

# PROPERTY INFORMATION

3019 HEMPLAND ROAD, LANCASTER, PA 17601



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**PROPERTY OVERVIEW**

76,000 +/- sf building for sale on large 5.7 acre lot. The site has been operated for by the current owner for over 40 years as a successful wholesale furniture sales business. The property is surrounded by a diverse mix of business uses that include national retail & restaurants; higher education; office/ administrative as well as light industrial. The location is desirable and convenient to access.

**PROPERTY HIGHLIGHTS**

- Desirable Location with convenient access to RT-30 (AADT 76,000)
- Massive 5.7 acre lot with room for future expansion
- Business friendly Enterprise Zoning
- Large air conditioned showroom area
- Excellent access to RT-30 and convenient to RT-283 / RT-222 / I-76 PA Turnpike
- Rail service available
- Retail uses are defined

<b>PROPERTY SUMMARY</b>	
<b>Sale Price:</b>	\$2,875,000
<b>Lot Size:</b>	5.7 Acres
<b>Building Size:</b>	76,000 SF
<b>Dock High Doors:</b>	9
<b>Ceiling Height:</b>	12 - 18 FT
<b>Zoning:</b>	Enterprise (E)
<b>Cross Streets:</b>	Centerville Road & RT-30
<b>Traffic Count:</b>	76,000

## PROPERTY DESCRIPTION

This adaptable 76,000 +/- square foot building has been operated as a successful wholesale furniture sales business and was constructed by the current owner. The building will be delivered vacant at time of sale.

## LOCATION DESCRIPTION

Located near the major interchange of Centerville RD & RT-30 and convenient to major N/S/E/W arterial roadways that include RT-283; RT-222; PA Turnpike (I-76)

## SITE DESCRIPTION

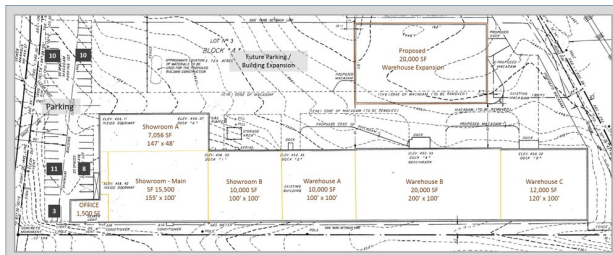
The building rests on on a large and level 5.7 acre lot with room for future expansion if desired. The property has the ability to be tied into rail service which is a unique feature.

## ZONING

Enterprise (E) is a business zone that accommodates many types of uses including a limited amount of retail.

## CONSTRUCTION

The property was constructed by the original owner, Unclaimed Freight and Liquidation Sales and was build in phases to accommodate their growth. The building facade is decorative masonry and brick with a large retail style storefront. The building is constructed of painted concrete block on concrete slab. The roof is built up rubber over the showroom areas, and insulated metal roofing in the warehouse with steel trusses.



Not to scale. Image subject to error and omissions.





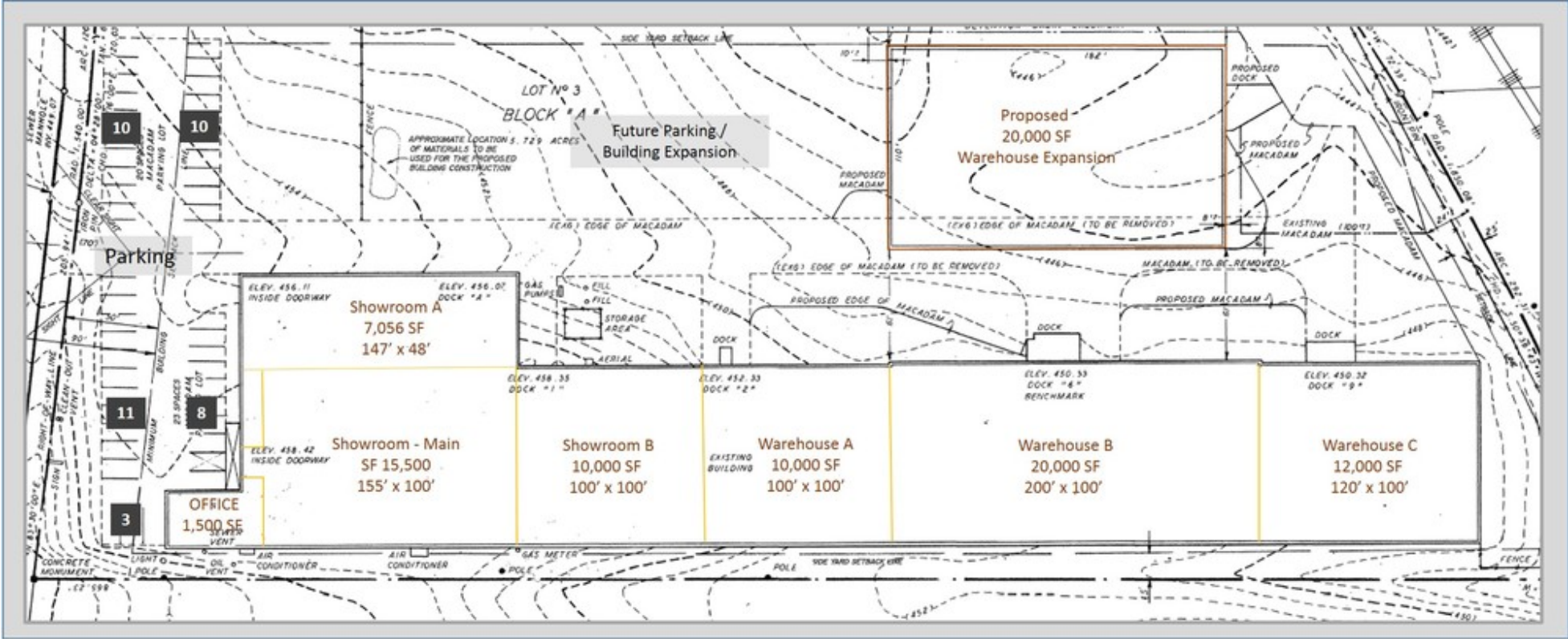
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PROPERTY INFORMATION | Additional Photos







Not to scale. Image subject to error and omissions.

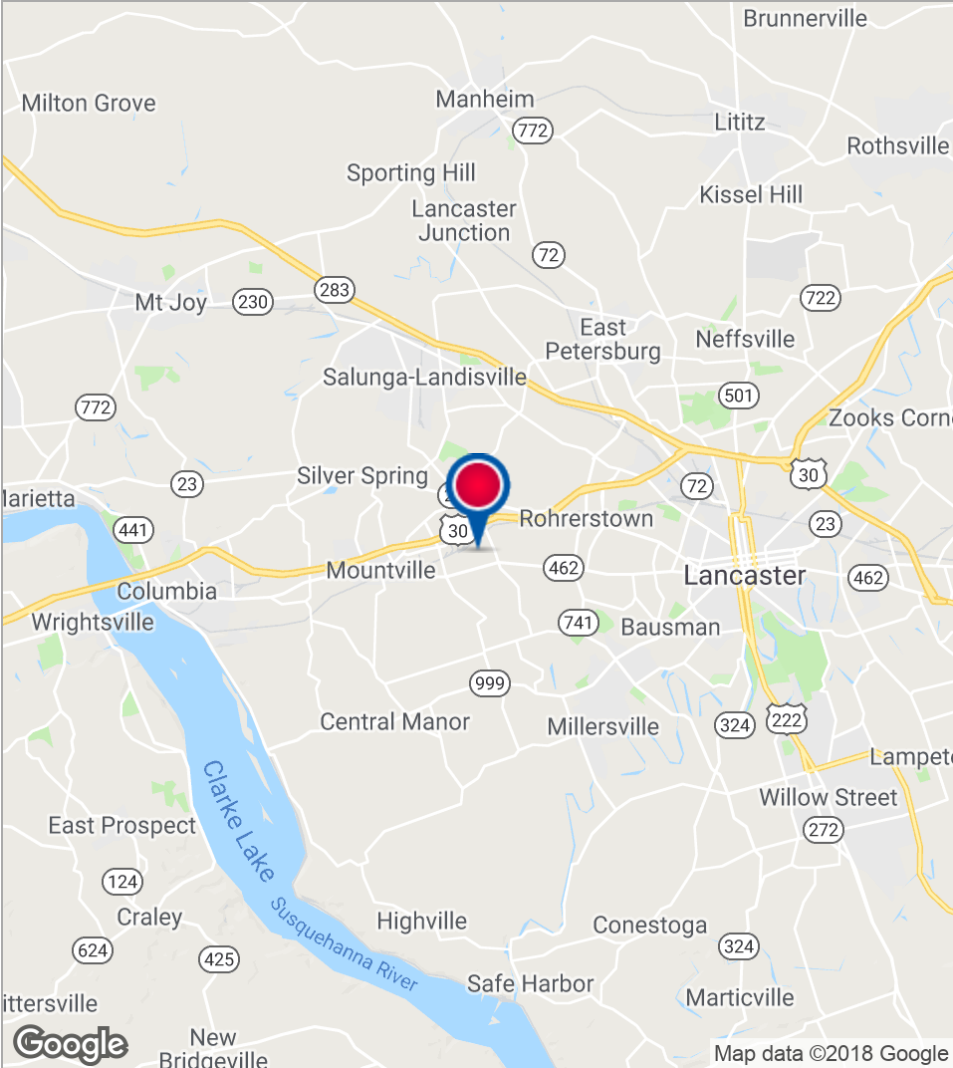
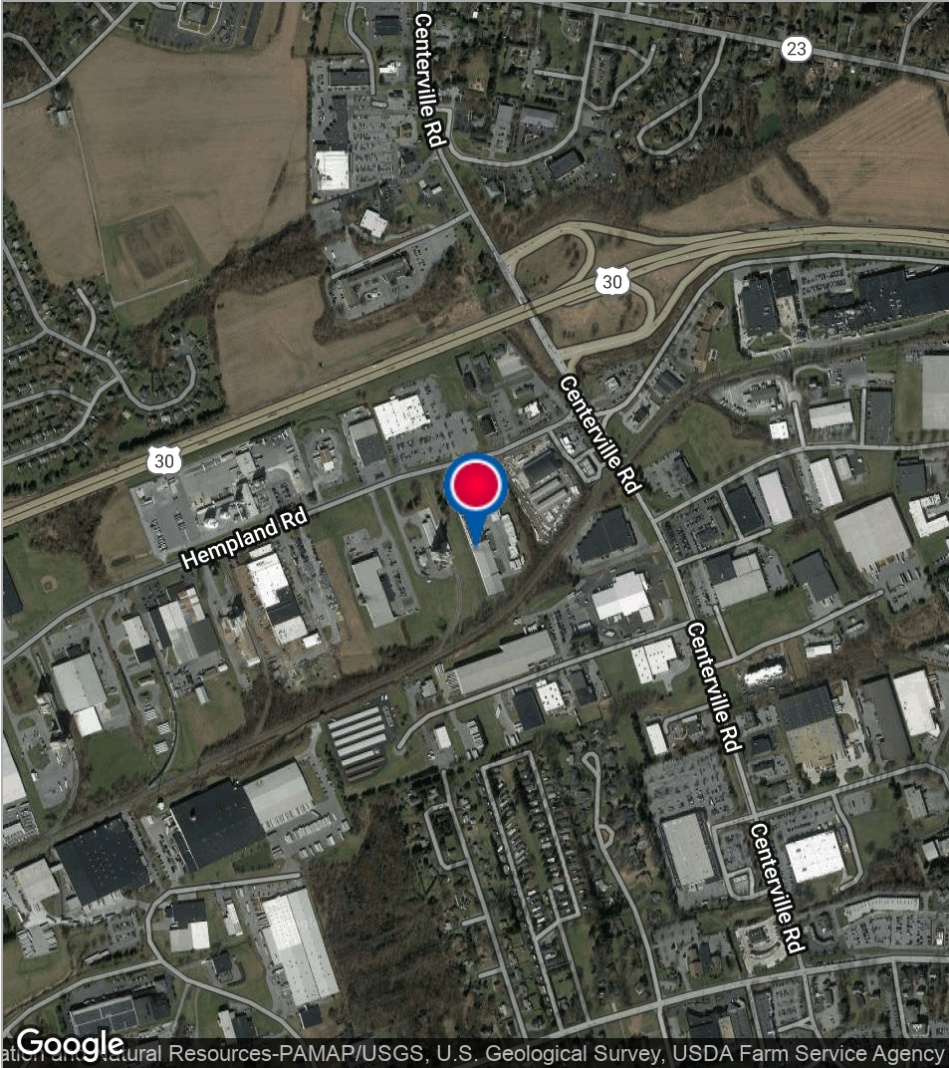


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PROPERTY INFORMATION | Location Maps



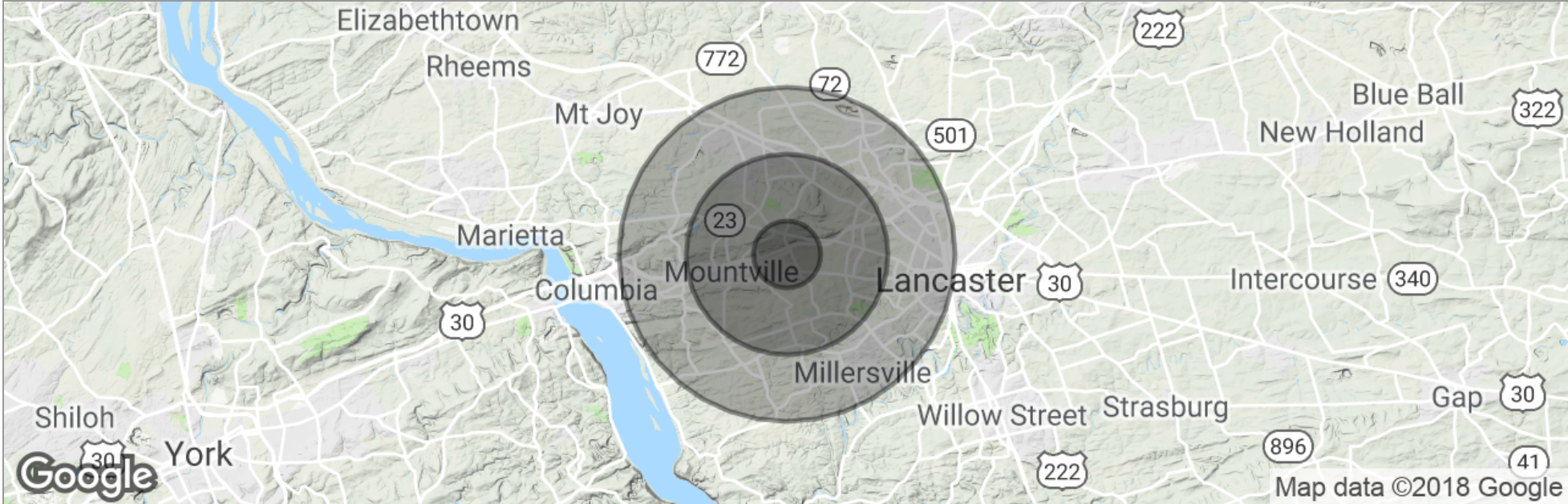


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PROPERTY INFORMATION | Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,625	38,577	93,426
Population Density	1,472	1,364	1,190
Median Age	43.9	41.9	40.3
Median Age (Male)	43.0	40.3	39.0
Median Age (Female)	44.0	43.1	41.6
Total Households	1,894	15,638	36,719
# of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$83,822	\$81,994	\$78,492
Average House Value	\$278,951	\$255,693	\$228,986

\* Demographic data derived from 2010 US Census