

FOR LEASE OFFICE/RETAIL SPACE

512 N. OAK STREET, LITITZ, PA 17543



- LOCATION:** Newport Commons is a 42-acre community development with a mix of residential and commercial spaces designed to support the development and surrounding neighborhoods. Close proximity to downtown Lititz, the Rock Lititz campus and Routes 501 & 772.
- LEASE RATE:** \$1,000/month + electric
- AVAILABLE SPACE:** 900 ± SF
- ZONING:** (R-2) Residential with (VO) Village Overlay (Warwick Township)
- WATER/SEWER:** Public
- PARKING:** Ample On-Site Parking
- CEILING HEIGHT:** 8-10'
- HVAC:** Central Air; Heat Pump
- ADDITIONAL COMMENTS:** First floor retail/office space comprised of 900+/- SF within the Newport Commons community development located North of Lititz. The space was most recently used as a hair salon and has some plumbing remaining for wash stations. Also includes washer/dryer hookups. Ideal for a small studio, salon, retail, or service business.

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**512 N Oak Street
Lititz, PA 17543
Multi-List Information**

Agent Full

512 N Oak St, Lititz, PA 17543

Active

Commercial Lease

\$12,000.00



MLS #:	PALA138886	Leasable SQFT:	900
Tax ID #:	600-76973-0-0000	Price / Sq Ft:	13.33
Floor Number:	1	Business Use:	Hair Salon and Spa, Other, Other/General Retail, Professional
Sub Type:	Retail	Year Built:	2008
Waterfront:	No		

Location

County:	Lancaster, PA	School District:	Warwick
MLS Area:	Warwick Twp - Lancaster County (10560)		

Taxes and Assessment

School Tax:	\$36,044	Land Use Code:	549
City/Town Tax:	\$512 / Annually		
Zoning:	R-2 RESIDENTIAL		

Commercial Lease Information

Date Available:	08/26/19	Current Use:	Vacant
Business Type:	Hair Salon and Spa, Other, Other/General Retail, Professional	Leasable SQFT:	900

Building Info

Building Total SQFT:	3,968	Construction Materials:	Vinyl Siding
		Flooring Type:	Laminated, Vinyl
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	1.97a / 85,813sf	Road:	Paved
Location Type:	Suburban		

Parking

Parking: Off Street Parking, On Street Parking, Parking Lot, 3+ Car Parking

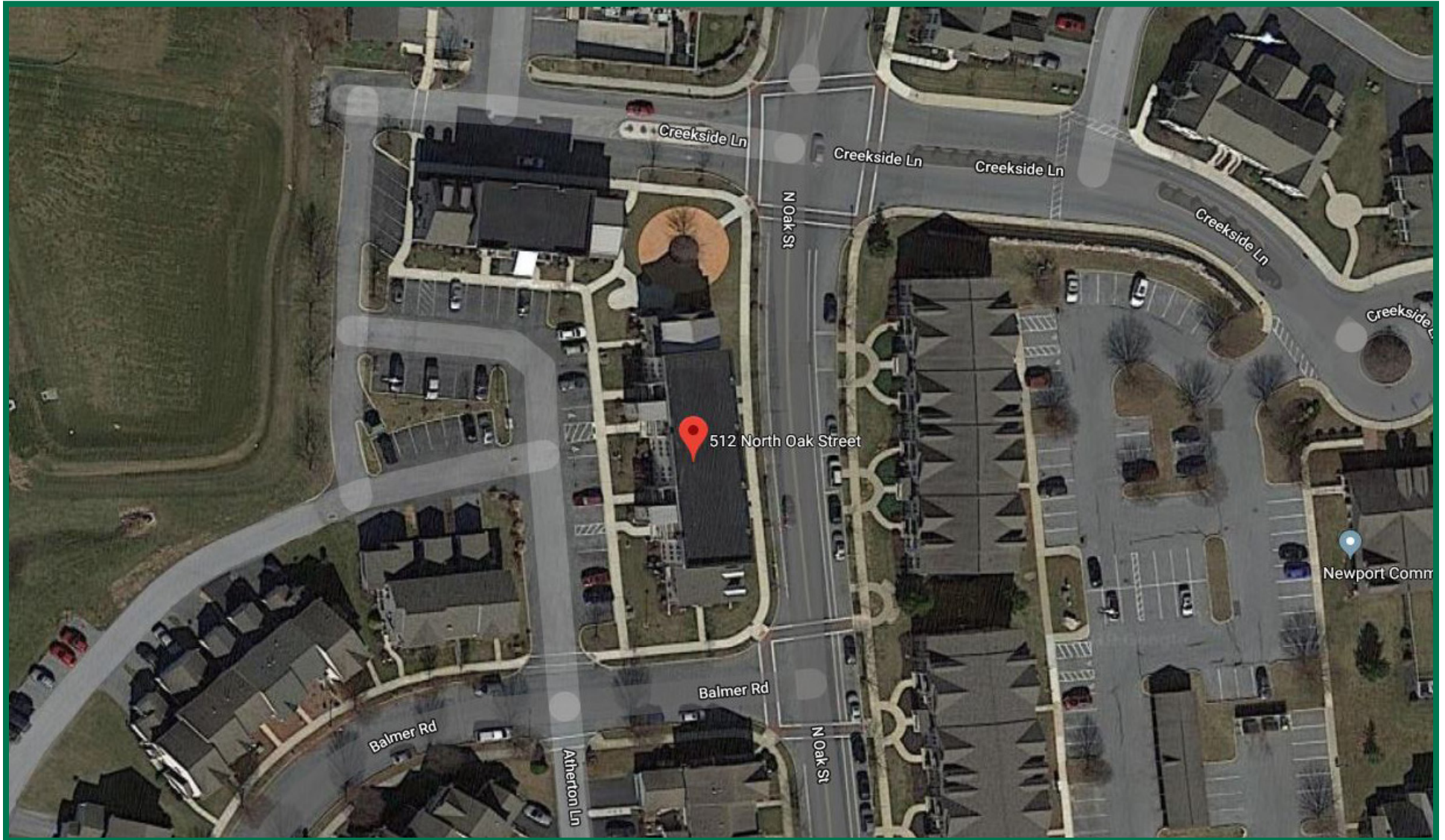
Utilities

Utilities: Central A/C, Electric Service: 200+ Amp Service, Heating: Heat Pump(s), Heat Pump-Electric BackUp, Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

Remarks

Public: First floor retail/office space comprised of 900+/- SF within the Newport Commons community development located North of Lititz. The space was most recently used as a hair salon and has some plumbing remaining for wash stations. Also includes washer/dryer hookups. Ideal for a small studio, salon, retail, or service business.

512 N Oak Street
Lititz, PA 17543
Aerial



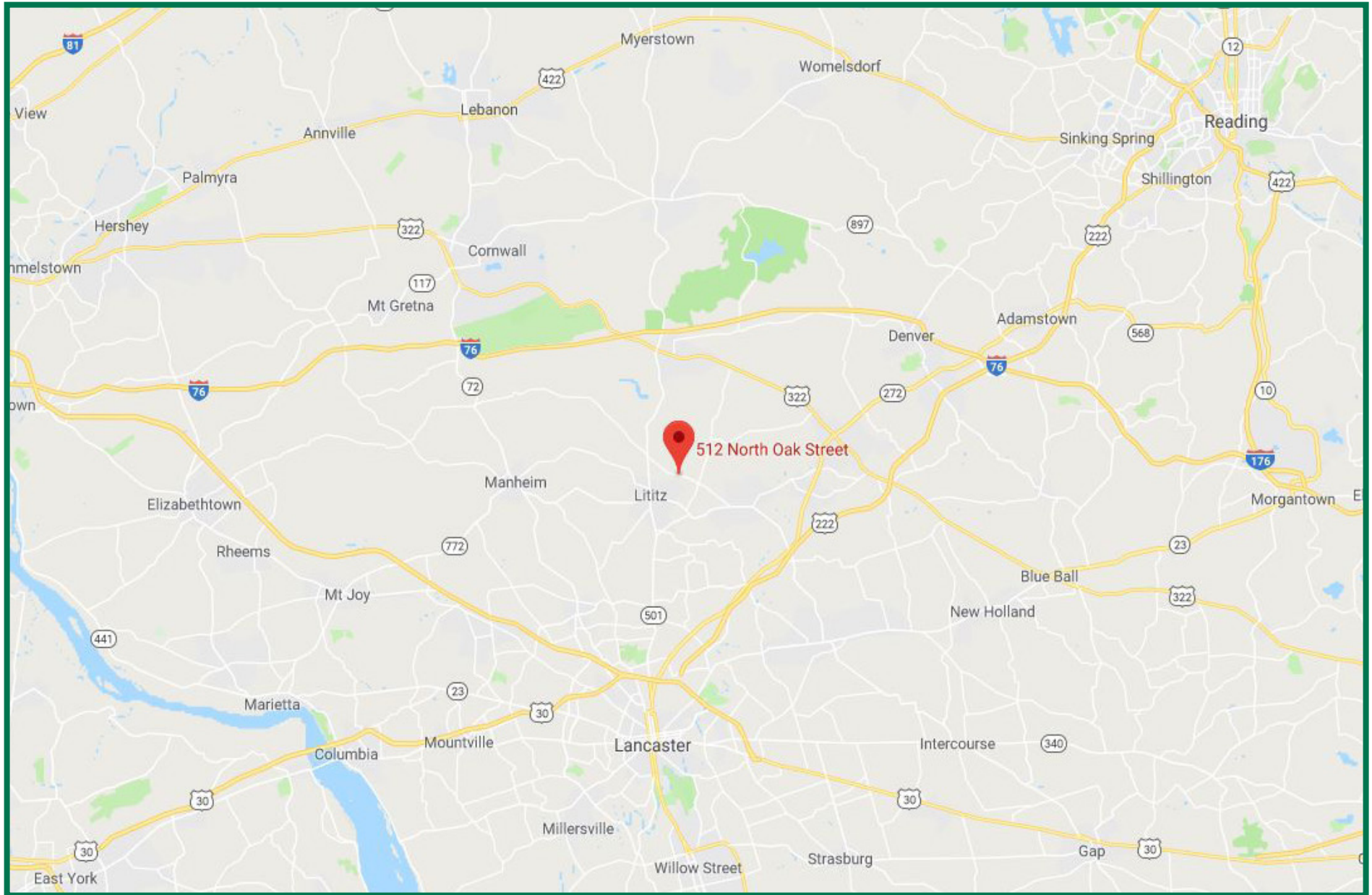
**512 N Oak Street
Lititz, PA 17543
GIS Information**



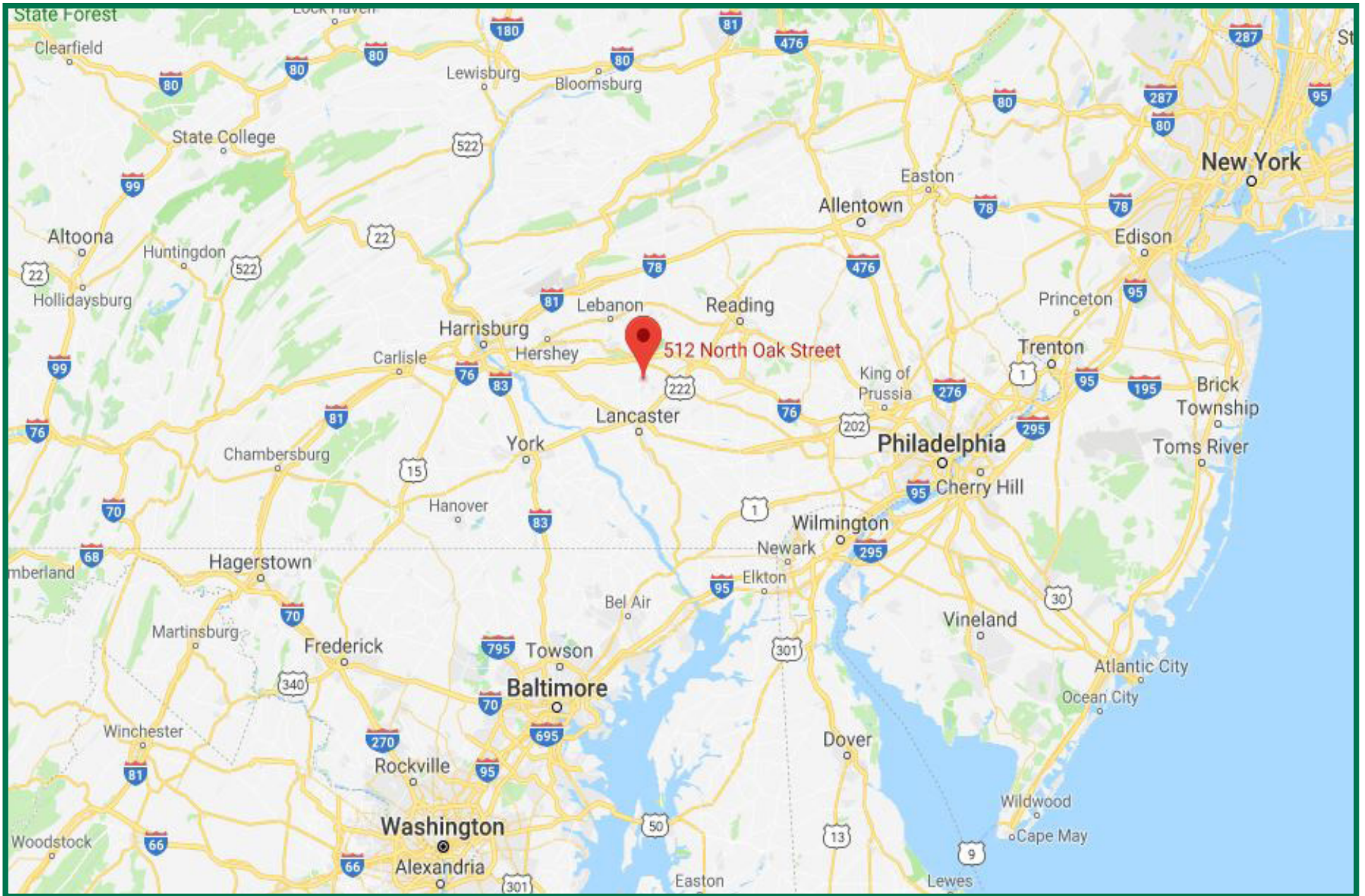
Identify Results:

Account	600-76973-0-0000
Tax Map No.	6007K14 3 36
Owner	NEWPORT COMMONS LP 600 CREEKSIDE LANE LITITZ, PA 17543
Deed Acres	1.97
Calculated Acres	1.99
Location	N OAK ST
Municipality	WARWICK TOWNSHIP
School District	WARWICK
Land Use Code	549 OTHER RETAIL SERVICES - GENERAL MERCHANDISE
Zoning District	R-2 RESIDENTIAL
Land Assessment	\$95,500
Building Assessment	\$2,106,200
Total Assessment	\$2,201,700
Last Sale Date	12/30/2013
Last Sale Price	\$1,900,000
Deed Book Page	6123279
Census Tract No.	12101
ADC Map Page	3240

**512 N Oak Street
Lititz, PA 17543**
Local Map

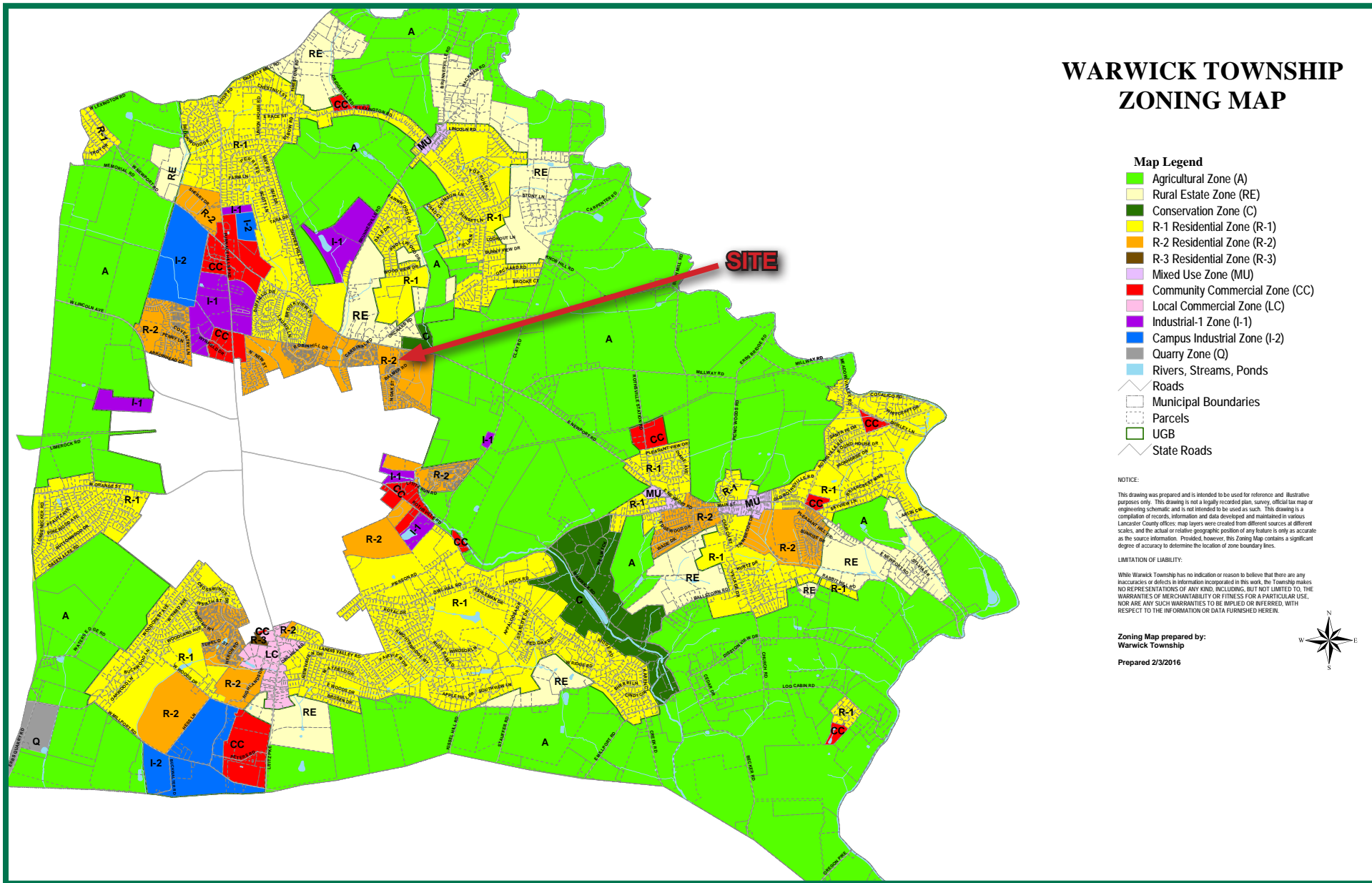


512 N Oak Street
Lititz, PA 17543
Regional Map



512 N Oak Street
Lititz, PA 17543
Zoning Map

**WARWICK TOWNSHIP
ZONING MAP**



Map Legend

- Agricultural Zone (A)
- Rural Estate Zone (RE)
- Conservation Zone (C)
- R-1 Residential Zone (R-1)
- R-2 Residential Zone (R-2)
- R-3 Residential Zone (R-3)
- Mixed Use Zone (MU)
- Community Commercial Zone (CC)
- Local Commercial Zone (LC)
- Industrial-1 Zone (I-1)
- Campus Industrial Zone (I-2)
- Quarry Zone (Q)
- Rivers, Streams, Ponds
- Roads
- Municipal Boundaries
- Parcels
- UGB
- State Roads

NOTICE:

This drawing was prepared and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. This drawing is a compilation of records, information and data developed and maintained in various Lancaster County offices; map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Provided, however, this Zoning Map contains a significant degree of accuracy to determine the location of zone boundary lines.

LIMITATION OF LIABILITY:

While Warwick Township has no indication or reason to believe that there are any inaccuracies or defects in information incorporated in this work, the Township makes NO REPRESENTATIONS OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED OR INFERRED, WITH RESPECT TO THE INFORMATION OR DATA FURNISHED HEREIN.

Zoning Map prepared by:
Warwick Township

Prepared 2/3/2016



**512 N Oak Street
Lititz, PA 17543
Zoning Information**

§ 340-15. R-2 Residential Zone (R-2). [Amended 2-19-1997 by Ord. No. 175]

- A. Purpose. This zone seeks to accommodate the higher density needs of the Township as well as the need and desire for moderate density housing for age-restricted development. A wide range of housing types are encouraged with densities exceeding those permitted elsewhere in the Township. Portions of this zone are located near existing multifamily developments and major transportation routes. Certain civic and residential related uses have also been allowed to enhance convenient access to this higher concentration of residents. This zone coincides with expected sewer utility service areas; however, the actual availability of these services is likely to occur at different times and in different areas. As a result, permitted densities and housing types have been adjusted according to the availability of these public utilities. All detached units that are proposed without the use of both public utilities will be required to be situated to one side of a wider lot so that future in-fill development potentials can be protected until public utilities become available. Cluster developments have been permitted by conditional use, with density bonuses, to encourage this preferred development pattern. The Village Overlay Zone (See § 340-23.) applies a comprehensive set of optional design standards that can be applied to lands within the R-2 Zone. Finally, this zone provides for age-restricted development by conditional use, provided that such development meets certain criteria. **[Amended 10-3-2012 by Ord. No. 257]**
- B. Permitted uses.
- (1) Agriculture, including one single-family detached dwelling contained on the site, and excluding commercial poultry and commercial livestock operations, as defined herein.
 - (2) Single-family detached dwellings.
 - (3) Duplexes.
 - (4) Townhouses.
 - (5) Multiple-family dwellings.
 - (6) Municipal uses.
 - (7) Public uses and public utilities structures.
 - (8) Accessory uses customarily incidental to the above permitted uses.
- C. Special exception uses. (See § 340-121C.)
- (1) Boardinghouses. (See § 340-55.)
 - (2) Nursing, rest or retirement homes. (See § 340-88.)
 - (3) Family day-care facilities. (See § 340-68.)

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Zoning Information**

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- (4) Churches and related uses. (See § 340-58.)
- (5) Home occupations. (See § 340-78.)
- (6) Two-family conversions. (See § 340-103.)

D. Conditional uses. (See § 340-131.)

- (1) Mobile home parks. (See § 340-85.)
- (2) Medical residential campuses. (See § 340-82.)
- (3) Cluster developments. (See § 340-59.)
- (4) Golf courses. (See § 340-73.)
- (5) Public and private schools. (See § 340-89.)
- (6) Commercial day-care facilities. (See § 340-60.)
- (7) Village Overlay. (See § 340-23.)
- (8) Age-restricted moderate density development. (See § 340-108.2.) **[Added 10-3-2012 by Ord. No. 257]**

E. Design standards. See table below: [Amended 11-19-2008 by Ord. No. 234]

Use	Required Public Utilities	Minimum Lot Area (square feet)	Maximum Net Density (du/ac) ⁶	Minimum Lot Width (feet)	Maximum Lot Coverage	Minimum Yards			
						Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
SFD	Both public water and public sewer	10,000	4	80 ²	35%	40	15	30	35
Duplexes	Both public water and public sewer	6,000 per unit	5	50 ² per unit	35%	30	25	(N/A)	30
Townhouses ³	Both public water and public sewer	2,000 per unit	5	20 per unit	60%	30	15 (end units)	(N/A)	30
Multiple family ⁴	Both public water and public sewer	87,120	5	200	60%	50	30	60	50
Other uses	Both public water and public sewer	43,560	N/A	200	30% ⁷	40	30	60	50

NOTES:

- ¹ All uses relying upon on-lot sewers must comply with § 340-40 of this chapter.
- ² Minimum lot width at the street frontage may be reduced by a maximum of 30% for lots that abut a cul-de-sac turnaround.
- ³ No townhouse grouping shall contain more than six units. For each townhouse grouping containing more than four units, no more than 67% of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. All townhouse buildings shall be set back a minimum of 15 feet from any parking facilities contained on commonly-held lands. All townhouse buildings shall be set back at least 30 feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following Note 4 shall apply.

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NOTES:

- ⁴ In those instances where several multiple-family dwelling buildings and/or townhouse groupings are located on the same lot, the following separation distances will be provided between each building:
 - (a) Front to front, rear to rear, or front to rear, parallel buildings shall have at least 70 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - (b) A minimum yard space of 30 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 20 feet.
 - (c) A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.
- ⁵ Any common open spaces shall comply with § 340-43 of this chapter.
- ⁶ Maximum density shall be increased by 0.5 du/ac with the utilization of a special collector street as defined in Chapter 285, Subdivision and Land Development.
- ⁷ The maximum lot coverage for "churches and related uses" and "public and private schools" shall not exceed 60%.

F. Minimum accessory structures setbacks.

- (1) Front yard. No accessory structures (except permitted signs) are permitted within the front yard; provided, further, that accessory detached garages are permitted within the front yard so long as they comply with the minimum front yard setback imposed upon principal uses.
- (2) Side and rear yards: 10 feet.

G. Maximum permitted height.

- (1) Principal buildings and structures: 35 feet.
- (2) Accessory buildings and structures: 20 feet.

H. All uses permitted within this zone shall also comply with the general provisions contained in Article III of this chapter.

I. Agricultural setback requirement. No dwelling unit shall be located within 100 feet of any land within the Agricultural Zone. In addition, on any separate nonfarm parcel, no shrub shall be planted, and no accessory residential structures or fences shall be placed within 10 feet of any land used for agricultural purposes. Similarly, no tree shall be planted within 30 feet of any land within the Agricultural Zone.

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§ 340-23. Village Overlay Zone (VO). [Amended 2-19-1997 by Ord. No. 175; 4-7-1999 by Ord. No. 191]

A. Purpose and intent.

- (1) In compliance with §§ 605(2) and 605(3) of the Act, this zone provides an optional set of design standards that can be applied to property located within the R-2 Residential Zone. These optional design standards seek to achieve a village type setting that is characteristic of much of Lancaster County's built environment and heritage. All of the design standards of this zone are vital if the village atmosphere is to be achieved. While many of the following requirements deal with issues that typically transcend zoning jurisdiction, they are provided as design options, and are, therefore, considered voluntarily self-imposed by prospective developers, but enforceable by the Township.
- (2) It is the further intent of the Board of Supervisors to encourage flexibility, economy and ingenuity in the development of tracts within the R-2 Residential Zone of the Township. To this end, the Board of Supervisors shall, by conditional use approval, permit the developer to modify the design standards of this section if such modification will enable the design of a better development. It is the specific intent of the Board of Supervisors to permit developers to consider and utilize innovative methods of design.
- (3) Some of the specific development objectives of the zone include the design and construction of neighborhoods that:
 - (a) Are distinct in their incorporation of important natural and cultural features.
 - (b) Provide for a diversity of housing types, sizes and costs with particular emphasis on scattered-site affordable housing opportunities.
 - (c) Provide for convenient vehicular access to the neighborhood's edge but increased reliance upon pedestrian movements within its bounds.
 - (d) Integrate local businesses and trades to enhance resident convenience and offer limited employment opportunities.
 - (e) Make efficient use of local infrastructure and services.



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- (f) Reflect the historic and traditional building styles so abundant within the region.
 - (g) Reserve and feature civic uses and open spaces as community focal points.
 - (h) Provide safe, efficient and compatible linkages with existing nearby land uses, streets, sidewalks, etc.
 - (i) Invite regular and frequent social interaction among its inhabitants.
 - (j) Blend all of these above described features in a way that promotes community identification and a sense-of-belonging for the residents.
- (4) These development objectives will be used as a measure of conformance with any proposed development within this zone.
- B. Relationship to other ordinances and sections of this chapter. The provisions of this section create a conditional use overlay zone which may be applied to lands within the R-2 Zone. This zone may only be applied to property upon approval by the Board of Supervisors and written acceptance by the landowner of all requirements of this section, and any valid conditions of approval attached by the Board of Supervisors. Such overlay zone establishes different land use and design requirements from those contained in this and other ordinances of the Township. To the extent the regulations within this section differ (are more, or less restrictive) from others, those within this section shall govern. However, all other provisions of this and other ordinances of the Township shall remain in full force.
- C. Severability and repealer. Should any part of this section be declared invalid by the courts, the entire § 340-23 shall be automatically repealed.
- D. Review procedures. All proposals within this zone are considered and shall be governed by the application and review procedures for conditional uses according to § 340-131 of this chapter. The remaining requirements of this zone shall be used as the specific criteria for evaluating the approval of any conditional use(s).
- E. Conditional uses.
- (1) Public uses and public utilities structures.
 - (2) Municipal uses.

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- (3) Churches and related uses.
- (4) Single-family detached dwellings.
- (5) Duplexes.
- (6) Townhouses with no more than four units per building.
- (7) Quadraplexes.
- (8) Apartments. Where the apartments are in a townhouse design, no more than eight units per structure. Where the apartments are in a design with a common street entrance or with apartments being located in an over/under configuration, the building shall have a maximum width and length of 200 feet.
- (9) Accessory building apartments with no more than one dwelling unit, subject to the criteria listed in § 340-64 of this chapter.
- (10) Home occupations subject to the criteria listed in § 340-77 of this chapter.
- (11) Family day care subject to the criteria listed in § 340-67 of this chapter.
- (12) The following locally oriented businesses:
 - (a) Barber, beauty, tanning and health salons.
 - (b) Tailors, off-site dry cleaning and shoe repair services.
 - (c) Retail sales and/or rental of goods such as, but not limited to, antiques, apothecaries, packaged beverages, recorded music and video materials, books, clothing, confections, dry goods, flowers, fresh or packaged food, furniture, gifts, hardware, jewelry, newspaper, notions, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (excluding adult-related uses).
 - (d) Delicatessens, bakeries, ice cream shops, caterers, restaurants and fast-food restaurants, provided no drive-through facilities are used.
 - (e) Photographic, music, art and dance studios.
 - (f) Professional, medical and/or dental office.

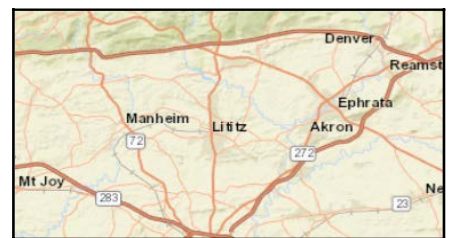
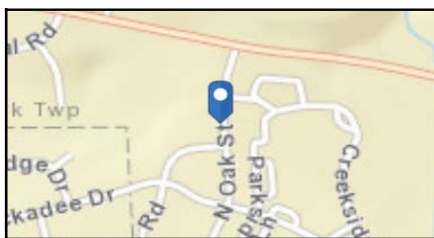
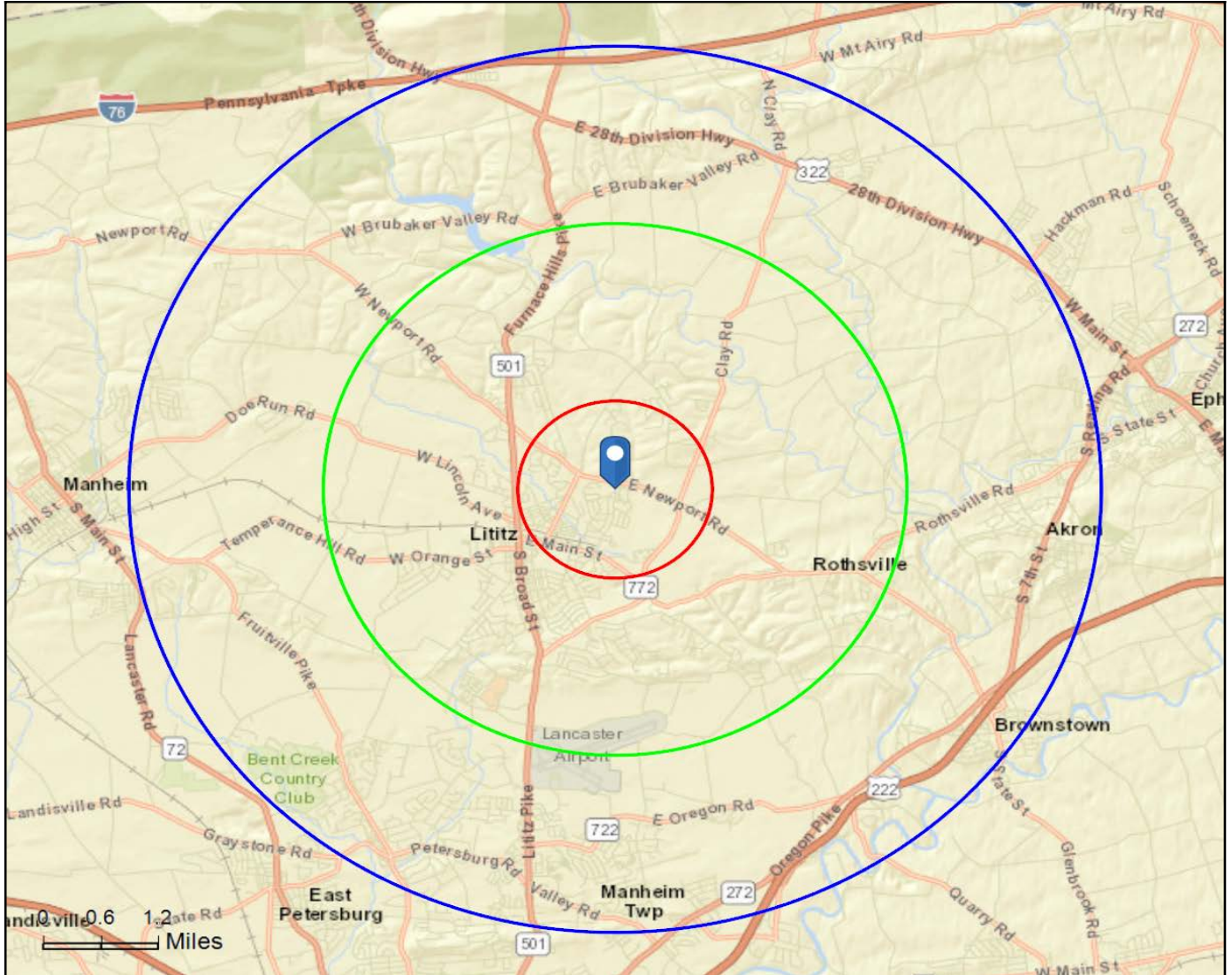
512 N Oak Street Lititz, PA 17543 Demographics



Site Map

512 N Oak St, Lititz, Pennsylvania, 17543 2
512 N Oak St, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.16498
Longitude: -76.28856



August 22, 2019



512 N Oak Street Lititz, PA 17543 Demographics



Executive Summary

512 N Oak St, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.16498
Longitude: -76.28856

	1 mile	3 miles	5 miles
Population			
2000 Population	6,293	24,972	56,044
2010 Population	7,938	27,686	64,259
2019 Population	8,078	29,228	69,156
2024 Population	8,159	30,012	71,528
2000-2010 Annual Rate	2.35%	1.04%	1.38%
2010-2019 Annual Rate	0.19%	0.59%	0.80%
2019-2024 Annual Rate	0.20%	0.53%	0.68%
2019 Male Population	47.2%	48.1%	48.3%
2019 Female Population	52.7%	51.9%	51.7%
2019 Median Age	42.3	43.0	43.8

In the identified area, the current year population is 69,156. In 2010, the Census count in the area was 64,259. The rate of change since 2010 was 0.80% annually. The five-year projection for the population in the area is 71,528 representing a change of 0.68% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	92.4%	93.4%	91.4%
2019 Black Alone	2.1%	1.7%	1.9%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.1%
2019 Asian Alone	1.5%	1.5%	2.9%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.5%	1.4%	1.8%
2019 Two or More Races	2.2%	1.8%	1.8%
2019 Hispanic Origin (Any Race)	5.0%	4.6%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 18.6% 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 24.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	69	94	112
2000 Households	2,502	9,403	20,708
2010 Households	3,322	10,807	24,965
2019 Total Households	3,358	11,384	26,821
2024 Total Households	3,381	11,677	27,711
2000-2010 Annual Rate	2.88%	1.40%	1.89%
2010-2019 Annual Rate	0.12%	0.56%	0.78%
2019-2024 Annual Rate	0.14%	0.51%	0.66%
2019 Average Household Size	2.37	2.53	2.54

The household count in this area has changed from 24,965 in 2010 to 26,821 in the current year, a change of 0.78% annually. The five-year projection of households is 27,711, a change of 0.66% annually from the current year total. Average household size is currently 2.54, compared to 2.53 in the year 2010. The number of families in the current year is 18,984 in the specified area.



512 N Oak Street Lititz, PA 17543 Demographics



Executive Summary

512 N Oak St, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.16498
Longitude: -76.28856

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	16.4%	15.2%	15.7%
Median Household Income			
2019 Median Household Income	\$61,468	\$70,055	\$71,927
2024 Median Household Income	\$68,821	\$77,597	\$79,207
2019-2024 Annual Rate	2.29%	2.07%	1.95%
Average Household Income			
2019 Average Household Income	\$76,468	\$85,626	\$93,712
2024 Average Household Income	\$86,397	\$96,707	\$104,669
2019-2024 Annual Rate	2.47%	2.46%	2.24%
Per Capita Income			
2019 Per Capita Income	\$31,471	\$33,623	\$36,348
2024 Per Capita Income	\$35,434	\$37,938	\$40,548
2019-2024 Annual Rate	2.40%	2.44%	2.21%

Households by Income

Current median household income is \$71,927 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$79,207 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$93,712 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$104,669 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$36,348 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$40,548 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	128	138	133
2000 Total Housing Units	2,585	9,638	21,277
2000 Owner Occupied Housing Units	1,707	7,204	16,026
2000 Renter Occupied Housing Units	796	2,198	4,682
2000 Vacant Housing Units	82	236	569
2010 Total Housing Units	3,446	11,191	26,013
2010 Owner Occupied Housing Units	2,002	7,695	18,182
2010 Renter Occupied Housing Units	1,320	3,112	6,783
2010 Vacant Housing Units	124	384	1,048
2019 Total Housing Units	3,489	11,824	28,052
2019 Owner Occupied Housing Units	1,894	7,911	18,827
2019 Renter Occupied Housing Units	1,465	3,473	7,993
2019 Vacant Housing Units	131	440	1,231
2024 Total Housing Units	3,520	12,138	29,006
2024 Owner Occupied Housing Units	1,888	8,070	19,387
2024 Renter Occupied Housing Units	1,493	3,607	8,324
2024 Vacant Housing Units	139	461	1,295

Currently, 67.1% of the 28,052 housing units in the area are owner occupied; 28.5%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 26,013 housing units in the area - 69.9% owner occupied, 26.1% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 3.41%. Median home value in the area is \$230,271, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.94% annually to \$253,507.

