

TROLLEY RUN BUSINESS PARK

ONE COMMERCIAL LOT REMAINS

Lititz, PA



LOCATION: Crosswinds Drive, Lititz, Warwick Township, Lancaster County, PA 17543

ZONING: **CC - Community Commercial District** - permitted uses include: retail stores, offices, restaurants, hotels, motels, theaters, banks, and auto sales permitted by right.

TRAFFIC COUNT: Lititz Pike (Route 501): 20,967 vehicles per day both directions
Owl Hill Road: 8,220 vehicles per day both directions

DEMOGRAPHICS:

	<u>2017</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population		39,573	79,641	319,139
Average HH income		\$95,663	\$91,571	\$79,447

UTILITIES:

Water - 8" main to be installed on Trolley Run Road with available capacity.

Sewer - 8" gravity line to be installed on Trolley Run Road with available capacity.

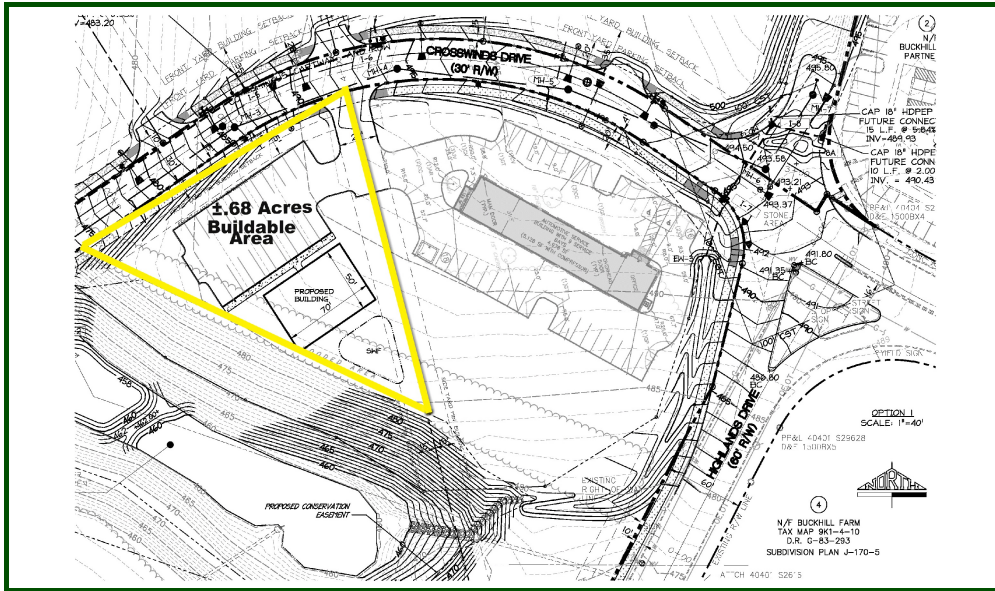
Gas - Capacity available for connection along Route 501.

COMMENTS: Regional storm water retention in-place. Owner will consider land lease, build-to-suit, or sale.

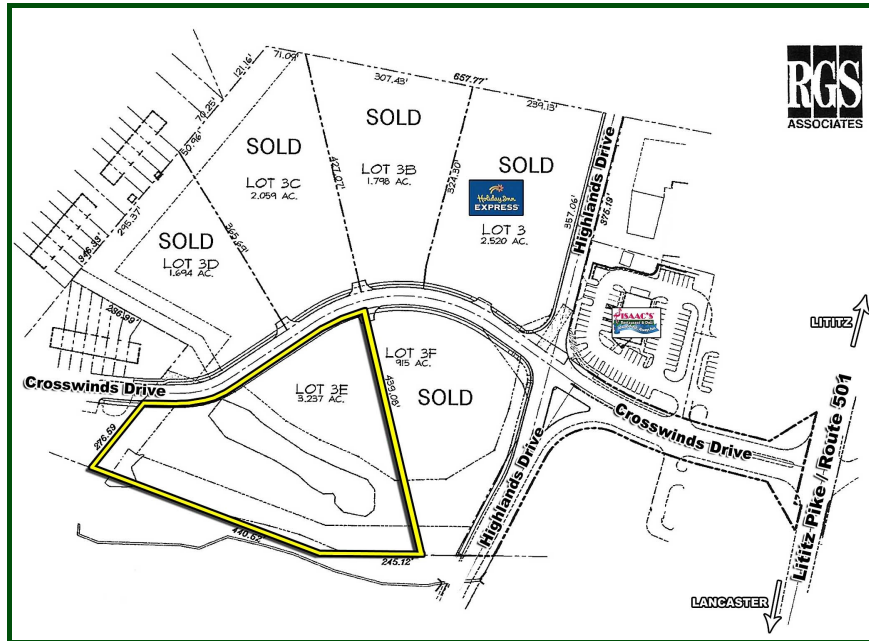
PRICE:

	<u>Size</u>	<u>Price</u>
Lot A	2.52 acres	SOLD
Lot B	1.80 acres	SOLD
Lot C	2.06 acres	SOLD
Lot D	1.69 acres	SOLD
Lot F	1.92 acres	SOLD
LOT E	3.24 Acres	\$325,000

Concept Drawing:



Site Map:



Michael D. Wagner, CCIM



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