

**FOR LEASE**  
**UP TO ± 4.10 ACRES OF COMMERCIAL LAND**  
**EAST HEMPFIELD TOWNSHIP**



**2141 Marietta Avenue, Lancaster, PA 17603**



**U.S. COMMERCIAL REALTY**

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

# SALIENT INFORMATION

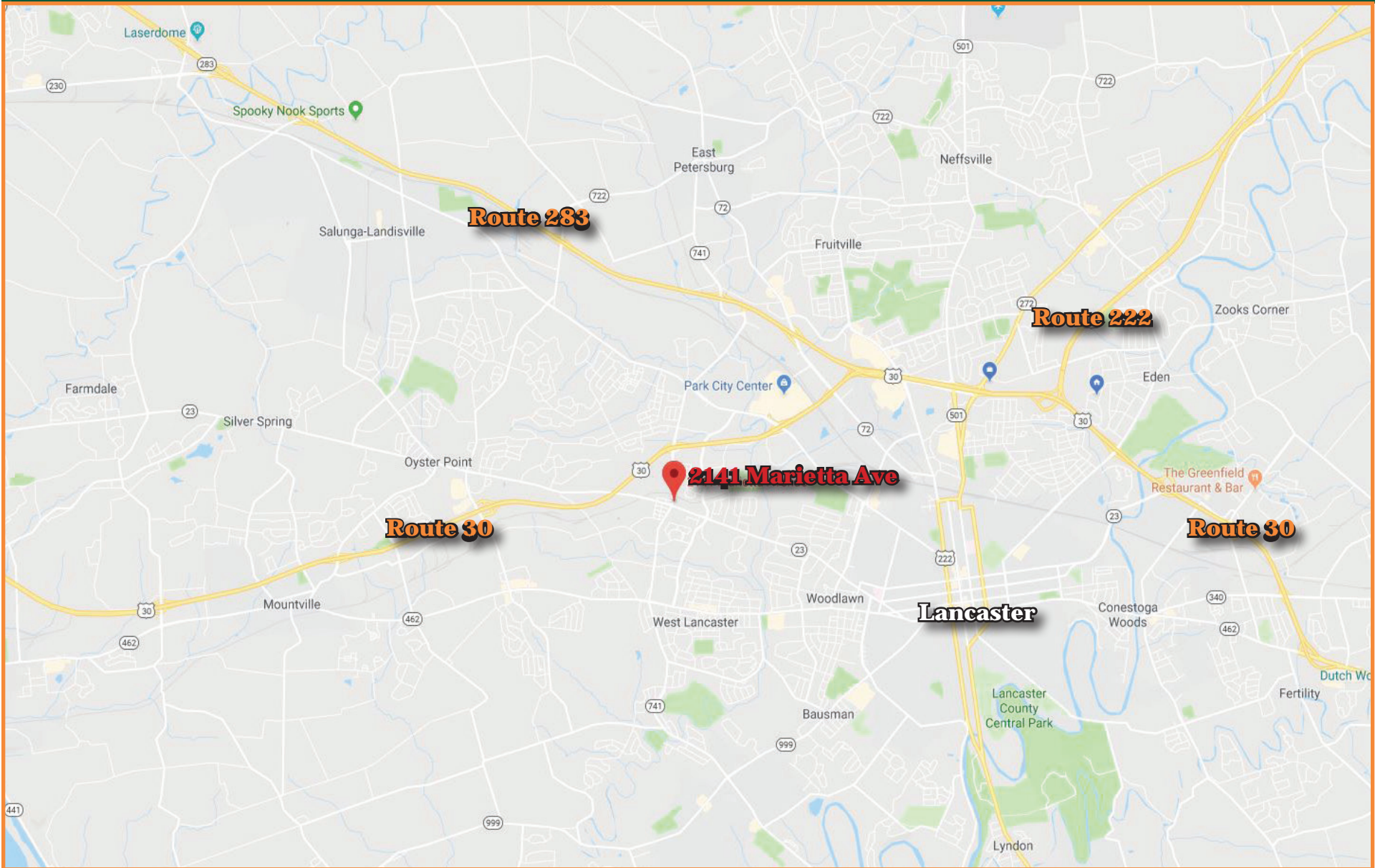
|                        |  |   |                       |                       |
|------------------------|--|---|-----------------------|-----------------------|
| <b>LOCATION:</b>       | 2141 Marietta Avenue, East Hempfield Township, Lancaster, PA 17603   |   |                       |                       |
| <b>LOT SIZE:</b>       | Up to ± 4.10 Acres   |   |                       |                       |
| <b>ZONING:</b>         | VC - Village Center: <i>Commercial uses include convenience stores, finance and insurance, lodging, retail sales, mixed use, shopping complex, and more.</i> |   |                       |                       |
| <b>UTILITIES:</b>      | Gas, Water, Sewer:   | Public services available at site         |                       |                       |
|                        | Electric:  | Available at site                         |                       |                       |
| <b>TRAFFIC COUNTS:</b> | Marietta Ave:  | 14,000 Vehicles Per Day (both directions) |                       |                       |
|                        | Rohrerstown Road:  | 21,194 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   | 5,417                                     | 79,914                | 181,732               |
|                        | Households   | 2,168                                     | 32,411                | 69,315                |
|                        | Median HH Income   | \$87,275                                  | \$55,906              | \$57,077              |
| <b>LIST PRICE:</b>     | \$175,000 to \$300,000 NNN annual land rent  |   |                       |                       |

\*Landlord will consider leasing less than the entire site. Pricing will be based on final size requirements.

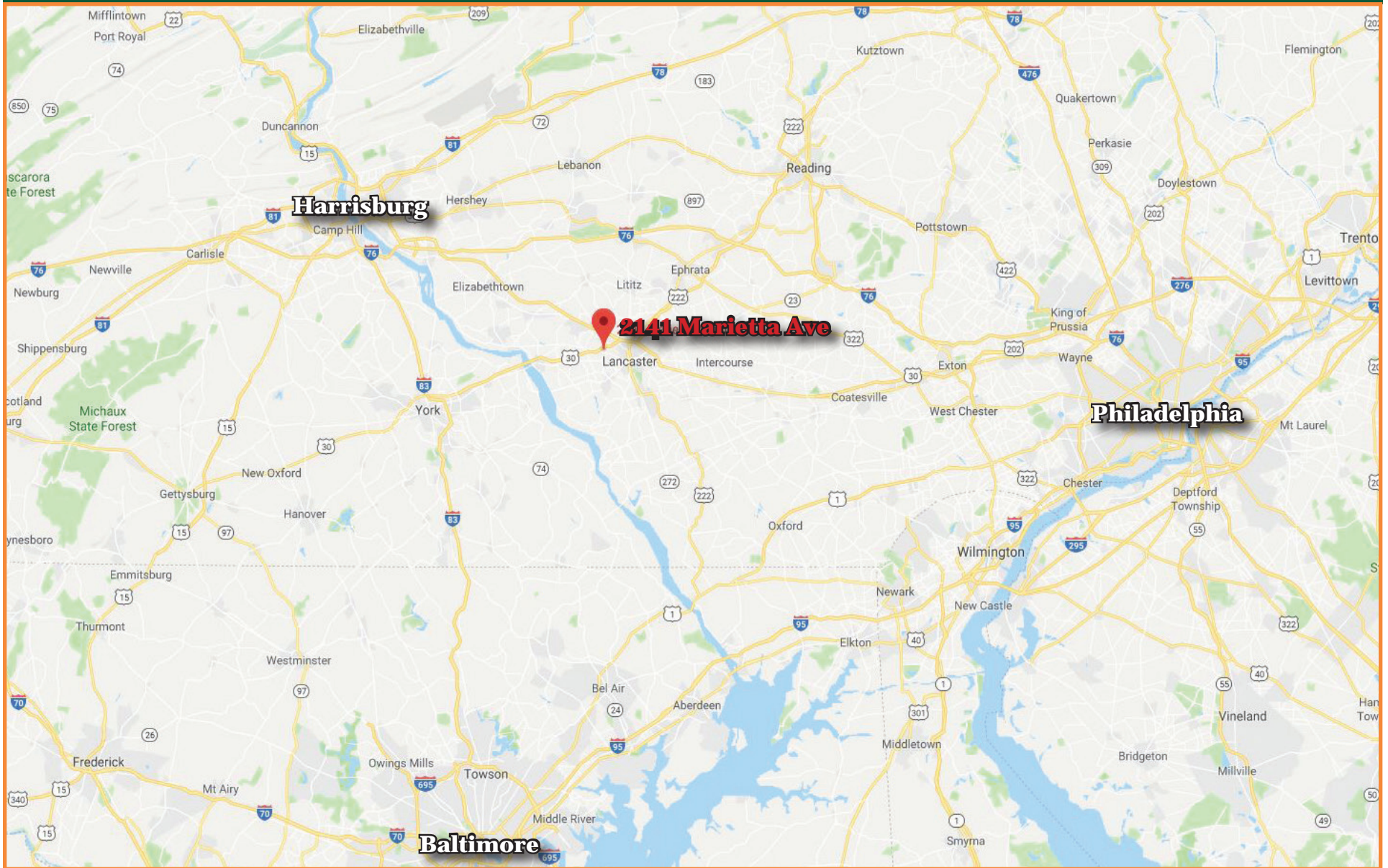
# AERIAL



# LOCAL MAP



# REGIONAL MAP



# SURVEY

## ACT 187 UNDERGROUND UTILITY PROTECTION ACT

RETVIEW ASSOCIATES, INC. HEREBY STATES THAT PURSUANT TO THE PROVISIONS OF ACT NO. 187 OF 1988, AS AMENDED BY ACT 87 OF 1988, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REGARDING EXAMINATION OF EXISTING WORK AT SITES WITHIN THE POLITICAL JURISDICTIONS SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETVIEW ASSOCIATES, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON EACH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PROVIDED BY SECTION 2, CLAUSE (A) OF SAID ACT, NOT LESS THAN (10) HOURS BEFORE (THE) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

2. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETVIEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM DURING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.

3. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETVIEW ASSOCIATES, INC. HAS SHOWN UPON THESE DRAWINGS THE POSITION AND TYPE OF EACH LINE AS NOTIFIED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2) OF THE ORDER, HAVING PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S REGISTERED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (2) OF SAID ACT.

4. RETVIEW ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES, ASSURANCE OR GUARANTEE THAT THE INFORMATION REQUIRED PURSUANT TO SAID SECTION AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT RETVIEW ASSOCIATES, INC. IS RELYING ON THE INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 18, 1988.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY RETVIEW ASSOCIATES, INC. DATE: 2/22/2011 & 2/23/2011

ONE CALL SYSTEM SERIAL NUMBER: 0/08/08

**PA 1**  
BY RETVIEW, INC.  
1-800-242-1776

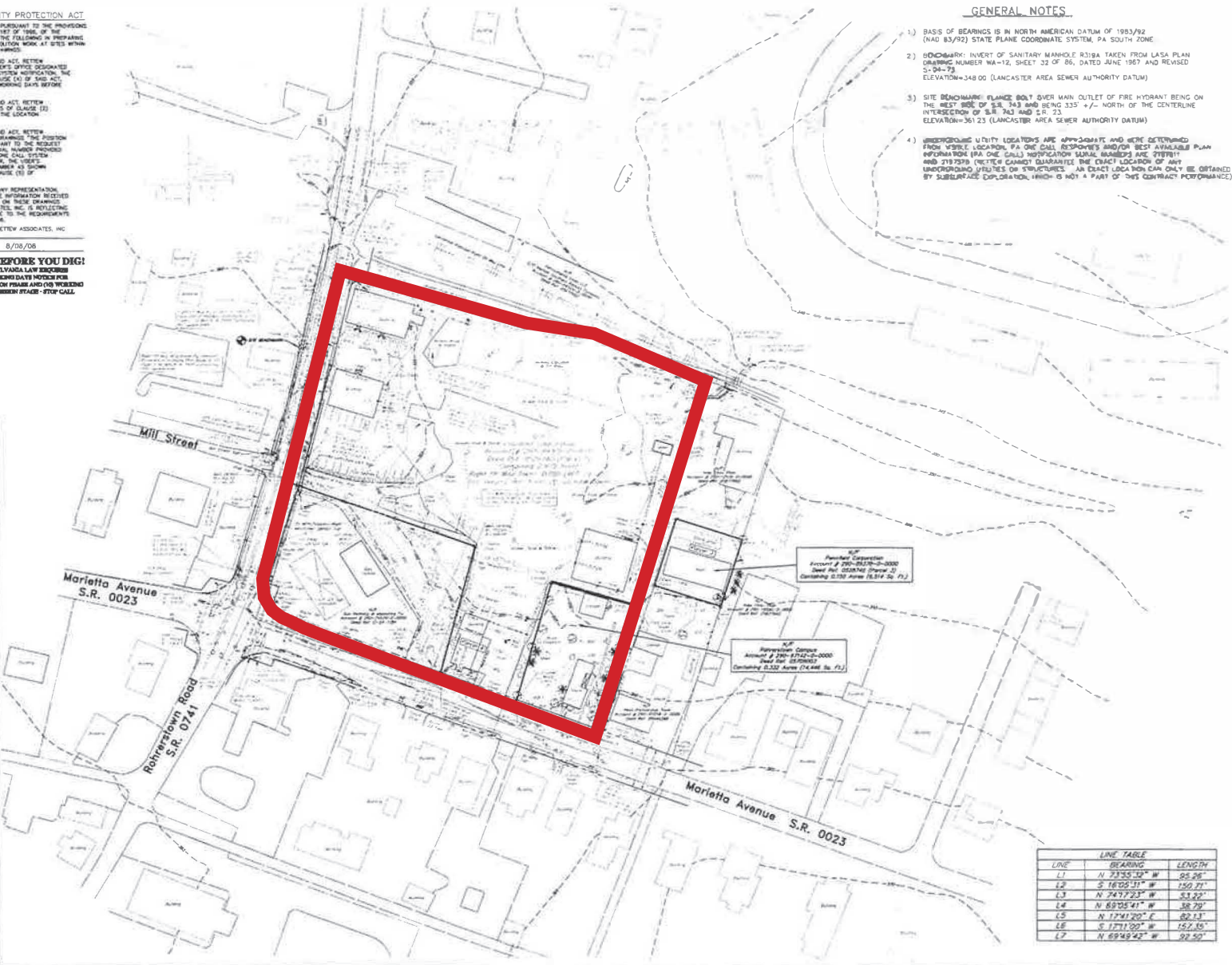
**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW ENFORCEMENT  
OR FIRE DEPARTMENT NOTIFICATION  
CONSTRUCTION PHASE AND (10) WORKING  
DAYS IN CURRENT REAR - STOP CALL

## GENERAL NOTES

- 1) BASIS OF BEARINGS IS IN NORTH AMERICAN DATUM OF 1983/82 (NAD 83/92) STATE PLANE COORDINATE SYSTEM, PA SOUTH ZONE.
- 2) BENCHMARK: INVERT OF SANITARY MANHOLE R318A TAKEN FROM LASA PLAN DRAWING NUMBER WA-12, SHEET 32 OF 86, DATED JUNE 1987 AND REVISED 5-28-73. ELEVATION=348.00 (LANCASTER AREA SEWER AUTHORITY DATUM)
- 3) SITE BENCHMARK: FLANGE BOLT OVER MAIN OUTLET OF FIRE HYDRANT BEING ON THE WEST SIDE OF S.R. 743 AND BEING 335' +/- NORTH OF THE CENTERLINE INTERSECTION OF S.R. 743 AND S.R. 23. ELEVATION=361.23 (LANCASTER AREA SEWER AUTHORITY DATUM)
- 4) UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISUAL LOCATION, PA ONE CALL RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION (PA ONE CALL NOTIFICATION SIGNAL BEARINGS ARE 7187811 AND 7197939 (RETVIEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES). AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE.

## LEGEND

- BENCHMARK
- CONCRETE WORKMENT
- PFC, REBAR, PN
- DUSH
- DECIDUOUS TREE
- EVERGREEN TREE
- SIGN
- MAIL BOX
- W/LLAND/POST
- UTILITY POLE
- GUY POLE
- LIGHT POLE
- TRAFFIC LIGHT
- ELECTRIC WETION
- SIGN WIRE
- TELEPHONE BOX
- SIGNAL BOX
- ELECTRIC BOX
- GAS METER
- GAS VALVE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- INLET
- INLET TYPE 2
- MANHOLE
- SINK MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- SANITARY MANHOLE
- SINKSE MANHOLE
- STORM MANHOLE
- TREE LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- 4" WHITE TRAFFIC LINE
- 4" DOUBLE YELLOW TRAFFIC LINE
- 4" DOUBLE YELLOW TRAFFIC LINE
- 24" WHITE TRAFFIC LINE
- STORM SEWER LINE
- FENCE LINE
- TRAFFIC LIGHT
- CONCRETE CURB STOP



Parcel Corporation  
Account # 700-8178-0-0000  
Subd No. 026462 Parcel 2  
Containing 0.130 Acres (18,314 Sq. Ft.)

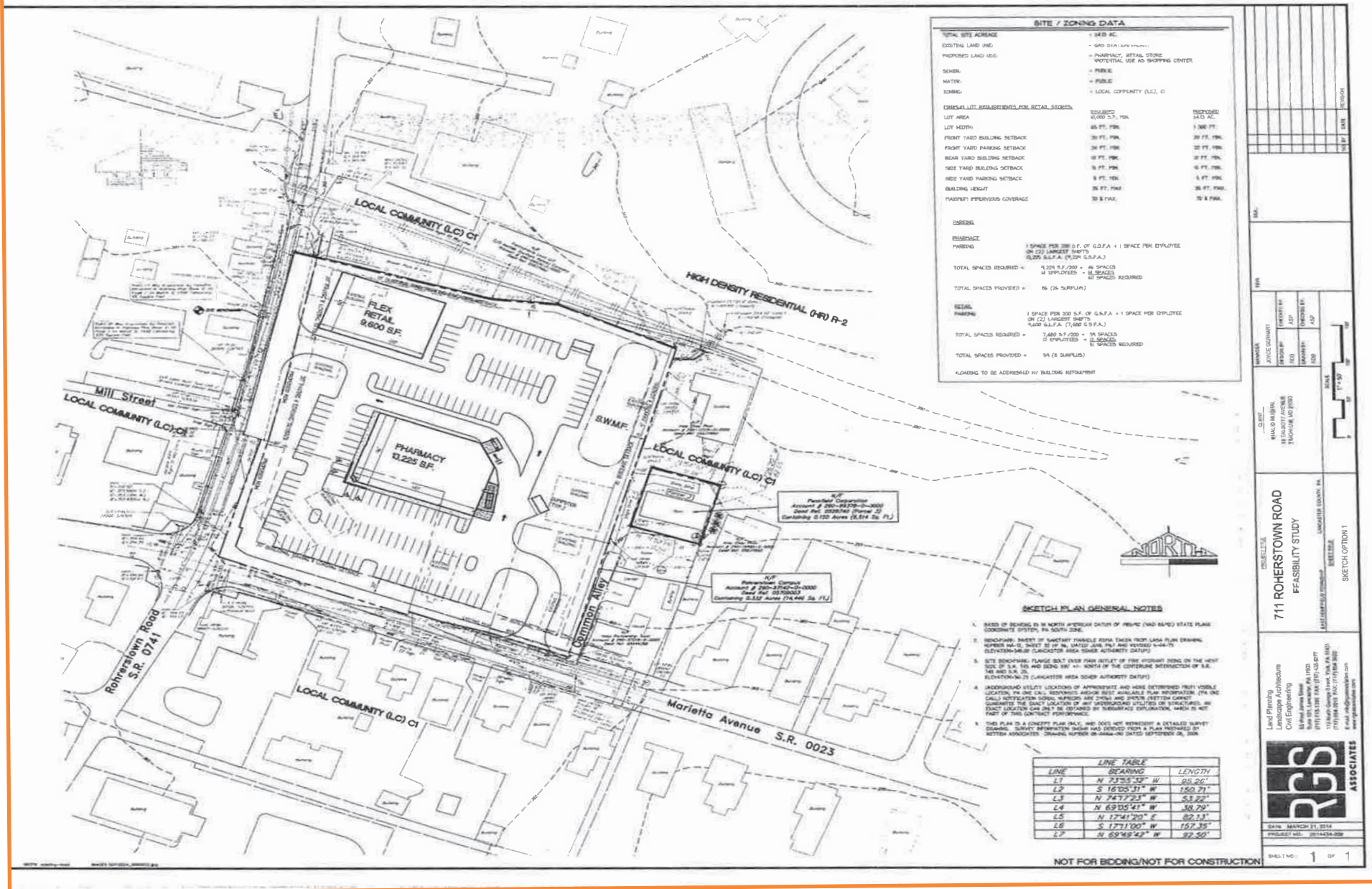
Parcel Corporation  
Account # 700-8178-0-0000  
Subd No. 026462 Parcel 2  
Containing 0.332 Acres (4,648 Sq. Ft.)

| LINE | BEARINGS      | LENGTH  |
|------|---------------|---------|
| L1   | N 73°05'50" W | 25.26'  |
| L2   | S 16°05'31" W | 150.71' |
| L3   | N 74°7'23" W  | 53.22'  |
| L4   | N 83°05'41" W | 38.79'  |
| L5   | N 17°41'20" E | 82.13'  |
| L6   | S 17°1'00" W  | 152.45' |
| L7   | N 69°48'42" W | 22.50'  |

|  |   |
|--|---|
| DATE   | 11-08-08  |
| SHEET NO.  | 1 OF 1  |
| DWG NO.  | 09-04466-010  |
| FOR RETVIEW ASSOCIATES BY:   | PIERCE, FENNER & SMITH, INC.<br>100 MARKET STREET, SUITE 200<br>LANCASTER, PA 17602 |
| DRAWN BY:  | PAUL J. HANCOCK   |
| CHECKED BY:  | DAVID H. BROWN  |
| DATE:  | 11-08-08  |
| SCALE:   | AS SHOWN  |
| <b>RETVIEW ASSOCIATES, INC.</b><br>500 S. ALLENTOWN ST., LANCASTER, PA 17602<br>PHONE: (717) 382-1887<br>FAX: (717) 382-1888<br>WWW.RETVIEW-PA.COM |   |
| BOUNDARY AND TOPOGRAPHIC SURVEY<br>FOR<br><b>711 ROHRERSTOWN ROAD SITE</b><br>EAST HEMPHILL TOWNSHIP - LANCASTER COUNTY, PA                        |   |



# CONCEPT #1



| SITE / ZONING DATA  |   |                  |
|---|---|------------------|
| TOTAL SITE AREA   | = 848 AC.   |                  |
| EXISTING LAND USE   | = GAS STA (LAW 1988)  |                  |
| PROPOSED LAND USE   | = PHARMACY, RETAIL STORE<br>VOCATIONAL USE AND SHOPPING CENTER                  |                  |
| SEWER   | = PUBLIC  |                  |
| WATER   | = PUBLIC  |                  |
| ZONING  | = LOCAL OFFICIN (L.O.) C1   |                  |
| DIMENSIONAL REQUIREMENTS FOR RETAIL STORES  |   |                  |
| LOT AREA  | MINIMUM 3,500 S.F.  | MAXIMUM 2400 AC. |
| LOT WIDTH   | 65 FT. MIN.   | 1,300 FT.        |
| FRONT YARD BUILDING SETBACK   | 30 FT. MIN.   | 30 FT. MIN.      |
| FRONT YARD PARKING SETBACK  | 20 FT. MIN.   | 30 FT. MIN.      |
| REAR YARD BUILDING SETBACK  | 10 FT. MIN.   | 10 FT. MIN.      |
| REAR YARD PARKING SETBACK   | 5 FT. MIN.  | 5 FT. MIN.       |
| BUILDING HEIGHT   | 20 FT. MAX.   | 30 FT. MAX.      |
| FLOORING PERMISSIBLE COVERAGE   | 75% MAX.  | 75% MAX.         |
| EASEMENTS   |   |                  |
| EASEMENT  |   |                  |
| PARKING   |   |                  |
| 1 SPACE PER 200 S.F. OF G.S.F.A. + 1 SPACE PER EMPLOYEE<br>ON (2) LARGEST SHEETS<br>1,500 G.S.F.A. (FOR G.S.F.A.) |   |                  |
| TOTAL SPACES REQUIRED   | = 1,200 S.F./200 + 48 SPACES<br>= 48 SPACES + 48 SPACES<br>= 96 SPACES REQUIRED |                  |
| TOTAL SPACES PROVIDED   | = 96 (2X SURPLUS)   |                  |
| RETAIL  |   |                  |
| 1 SPACE PER 200 S.F. OF G.S.F.A. + 1 SPACE PER EMPLOYEE<br>ON (2) LARGEST SHEETS<br>1,500 G.S.F.A. (FOR G.S.F.A.) |   |                  |
| TOTAL SPACES REQUIRED   | = 2,400 S.F./200 + 24 SPACES<br>= 24 SPACES + 24 SPACES<br>= 48 SPACES REQUIRED |                  |
| TOTAL SPACES PROVIDED   | = 24 (2X SURPLUS)   |                  |
| LOADING TO BE ADDRESSED BY BUILDING ARCHITECT   |   |                  |

**SKETCH #1: AN GENERAL NOTES**

- BASED ON BEARING IS IN NORTH APPROXIMATE DIRECTION OF BEARING (AND BEARING) STATE PLANE COORDINATE SYSTEM, IN SOUTH ZONE.
- BOUNDARY SHEETS OF SURVEY AVAILABLE FROM DRAWING FROM LAMA PLAN DRAWING. HIGHER ELEVATION SHEET IS TO BE USED UNLESS SHOWN OTHERWISE AND HIGHER ELEVATION SHEET IS TO BE USED UNLESS SHOWN OTHERWISE.
- SITE BOUNDARY PLANS SHOWN IN THIS PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF MARIETTA, GEORGIA, ZONING ORDINANCE AND ANY OTHER APPLICABLE REGULATIONS.
- ADDITIONAL UTILITY LOCATIONS OF APPROPRIATE AND HAVE DETERMINED FROM VISUAL LOCATION. IN THE CITY OF MARIETTA, GEORGIA, BEST AVAILABLE PLAN INFORMATION (THE CITY CALLS RETAILER SIGNAL APPROXIMATE ARE DURING AND DURING DETERMINED CAPACITY) GUARANTEES THE EXACT LOCATION OF ANY UTILITIES LOCATED OR IDENTIFIED. IN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE.
- THIS PLAN IS A CONCEPT PLAN ONLY. WE DO NOT REPRESENT A DETAILED SURVEY. OWNER'S SURVEY REPRESENTATION SHALL BE OBTAINED FROM A PLAN PREPARED BY A REGISTERED PROFESSIONAL SURVEYOR. DRAWING NUMBER OR DRAWING NUMBER IS NOT A GUARANTEE OF ACCURACY.

| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| L1   | N 73°55'20" W | 25.26'  |
| L2   | S 16°05'37" W | 150.71' |
| L3   | N 74°17'23" W | 63.22'  |
| L4   | N 69°05'41" W | 38.29'  |
| L5   | N 17°41'20" E | 62.13'  |
| L6   | S 17°11'00" W | 157.35' |
| L7   | N 62°48'48" W | 87.50'  |

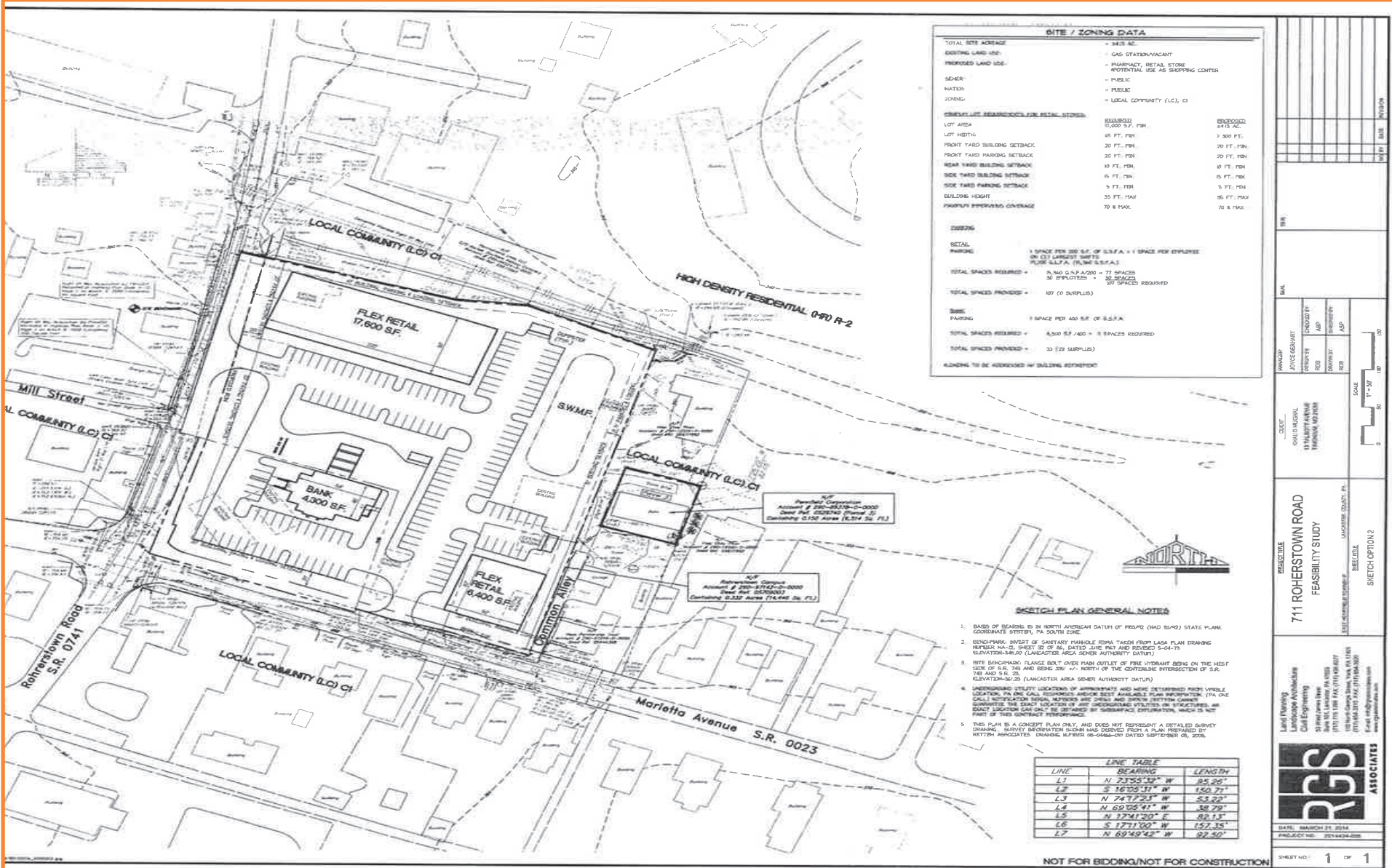
|              |  |
|--------------|--|
| CLIENT:      | MARK HUBBARD<br>181 BALDWIN AVENUE<br>TUCKER, GA 30084 |
| PROJECT:     | 711 ROTHERSTOWN ROAD<br>FEASIBILITY STUDY              |
| DATE:        | MARCH 11, 2016   |
| PROJECT NO.: | 2016-034-RSD   |
| SCALE:       | 1" = 50'   |
| DATE:        | MARCH 11, 2016   |
| PROJECT NO.: | 2016-034-RSD   |

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING

**RGD**  
ASSOCIATES

10115 SHELBY LANE, SUITE 100  
DUBLIN, GA 31024  
TEL: 770-488-8800  
WWW.RGDASSOCIATES.COM

# CONCEPT #2



### SITE / ZONING DATA

|  |   |             |
|--|---|-------------|
| TOTAL SITE AREA                                | = 443 AC.   |             |
| EXISTING LAND USE                              | = GAS STATION/VACANT  |             |
| PROPOSED LAND USE                              | = PHARMACY, RETAIL STORE<br>POTENTIAL USE AS SHOPPING CENTER  |             |
| SEWER  | = PUBLIC  |             |
| WATER  | = PUBLIC  |             |
| ZONING   | = LOCAL COMMUNITY (L.C.) CI   |             |
| <b>MINIMUM REQUIREMENTS FOR RETAIL STORES:</b> | REQUIRED  | EXCEEDED    |
| LOT AREA                                       | 9,000 S.F. MIN.   | 2413 AC.    |
| LOT WIDTH                                      | 45 FT. MIN.   | 1300 FT.    |
| FRONT YARD BUILDING SETBACK                    | 20 FT. MIN.   | 20 FT. MIN. |
| FRONT YARD PARKING SETBACK                     | 20 FT. MIN.   | 20 FT. MIN. |
| REAR YARD BUILDING SETBACK                     | 10 FT. MIN.   | 0 FT. MIN.  |
| SIDE YARD BUILDING SETBACK                     | 5 FT. MIN.  | 15 FT. MIN. |
| SIDE YARD PARKING SETBACK                      | 5 FT. MIN.  | 5 FT. MIN.  |
| BUILDING HEIGHT                                | 35 FT. MAX.   | 35 FT. MAX. |
| FOOTCANDLE ILLUMINATION COVERAGE               | 70 & PLUS   | 70 & PLUS   |
| <b>LOADING</b>                                 |   |             |
| RETAIL   | 1 SPACE PER 200 S.F. OF G.S.F.A. + 1 SPACE PER EMPLOYEE<br>OR (3) LARGEST TRUCKS<br>PLUS 5 L.T.A. (TRUCK S.P.A.E) |             |
| TOTAL SPACES REQUIRED                          | 3,360 G.S.F.A./200 = 17 SPACES<br>30 EMPLOYEES = 30 SPACES  |             |
| TOTAL SPACES PROVIDED                          | 107 (0 SURPLUS)   |             |
| <b>TRUCK</b>                                   |   |             |
| LOADING  | 1 SPACE PER 400 S.F. OF G.S.F.A.  |             |
| TOTAL SPACES REQUIRED                          | 4,500 S.F./400 = 11 SPACES REQUIRED   |             |
| TOTAL SPACES PROVIDED                          | 31 (22 SURPLUS)   |             |

LOADING TO BE ACCOMMODATED BY BUILDING REVISIONS!

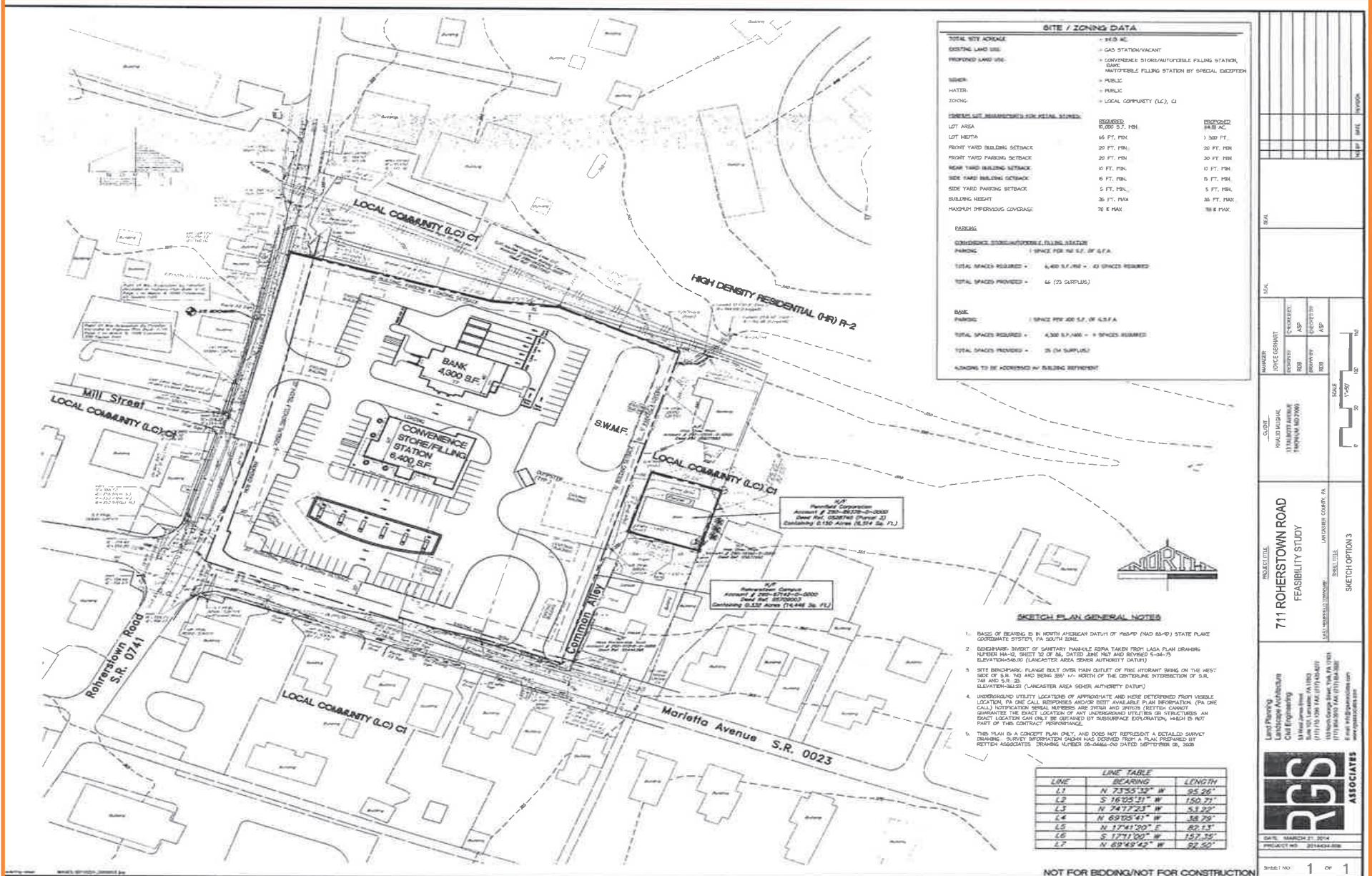
- #### SKETCH PLAN GENERAL NOTES
- BASE OF BEARING IS IN NORTH AMERICAN DATUM OF 1983 (NAD 83) STATE PLANE COORDINATE SYSTEM, PA SOUTH ZONE.
  - BENCHMARK INVERT OF SASTARY FANCOLE ROMA TAKEN FROM LAMA DRAWING NUMBER HAZ-02, SHEET 32 OF 46, DATED JUNE 1991 AND REDUCED 1/4"=1' ELEVATION=34.00 (LANCASTER AREA BENCHMARK DATUM).
  - RITE DRIPCHANG FLANGE BOLT OVER MAIN OUTLET OF FIRE HYDRANT BEING ON THE WEST END OF S11.20 AND BEING 30' +/- NORTH OF THE CORNER INTERSECTION OF S11.20 AND S11.20 (LANCASTER AREA BENCHMARK DATUM).
  - UNDERGROUND UTILITY LOCATIONS OF APPROPRIATE AND WERE DETERMINED FROM VERDIE LOCATION, PA ONE CALL EQUIPMENT AND/OR BEST AVAILABLE PLAN INFORMATION (PA ONE CALL NOTIFICATION SERIAL REPORTS AND SHEETS AND DIGITS FORTHEIN COMPANY SUBMITTER THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT RESPONSIBILITY).
  - THIS PLAN IS A CONCEPT PLAN ONLY, AND DOES NOT REPRESENT A DETAILED SURVEY DRAWING. SURVEY INFORMATION (WHICH WAS PROVIDED FROM A PLAN PREPARED BY RITTEIN ASSOCIATES' DRAWING NUMBER 98-0468-00 DATED SEPTEMBER 05, 2006.

| LINE | BEARING        | LENGTH  |
|------|----------------|---------|
| L1   | N 73°55'32" W  | 95.26'  |
| L2   | S 142°35'31" W | 150.21' |
| L3   | N 74°17'21" W  | 58.22'  |
| L4   | N 60°25'41" W  | 38.79'  |
| L5   | N 77°41'20" E  | 89.13'  |
| L6   | S 17°11'50" W  | 157.35' |
| L7   | N 69°49'42" W  | 92.80'  |

|  |                      |
|--|----------------------|
| DATE                                     | 11/11/2014           |
| PROJECT NO.                              | 2014034-002          |
| PROJECT NAME                             | 711 ROTHERSTOWN ROAD |
| PROJECT TYPE                             | FEASIBILITY STUDY    |
| PROJECT LOCATION                         | LANCASTER COUNTY, PA |
| PROJECT OWNER                            | LANCASTER COUNTY, PA |
| PROJECT DESIGNER                         | REGS ASSOCIATES      |
| PROJECT ARCHITECT                        | REGS ASSOCIATES      |
| PROJECT ENGINEER                         | REGS ASSOCIATES      |
| PROJECT SURVEYOR                         | REGS ASSOCIATES      |
| PROJECT LANDSCAPE ARCHITECT              | REGS ASSOCIATES      |
| PROJECT CIVIL ENGINEER                   | REGS ASSOCIATES      |
| PROJECT ELECTRICAL ENGINEER              | REGS ASSOCIATES      |
| PROJECT MECHANICAL ENGINEER              | REGS ASSOCIATES      |
| PROJECT PLUMBING ENGINEER                | REGS ASSOCIATES      |
| PROJECT STRUCTURAL ENGINEER              | REGS ASSOCIATES      |
| PROJECT TRAFFIC ENGINEER                 | REGS ASSOCIATES      |
| PROJECT ENVIRONMENTAL ENGINEER           | REGS ASSOCIATES      |
| PROJECT HISTORIC ARCHITECTURE CONSULTANT | REGS ASSOCIATES      |
| PROJECT GEOTECHNICAL ENGINEER            | REGS ASSOCIATES      |
| PROJECT ARCHITECTURAL RENDERING          | REGS ASSOCIATES      |
| PROJECT PHOTOGRAPHY                      | REGS ASSOCIATES      |
| PROJECT VIDEOGRAPHY                      | REGS ASSOCIATES      |
| PROJECT 3D MODELING                      | REGS ASSOCIATES      |
| PROJECT MOBILE APP DEVELOPMENT           | REGS ASSOCIATES      |
| PROJECT WEBSITE DEVELOPMENT              | REGS ASSOCIATES      |
| PROJECT SOCIAL MEDIA STRATEGY            | REGS ASSOCIATES      |
| PROJECT CONTENT WRITING                  | REGS ASSOCIATES      |
| PROJECT DESIGN MANAGEMENT                | REGS ASSOCIATES      |
| PROJECT CONSTRUCTION MANAGEMENT          | REGS ASSOCIATES      |
| PROJECT OPERATIONAL MANAGEMENT           | REGS ASSOCIATES      |
| PROJECT MAINTENANCE MANAGEMENT           | REGS ASSOCIATES      |
| PROJECT SECURITY MANAGEMENT              | REGS ASSOCIATES      |
| PROJECT COMPLIANCE MANAGEMENT            | REGS ASSOCIATES      |
| PROJECT RISK MANAGEMENT                  | REGS ASSOCIATES      |
| PROJECT SUSTAINABILITY MANAGEMENT        | REGS ASSOCIATES      |
| PROJECT QUALITY MANAGEMENT               | REGS ASSOCIATES      |
| PROJECT HEALTH AND SAFETY MANAGEMENT     | REGS ASSOCIATES      |
| PROJECT ENVIRONMENTAL MANAGEMENT         | REGS ASSOCIATES      |
| PROJECT SOCIAL RESPONSIBILITY MANAGEMENT | REGS ASSOCIATES      |
| PROJECT COMMUNITY ENGAGEMENT             | REGS ASSOCIATES      |
| PROJECT PUBLIC AFFAIRS                   | REGS ASSOCIATES      |
| PROJECT GOVERNANCE                       | REGS ASSOCIATES      |
| PROJECT LEGAL COUNSEL                    | REGS ASSOCIATES      |
| PROJECT FINANCIAL COUNSEL                | REGS ASSOCIATES      |
| PROJECT TAX COUNSEL                      | REGS ASSOCIATES      |
| PROJECT ACCOUNTING                       | REGS ASSOCIATES      |
| PROJECT IT SUPPORT                       | REGS ASSOCIATES      |
| PROJECT HR SUPPORT                       | REGS ASSOCIATES      |
| PROJECT RECEPTION                        | REGS ASSOCIATES      |
| PROJECT SECURITY                         | REGS ASSOCIATES      |
| PROJECT MAINTENANCE                      | REGS ASSOCIATES      |
| PROJECT REPAIRS                          | REGS ASSOCIATES      |
| PROJECT REPLACEMENTS                     | REGS ASSOCIATES      |
| PROJECT UPGRADES                         | REGS ASSOCIATES      |
| PROJECT RENOVATIONS                      | REGS ASSOCIATES      |
| PROJECT DEMOLITIONS                      | REGS ASSOCIATES      |
| PROJECT CONSTRUCTION                     | REGS ASSOCIATES      |
| PROJECT OPERATIONS                       | REGS ASSOCIATES      |
| PROJECT MAINTENANCE                      | REGS ASSOCIATES      |
| PROJECT REPAIRS                          | REGS ASSOCIATES      |
| PROJECT REPLACEMENTS                     | REGS ASSOCIATES      |
| PROJECT UPGRADES                         | REGS ASSOCIATES      |
| PROJECT RENOVATIONS                      | REGS ASSOCIATES      |
| PROJECT DEMOLITIONS                      | REGS ASSOCIATES      |



# CONCEPT #3



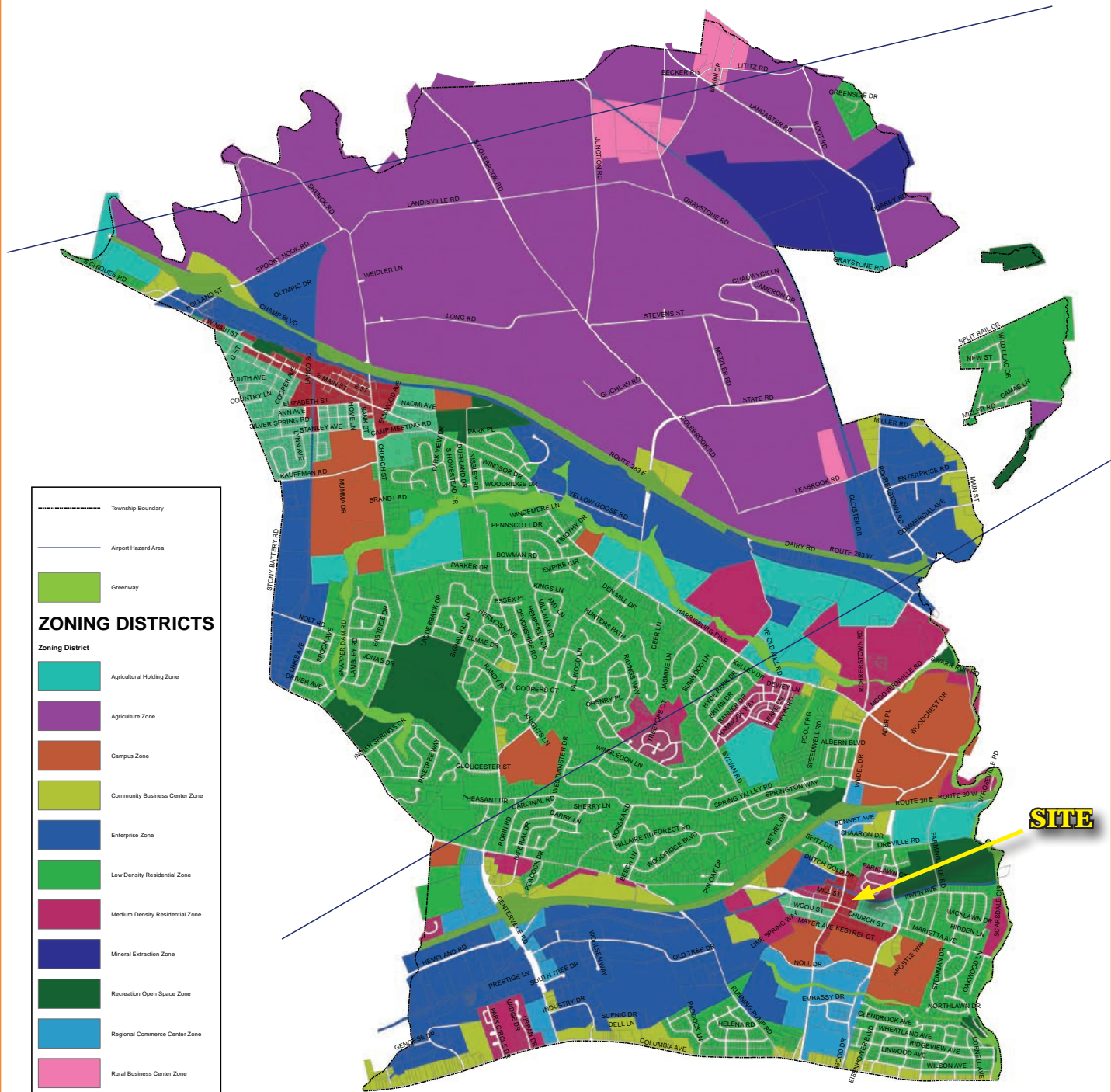
| SITE / ZONING DATA                                   |   |                      |
|--|---|----------------------|
| TOTAL SITE AREA:                                     | 143.83 AC.  |                      |
| EXISTING LAND USE:                                   | 1 GAS STATION/VACANT  |                      |
| PROPOSED LAND USE:                                   | 1 CONVENIENCE STORE/AUTOMOBILE FILLING STATION, BANK, MULTIPLE FILLING STATION BY SPECIAL EXCEPTION |                      |
| SEWER:   | 1 PUBLIC  |                      |
| WATER:   | 1 PUBLIC  |                      |
| ZONING:  | 1 LOCAL COMMUNITY (L.C.) CI   |                      |
| <b>CONCRETE REQUIREMENTS FOR RETAIL STORES:</b>      |   |                      |
| LOT AREA:  | 80,000 SQ. FT. MIN.   | 100,000 SQ. FT. MIN. |
| LOT WIDTH:   | 44 FT. MIN.   | 130 FT. MIN.         |
| FRONT YARD BUILDING SETBACK:                         | 20 FT. MIN.   | 30 FT. MIN.          |
| FRONT YARD PARKING SETBACK:                          | 20 FT. MIN.   | 30 FT. MIN.          |
| REAR YARD BUILDING SETBACK:                          | 0 FT. MIN.  | 10 FT. MIN.          |
| SIDE YARD BUILDING SETBACK:                          | 0 FT. MIN.  | 5 FT. MIN.           |
| SIDE YARD PARKING SETBACK:                           | 30 FT. MIN.   | 30 FT. MIN.          |
| BUILDING HEIGHT:                                     | 30 FT. MAX.   | 35 FT. MAX.          |
| MAXIMUM IMPERVIOUS COVERAGE:                         | 20% MAX.  | 25% MAX.             |
| <b>PARKING:</b>                                      |   |                      |
| <b>CONVENIENCE STORE/AUTOMOBILE FILLING STATION:</b> |   |                      |
| PARKING:   | 1 SPACE PER 100 S.F. OF G.F.A.  |                      |
| TOTAL SPACES REQUIRED:                               | 4,480 S.F./100 = 45 SPACES REQUIRED   |                      |
| TOTAL SPACES PROVIDED:                               | 64 (73 SURPLUS)   |                      |
| <b>BANK:</b>   |   |                      |
| PARKING:   | 1 SPACE PER 100 S.F. OF G.F.A.  |                      |
| TOTAL SPACES REQUIRED:                               | 4,300 S.F./100 = 43 SPACES REQUIRED   |                      |
| TOTAL SPACES PROVIDED:                               | 25 (34 SURPLUS)   |                      |
| ROADS TO BE ACCESSIBLE BY DRIVEWAY                   |   |                      |

- SKETCH PLAN GENERAL NOTES**
1. BASIS OF BEARING IS IN NORTH AMERICAN DATUM OF 1983-80 (NAD 83-80) STATE PLANE COORDINATE SYSTEM, PA SOUTH ZONE.
  2. OBSERVANCE: INVERT OF SANITARY MANHOLE (S.M.) TAKEN FROM LISA PLAN DRAWING NUMBER 144-0, SHEET 32 OF 36, DATED JUNE 1987 AND BOXED 4-04-73 ELEVATION=546.80 (LANCASTER AREA SEWER AUTHORITY DATUM).
  3. SITE BENCHMARK: PLUMB BOLT OVER MAIN OUTLET OF FIRE ALARM BELL ON THE WEST SIDE OF S.R. 102 AND BEING 355' 11" NORTH OF THE CONTINGENT INTERSECTION OF S.R. 102 AND S.R. 25. ELEVATION=342.23 (LANCASTER AREA SEWER AUTHORITY DATUM).
  4. UNDERGROUND UTILITY LOCATIONS OF APPROPRIATE AND WERE DETERMINED FROM VISIBLE LOCATIONS OR BY CALL RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (PA ONE CALL) NOTIFICATION SERIAL NUMBERS ARE 07814 AND 07815. BERTH'S CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE.
  5. THIS PLAN IS A CONCEPT PLAN ONLY, AND DOES NOT REPRESENT A DETAILED SURVEY DRAWING. SURVEY INFORMATION OBTAINED FROM A PLAN PREPARED BY BERTH ASSOCIATES, DRAWING NUMBER 08-0466-00 DATED SEPTEMBER 29, 2009.


| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| L1   | N 73°55'32" W | 95.26'  |
| L2   | S 16°05'31" W | 150.71' |
| L3   | N 74°17'23" W | 53.92'  |
| L4   | N 69°05'41" W | 38.29'  |
| L5   | N 17°41'20" E | 82.13'  |
| L6   | S 17°11'00" W | 197.35' |
| L7   | N 69°45'45" W | 92.60'  |

|                                       |                           |                        |            |
|---------------------------------------|---------------------------|------------------------|------------|
| OWNER                                 | ROYCE CERVATT             | CONTRACT               | ASP        |
| CLIENT                                | ROADS MUNICIPAL AUTHORITY | DESIGN                 | ASP        |
| PROJECT                               | 711 ROHERSTOWN ROAD       | CONSTRUCTION           | ASP        |
| LOCATION                              | LANCASTER COUNTY, PA      | DATE                   | 11/14/2014 |
| PROJECT NO.                           | 201403-008                | SCALE                  | 1"=50'     |
| 711 ROHERSTOWN ROAD FEASIBILITY STUDY |                           | SHEET NO. 3 OF 3       |            |
| LAND PLANNING                         |                           | SHEET TITLE            |            |
| LANDSCAPE ARCHITECTURE                |                           | SKETCH OPTION 3        |            |
| CIVIL ENGINEERING                     |                           | DATE: MARCH 21, 2014   |            |
| 14 West Jones Street                  |                           | PROJECT NO: 201403-008 |            |
| Suite 101, Lancaster, PA 17303        |                           | SHEET NO: 3 OF 3       |            |
| TEL: 717.399.1744 FAX: 717.399.1745   |                           | SCALE: 1"=50'          |            |
| WWW.RGSASSOCIATES.COM                 |                           | SHEET TITLE            |            |
| RGS ASSOCIATES                        |                           | SKETCH OPTION 3        |            |

# ZONING MAP



|                         |                                  |
|-------------------------|----------------------------------|
|                         | Township Boundary                |
|                         | Airport Hazard Area              |
|                         | Greenway                         |
| <b>ZONING DISTRICTS</b> |                                  |
| <b>Zoning District</b>  |                                  |
|                         | Agricultural Holding Zone        |
|                         | Agriculture Zone                 |
|                         | Campus Zone                      |
|                         | Community Business Center Zone   |
|                         | Enterprise Zone                  |
|                         | Low Density Residential Zone     |
|                         | Medium Density Residential Zone  |
|                         | Mineral Extraction Zone          |
|                         | Recreation Open Space Zone       |
|                         | Regional Commerce Center Zone    |
|                         | Rural Business Center Zone       |
|                         | Transportation Right of Way Zone |
|                         | Village Center Zone              |
|                         | Village Residential Zone         |


 The East Hempfield Development Services Department used Lancaster County Planning Commission GIS data to create this map. This map is for convenience only. The official zoning map can be found at the East Hempfield Township Municipal Office.

# 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

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- (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.

:2

# ZONING

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(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.

E. Design standards (see also Article 4 for modifications and exceptions):

(1) Minimum lot area: 3,000 square feet.

(2) Minimum setbacks for principal uses, accessory uses, and accessory dwelling units:

|                       | <b>Setback Principal</b>   | <b>Accessory</b>            | <b>Accessory Dwelling</b>   |
|-----------------------|--|-----------------------------|-----------------------------|
| <b>RESIDENTIAL</b>    |  |                             |                             |
| Front                 | Not less than the average setback of developed lots on the block, measured from the closest street right-of-way line | Not permitted in front yard | Not permitted in front yard |
| Side                  | 5 feet   | 0 feet                      | 5 feet                      |
| Rear                  | 10 feet  | 0 feet                      | 10 feet                     |
| <b>NONRESIDENTIAL</b> |  |                             |                             |
| Front                 | See Subsection E(2)(a) below   | Equal to the principal      | Not permitted in front yard |

# ZONING

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|      | <b>Principal</b>   | <b>Accessory</b>  | <b>Accessory Dwelling</b> |
|------|--|---|---------------------------|
| Side | 10 feet from other nonresidential uses. 20 feet from adjacent residential uses | 10 feet from other nonresidential uses. 20 feet from adjacent residential uses. | 10 feet                   |
| Rear | 10 feet  | 0 feet  | 10 feet                   |

- (a) Parking facilities contained on commonly held lands shall have a minimum separation distance of 20 feet to any other nonresidential or residential building. Pedestrian walkways and lighting may be constructed within the twenty-foot setback.
- (3) Maximum residential density:
- (a) Single-family detached: six dwelling units per acre.
  - (b) Single-family semidetached: six dwelling units per acre.
  - (c) Townhouse: eight dwelling units per acre.
  - (d) Multifamily: eight dwelling units per acre.
- (4) Minimum lot width: 25 feet.
- (5) Maximum lot coverage: 70%; such coverage requirements may be exceeded provided:
- (a) Pervious pavement materials are used; or
  - (b) A landscaping plan, including streetscape enhancements, is prepared, approved and implemented.
- (6) Maximum building height: 35 feet. If an underground parking facility is utilized for a multifamily building, and at least 50% of the parking level is provided below grade, the parking level shall not be considered a story for purposes of calculating height.
- (7) Maximum building area: 5,000 square feet; with the following exceptions:
- (a) Convenience store: 5,000 square feet.
  - (b) Grocery store: 45,000 square feet.

# ZONING

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- (8) Lot configuration: Where alleys are present, all lots shall front on the primary street and the rear of the lot shall face the alleyway.
- (9) Pedestrian walkways: Pedestrian walkways shall be provided within the Village Center Zone and shall be designed and located so as to accommodate and encourage safe and efficient pedestrian-friendly movements within the community. Depending upon the purpose and location within the community, applicant may propose varying widths and surfaces for such walkways. All pedestrian walkways shall be a minimum of four feet in width.
- (10) Bus stops: Bus stops shall be placed at appropriate locations within the Village Center Zone as coordinated with local mass transit providers.
- (11) The entrance to any dwelling unit in a mixed-use building may be shared with another dwelling unit or units but shall be independent of the nonresidential use or uses.
- (12) Restaurant uses shall be permitted to operate outdoor cafes on sidewalks and in courtyards, provided pedestrian circulation or access to entrances shall not be impaired.
- (13) Agricultural setback requirements. See regulations in Article 4.
- (14) Agricultural disclaimer. See regulations in Article 4.
- (15) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (16) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter, except as modified as follows:
  - (a) Parking shall be located within the side or rear yard.
  - (b) For all dwelling types, driveway access may be provided from alleys.
  - (c) All residential uses shall provide a minimum of two parking spaces per dwelling unit.
  - (d) All other permitted uses shall provide the number of spaces directed under Article 8 of this chapter.

# ZONING

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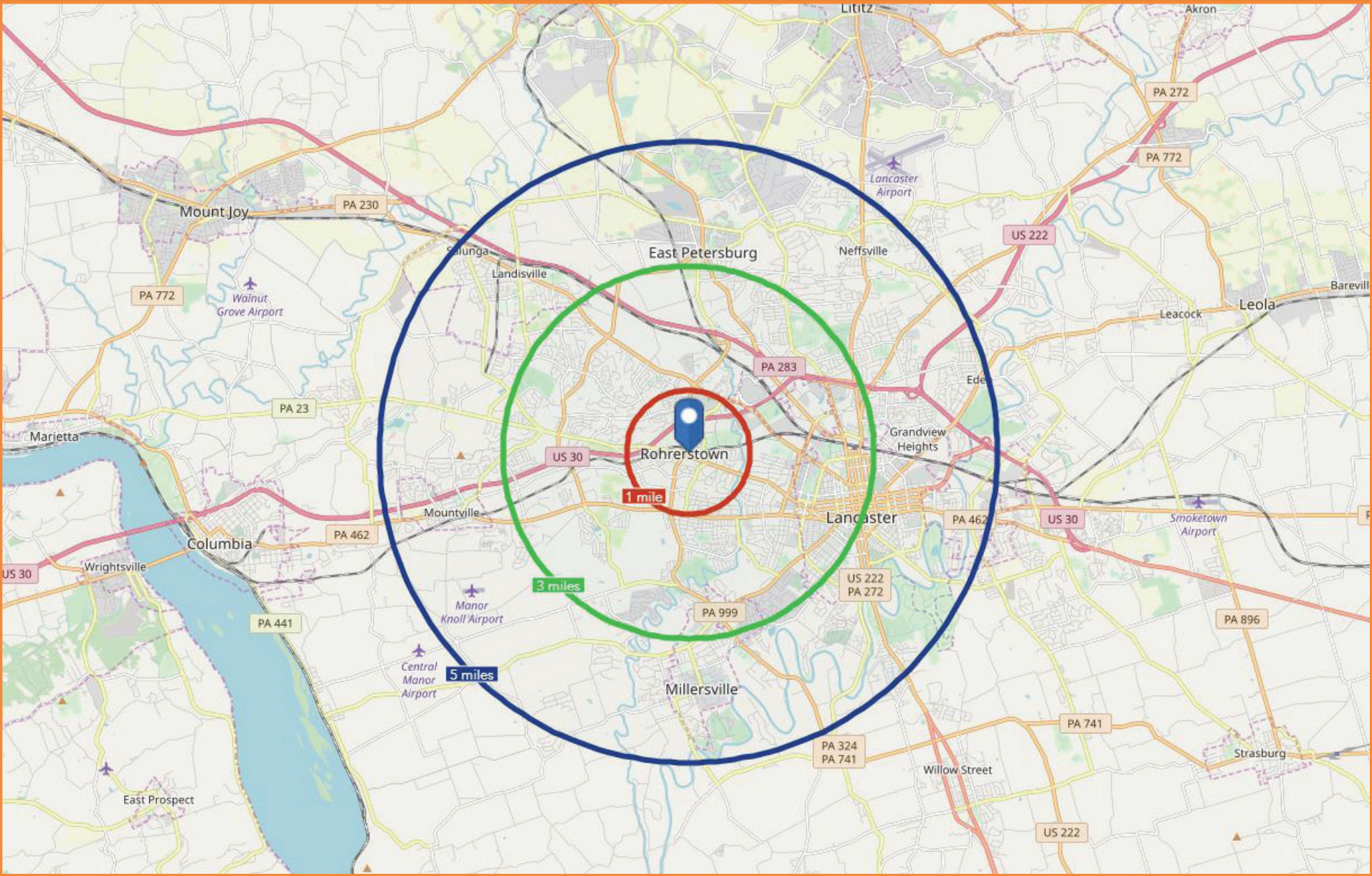
- (e) The minimum parking requirements for all uses, with the exception of single-family detached dwellings, may be satisfied through any combination of the following: driveways, carports, garages, on-street parking spaces along interior access drives and/or streets, off-street parking spaces and/or parking facilities. Parking for single-family detached dwellings must be provided behind the street right-of-way line in the form of driveways, carports or garages.
  - (f) Required parking for any use must be located in a parking area whose furthest point is within 500 feet from the building.
  - (g) Shared parking is encouraged within the Village Center Zone. Applicant may request a modification and reduction of the number of required parking spaces when two or more uses are able to share parking spaces because demands occur at different times.
- (17)Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (18)Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.<sup>1</sup>
- (19)Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (20)Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (21)Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (22)Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.

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1. Editor's Note: See Ch. 222, Streets and Sidewalks.



# MILEAGE MAP



# DEMOGRAPHICS



## Executive Summary

2125 Marietta Pike  
2125 Marietta Pike, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.05322  
Longitude: -76.35830

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 4,443  | 70,912  | 156,240 |
| 2010 Population        | 5,181  | 76,169  | 172,076 |
| 2018 Population        | 5,417  | 79,914  | 181,732 |
| 2023 Population        | 5,567  | 82,905  | 188,117 |
| 2000-2010 Annual Rate  | 1.55%  | 0.72%   | 0.97%   |
| 2010-2018 Annual Rate  | 0.54%  | 0.58%   | 0.66%   |
| 2018-2023 Annual Rate  | 0.55%  | 0.74%   | 0.69%   |
| 2018 Male Population   | 47.9%  | 48.2%   | 48.5%   |
| 2018 Female Population | 52.1%  | 51.8%   | 51.5%   |
| 2018 Median Age        | 46.5   | 38.9    | 38.0    |

In the identified area, the current year population is 181,732. In 2010, the Census count in the area was 172,076. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 188,117 representing a change of 0.69% annually from 2018 to 2023. 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 38.3.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2018 White Alone                         | 82.0% | 72.0% | 71.6% |
| 2018 Black Alone                         | 3.6%  | 9.1%  | 9.5%  |
| 2018 American Indian/Alaska Native Alone | 0.2%  | 0.4%  | 0.4%  |
| 2018 Asian Alone                         | 5.2%  | 4.3%  | 3.8%  |
| 2018 Pacific Islander Alone              | 0.1%  | 0.1%  | 0.1%  |
| 2018 Other Race                          | 5.6%  | 10.1% | 10.6% |
| 2018 Two or More Races                   | 3.2%  | 4.1%  | 4.1%  |
| 2018 Hispanic Origin (Any Race)          | 12.0% | 22.1% | 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 66.1 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| 2000 Households             | 1,828 | 28,911 | 59,732 |
| 2010 Households             | 2,101 | 31,170 | 66,120 |
| 2018 Total Households       | 2,168 | 32,411 | 69,315 |
| 2023 Total Households       | 2,216 | 33,578 | 71,666 |
| 2000-2010 Annual Rate       | 1.40% | 0.76%  | 1.02%  |
| 2010-2018 Annual Rate       | 0.38% | 0.47%  | 0.57%  |
| 2018-2023 Annual Rate       | 0.44% | 0.71%  | 0.67%  |
| 2018 Average Household Size | 2.47  | 2.40   | 2.51   |

The household count in this area has changed from 66,120 in 2010 to 69,315 in the current year, a change of 0.57% annually. The five-year projection of households is 71,666, a change of 0.67% annually from the current year total. Average household size is currently 2.51, compared to 2.48 in the year 2010. The number of families in the current year is 43,834 in the specified area.



# DEMOGRAPHICS



## Executive Summary

2125 Marietta Pike  
 2125 Marietta Pike, Lancaster, Pennsylvania, 17603  
 Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
 Latitude: 40.05322  
 Longitude: -76.35830

|                                 | 1 mile    | 3 miles  | 5 miles  |
|---------------------------------|-----------|----------|----------|
| <b>Median Household Income</b>  |           |          |          |
| 2018 Median Household Income    | \$87,275  | \$55,906 | \$57,077 |
| 2023 Median Household Income    | \$97,468  | \$60,999 | \$62,529 |
| 2018-2023 Annual Rate           | 2.23%     | 1.76%    | 1.84%    |
| <b>Average Household Income</b> |           |          |          |
| 2018 Average Household Income   | \$111,313 | \$77,817 | \$79,218 |
| 2023 Average Household Income   | \$123,344 | \$86,730 | \$88,234 |
| 2018-2023 Annual Rate           | 2.07%     | 2.19%    | 2.18%    |
| <b>Per Capita Income</b>        |           |          |          |
| 2018 Per Capita Income          | \$45,118  | \$31,922 | \$30,901 |
| 2023 Per Capita Income          | \$49,773  | \$35,467 | \$34,282 |
| 2018-2023 Annual Rate           | 1.98%     | 2.13%    | 2.10%    |

### Households by Income

Current median household income is \$57,077 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$62,529 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,218 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$88,234 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,901 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,282 in five years, compared to \$36,530 for all U.S. households

### Housing

|                               | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| <b>2000</b>                   |        |         |         |
| Total Housing Units           | 1,882  | 30,655  | 63,122  |
| Owner Occupied Housing Units  | 1,347  | 17,784  | 38,291  |
| Renter Occupied Housing Units | 480    | 11,127  | 21,441  |
| Vacant Housing Units          | 55     | 1,744   | 3,390   |
| <b>2010</b>                   |        |         |         |
| Total Housing Units           | 2,194  | 32,981  | 69,559  |
| Owner Occupied Housing Units  | 1,533  | 18,613  | 41,306  |
| Renter Occupied Housing Units | 568    | 12,557  | 24,814  |
| Vacant Housing Units          | 93     | 1,811   | 3,439   |
| <b>2018</b>                   |        |         |         |
| Total Housing Units           | 2,274  | 34,461  | 73,178  |
| Owner Occupied Housing Units  | 1,529  | 18,675  | 41,899  |
| Renter Occupied Housing Units | 639    | 13,736  | 27,416  |
| Vacant Housing Units          | 106    | 2,050   | 3,863   |
| <b>2023</b>                   |        |         |         |
| Total Housing Units           | 2,329  | 35,797  | 75,838  |
| Owner Occupied Housing Units  | 1,572  | 19,301  | 43,485  |
| Renter Occupied Housing Units | 645    | 14,277  | 28,181  |
| Vacant Housing Units          | 113    | 2,219   | 4,172   |

Currently, 57.3% of the 73,178 housing units in the area are owner occupied; 37.5%, renter occupied; and 5.3% 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 69,559 housing units in the area - 59.4% owner occupied, 35.7% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 2.28%. Median home value in the area is \$189,401, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.70% annually to \$206,047.



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