

**FOR LEASE**  
**FIRST FLOOR OFFICE/RETAIL SPACE**  
**EAST HEMPFIELD TOWNSHIP**

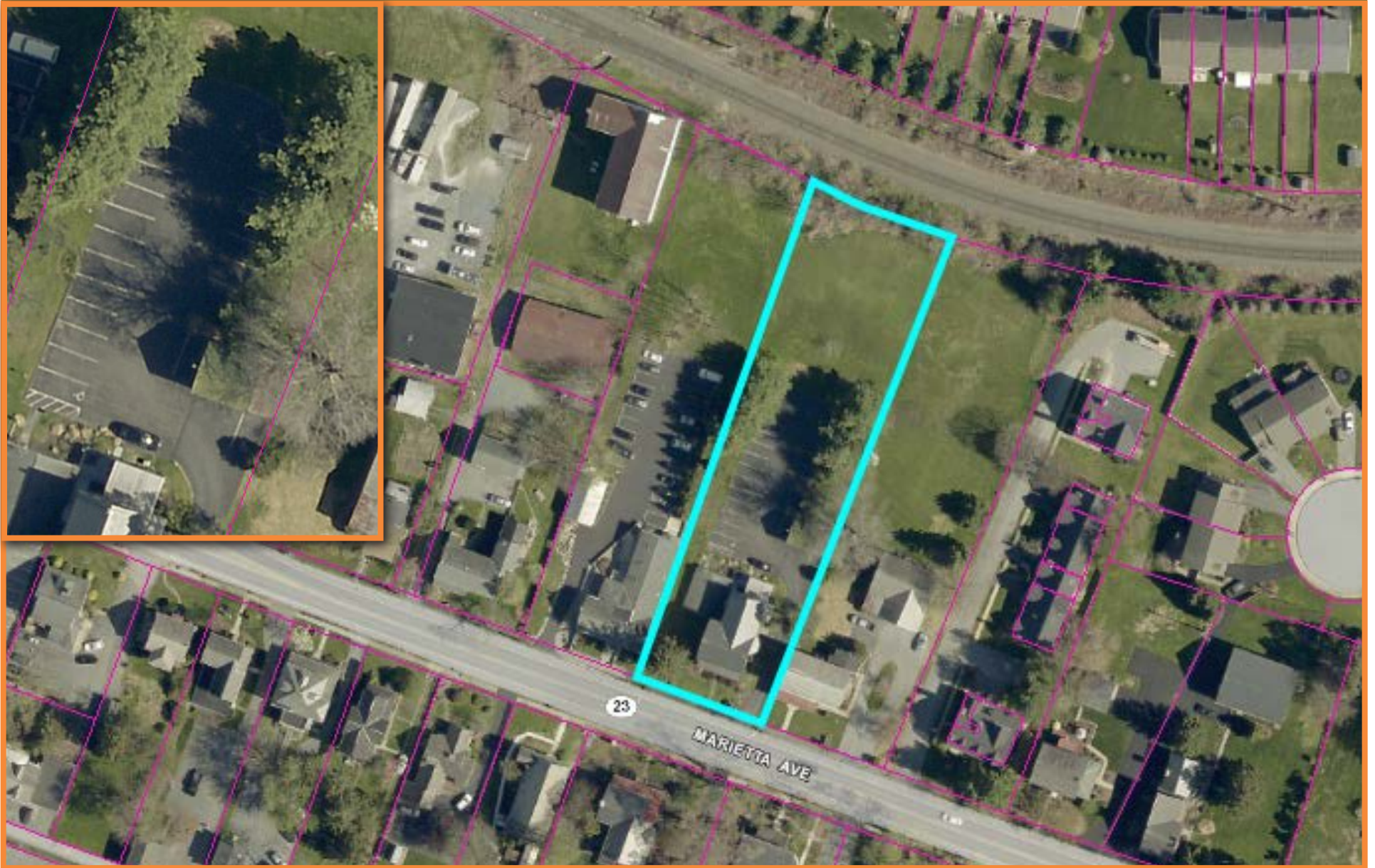


# SALIENT INFORMATION

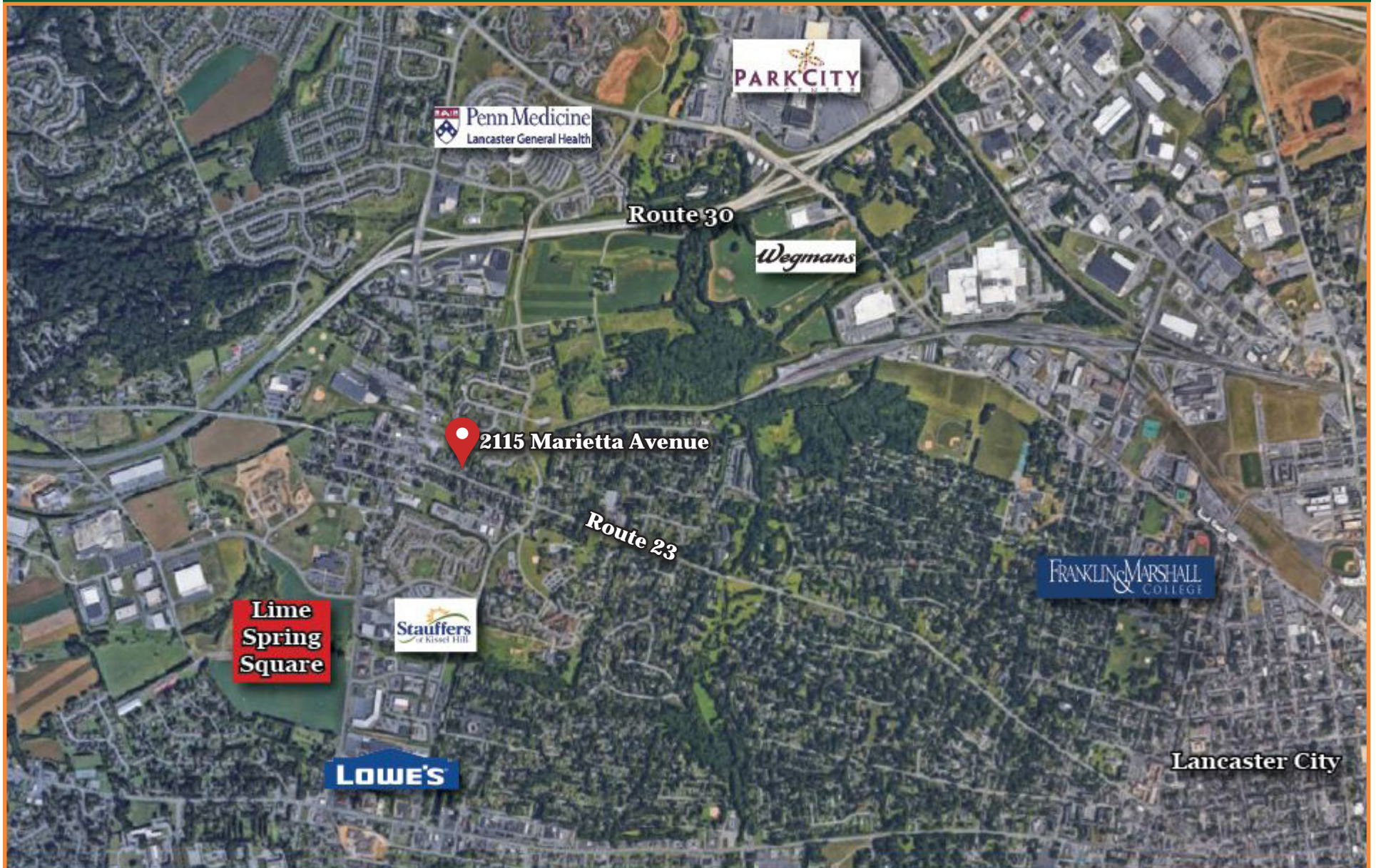
<b>LOCATION:</b>	2115 Marietta Avenue, East Hempfield Township, Lancaster, PA 17603		
<b>AVAILABLE SF:</b>	± 1,900 SF		
<b>ZONING:</b>	(VC) Village Center - Permitted uses include: professional offices, retail sales, mixed-use, municipal use, finance and insurance and place of worship.		
<b>HVAC:</b>	Electric		
<b>WATER:</b>	Public		
<b>SEWER:</b>	Public		
<b>TRAFFIC COUNT:</b>	Marietta Avenue: 13,690 Vehicles Per Day (both directions)		
<b>DEMOGRAPHICS:</b>	<b><u>1 Mile</u></b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>
	Population	81,707	181,501
	Households	33,066	69,342
	Average HH Income	\$75,978	\$79,375
<b>COMMENTS:</b>	± 1,900 square foot first floor office/retail space in a prime location along Marietta Avenue. Space consists of three (3) large open areas, a basement with two (2) large open areas, a unisex bathroom and a kitchen. Ample parking available behind building in a private lot. Signage opportunities available along well-travelled Marietta Avenue, as well as a glass front-facing display area for Tenant use. Tenant pays electric.		
<b>LEASE RATE:</b>	\$13.00 PSF Single Net (Electric)		



# AERIAL/PARKING



# SURROUNDING BUSINESSES



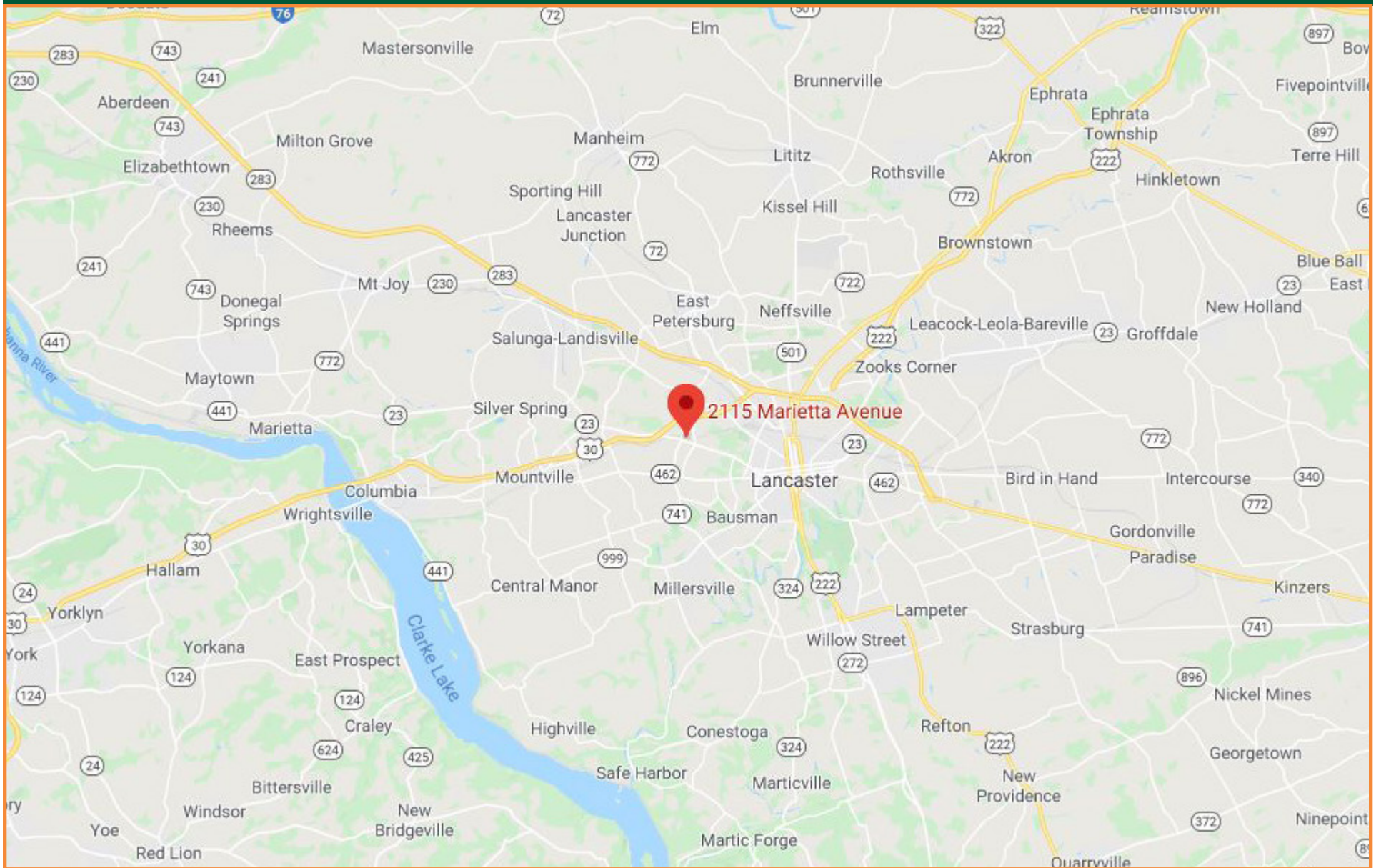
# PHOTOS



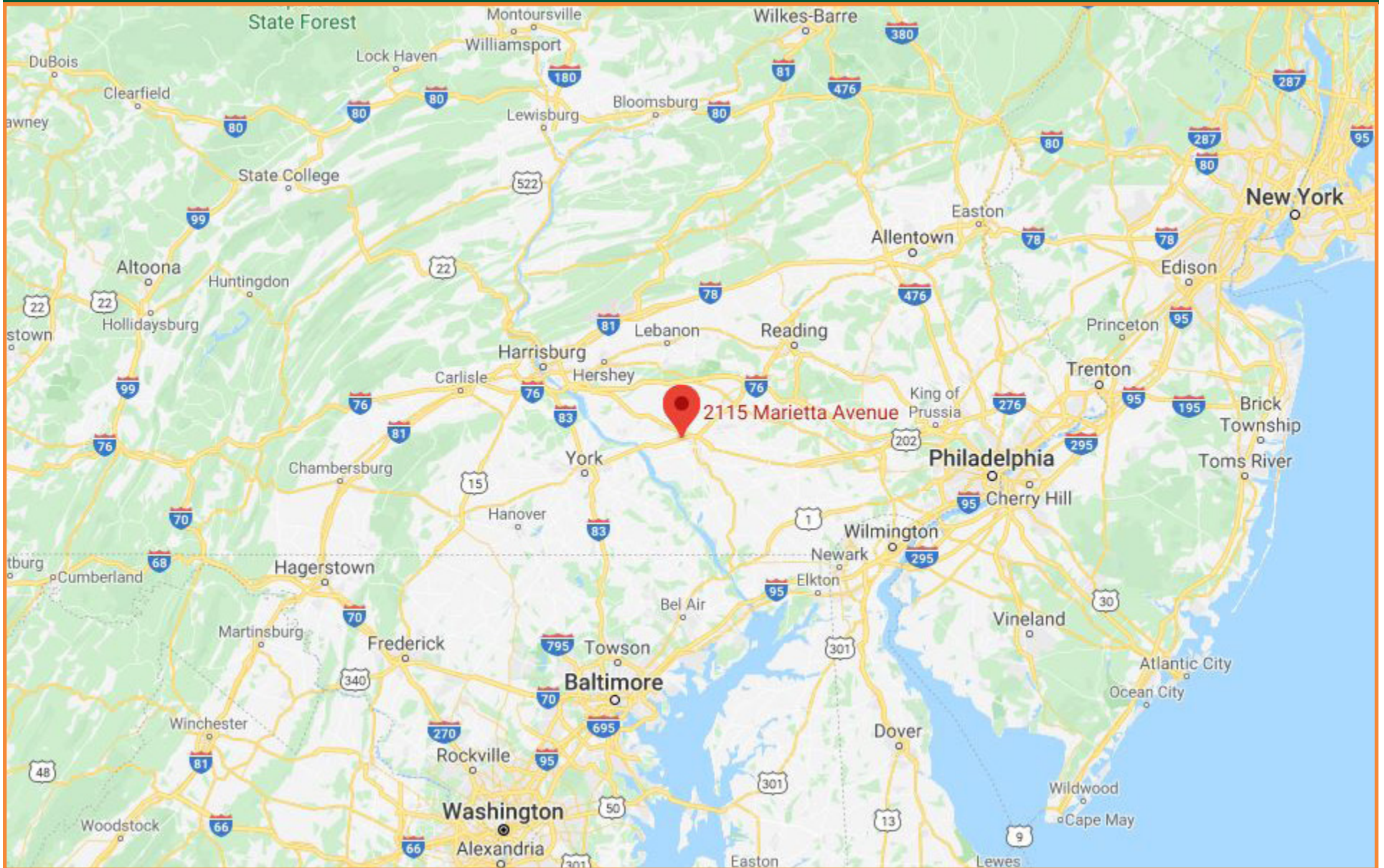
# PHOTOS



# LOCAL MAP



# REGIONAL MAP



**U.S. COMMERCIAL REALTY**

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# ZONING

## § 270-3.8. Village Center Zone (VC).

- A. Statement of intent: This zone recognizes East Hempfield Township's original residential, commercial and mixed-use settlement pattern within its village areas. This established pattern of development includes higher intensities of development that integrates a mix of business and residential uses. The Village Center Zone provides opportunities for redevelopment, infill and reuse of existing, particularly historic structures.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
    - (a) Forestry activities.
    - (b) Horticultural operations.
  - (2) Residential uses:
    - (a) Group home.
    - (b) Multifamily dwelling.
    - (c) Single-family detached dwelling unit.
    - (d) Single-family semidetached dwelling (duplex).
    - (e) Townhouse.
    - (f) Two-family conversions.
  - (3) Business uses:
    - (a) Amusement, fitness, and entertainment businesses.
    - (b) Bed-and-breakfasts.
    - (c) Conveniences stores.
    - (d) Day-care services, commercial.
    - (e) Finance and insurance.
    - (f) Funeral homes.
    - (g) Grocery store.
    - (h) Industrial, light.

# ZONING

- (i) Lodging and overnight accommodations.
- (j) Mixed-use building.
- (k) Motor vehicle fueling station (non-twenty-four-hour operation).
- (l) Performing arts and related industry.
- (m) Private club.
- (n) Professional, scientific and technical offices.
- (o) Restaurants.
- (p) Retail sales, service and repair.
- (q) Shopping complex.
- (r) Veterinary clinic.
- (4) Civic/social/utility uses:
  - (a) Community activity buildings.
  - (b) Municipal use.
  - (c) Park and recreation facilities, public.
  - (d) Place of worship, local.
  - (e) Public use.
  - (f) Public utilities.
  - (g) School, K-9 and 9-12.
  - (h) School, post-secondary.
- (5) Accessory uses customarily incidental to the above permitted uses:
  - (a) Alternative energy systems, accessory.
  - (b) Home-based business, no-impact.
  - (c) Personal communication devices.
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
  - (1) Heavy timber warehouse conversions.

# ZONING

- (2) Nightclubs.
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
  - (1) Accessory dwelling units.
  - (2) Assisted living facilities.
  - (3) Bars/taverns.
  - (4) Boarding homes.
  - (5) Cemeteries.
  - (6) Communication antennas.
  - (7) Home-based business, impact.
  - (8) Motor vehicle fueling station.



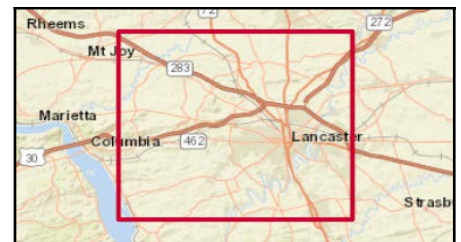
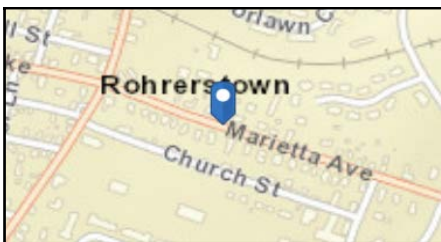
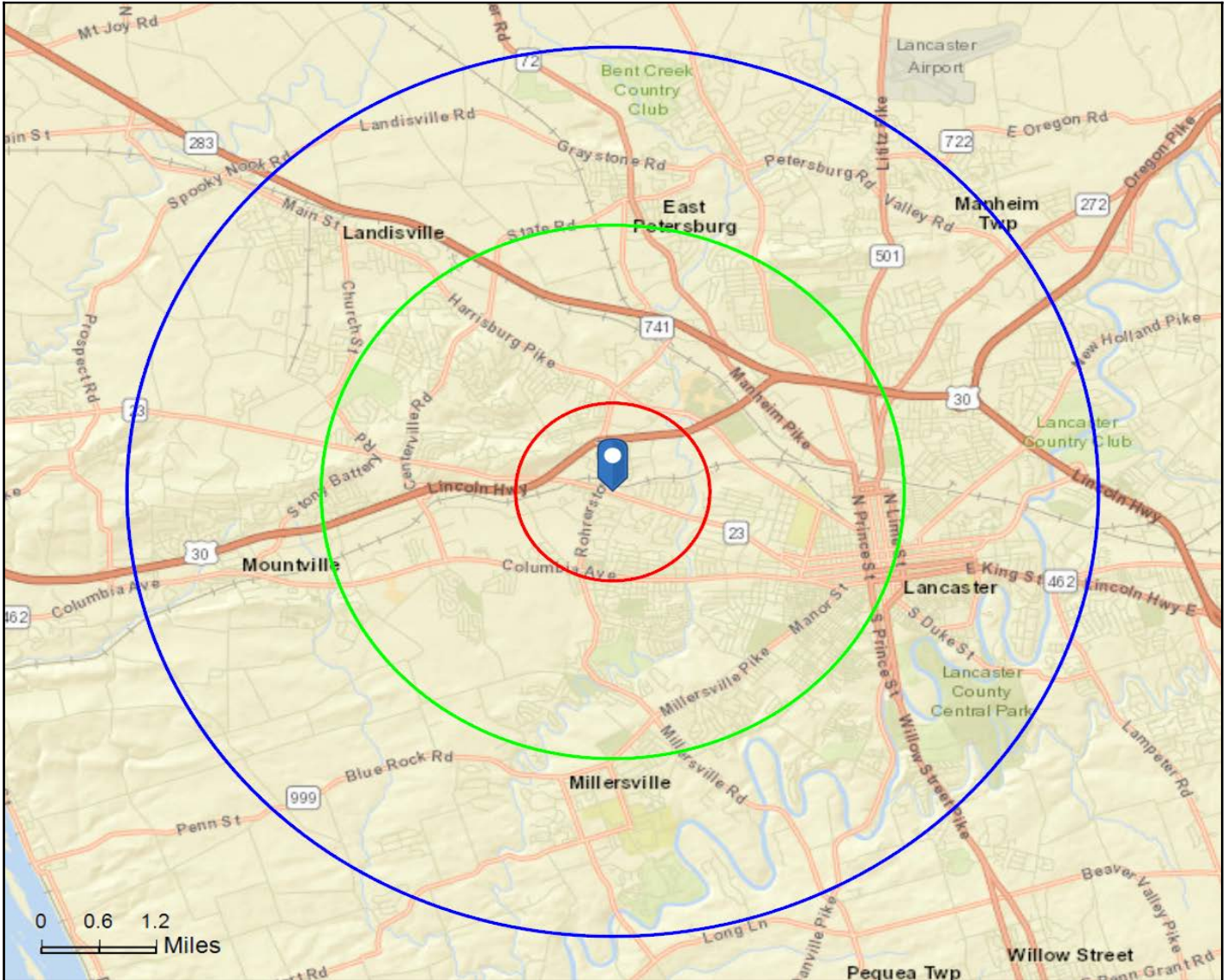
# DEMOGRAPHICS



## Site Map

2115 Marietta Ave, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.05222  
Longitude: -76.35776



February 26, 2020



# DEMOGRAPHICS



## Executive Summary

2115 Marietta Ave, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.05222  
Longitude: -76.35776

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,381	72,057	155,271
2010 Population	5,053	77,432	170,841
2019 Population	5,298	81,707	181,501
2024 Population	5,428	84,380	187,221
2000-2010 Annual Rate	1.44%	0.72%	0.96%
2010-2019 Annual Rate	0.51%	0.58%	0.66%
2019-2024 Annual Rate	0.49%	0.65%	0.62%
2019 Male Population	47.9%	48.3%	48.5%
2019 Female Population	52.1%	51.7%	51.5%
2019 Median Age	46.5	38.9	38.1

In the identified area, the current year population is 181,501. In 2010, the Census count in the area was 170,841. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 187,221 representing a change of 0.62% annually from 2019 to 2024. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 46.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	81.0%	70.6%	70.8%
2019 Black Alone	3.8%	9.5%	9.6%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2019 Asian Alone	5.5%	4.5%	4.0%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Other Race	6.0%	10.7%	10.9%
2019 Two or More Races	3.3%	4.3%	4.1%
2019 Hispanic Origin (Any Race)	13.0%	23.4%	23.5%

Persons of Hispanic origin represent 23.5% 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 67.2 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2019 Wealth Index	136	85	90
2000 Households	1,820	29,281	59,383
2010 Households	2,045	31,555	65,609
2019 Total Households	2,117	33,066	69,342
2024 Total Households	2,159	34,137	71,519
2000-2010 Annual Rate	1.17%	0.75%	1.00%
2010-2019 Annual Rate	0.37%	0.51%	0.60%
2019-2024 Annual Rate	0.39%	0.64%	0.62%
2019 Average Household Size	2.47	2.40	2.50

The household count in this area has changed from 65,609 in 2010 to 69,342 in the current year, a change of 0.60% annually. The five-year projection of households is 71,519, a change of 0.62% annually from the current year total. Average household size is currently 2.50, compared to 2.49 in the year 2010. The number of families in the current year is 43,716 in the specified area.



# DEMOGRAPHICS



## Executive Summary

2115 Marietta Ave, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.05222

Longitude: -76.35776

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.6%	16.4%	16.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$75,037	\$55,093	\$58,078
2024 Median Household Income	\$83,173	\$60,124	\$63,190
2019-2024 Annual Rate	2.08%	1.76%	1.70%
<b>Average Household Income</b>			
2019 Average Household Income	\$100,765	\$75,978	\$79,375
2024 Average Household Income	\$112,088	\$84,813	\$87,917
2019-2024 Annual Rate	2.15%	2.22%	2.07%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$40,987	\$30,766	\$30,426
2024 Per Capita Income	\$45,457	\$34,328	\$33,686
2019-2024 Annual Rate	2.09%	2.22%	2.06%

### Households by Income

Current median household income is \$58,078 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,190 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$79,375 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$87,917 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,426 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,686 in five years, compared to \$36,530 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
2019 Housing Affordability Index	142	123	123
2000 Total Housing Units	1,872	31,074	62,768
2000 Owner Occupied Housing Units	1,330	17,888	38,015
2000 Renter Occupied Housing Units	490	11,393	21,368
2000 Vacant Housing Units	52	1,793	3,385
2010 Total Housing Units	2,135	33,398	69,024
2010 Owner Occupied Housing Units	1,454	18,711	41,017
2010 Renter Occupied Housing Units	591	12,844	24,592
2010 Vacant Housing Units	90	1,843	3,415
2019 Total Housing Units	2,206	35,106	73,170
2019 Owner Occupied Housing Units	1,420	18,484	41,073
2019 Renter Occupied Housing Units	696	14,582	28,269
2019 Vacant Housing Units	89	2,040	3,828
2024 Total Housing Units	2,249	36,238	75,470
2024 Owner Occupied Housing Units	1,435	18,773	41,906
2024 Renter Occupied Housing Units	724	15,364	29,613
2024 Vacant Housing Units	90	2,101	3,951

Currently, 56.1% of the 73,170 housing units in the area are owner occupied; 38.6%, renter occupied; and 5.2% 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 69,024 housing units in the area - 59.4% owner occupied, 35.6% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 2.63%. Median home value in the area is \$193,862, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.86% annually to \$212,579.

