

FOR LEASE

FREESTANDING COMMERCIAL BUILDING

1400 Manheim Pike, Lancaster, PA 17601



LOCATION:	1400 Manheim Pike, Lancaster, PA 17601
LEASE RATE:	\$18/SF (\$14,100/month) NNN
BUILDING SIZE:	± 9,400 total SF
LOT SIZE:	± 0.9 Acres
ZONING:	B-4 Business W/ D-R Retrofit Overlay (Manheim Township)
WATER:	Public - Lancaster City Water Authority
SEWER:	On-Site Septic
PARKING:	Sixty-Four (64) On-Site Parking Spaces
TAXES:	\$9,684.20 (2019-2020)
TRAFFIC COUNT:	20,469 Vehicles Per Day: Manheim Pike (Route 72) 72,697 Vehicles Per Day: Route 30
ADDITIONAL COMMENTS:	Freestanding one (1) story, commercial building comprised of 9,400+/- SF at signalized intersection on Manheim Pike between Route 30 and Park City Mall. Building is comprised of open showroom, one (1) private office, restrooms, storage area and ample on-site parking. Flexible zoning allows for retail, banks, professional/medical offices, restaurants, and many other commercial uses. Owner may be willing to subdivide. Contact Dan Berger or Dan Berger, Jr. for details and showings.

Daniel A. Berger, CCIM, SIOR **Daniel Berger, Jr., CCIM**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
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dan@uscommercialrealty.net danjr@uscommercialrealty.net
www.uscommercialrealty.net

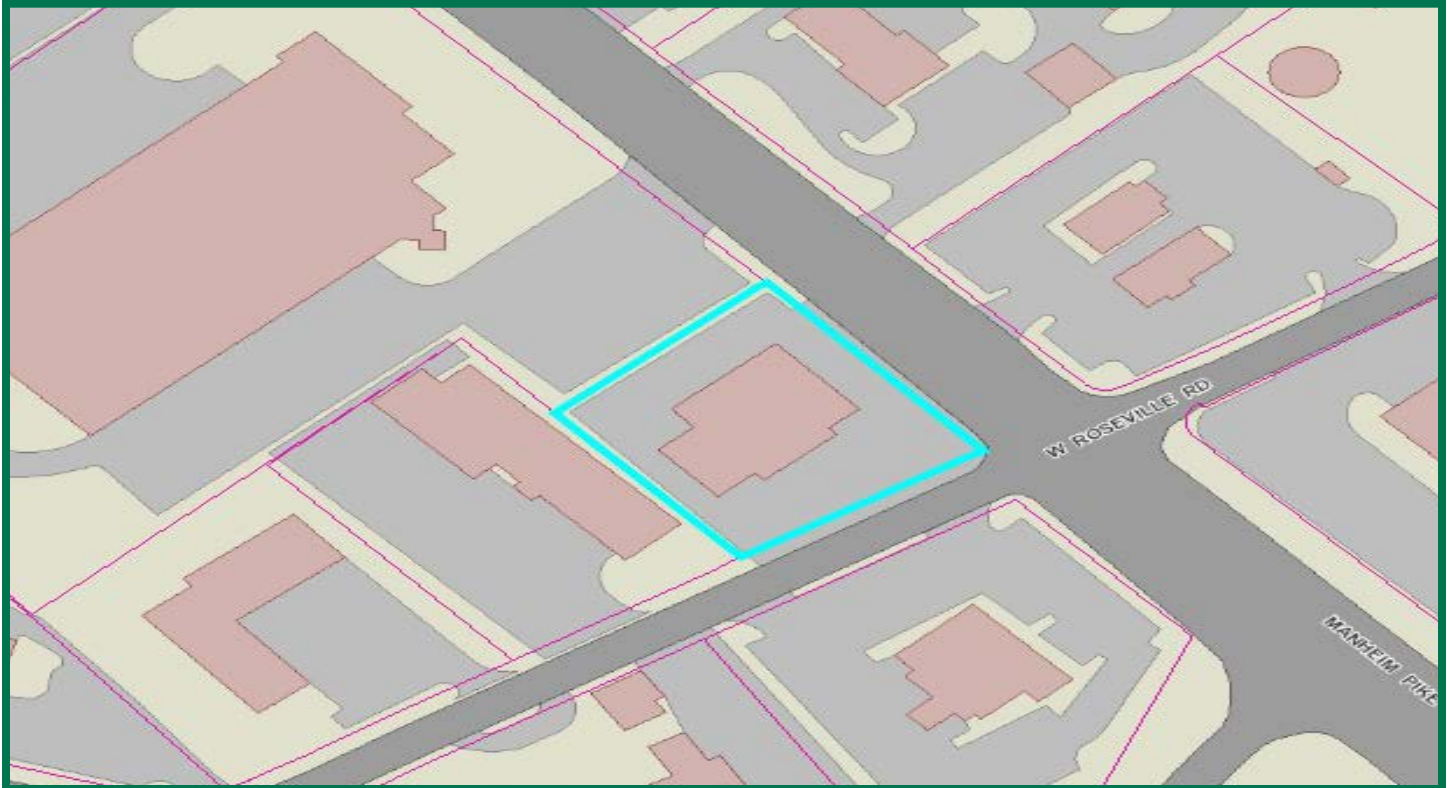
1400 Manheim Pike
Lancaster, PA
Aerial



1400 Manheim Pike
Lancaster, PA
Surrounding Business



1400 Manheim Pike
Lancaster, PA
GIS Information



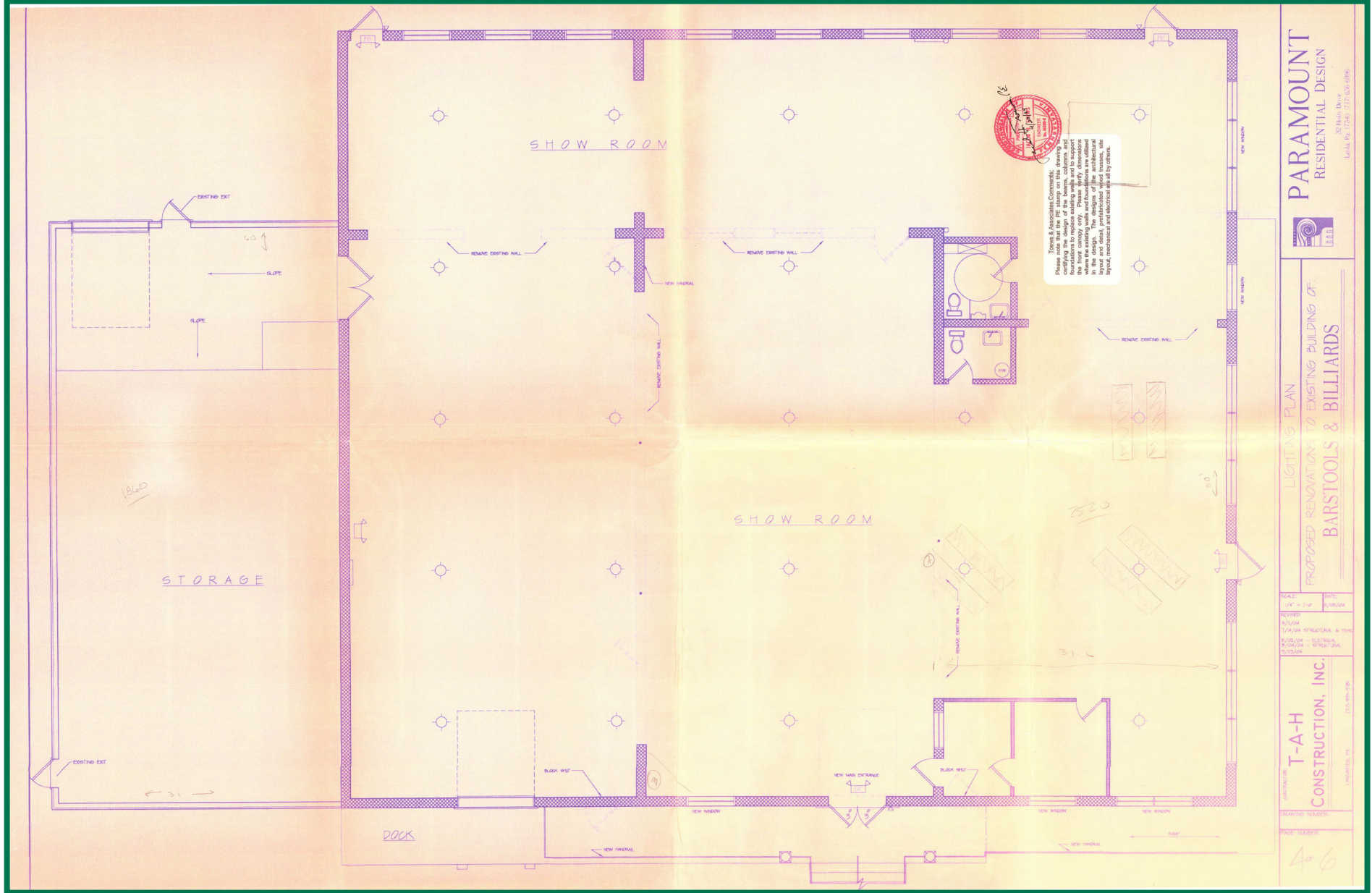
Identify Results:

Account	390-37172-0-0000
Tax Map No.	39011J15 1 1
Owner	EMPIRE TV & APPLIANCES INC 1400 MANHEIM PIKE LANCASTER, PA 17601
Deed Acres	0.90
Calculated Acres	0.82
Location	1400 MANHEIM PIKE
Municipality	MANHEIM TOWNSHIP
School District	MANHEIM TOWNSHIP
Land Use Code	540 RETAIL SERVICES - GENERAL MERCHANDISE
Zoning District	B-4 BUSINESS
Land Assessment	\$240,100
Building Assessment	\$238,000
Total Assessment	\$478,100
Last Sale Date	03/08/2005
Last Sale Price	\$1
Deed Book Page	05404105
Census Tract No.	11805
ADC Map Page	3351

1400 Manheim Pike
Lancaster, PA
Photos



1400 Manheim Pike
Lancaster, PA
Floor Plan



PARAMOUNT
RESIDENTIAL DESIGN

39 Mall Drive
Lancaster, Pa. 17303-2117 (717) 658-6996

LIGHTING PLAN
PROPOSED RENOVATIONS TO EXISTING BUILDING OF
BARSTOOLS & BILLIARDS

1400 Manheim Pike Lancaster, PA Site Plan

Variance requested for:

- 1405.2.J.5.e – Encroachment inside 20' perimeter buffer.
- 2008.2 – To allow less than 18' aisle width behind 45° parking spaces on rear 2 sides of property.
- 2507.1.C – To allow less than 10' required setback from rear two sides property.
- 2512.3.C – Not to require interior landscaping in the parking lot.

Current use parking requirement:

- 2002.4 Retail sales and services: one (1) space for each two hundred (200) square feet of gross floor space.
- 2002.11 Warehousing: one (1) space for each five thousand (5000) square feet of gross floor area and one (1) space for each employee on the largest shift.

Calculation:

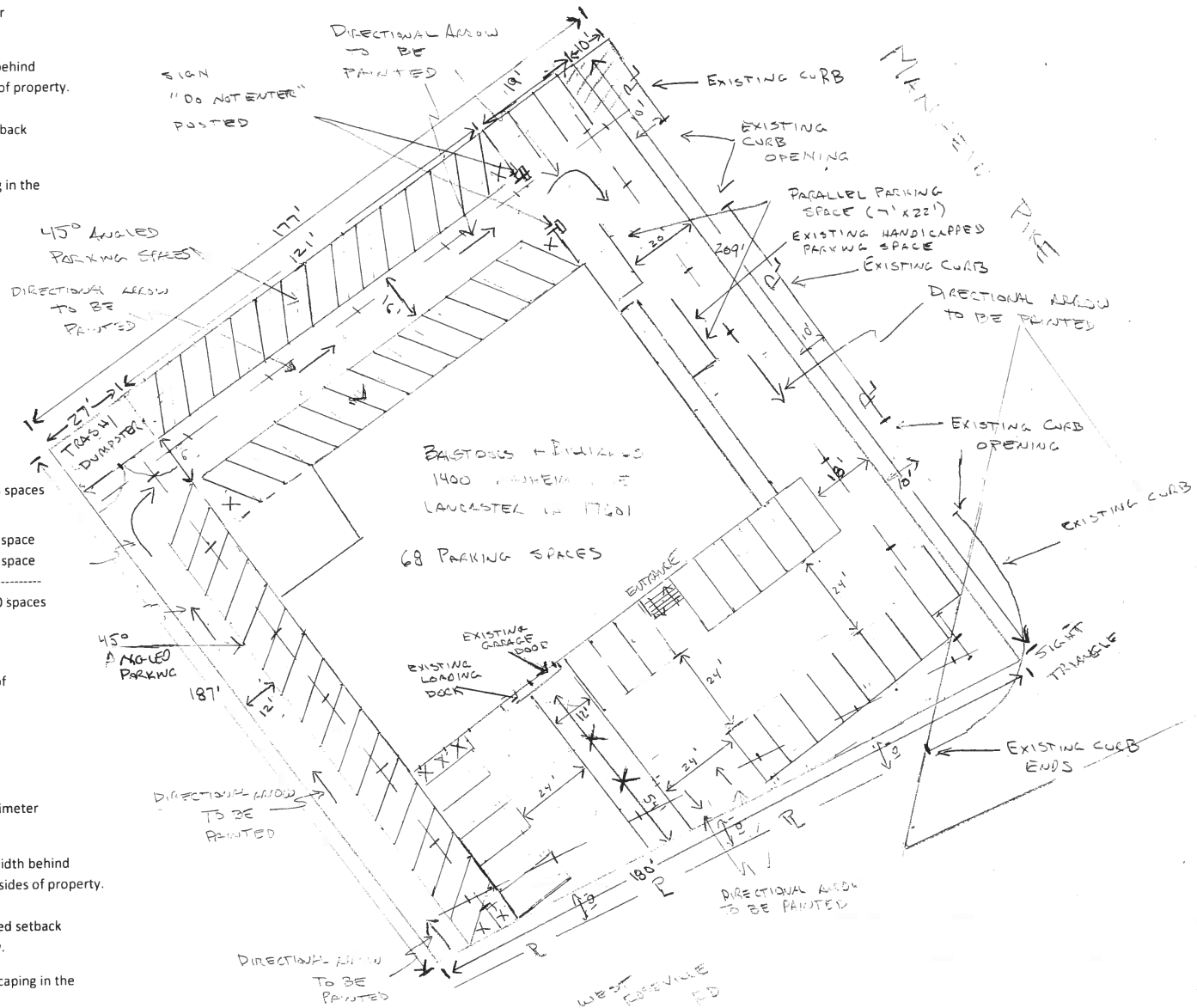
7500 square feet retail / 200 square feet = 37.5 38 spaces
 1800 square feet warehouse:
 - 1 space for under 5000 square feet 1 space
 - 1 space for each employee on largest shift 1 space

 Total parking requirement under current use 40 spaces

All parking spaces shown are 9' by 18' except two (2) parallel spaces located on Manheim Pike side of building. Parallel spaces are 7' by 22'.

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**1400 Manheim Pike
Lancaster, PA
Municipal Officials**

Manheim Township

Township Offices:

1840 Municipal Drive

Lancaster, PA 17601 Phone: 717-569-6408

Sean P. Molchany, Township Manager

Website: <https://www.manheimtownship.org/>

Board of Commissioners

David R. Heck, President

Albert B. Kling, Vice President

Donna E. DiMeo

Ian G. Hodge

Samuel M. Mecum

Planning Commission

Michel Gibeult, Chairperson

Jeffery E. Swinehart, Vice-Chairperson

Stacey W. Betts

John Hendrix

Walter B. Lee

Maryann Marotta

John Shipman

Finance Department

Jim Landis, Accountant

Dawn M. Stratchko, Treasurer

Zoning Hearing Board

David Wood, Chairperson

David Beyer, Vice-Chairperson

Greg Strausser

James M. Stephens

Jennifer M-J Luciani

Patrick W. Trimble, Alternate

Public Works:

Phillip Mellot, Director of Public Works

Wendy S. Herr, Administrative Assistant

Code Compliance

Andrew S. Bowman, Director

Pam Hertz, Administrative Assistant

Planning and Zoning

Lisa Douglas, Director

Samuel L. Maurer, Assistant Zoning Officer

Shannon Sinopoli, Land Development Review Admin

General Municipal Authority

James L. Lombardo, Chairperson

Edward J. Plakans, Vice-Chairperson

Samuel M. Mecum, Secretary

J. Michael Flanagan, Treasurer

Neil S. Kline, Assistant Secretary/Treasurer

School District

Manheim Township

717-569-8231

Water/Sewer Authority:

Lancaster City Water Bureau

Lancaster Area Sewer Authority

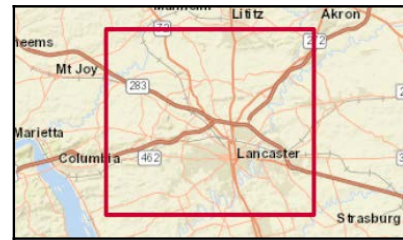
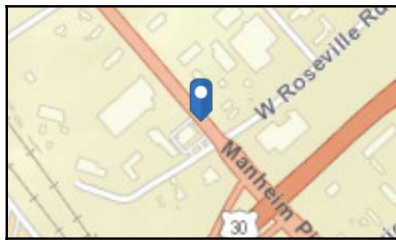
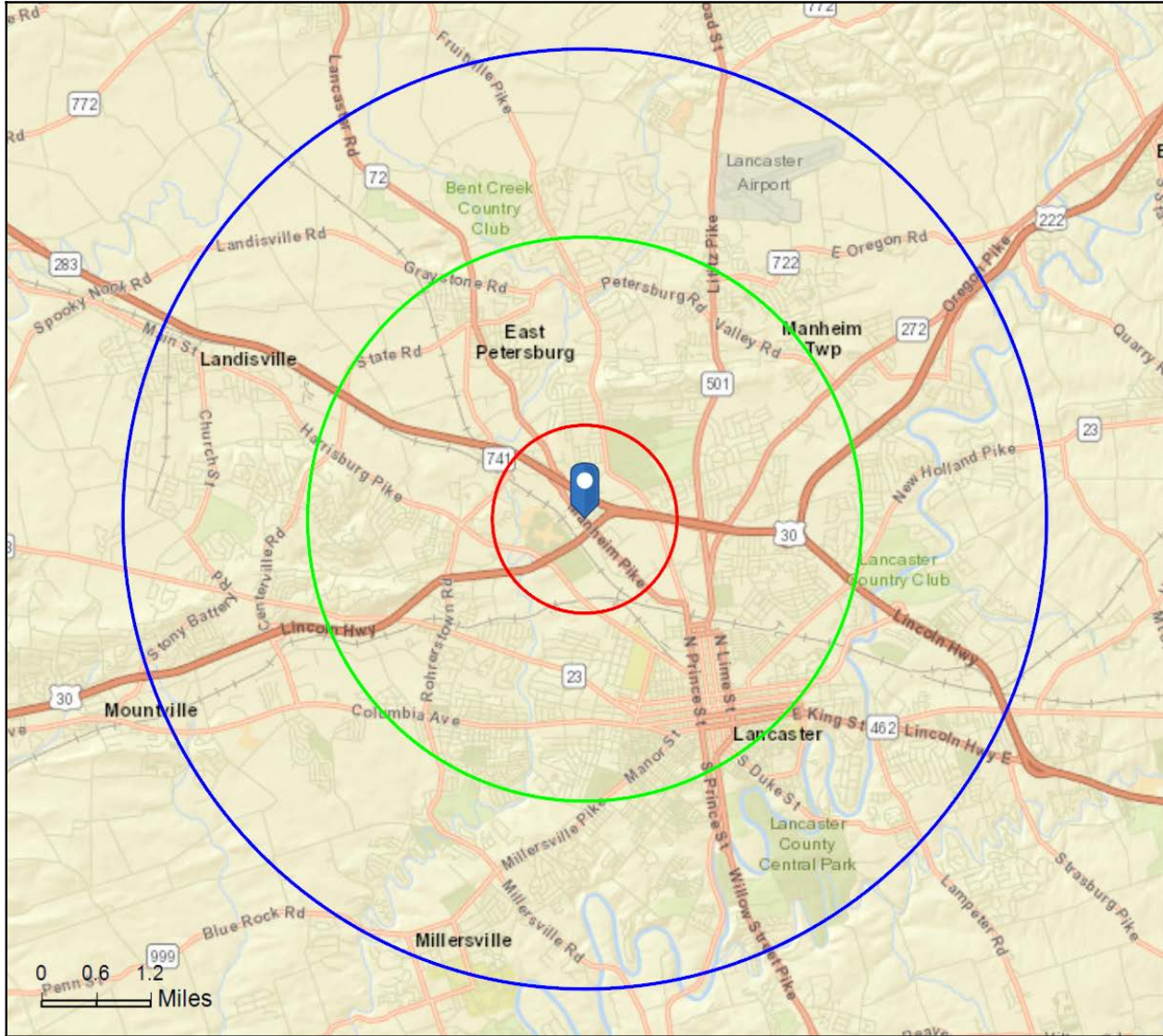
1400 Manheim Pike Lancaster, PA Demographics



Site Map

1400 Manheim Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.06978
Longitude: -76.33162



1400 Manheim Pike Lancaster, PA Demographics



Executive Summary

1400 Manheim Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.06978
Longitude: -76.33162

	1 mile	3 miles	5 miles
Population			
2000 Population	3,256	88,390	154,362
2010 Population	3,532	95,117	169,420
2019 Population	3,632	101,052	180,467
2024 Population	3,848	104,311	186,432
2000-2010 Annual Rate	0.82%	0.74%	0.94%
2010-2019 Annual Rate	0.30%	0.66%	0.69%
2019-2024 Annual Rate	1.16%	0.64%	0.65%
2019 Male Population	46.2%	48.6%	48.5%
2019 Female Population	53.8%	51.4%	51.5%
2019 Median Age	42.8	37.9	39.1

In the identified area, the current year population is 180,467. In 2010, the Census count in the area was 169,420. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 186,432 representing a change of 0.65% 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 42.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	71.4%	67.1%	70.5%
2019 Black Alone	6.9%	10.5%	9.5%
2019 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2019 Asian Alone	9.4%	4.8%	4.3%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	8.0%	12.5%	11.1%
2019 Two or More Races	4.0%	4.6%	4.1%
2019 Hispanic Origin (Any Race)	18.6%	26.1%	23.8%

Persons of Hispanic origin represent 23.8% 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 67.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	77	88	95
2000 Households	1,319	35,028	59,756
2010 Households	1,495	37,593	66,022
2019 Total Households	1,531	39,654	70,001
2024 Total Households	1,635	40,927	72,296
2000-2010 Annual Rate	1.26%	0.71%	1.00%
2010-2019 Annual Rate	0.26%	0.58%	0.63%
2019-2024 Annual Rate	1.32%	0.63%	0.65%
2019 Average Household Size	2.32	2.45	2.49

The household count in this area has changed from 66,022 in 2010 to 70,001 in the current year, a change of 0.63% annually. The five-year projection of households is 72,296, a change of 0.65% annually from the current year total. Average household size is currently 2.49, compared to 2.47 in the year 2010. The number of families in the current year is 44,385 in the specified area.



1400 Manheim Pike Lancaster, PA Demographics



Executive Summary

1400 Manheim Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.06978
Longitude: -76.33162

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	18.1%	16.7%	16.6%
Median Household Income			
2019 Median Household Income	\$55,839	\$55,023	\$58,375
2024 Median Household Income	\$61,125	\$59,982	\$63,651
2019-2024 Annual Rate	1.83%	1.74%	1.75%
Average Household Income			
2019 Average Household Income	\$75,948	\$77,013	\$80,918
2024 Average Household Income	\$85,168	\$85,561	\$89,567
2019-2024 Annual Rate	2.32%	2.13%	2.05%
Per Capita Income			
2019 Per Capita Income	\$31,475	\$30,430	\$31,292
2024 Per Capita Income	\$35,519	\$33,786	\$34,613
2019-2024 Annual Rate	2.45%	2.11%	2.04%

Households by Income

Current median household income is \$58,375 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,651 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$80,918 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$89,567 in five years, compared to \$99,638 for all U.S. households

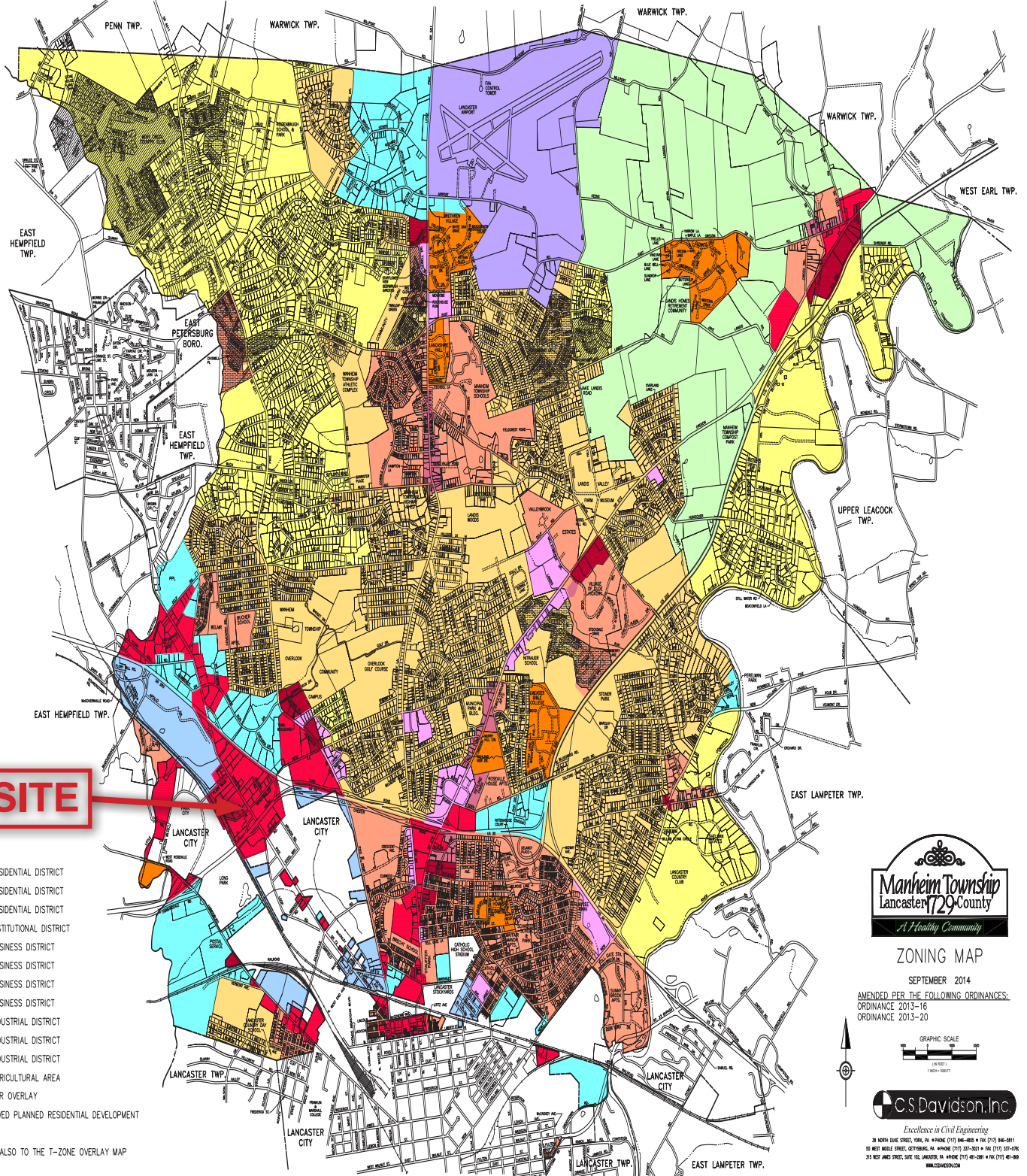
Current per capita income is \$31,292 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,613 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	115	119	122
2000 Total Housing Units	1,374	37,438	63,193
2000 Owner Occupied Housing Units	711	20,570	38,401
2000 Renter Occupied Housing Units	608	14,457	21,355
2000 Vacant Housing Units	55	2,411	3,437
2010 Total Housing Units	1,574	39,898	69,589
2010 Owner Occupied Housing Units	768	21,453	41,072
2010 Renter Occupied Housing Units	727	16,140	24,950
2010 Vacant Housing Units	79	2,305	3,567
2019 Total Housing Units	1,608	42,225	74,007
2019 Owner Occupied Housing Units	741	21,347	41,332
2019 Renter Occupied Housing Units	790	18,307	28,669
2019 Vacant Housing Units	77	2,571	4,006
2024 Total Housing Units	1,713	43,583	76,434
2024 Owner Occupied Housing Units	755	21,692	42,224
2024 Renter Occupied Housing Units	879	19,235	30,071
2024 Vacant Housing Units	78	2,656	4,138

Currently, 55.8% of the 74,007 housing units in the area are owner occupied; 38.7%, renter occupied; and 5.4% 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 69,589 housing units in the area - 59.0% owner occupied, 35.9% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 2.77%. Median home value in the area is \$197,620, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.99% annually to \$218,077.



1400 Manheim Pike Lancaster, PA Zoning Map



SITE

- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- R-3 RESIDENTIAL DISTRICT
- IN INSTITUTIONAL DISTRICT
- B-1 BUSINESS DISTRICT
- B-2 BUSINESS DISTRICT
- B-3 BUSINESS DISTRICT
- B-4 BUSINESS DISTRICT
- I-1 INDUSTRIAL DISTRICT
- I-2 INDUSTRIAL DISTRICT
- I-3 INDUSTRIAL DISTRICT
- A AGRICULTURAL AREA
- CLUSTER OVERLAY
- APPROVED PLANNED RESIDENTIAL DEVELOPMENT

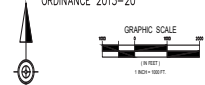
REFER ALSO TO THE T-ZONE OVERLAY MAP



ZONING MAP

SEPTEMBER 2014

AMENDED PER THE FOLLOWING ORDINANCES:
ORDINANCE 2013-16
ORDINANCE 2013-20



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50 WEST WAGLER STREET, GETTYSBURG, PA • PHONE (717) 337-3024 • FAX (717) 337-0292
210 WEST WARD STREET, SUITE 102, LANCASTER, PA • PHONE (717) 941-1261 • FAX (717) 941-1649
WWW.CSDAVIDSON.COM

10000_ZONING.DWG

**1400 Manheim Pike
Lancaster, PA
Zoning Information
Township of Manheim**

Uses Within Business Districts

See also applicable T-Zone Overlay District for additional use regulations.

KEY:

X = Right

SE = Special exception

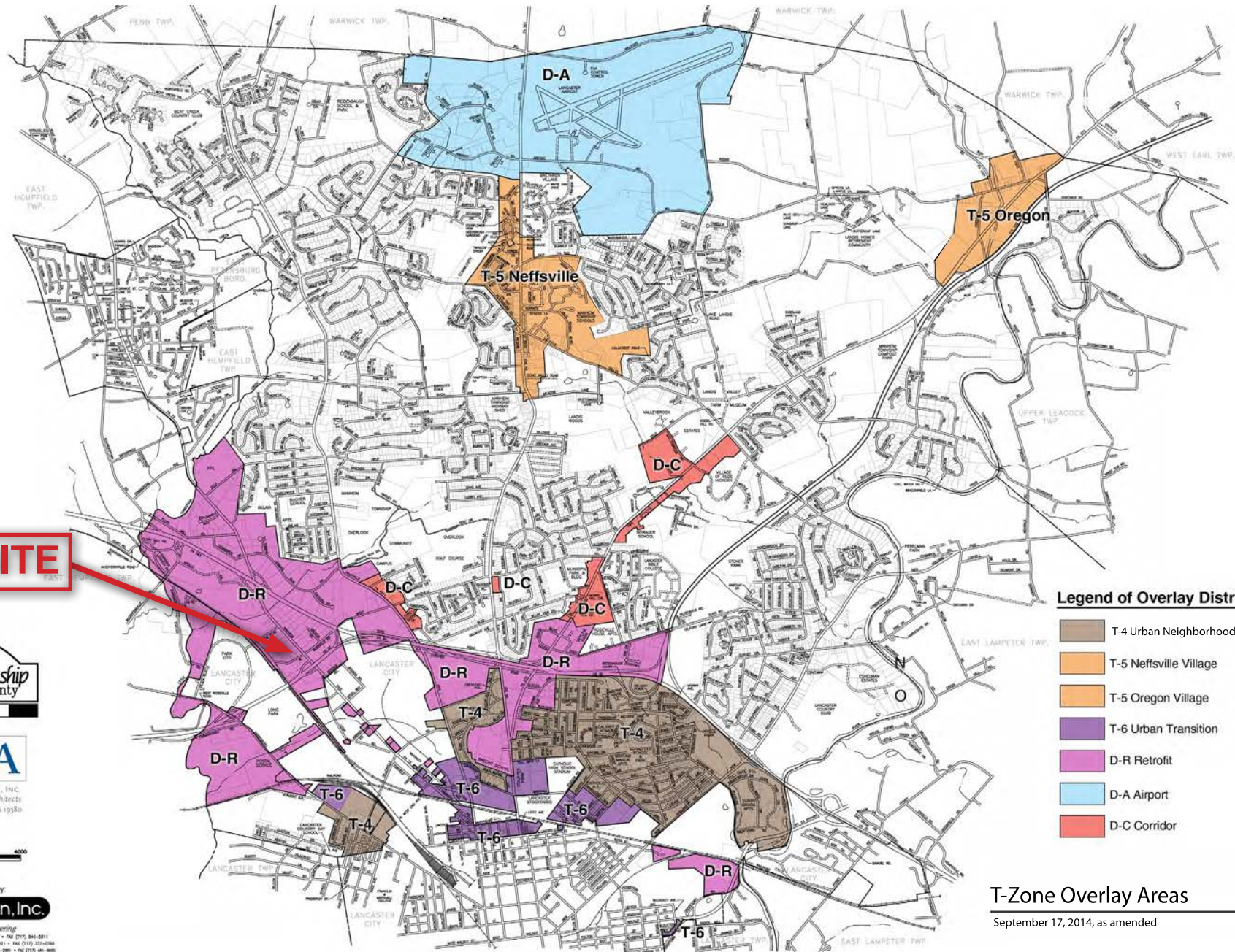
C = Conditional

	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited-service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities			SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X
Offices, medical or dental	X	X	X	X

**1400 Manheim Pike
Lancaster, PA
Zoning Information**

	B-1	B-2	B-3	B-4
Office park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

1400 Manheim Pike Lancaster, PA Overlay Map



SITE

Amendments:
Ordinance No. 2014-16 (04/28/14)
LCOWMA - T-4 to T-6

Legend of Overlay Districts

-  T-4 Urban Neighborhoods
-  T-5 Neffsville Village
-  T-5 Oregon Village
-  T-6 Urban Transition
-  D-R Retrofit
-  D-A Airport
-  D-C Corridor



2009 Base Map Provided by:
C.S. Davidson, Inc.

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80 WEST WARE STREET, GETTYSBURG, PA • PHONE (717) 330-3831 • FAX (717) 330-3848
80 WEST WARE STREET, SUITE 100, LANCASTER, PA • PHONE (717) 461-0861 • FAX (717) 461-8849

T-Zone Overlay Areas

September 17, 2014, as amended

1400 Manheim Pike
Lancaster, PA
Zoning Information

SECTION 2408. D-R RETROFIT OVERLAY AREA

1. Permitted uses:
 - A. Uses permitted per the underlying zoning district continue to be permitted in the overlay.
 - B. Offices, professional.
 - C. Community facilities.
 - D. Office, medical and dental.
 - E. Banks and financial institutions, whether or not in combination with offices.
 - F. Full-service hotels.
 - G. Limited-service hotels.
 - H. Commercial recreation facilities.
 - I. Laboratories for research and development.
 - J. Educational institutions.
 - K. Warehousing and mini warehousing facilities.
 - L. Public parks and public recreation areas.
 - M. Public utility installations.
 - N. Veterinarian offices. (See Section 2513)
 - O. Temporary retail sales. (See Section 2517)
 - P. Holiday tree sales. (See Section 2518)
 - Q. Accessory buildings and uses customarily incidental to the above permitted uses.
2. Area and bulk regulations:
 - A. Maximum building height: Forty-five (45) feet, except that buildings shall be permitted to increase the maximum height to sixty (64) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance. Such height increase may be permitted in accordance with the following:
 - (1) No height increase shall be permitted within one hundred fifty (150) feet of residentially zoned district or within one hundred fifty (150) feet of the T-4 Urban Neighborhood Overlay, except where adjacent buildings in the T-4 Urban Neighborhood Overlay have been built to the maximum permitted height;

1400 Manheim Pike
Lancaster, PA
Zoning Information

- (2) The perimeter buffer area shall be increased by one (1) foot along the side and rear yards for each additional five (5) feet of height, or fraction thereof, above forty-five (45) feet;
 - (3) Any floor area above the fifth story shall be set back an additional ten (10) feet from the build-to line.
- B. Build-to line.
- (1) A build-to line shall be established for each development, or for each block within the development, so long as the build-to line becomes shallower with more intensely developed blocks. Such build-to line shall fall within the range of fifteen (15) feet to twenty-five (25) feet for all uses.
 - (2) In the case of infill properties, the build-to line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet, except that the setbacks listed in Section 2213 shall only apply to Fruitville Pike, Manheim Pike, Route 30, Route 222, and Oregon Pike north of Route 30.
 - (3) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.
- C. Maximum building length. No building, other than elementary and secondary schools, shall exceed two hundred fifty (250) feet in length; provided, however, that:
- (1) There must be a visual break in the building facade every seventy-five (75) feet. Such break shall consist of, as a minimum, a two (2) foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the façade; or at least a thirty (30) degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
 - (2) The maximum length may be increased to a length of four hundred (400) feet with the purchase of transferable development rights in accordance with Article XXVI.
 - (3) Accessory buildings associated with elementary secondary schools shall have a maximum length of 250 feet.
- D. Building Size – Unless otherwise specified, in accordance with the underlying zoning district, other than accessory buildings associated with elementary and secondary schools which shall have a maximum building footprint of 20,000 square feet.

1400 Manheim Pike
Lancaster, PA
Zoning Information

3. Design requirements.
 - A. All subdivision, land development, and redevelopment within the T-Zone Overlay shall comply with the design standards in Appendix A.
 - B. All subdivision, land development and redevelopment shall be consistent with the applicable transformation concepts in Appendix B.
 - C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.
 - D. All subdivision, land development and redevelopment shall be consistent with the applicable best practices in Appendix D.