dollar of gross sales) must be raw food or other farm products. At least a third of all products sold (measured by dollar of gross sales) must be produced in the other districts of the Township providing for farming operations.
  - b. Any structure which is used for the display or sale of farm products shall be at least fifty (50) feet from any property line and legal right-of-way line of any street.
  - c. Off-street parking must be provided for all employees and customers. [Ord. 101298-A, 10/12/98, §3.]
14. Facilities for the commercial processing of agricultural products. [Ord. 101298-A, 10/12/98, §3.]
15. Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed, or supplies. [Ord. 101298-A, 10/12/98, §3.]
16. Commercial grain or feed mills. [Ord. 101298-A, 10/12/98, §3.]
17. Veterinary offices or animal hospitals. [Ord. 101298-A, 10/12/98, §3.] 18. Kennels.



# ZONING

19. Forestry in accordance with the requirements of this Ordinance, including Article V, Section 540. *[Added by Ord. 060903, §8, 6/9/03.]*
20. Municipal Parks [added by Ord. No. 040907, 4/9/07, §3]
21. Municipal Buildings [added by Ord. No. 040907, 4/9/07, §3]
22. Customary accessory uses and structures incidental to the above permitted uses. [Ord. 101298-A, 10/12/98, §4.]
23. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.
24. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.
25. Accessory Wind Energy Systems in accordance with the requirements of this Ordinance including Article V, Section 550 Accessory wind energy systems.
26. Outdoor Hydronic Heaters shall be permitted as an accessory use in accordance with the requirements of this Ordinance including Article V, Section 549.  
*[added by Ord. 091211; §7.A.; 9/12/11]*

C. Uses permitted by Special Exception

1. Photographic finishing/developing plants
2. Operations and storage terminals for general contractors or regional building trade contractors, but excluding outside storage unless located in a three-sided building where items stored are not visible from the street.
3. Outdoor advertising signs, only to be located on secondary or tertiary roads.
4. Business residences, but only in currently existing residential structures.
5. Training facilities incidental to a permitted or special exception principal use.
6. Communication Antenna Sites when absolutely necessary to be located in this District, as further governed by other

# ZONING

regulations contained in this Ordinance. [Added by Ord. 051198, 5/11/98, §14.]

7. Commercial stock yards and/or feed lots. [Ord. 101298-A, 10/12/98, §4.] 8. Rendering plants. [Ord. 101298-A, 10/12/98, §4.]
9. The assembly, repair, or manufacture of predominantly farm related machinery or equipment. [Ord. 101298-A, 10/12/98, §4.]
10. Bed and Breakfast Inns [Added by Ord. 01-3-25-85, 3/25/85, §II.]
11. Fire Houses [added by Ord. No. 040907, 4/9/07, §3]
12. Concentrated Animal Feeding Operations. [added by Ord. No. 061107, 6/11/07, §3]
13. Concentrated Animal Operations. [added by Ord. No. 061107, 6/11/07, §3]
14. Manure Management Facilities. [added by Ord. No. 061107, 6/11/07, §3]
15. Other principal uses determined by the Zoning Hearing Board to be of the same general character as these Permitted and Special Exception uses and which will not be more detrimental than any permitted uses and structures. [Ord. 101298- A, 10/12/98, §4.]

[Former §307.C.8 added per Ord. 101298-A, 10/12/98, §4, was later deleted per Ord. No. 061107, 6/11/07, §2]

16. Ground-Mounted/Free-Standing Solar Energy Systems, subject to the provisions of Article V, Section 545 and Article VI. [added by Ord. 091211; §7.B.; 9/12/11]

## D. Conditional Uses

1. Principal Manure Digester subject to the provisions of Article V, Section 547 and Article XII.
2. Principal Wind Energy System subject to the provisions of Article V, Section 550 and Article VI. [added by Ord. 091211; §7.C.; 9/12/11]

# ZONING

## E. Lot, Yard and Height Requirements

### 1. Lot Requirements:

- a. Minimum Lot Area – None
- b. Minimum Lot Width – None
- c. Maximum Lot Coverage – sixty (60%) percent

### 2. Yard Requirements:

- a. Minimum Front Yard Depth – fifty (50) feet.
- b. Minimum Side Yard Width – thirty (30) feet required except when adjacent to any agricultural district or lot in residential use, in which case fifty (50) feet is required. [Amended by Ord. 04-13-92A, 4/13/92, §2.]
- c. Minimum Rear Yard Depth – thirty (30) feet required except when adjacent to any agricultural district or lot in residential use, in which case fifty (50) feet is required. [Amended by Ord. 04-13-92A, 4/13/92, §3.]

### 3. Height Requirements:

- a. Thirty-five (35) feet for any structure in which people are housed.
- b. All other structures – no restriction.

### 4. Design Requirements:

All proposed used in the Limited Industrial District shall be subject to the requirements relating to Accessory Buildings and Structures (Section 510), signs (Section 504), Off-Street Parking and Loading (Section 505), Storage of Explosives (Section 506), Storage-Industrial (Section 517), and any other applicable requirements of this Ordinance. In addition, all relevant design requirements of the Clay Township Subdivision and Land Development Ordinance shall apply.

5. Multiple uses of a building are permitted only where all such uses are permitted by right or Special Exception in the LI District and where all lot, yard, and height requirements for each such use are met.







# DEMOGRAPHICS



## Executive Summary

227 Wood Corner Rd, Lititz, Pennsylvania, 17543

Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.19848

Longitude: -76.21882

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,973	21,371	50,782
2010 Population	2,658	23,598	56,575
2018 Population	2,816	24,968	59,308
2023 Population	2,978	25,785	61,056
2000-2010 Annual Rate	3.03%	1.00%	1.09%
2010-2018 Annual Rate	0.70%	0.69%	0.57%
2018-2023 Annual Rate	1.12%	0.65%	0.58%
2018 Male Population	49.7%	49.1%	49.0%
2018 Female Population	50.3%	50.9%	51.0%
2018 Median Age	40.6	39.8	39.8

In the identified area, the current year population is 59,308. In 2010, the Census count in the area was 56,575. The rate of change since 2010 was 0.57% annually. The five-year projection for the population in the area is 61,056 representing a change of 0.58% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 40.6, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	92.2%	92.3%	93.3%
2018 Black Alone	1.6%	1.3%	1.3%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	2.9%	2.1%	1.8%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.3%	2.0%	1.6%
2018 Two or More Races	1.8%	2.0%	1.8%
2018 Hispanic Origin (Any Race)	3.6%	5.5%	4.8%



# DEMOGRAPHICS



## Executive Summary

227 Wood Corner Rd, Lititz, Pennsylvania, 17543  
Rings: 1, 3, 5 mile radii

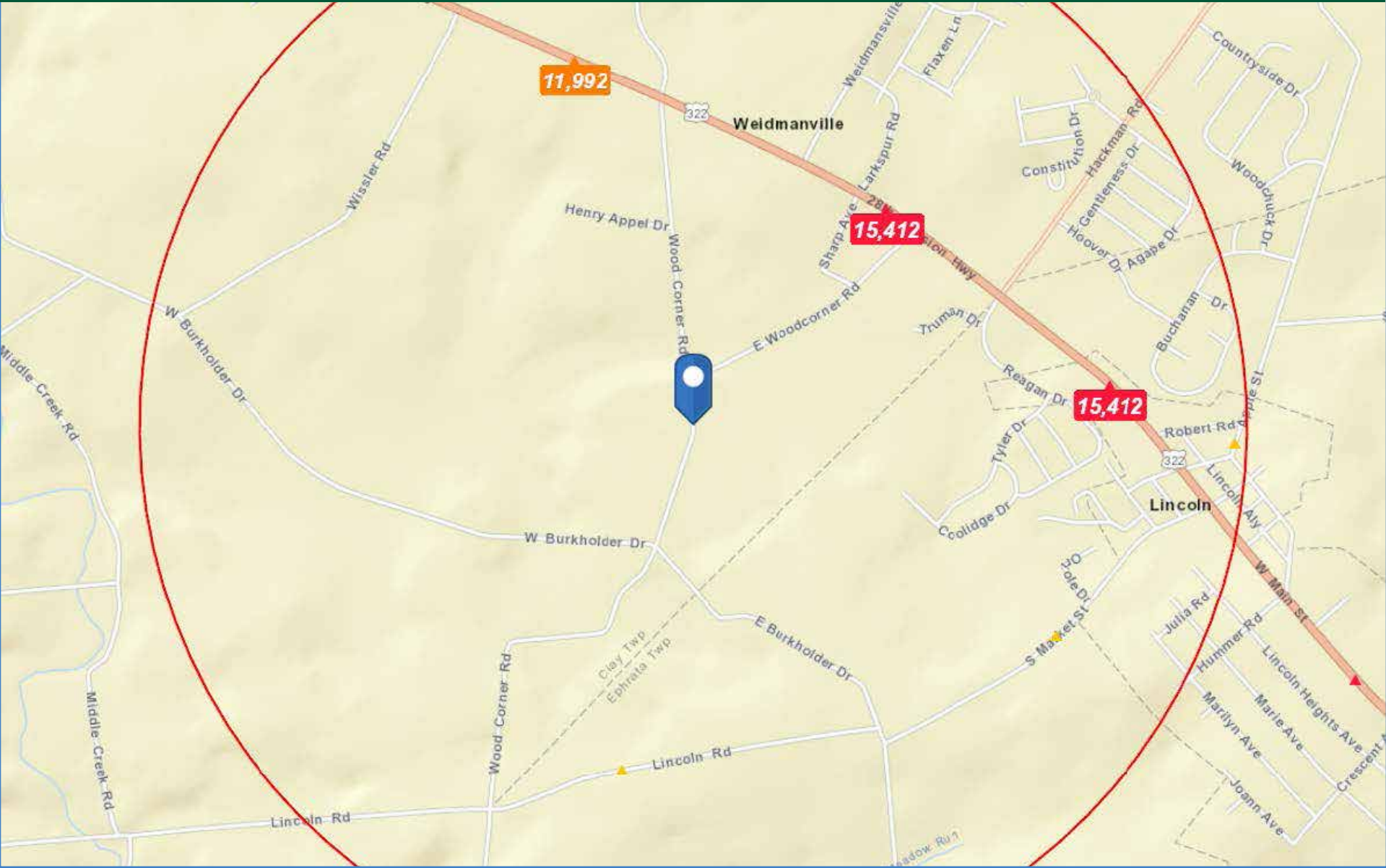
U.S. Commercial Realty  
Latitude: 40.19848  
Longitude: -76.21882

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$75,190	\$57,156	\$61,947
2023 Median Household Income	\$87,198	\$64,839	\$70,544
2018-2023 Annual Rate	3.01%	2.55%	2.63%
<b>Average Household Income</b>			
2018 Average Household Income	\$101,149	\$76,000	\$78,433
2023 Average Household Income	\$119,408	\$88,909	\$90,526
2018-2023 Annual Rate	3.37%	3.19%	2.91%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$38,127	\$30,089	\$29,674
2023 Per Capita Income	\$44,755	\$35,040	\$34,114
2018-2023 Annual Rate	3.26%	3.09%	2.83%
<b>Households by Income</b>			
Current median household income is \$61,947 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$70,544 in five years, compared to \$65,727 for all U.S. households			
Current average household income is \$78,433 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$90,526 in five years, compared to \$96,109 for all U.S. households			
Current per capita income is \$29,674 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,114 in five years, compared to \$36,530 for all U.S. households			
<b>Housing</b>			
2000 Total Housing Units	727	8,702	19,348
2000 Owner Occupied Housing Units	562	5,696	13,910
2000 Renter Occupied Housing Units	148	2,731	4,870





# TRAFFIC COUNTS





**Scott D. Bradbury**  
**Senior Vice-President**



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**Lancaster, PA 17601-4279**

**scott@uscommercialrealty.net**

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