

TROLLEY RUN BUSINESS PARK

Lititz, PA



LOCATION: Trolley Run Road, 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): 21,316 vehicles per day both directions
Owl Hill Road: 8,175 vehicles per day both directions

DEMOGRAPHICS:

2013	3 Miles	5 Miles	10 Miles
Population	37,602	76,262	309,330
Average HH income	\$87,384	\$83,689	\$70,639

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.

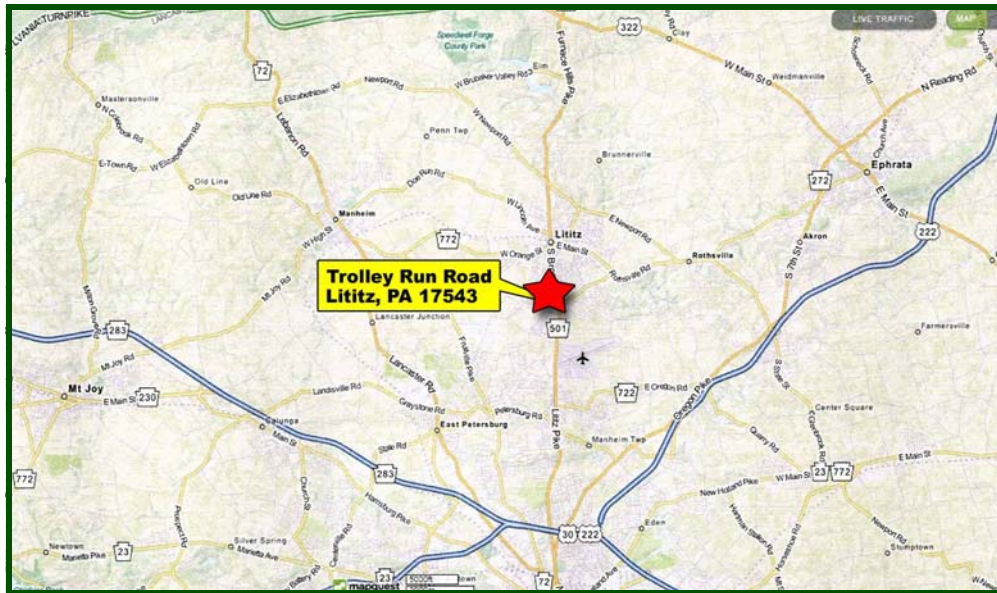
Gas - Capacity available for connection along Route 501.

COMMENTS: Storm water retention off-site. Owner will consider land lease, build-to-suit, or sale.

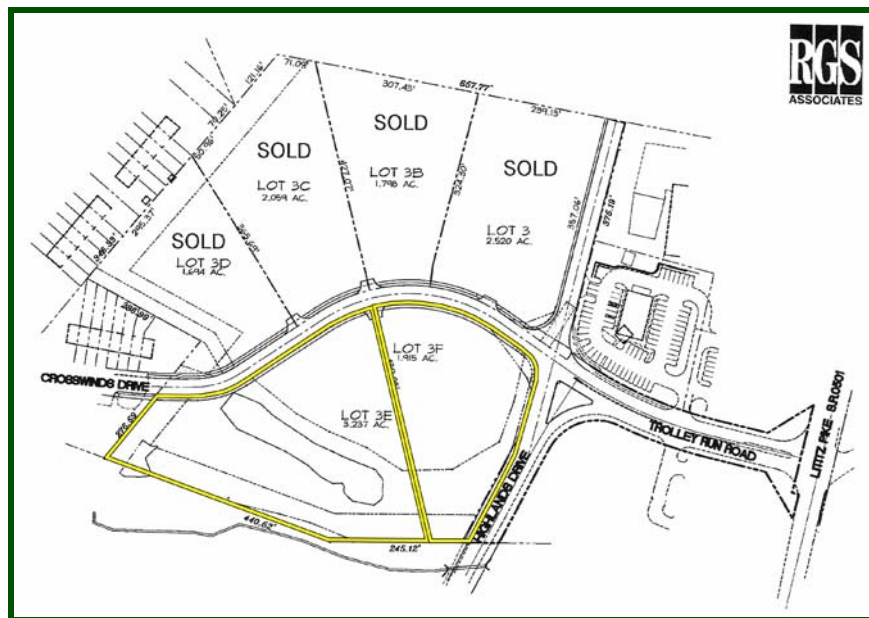
PRICE:

	Size	Price
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 E	3.24 ACRES	\$325,000
LOT F	1.92 ACRES	\$495,000

Regional Map:



Site Map:



Michael D. Wagner, CCIM



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