

For Sale

717.293.4477



515 NORTH FRANKLIN STREET
LANCASTER, PA 17602

Ruth M. Devenney, CCIM, SIOR
717.293.4552 – direct line
rdevenney@high.net

Jeffrey Kurtz, CCIM
717.293.4554 – direct line
jkurtz@high.net



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

► Retail Showroom



515 North Franklin Street
Lancaster, PA 17602

Available Square Feet:

29,433 square feet

Sale Price:

\$2,295,000

Description:

Great large modern building in the city on 7.34 acres. Zoned commercial. Great commercial or industrial building. Lease with City of Lancaster until August 31, 2019.

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BUILDING INFORMATION

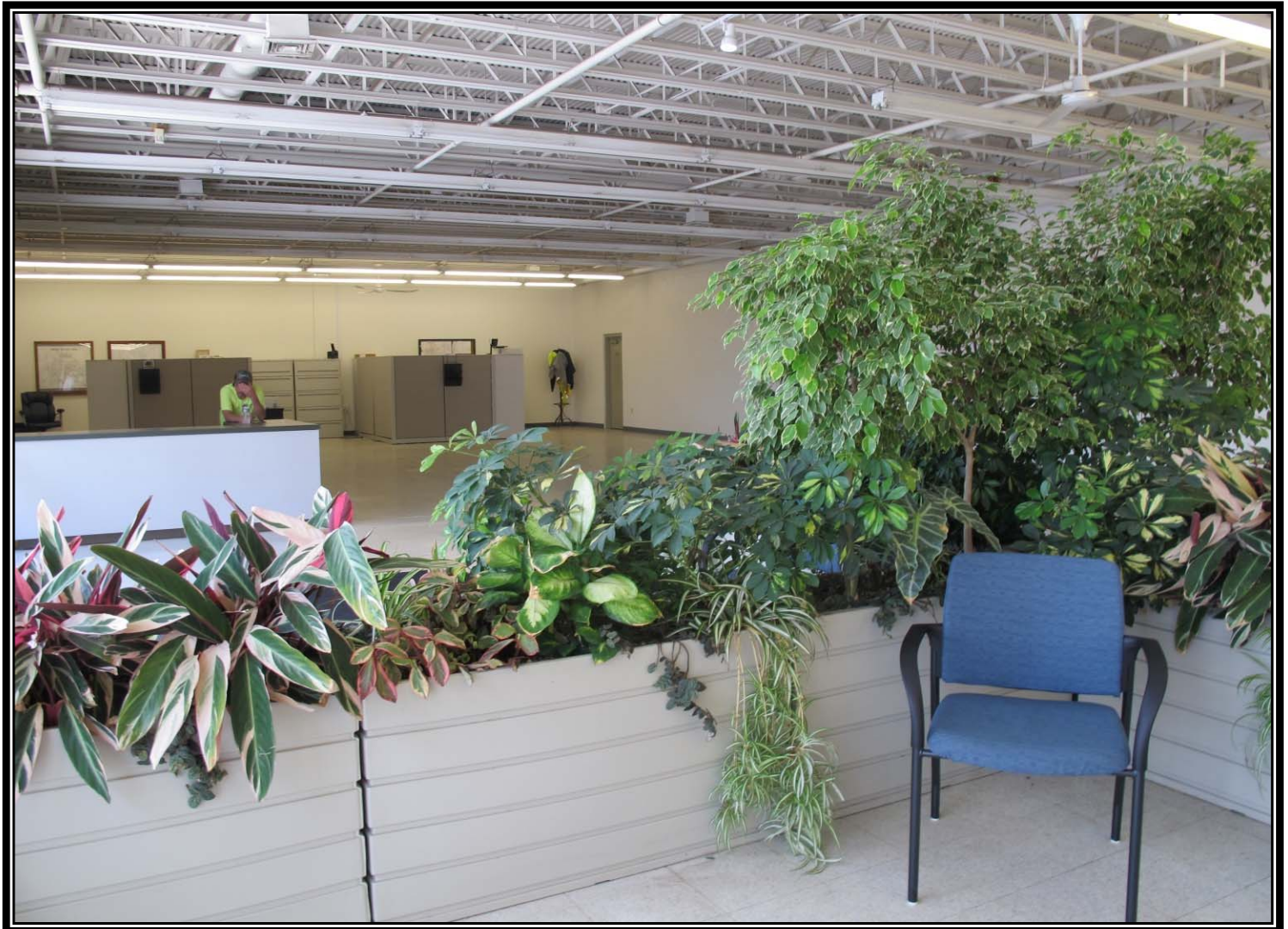
Total Building Square Feet:	29,433 square feet which includes 3,761 square foot mezzanine (24,514 square foot footprint)
Office Square Feet:	1,477 square feet (1,158 square feet on second floor)
Retail Showroom Square Feet:	6,624 square feet (1,944 SF heat only)
Mezzanine:	3,761 square feet
Warehouse Square Feet:	17,571 square feet
Construction:	Concrete tilt-up on slab with finished shop area, mezzanine and office.
Condition:	Excellent
Year Constructed:	1991
Floor Type:	Poured concrete

Doors:	Grade level drive-in ramp, loading dock and box truck dock
Number of Floors:	Additional story above front office/retail area. Rear warehouse is clear to the deck
Ceiling Height:	22'
Ceiling Type:	Exposed metal deck in store, acoustic tile in office area. Exposed deck in mezzanine area.
Sprinklers (Wet/Dry):	Dry system with central stations fire and burglar alarms
HVAC:	Natural gas, gas-fired heater in warehouse. Three new air exchange units on roof. One air exchange every hour. Monoxivent system – exhaust system for truck vehicle repair.
Air Conditioning:	Electric A/C in office/showroom
Lighting:	Energy efficient lighting
Electric:	400 amp service, 3-Phase new service
Water:	Public
Sewer:	Public
Gas:	UGI
Parking:	41 parking spaces
Tax Account Number:	(336) 65404-0-0000 & (336) 17862-0-0000
Deed Reference:	2832285
Zoning:	Commercial Urban (C-2)
Acres/Lot Size:	7.34 acres
Topography:	Flat
Signage:	Great signage on building and on pylon sign on Franklin Street
Other:	Completely fenced in

GEOGRAPHIC INFORMATION

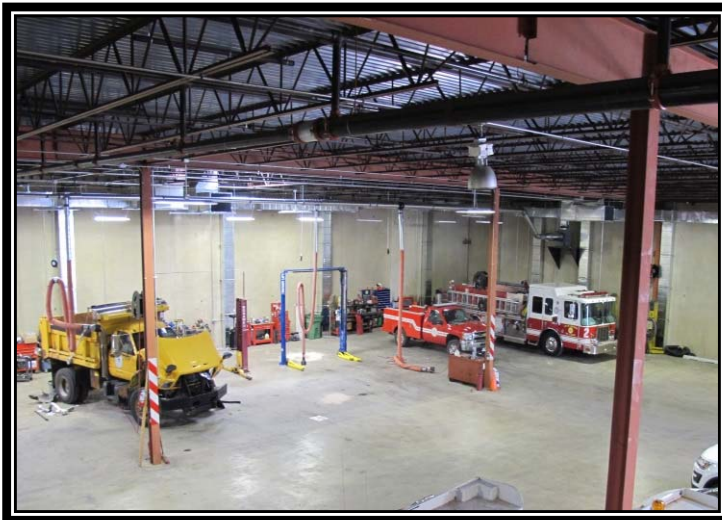
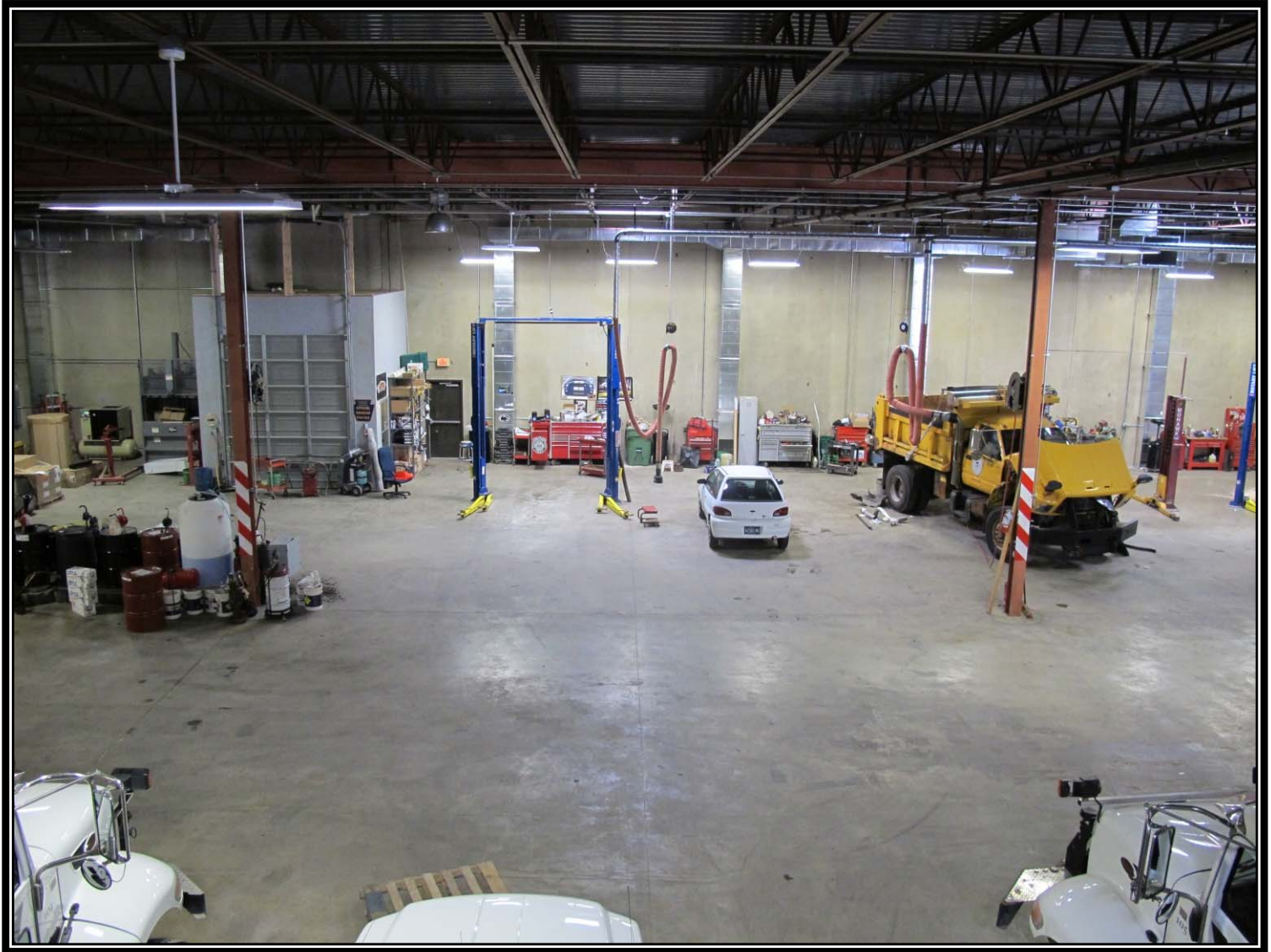
Municipality:	City of Lancaster
County:	Lancaster County
Comments:	Billboard – income of \$1,200/year, ten year term, rate increases after five years.

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



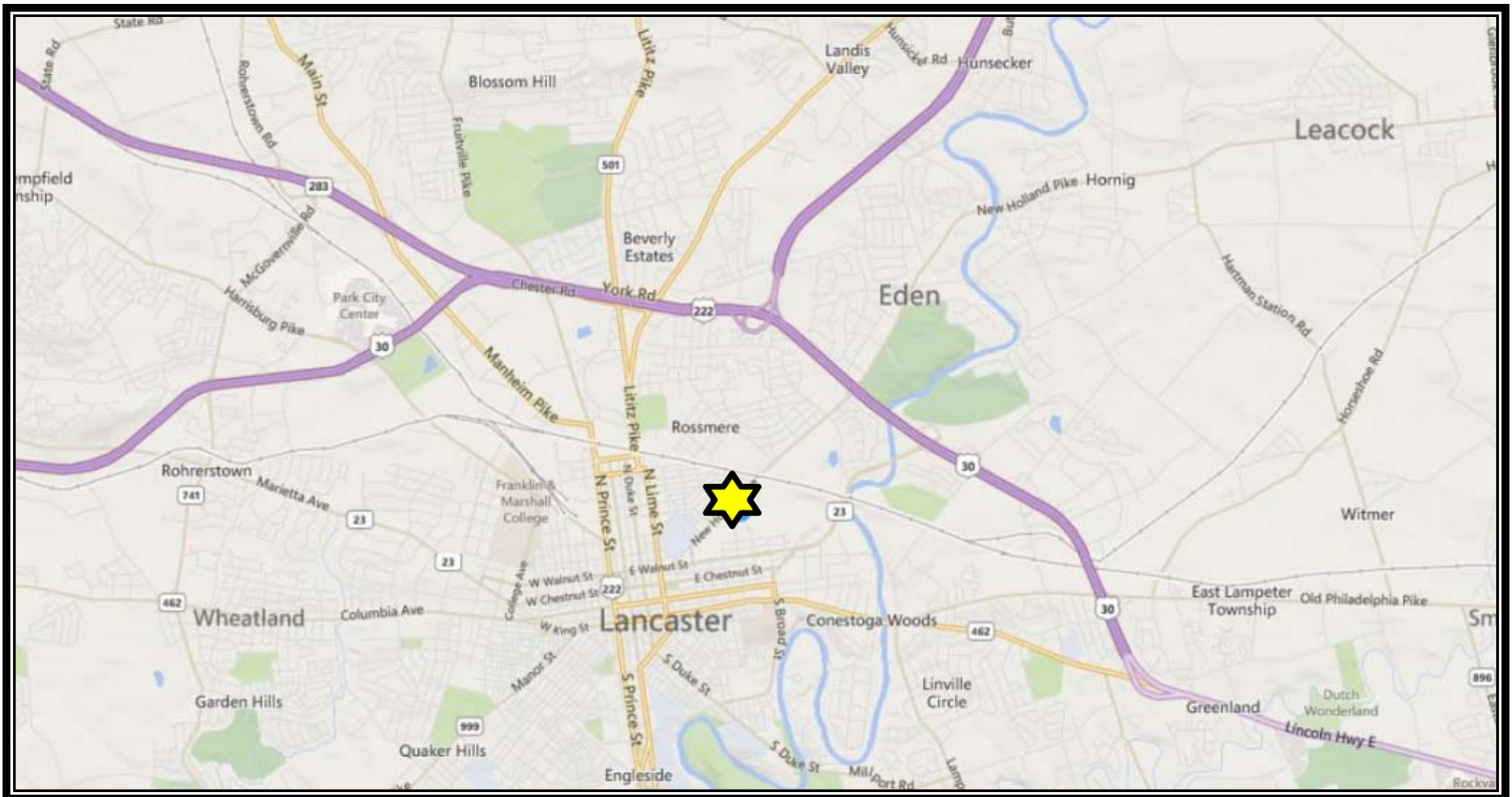
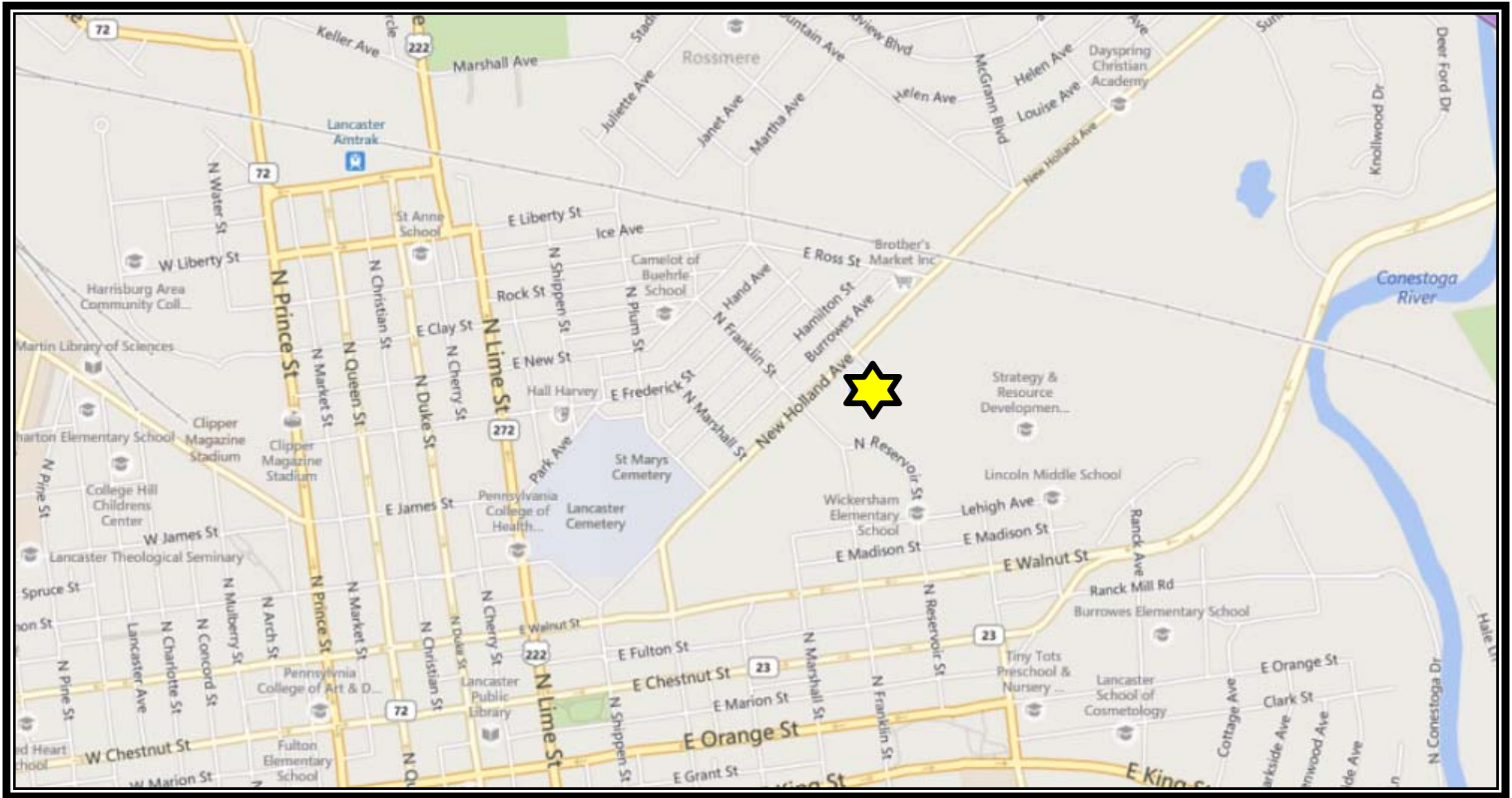


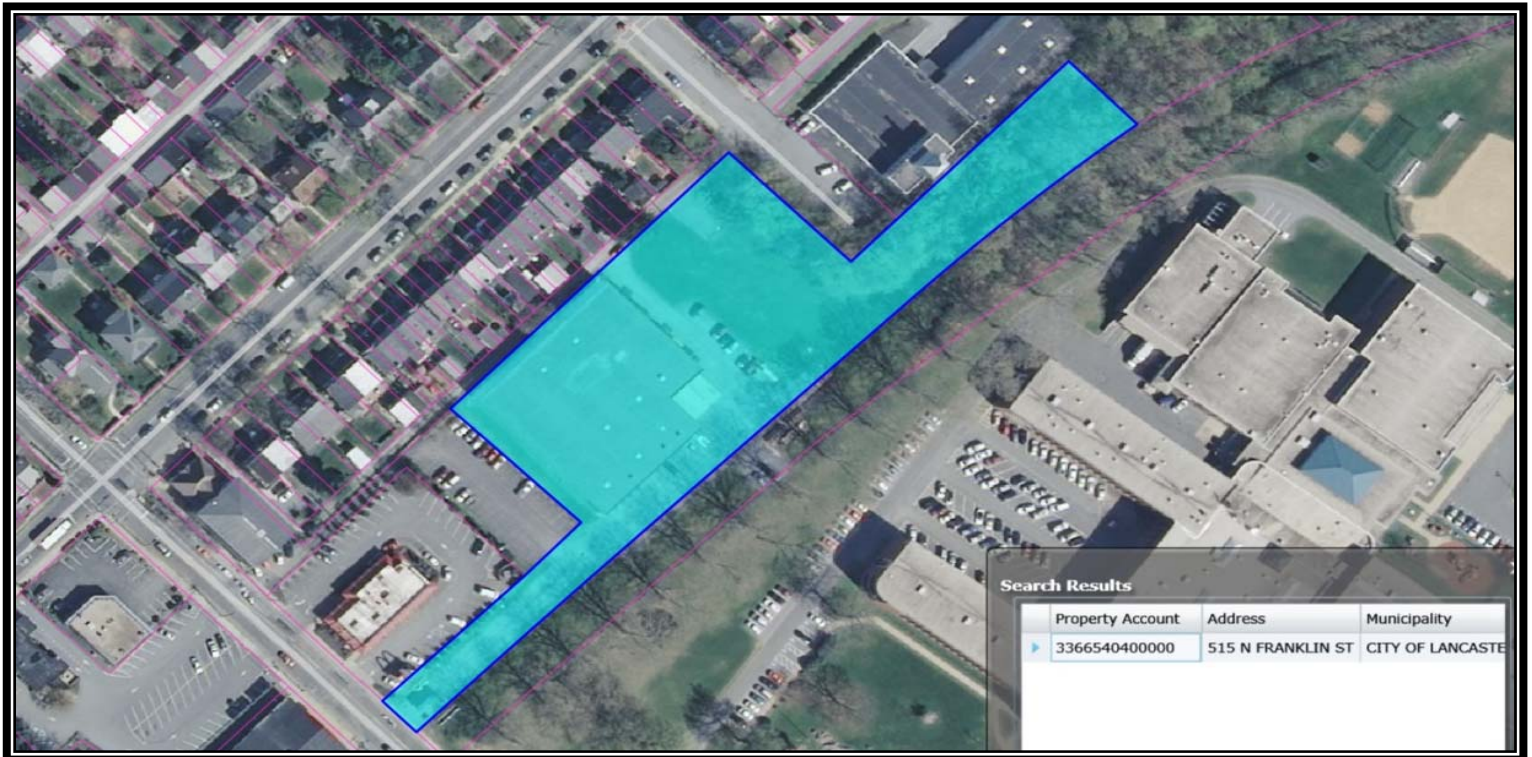


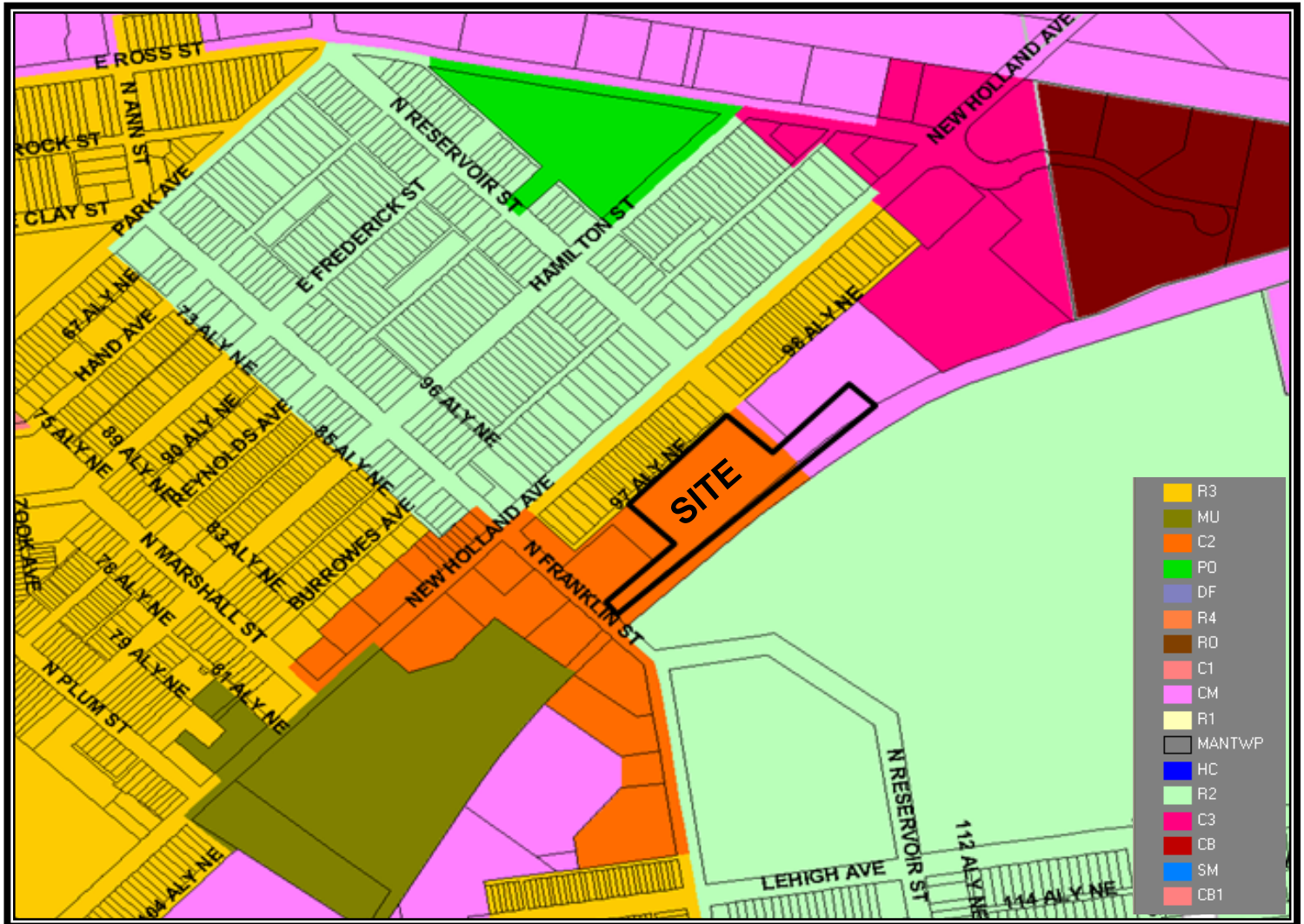


Location Map

515 North Franklin Street Lancaster, PA 17602







Commercial Urban (C-2)

Total square feet is 29,433

		Yearly	Per SF
Taxes	\$	50,112.03	\$ 1.70
Insurance	\$	5,900.00	\$ 0.20
Fire alarm/extinguishers	\$	246.00	\$ 0.01
Gas Heat	\$	9,800.00	\$ 0.33
Electric	\$	11,966.00	\$ 0.41
Total	\$	78,024.03*	\$ 2.65

* Excludes snow removal and lawn care.

Expenses are estimated as of April 16, 2017 to the best of agent's knowledge. They are subject to change and should be verified by Buyer.

Exhibits

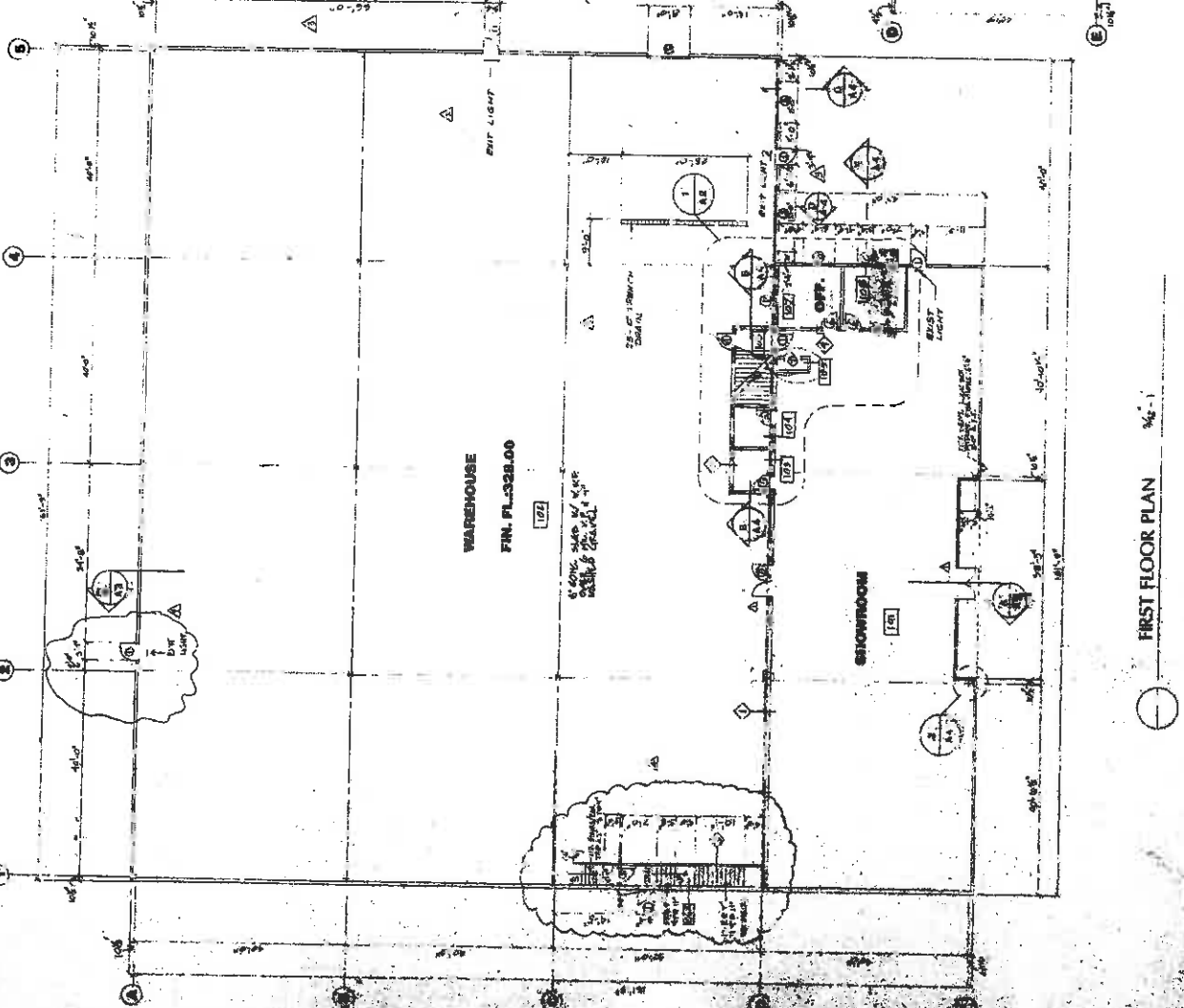
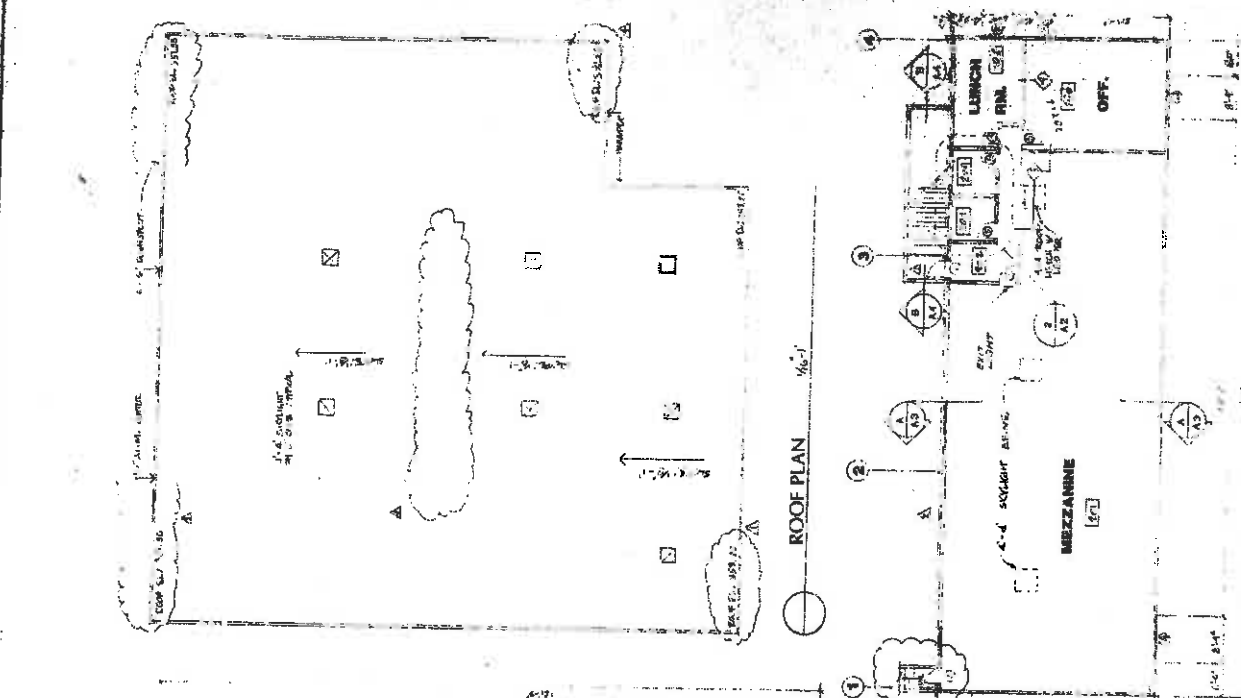
- A. Floor Plans
- B. Demographics
- C. Tax Record Report

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

FRANKLIN SUPPLY COMPANY

...

PROJECT NO.	...
DATE	...
DESIGNER	...
CHECKER	...
SCALE	...



S 61
C 11

1.218 ACRES
TRACT NO. 1
3/4" Steel Rebar (see
infringed parcel at page
10 of this deed. Record
at 336172K-3-13 with
Deed Reference 6403-01

340.00'
Nortolk Southern Railway Co.
Deed Ref. No. 336172K-3-13
Deed Reference 6403-01

The Bar (typical)
443.48'

SCHOOL DISTRICT OF LANCASTER
1204 Garrison Road
Tax parcel No. 35612K-3-8
1204 acre parcel, Deed Book W-49 page 453
Tax parcel No. 8-49-172 (30.155 Acres)
Deed Book W-49 page 453
Deed dated 1/17/1937 between SOK & Frank McCom
ET UX - 26.8 acre parcel, Deed Book W-49 page 586
Deed dated 3/31/1926 between SOK & Frank McCom
ET UX - 26.8 acre parcel, Deed Book W-49 page 586
Deed dated 12/31/1926 between SOK & Frank McCom
ET UX - 26.8 acre parcel, Deed Book W-49 page 586
Deed dated 1/17/1937 between SOK & Frank McCom
ET UX - 26.8 acre parcel, Deed Book W-49 page 586

ALFRED C. ASPACH, JR.
549 N. Franklin St.
Tax parcel No. 336172K-11-32
Deed Reference 2881-285

FRANCHISE REALTY INTERSTATE
c/o Tony Suarez, Cristhelle Inc.
Tax parcel No. 336172K-11-31
Deed Reference C-82-250

1-271.21'
FR-14135.00'
BR-10555.00'
C (EN-271.20)' E

FRANKLIN STREET

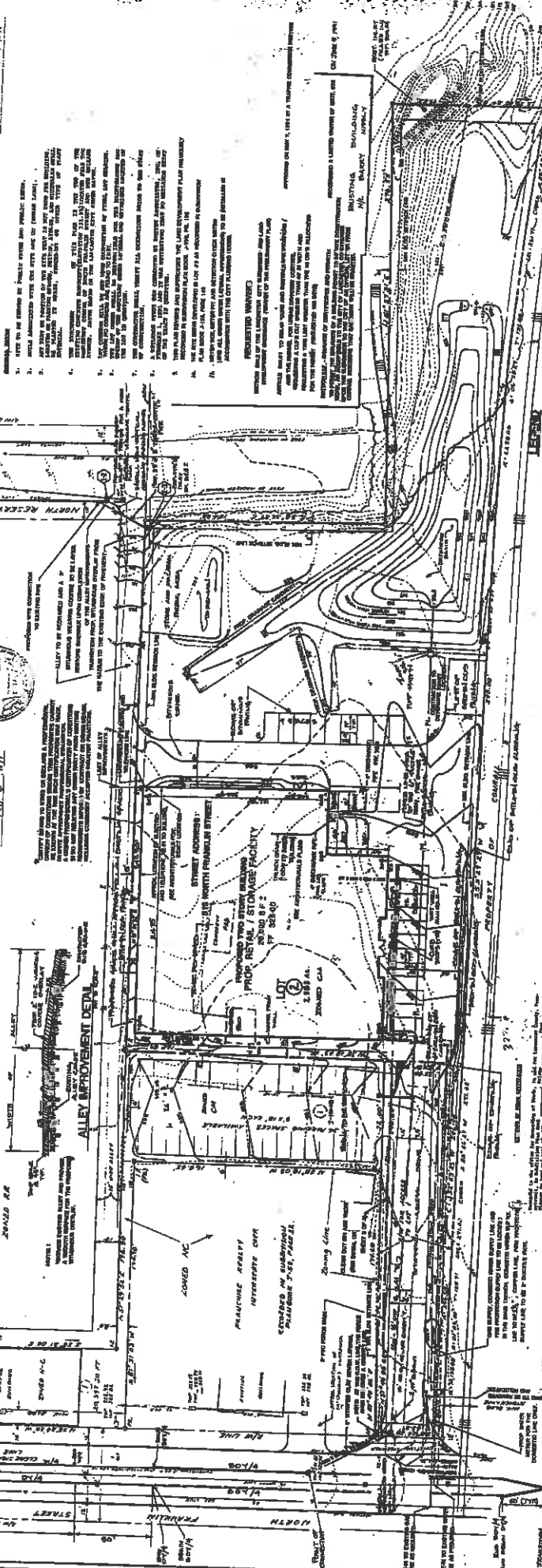
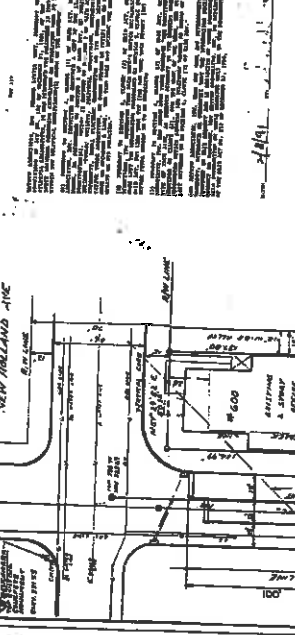
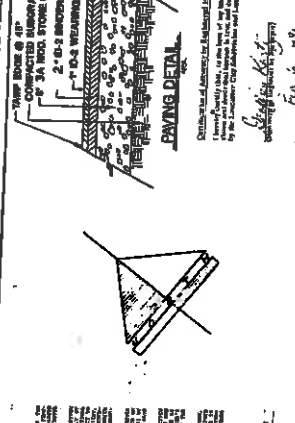
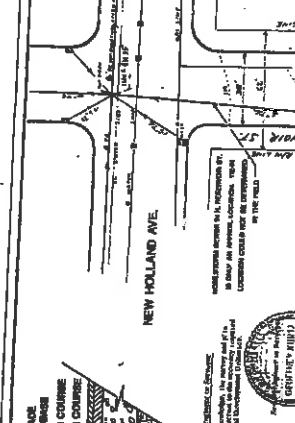
STREET

Nortolk Southern Railway Co.
4.635 ACRES
S 595307 W
Deed dated 3/31/1926 between SOK & Frank McCom
ET UX - 26.8 acre parcel, Deed Book W-49 page 586
Deed dated 12/31/1926 between SOK & Frank McCom
ET UX - 26.8 acre parcel, Deed Book W-49 page 586
Deed dated 1/17/1937 between SOK & Frank McCom
ET UX - 26.8 acre parcel, Deed Book W-49 page 586



CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE DISTRICT ENGINEER.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN AN APPROPRIATE MANNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



FINAL LAND DEVELOPMENT PLAN
FARMERS SUPPLY COMPANY

LANCASTER CITY DISTRICT CODE 330 701 MAP 2 (REVISED) 1-1-83

LANCASTER, PA

DATE: 1-1-83

BY: [Signature]

FOR THE CITY ENGINEER: [Signature]

FOR THE DISTRICT ENGINEER: [Signature]

LEGEND

- 1. EXISTING CONCRETE DRIVE
- 2. EXISTING ASPHALT DRIVE
- 3. EXISTING GRAVEL DRIVE
- 4. EXISTING DIRT DRIVE
- 5. EXISTING SIDEWALK
- 6. EXISTING CURB
- 7. EXISTING UTILITY
- 8. EXISTING STRUCTURE
- 9. EXISTING FENCE
- 10. EXISTING TREE
- 11. EXISTING SHrub
- 12. EXISTING LOT
- 13. EXISTING EASEMENT
- 14. EXISTING RIGHT-OF-WAY
- 15. EXISTING ZONING
- 16. EXISTING DISTRICT
- 17. EXISTING CITY
- 18. EXISTING STATE
- 19. EXISTING FEDERAL
- 20. EXISTING NATIONAL

SITE DATA

NO. OF LOTS: 1

NO. OF ACRES: 1.23

NO. OF BUILDINGS: 1

NO. OF GARAGES: 1

NO. OF DRIVEWAYS: 1

NO. OF SIDEWALKS: 1

NO. OF CURBS: 1

NO. OF UTILITIES: 1

NO. OF STRUCTURES: 1

NO. OF FENCES: 1

NO. OF TREES: 1

NO. OF SHRUBS: 1

NO. OF LOTS: 1

NO. OF EASEMENTS: 1

NO. OF RIGHT-OF-WAYS: 1

NO. OF ZONINGS: 1

NO. OF DISTRICTS: 1

NO. OF CITIES: 1

NO. OF STATES: 1

NO. OF COUNTRIES: 1

ZONING DATA

NO. OF LOTS: 1

NO. OF ACRES: 1.23

NO. OF BUILDINGS: 1

NO. OF GARAGES: 1

NO. OF DRIVEWAYS: 1

NO. OF SIDEWALKS: 1

NO. OF CURBS: 1

NO. OF UTILITIES: 1

NO. OF STRUCTURES: 1

NO. OF FENCES: 1

NO. OF TREES: 1

NO. OF SHRUBS: 1

NO. OF LOTS: 1

NO. OF EASEMENTS: 1

NO. OF RIGHT-OF-WAYS: 1

NO. OF ZONINGS: 1

NO. OF DISTRICTS: 1

NO. OF CITIES: 1

NO. OF STATES: 1

NO. OF COUNTRIES: 1

APPROVED BY THE CITY ENGINEER THIS DAY OF 1983

APPROVED BY THE DISTRICT ENGINEER THIS DAY OF 1983

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Executive Summary

515 N Franklin St, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04765
Longitude: -76.29295

	1 mile	3 miles	5 miles
Population			
2000 Population	28,415	94,016	154,318
2010 Population	30,006	101,869	170,356
2015 Population	31,045	105,330	176,260
2020 Population	31,957	108,373	181,700
2000-2010 Annual Rate	0.55%	0.81%	0.99%
2010-2015 Annual Rate	0.65%	0.64%	0.65%
2015-2020 Annual Rate	0.58%	0.57%	0.61%
2015 Male Population	50.1%	48.8%	48.3%
2015 Female Population	49.9%	51.2%	51.7%
2015 Median Age	33.2	35.1	38.0

In the identified area, the current year population is 176,260. In 2010, the Census count in the area was 170,356. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 181,700 representing a change of 0.61% annually from 2015 to 2020. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	51.8%	63.0%	72.4%
2015 Black Alone	17.1%	13.1%	9.5%
2015 American Indian/Alaska Native Alone	0.7%	0.5%	0.4%
2015 Asian Alone	3.4%	3.4%	3.5%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	21.0%	14.9%	10.2%
2015 Two or More Races	6.0%	5.0%	3.9%
2015 Hispanic Origin (Any Race)	41.7%	31.5%	22.3%

Persons of Hispanic origin represent 22.3% of the population in the identified area compared to 17.6% 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 65.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	10,580	36,541	59,867
2010 Households	11,011	38,988	66,177
2015 Total Households	11,451	40,395	68,667
2020 Total Households	11,828	41,619	70,866
2000-2010 Annual Rate	0.40%	0.65%	1.01%
2010-2015 Annual Rate	0.75%	0.68%	0.71%
2015-2020 Annual Rate	0.65%	0.60%	0.63%
2015 Average Household Size	2.52	2.49	2.45

The household count in this area has changed from 66,177 in 2010 to 68,667 in the current year, a change of 0.71% annually. The five-year projection of households is 70,866, a change of 0.63% annually from the current year total. Average household size is currently 2.45, compared to 2.45 in the year 2010. The number of families in the current year is 42,892 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

515 N Franklin St, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04765
Longitude: -76.29295

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$32,224	\$40,923	\$48,522
2020 Median Household Income	\$36,236	\$46,530	\$54,822
2015-2020 Annual Rate	2.37%	2.60%	2.47%
Average Household Income			
2015 Average Household Income	\$44,702	\$57,721	\$67,041
2020 Average Household Income	\$50,422	\$64,977	\$75,770
2015-2020 Annual Rate	2.44%	2.40%	2.48%
Per Capita Income			
2015 Per Capita Income	\$17,174	\$22,453	\$26,264
2020 Per Capita Income	\$19,386	\$25,275	\$29,676
2015-2020 Annual Rate	2.45%	2.40%	2.47%

Current median household income is \$48,522 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$54,822 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$67,041 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$75,770 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$26,264 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,676 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	11,498	39,270	63,436
2000 Owner Occupied Housing Units	4,822	20,383	36,763
2000 Renter Occupied Housing Units	5,757	16,158	23,104
2000 Vacant Housing Units	919	2,729	3,569
2010 Total Housing Units	11,745	41,336	69,942
2010 Owner Occupied Housing Units	4,837	20,764	39,069
2010 Renter Occupied Housing Units	6,174	18,224	27,108
2010 Vacant Housing Units	734	2,348	3,765
2015 Total Housing Units	12,249	42,823	72,494
2015 Owner Occupied Housing Units	4,733	20,535	39,143
2015 Renter Occupied Housing Units	6,718	19,860	29,524
2015 Vacant Housing Units	798	2,428	3,827
2020 Total Housing Units	12,689	44,209	74,968
2020 Owner Occupied Housing Units	4,806	20,961	40,186
2020 Renter Occupied Housing Units	7,022	20,659	30,680
2020 Vacant Housing Units	861	2,590	4,102

Currently, 54.0% of the 72,494 housing units in the area are owner occupied; 40.7%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 69,942 housing units in the area - 55.9% owner occupied, 38.8% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 1.61%. Median home value in the area is \$190,276, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.66% annually to \$216,974.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	113,256	2.6000

Structure 1 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 RETAIL-STORE	22,784	1986
Accommodations	Base Cost - 217		
Average Wall Height	22.00 TYP2-MEZ-STG-MSNRY	3584.00 Square Ft.	
Number of Stories	1.00		
Percent Heated	16.00 Base Cost - 220		
Sprinkler Percent	100.00 RETAIL-STORE-MSNRY	3584.00 Square Ft.	
Exterior Wall Type	Base Cost - 320		
CONCRETE	0.00 NONE STORAGE-WHSE-MSNRY	19200.00 Square Ft.	
Other by Quantity	Heating / Cooling		
16 - OVRHD-DOORS	2.00 HEAT - RETAIL STORE	4218.88 Square Ft.	
Sprinkler	Perimeter		
SPRINKLER - RETAIL STORE	26368.00 Square Ft. PERIMETER - RETAIL STORE		33.00 Ratio
Wall Height	Sprinkler Type		
WALLHEIGHT - RETAIL STORE	22.00 Height DRY		0.00 NONE

Structure 2 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/2 RETAIL-STORE	1,064	1986
Accommodations	Base Cost - 220		
Average Wall Height	10.00	RETAIL-STORE-MSNRY	1064.00 Square Ft.
Number of Stories	2.00		
Percent Heated	100.00	Base Cost - 400	
Sprinkler Percent	100.00	OFFICE-MSNRY	1064.00 Square Ft.
Heating / Cooling	Exterior Wall Type		
HEAT - RETAIL STORE	2128.00 Square Ft.	CONCRETE	0.00 NONE
Sprinkler	Perimeter		
SPRINKLER - RETAIL STORE	2128.00 Square Ft.	PERIMETER - RETAIL STORE	6.00 Ratio
Wall Height	Sprinkler Type		
WALLHEIGHT - RETAIL STORE	10.00 Height	DRY	0.00 NONE

Structure 3 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure	0	1991
Other / Miscellaneous			
056 - Paving, Asphalt	26000.00 Square Ft.		

No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1990	2832285		2/7/1990			\$0

Billing

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Billing Pd.	Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due	Date Paid
January	\$3,773.84	(\$75.48)	\$3,698.36	\$3,698.36	\$0.00	2/3/2017

Note: Payment amounts may only reflect the Lancaster County amounts

Tax Amounts - January

Fund Desc.	Rate Type	Tax Rate	2% Discount if paid by 4/30/2017	Base Tax if paid by 6/30/2017	10% Penalty if paid after 6/30/2017
Lancaster City	Millage	0.000000	\$0.00	\$0.00	\$0.00
Lancaster County	Millage	3.735000	\$3,698.36	\$3,773.84	\$4,151.22
Total			\$3,698.36	\$3,773.84	\$4,151.22

Please contact the following person or office with any questions regarding county collected current year taxes

Lancaster County Treasurer
150 North Queen Street
P.O. Box 1447
Lancaster, PA 17608
(717) 299-8222

No Delinquent Taxes

["CLICK HERE TO VIEW 2018 REASSESSMENT DATA"](#)

Pay Taxes

Property Information

Property ID	336-17862-0-0000	Property Use	400 - TRANS-UTILITY
Tax Year	2017 ▾	Land Use	401 - TRANS/UTILITY VACANT
Township	336 Lancaster City (W6)	Tax Status	Taxable
Site Address	511 N FRANKLIN ST	Clean & Green	No

No Property Sketches or Photos

Related Names

Parcel Owner	ALSPACH PROPERTIES LLC, 1633 WILSON AVENUE LANCASTER, PA 17603
Status	Current

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	50,600	0	50,600	0	0	0
Exempt	0	0	0	0	0	0
Total	50,600	0	50,600	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics

Electric	Gas	Sewage	Water
AVAILABLE	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	7 - SECONDARY	43,560	1.0000
COM - Commercial	6 - RESIDUAL	158,558	3.6400

No Structure Information

No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2007	05623300		5/31/2007	NORFOLK SOUTHERN RAIL	ALSPACH PROPERTIES LLC	\$1

Billing

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Billing Pd.	Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due	Date Paid
January	\$188.99	(\$3.78)	\$185.21	\$185.21	\$0.00	2/3/2017

Note: Payment amounts may only reflect the Lancaster County amounts

Tax Amounts - January

Fund Desc.	Rate Type	Tax Rate	2% Discount if paid by 4/30/2017	Base Tax if paid by 6/30/2017	10% Penalty if paid after 6/30/2017
Lancaster City	Millage	0.000000	\$0.00	\$0.00	\$0.00
Lancaster County	Millage	3.735000	\$185.21	\$188.99	\$207.89
Total			\$185.21	\$188.99	\$207.89

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Lancaster County Treasurer
150 North Queen Street
P.O. Box 1447
Lancaster, PA 17608
(717) 299-8222

No Delinquent Taxes

717.293.4477



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103
Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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1853 William Penn Way | Lancaster, PA 17601 | 717.293.4477 | www.highassociates.com