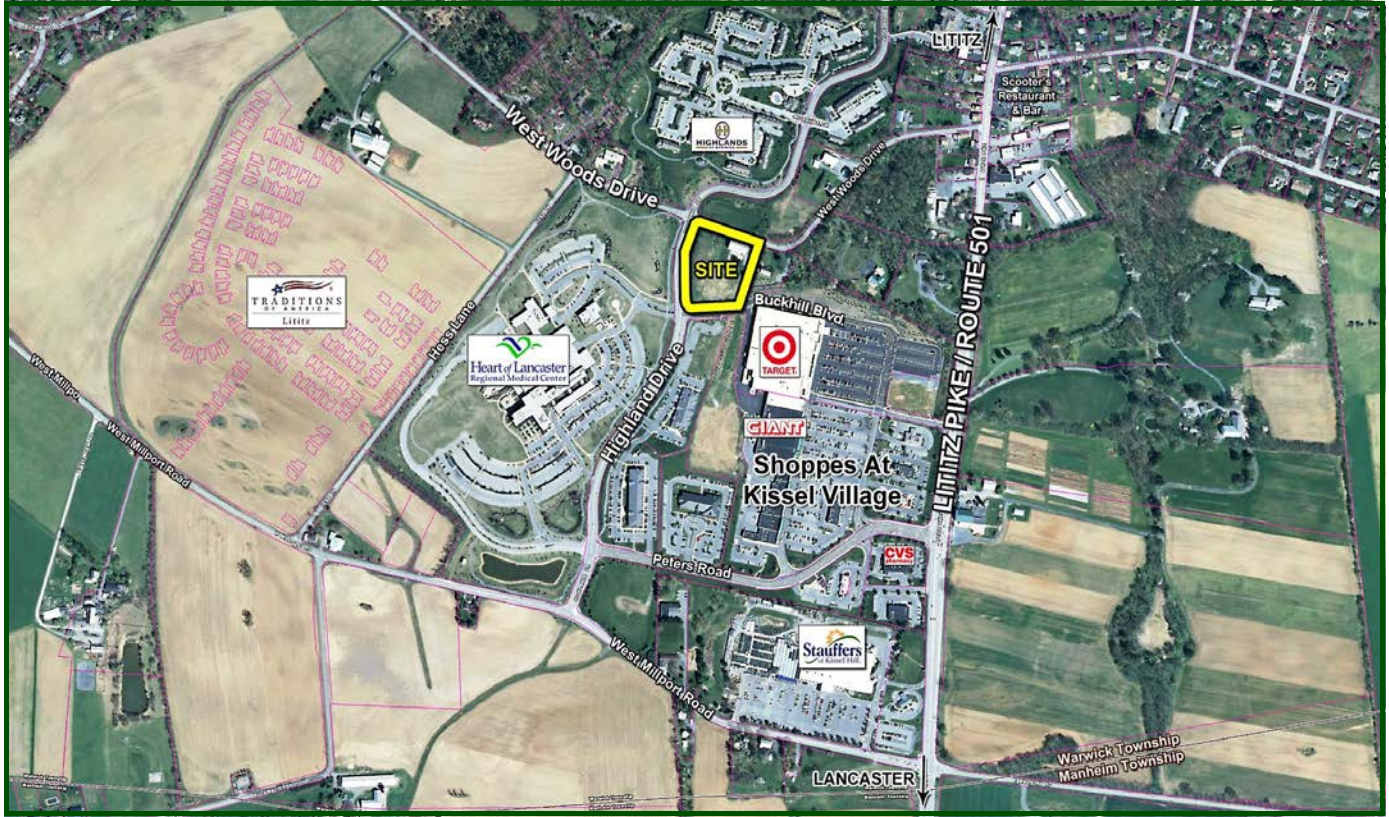


# AVAILABLE COMMERCIAL / INDUSTRIAL LAND LITITZ, PA



**LOCATION:** 198 West Woods Drive, Warwick Township, Lancaster County, Lititz, PA 17543

**LOT SIZE:** ± 2.71 Acres

**ZONING:** **I-2 Campus Industrial Zone** - *permitted uses include:* Agricultural & horticultural uses including one single-family detached dwelling; offices; medical or dental clinics; hotels and/or motels; bakeries and catering; custom print/photocopying shops; animal hospitals or veterinarian offices; manufacturing, packaging, storage uses; repair service shops, warehousing, among others.

**TRAFFIC COUNTS:** Lititz Pike / Route 501: 21,152 vehicles per day both directions  
Highlands Drive: 4,903 vehicles per day both directions

<b>DEMOGRAPHICS:</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>	<b>20 Miles</b>
Population:	39,879	82,533	325,306	486,103	721,494
Average HH Income:	\$95,628	\$90,429	\$79,427	\$79,424	\$78,504

**UTILITIES:** Public water, sewer and gas at or near site

**TAXES:** \$2,497

**LEASE PRICE:** \$75,000 /year NNN

**SALE PRICE:** \$750,000

## Regional Map



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