

Marketing Package

for the sale of

2220 Dairy Road
East Hempfield Township
Lancaster, PA 17601

We sell the earth and what's on it!



Prepared by
Daniel A. Berger, CCIM, SIOR
Daniel A. Berger Jr., CCIM

Emails:

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1650 Crooked Oak Drive • Suite 310
Lancaster, PA 17601-4279
phone 717.735.6000 • fax 717.735.6001
www.uscommercialrealty.net

FOR SALE

INDUSTRIAL CONDOMINIUMS

2220 DAIRY ROAD, LANCASTER, PENNSYLVANIA



UNIT SIZES/PRICE:	7,500 ± SF	\$975,000	(\$130/SF)
	15,000 ± SF	\$1,875,000	(\$125/SF)
	22,500 ± SF	\$2,700,000	(\$120/SF)
	30,000 ± SF	\$3,450,000	(\$115/SF)

CONSTRUCTION: Pre-Engineered Steel and Masonry

CEILING HEIGHT: 20' ± Clear Height

DOCK DOORS: One (1) 10' Dock Door Per 7,500 SF

DRIVE-IN DOORS: One (1) 14' Drive-In Door Per 7,500 SF

POWER: 200 Amp, 3 Phase

HEAT: Propane Gas Hot Air Heat

LAND AREA: 10.03 ± Acres

WATER On-Site Well

SEWER: Public (Lancaster Area Sewer Authority)

PARKING: 180 ± On-Site Parking Spaces

ZONING: (E) Enterprise (East Hempfield Township)

COMMENTS: Newly constructed flex condominiums available for sale in increments of 7,500 SF, with 1,200 ± SF finished offices, one (1) loading dock and one (1) drive-in door per unit. Ideal for retail/wholesale sales, contractors, distribution, light manufacturing, service businesses and many other uses. Available 4th Quarter 2020. Contact Listing Agents for details, plans and specifications.

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



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

2220 Dairy Road
Lancaster, PA
Scope of Work

**Professional
Design & Construction, Inc.**

61 Church St
Landisville, PA 17538
Phone (717) 898-8084
Fax (717) 898-8094
www.prodc.com

Condominium Unit(s) Description:

The building will consist of (14) units, each approximately 150' long x 50' 0" wide (approximately 7,500 SF in size). Each unit will have the following features:

- Building slab – 6" thick (3000 PSI concrete) with 6 x 6 10/10 steel reinforcing mesh, cure n' seal.
- (1) 8' x 10' dock door with edge of dock leveler (72" wide, manual activation, mounted to face of dock), with bumpers, no dock seals are included.
- (1) 12' x 14' drive through door with manual chain hoist operation
- (1) man door on rear of building
- (1) Entrance consisting of a door with sidelites and (3) 4' x 4' windows provided with bronze anodized aluminum with 1" insulated glass. Doors are narrow stile with automatic closers and standard locking hardware
- (1) 1,200 square foot office area consisting of (2) offices, (2) restrooms (ADA toilet and sink), (1) closet, and remaining open office area with standard white acoustical tile ceiling and painted drywall finishes.
- Gas meter at end wall with gas piping from the meter to (1) power vented gas unit heater located approximately 75' from the rear wall of each space, and gas piping for a future (1) unit heater to be located approximately 50' from the front wall
- Split A/C system located on grade at front elevation, away from entrance door, for Office area.
- Bathroom ventilation
- A common ESFR sprinkler system. All sprinklers will be provided on exposed piping. In-rack sprinklers are not included.
- No smoke detectors or pull stations are provided (not expected to be required by Code)
- (1) 200 amp 3 phase load center
- Supply the following electrical fixtures each unit:
 - Energy efficient LED high bay fixtures
 - Two (2) "Exit" signs with remote heads
 - Four (4) Wall receptacles
 - One (1) power outlet for overhead door
 - Two (2) Power outlets for unit heaters
 - Office 2x4 lighting, receptacles and empty boxes for phone and data
- Additional options for individual units will be addressed, with pricing provided, as necessary
- General
 - Electrical house meter for:
 - Site lighting
 - Power for fire sprinkler pump.

**2220 Dairy Road
Lancaster, PA
Multi-List Information**

2220 Dairy Rd #1 Unit, Lancaster, PA 17601 Active Commercial Sale \$975,000



MLS #:	PALA142934	Type:	Industrial
Available SqFt:	7,500.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	130.00	Lot Acres / SQFT:	10.2a / 444,312sf / Assessor
Business Use:	Flex, Manufacturing, Other, Storage, Warehouse		
Tax ID #:	290-25902-0-0000		
County:	Lancaster, PA		
MLS Area:	East Hempfield Twp - Lancaster County (10529)		
Year Built:	2020		
New Construct:	Yes - Not Completed		
Property Condition:	Turn Key		

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year:	\$4,824 / 2019	HOA:	No
Tax Assessed Value:	\$238,000 / 2019		
Land Assessed Value:	\$222,000		

Building Info

Building Total SQFT:	7,500 / Assessor	Flooring Type:	Concrete
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Features

Parking:	Off Street Parking, Parking Lot, 3+ Car Parking, Paved Parking
Utilities:	Central A/C, Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Heating: Heat Pump-Electric BackUp, Heating Fuel: Electric, Hot Water: Electric, Water Source: Well, Sewer: Public Sewer

Remarks

Public: Newly constructed flex condominiums available for sale in increments of 7,500 SF, with 1,200 ~ SF finished offices, one (1) loading dock and one (1) drive-in door per unit. Ideal for retail/wholesale sales, contractors, distribution, light manufacturing, service businesses and many other uses. Available 4th Quarter 2020. Contact Listing Agents for details, plans and specifications.

Listing Office

Listing Agent: [Dan Berger](#) (3235523) (Lic# AB050590L - (717) 735-6000 PA)
 Listing Office: [U.S. Commercial Realty](#) (1317) (Lic# RB061275C)
 Co-Listing Agent: [Dan Berger JR.](#) (3235198) Lic# AB068331 (717) 735-6000

Compensation

Buyer Agency Comp: 3% Of Gross
 Transaction Broker: 0% Of Gross
 Sub Agency Comp: 3% Of Gross

Showing

Appointment Phone: (717) 735-6000

Contact Name:	Dan Berger, Dan Berger Jr.
Lock Box:	None

Showing Requirements: Call First

Listing Details

Original Price:	\$975,000	Sale Type:	Standard	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right			Owner Name:	Dairy Road Development Llc
Listing Term Begins:	11/15/2019				

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**2220 Dairy Road
Lancaster, PA
Multi-List Information**

2220 Dairy Rd #2 Units, Lancaster, PA 17601 Active Commercial Sale \$1,875,000



MLS #:	PALA143064	Type:	Industrial
Available SqFt:	15,000.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	125.00	Lot Acres / SQFT:	10.2a / 444,312sf / Assessor
Business Use:	Flex, Manufacturing, Other, Storage, Warehouse		
Tax ID #:	290-25902-0-0000		
County:	Lancaster, PA		
MLS Area:	East Hempfield Twp - Lancaster County (10529)		
Year Built:	2020		
New Construct:	Yes - Not Completed		
Property Condition:	Turn Key		

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year:	\$4,824 / 2019	HOA:	No
Tax Assessed Value:	\$238,000 / 2019		
Land Assessed Value:	\$222,000		

Building Info

Building Total SQFT:	15,000 / Assessor	Flooring Type:	Concrete
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Features

Parking: Off Street Parking, Parking Lot, 3+ Car Parking, Paved Parking
 Utilities: Central A/C, Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Heating: Heat Pump-Electric BackUp, Heating Fuel: Electric, Hot Water: Electric, Water Source: Well, Sewer: Public Sewer

Remarks

Public: Newly constructed flex condominiums available for sale in increments of 7,500 SF, with 1,200 ~ SF finished offices, one (1) loading dock and one (1) drive-in door per unit. Ideal for retail/wholesale sales, contractors, distribution, light manufacturing, service businesses and many other uses. Available 4th Quarter 2020. Contact Listing Agents for details, plans and specifications.

Listing Office

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 Listing Office: [U.S. Commercial Realty](#) (1317) (Lic# RB061275C)
 Co-Listing Agent: [Dan Berger JR.](#) (3235198) Lic# AB068331 (717) 735-6000

Compensation

Buyer Agency Comp: 3% Of Gross
 Transaction Broker: 0% Of Gross
 Sub Agency Comp: 3% Of Gross

Showing

Appointment Phone:	(717) 735-6000	Contact Name:	Dan Berger; Dan Berger Jr.
		Lock Box:	None

Showing Requirements: Call First

Listing Details

Original Price:	\$1,875,000	Sale Type:	Standard	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right			Owner Name:	Dairy Road Development Llc
Listing Term Begins:	11/15/2019				

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**2220 Dairy Road
Lancaster, PA
Multi-List Information**

2220 Dairy Rd #3 Units, Lancaster, PA 17601 Active Commercial Sale \$2,700,000



MLS #:	PALA143084	Type:	Industrial
Available SqFt:	22,500.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	120.00	Lot Acres / SQFT:	10.2a / 444,312sf / Assessor
Business Use:	Flex, Manufacturing, Other, Storage, Warehouse		
Tax ID #:	290-25902-0-0000		
County:	Lancaster, PA		
MLS Area:	East Hempfield Twp - Lancaster County (10529)		
Year Built:	2020		
New Construct:	Yes - Not Completed		
Property Condition:	Turn Key		

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year:	\$4,824 / 2019	HOA:	No
Tax Assessed Value:	\$238,000 / 2019		
Land Assessed Value:	\$222,000		

Building Info

Building Total SQFT:	22,500 / Assessor	Flooring Type:	Concrete
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Features

Parking: Off Street Parking, Parking Lot, 3+ Car Parking, Paved Parking
 Utilities: Central A/C, Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Heating: Heat Pump-Electric BackUp, Heating Fuel: Electric, Hot Water: Electric, Water Source: Well, Sewer: Public Sewer

Remarks

Public: Newly constructed flex condominiums available for sale in increments of 7,500 SF, with 1,200 ~ SF finished offices, one (1) loading dock and one (1) drive-in door per unit. Ideal for retail/wholesale sales, contractors, distribution, light manufacturing, service businesses and many other uses. Available 4th Quarter 2020. Contact Listing Agents for details, plans and specifications.

Listing Office

Listing Agent: [Dan Berger](#) (3235523) (Lic# AB050590L - (717) 735-6000 PA)
 Listing Office: [U.S. Commercial Realty](#) (1317) (Lic# RB061275C)
 Co-Listing Agent: [Dan Berger JR.](#) (3235198) Lic# AB068331 (717) 735-6000

Compensation

Buyer Agency Comp: 3% Of Gross
 Transaction Broker: 0% Of Gross
 Sub Agency Comp: 3% Of Gross

Showing

Appointment Phone:	(717) 735-6000	Contact Name:	Dan Berger; Dan Berger, Jr.
		Lock Box:	None

Showing Requirements: Call First

Listing Details

Original Price:	\$2,700,000	Sale Type:	Standard	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right			Owner Name:	Dairy Road Development Llc
Listing Term Begins:	11/15/2019				

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**2220 Dairy Road
Lancaster, PA
Multi-List Information**

**2220 Dairy Rd #4 Units, Lancaster, PA
17601**

Active

Commercial Sale

\$3,450,000



MLS #:	PALA143086	Type:	Industrial
Available SqFt:	30,000.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	115.00	Lot Acres / SQFT:	10.2a / 444,312sf / Assessor
Business Use:	Flex, Manufacturing, Other, Storage, Warehouse		
Tax ID #:	290-25902-0-0000		
County:	Lancaster, PA		
MLS Area:	East Hempfield Twp - Lancaster County (10529)		
Year Built:	2020		
New Construct:	Yes - Not Completed		
Property Condition:	Turn Key		

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year:	\$4,824 / 2019	HOA:	No
Tax Assessed Value:	\$238,000 / 2019		
Land Assessed Value:	\$222,000		

Building Info

Building Total SQFT:	30,000 / Assessor	Flooring Type:	Concrete
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Features

Parking: Off Street Parking, Parking Lot, 3+ Car Parking, Paved Parking
 Utilities: Central A/C, Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Heating: Heat Pump-Electric BackUp, Heating Fuel: Electric, Hot Water: Electric, Water Source: Well, Sewer: Public Sewer

Remarks

Public: Newly constructed flex condominiums available for sale in increments of 7,500 SF, with 1,200 ~ SF finished offices, one (1) loading dock and one (1) drive-in door per unit. Ideal for retail/wholesale sales, contractors, distribution, light manufacturing, service businesses and many other uses. Available 4th Quarter 2020. Contact Listing Agents for details, plans and specifications.

Listing Office

Listing Agent: [Dan Berger](#) (3235523) (Lic# AB050590L - (717) 735-6000 PA)
 Listing Office: [U.S. Commercial Realty](#) (1317) (Lic# RB061275C)
 Co-Listing Agent: [Dan Berger JR.](#) (3235198) Lic# AB068331 (717) 735-6000

Compensation

Buyer Agency Comp: 3% Of Gross
 Transaction Broker: 0% Of Gross
 Sub Agency Comp: 3% Of Gross

Showing

Appointment Phone:	(717) 735-6000	Contact Name:	Dan Berger, Dan Berger, Jr.
		Lock Box:	None

Showing Requirements: Call First

Listing Details

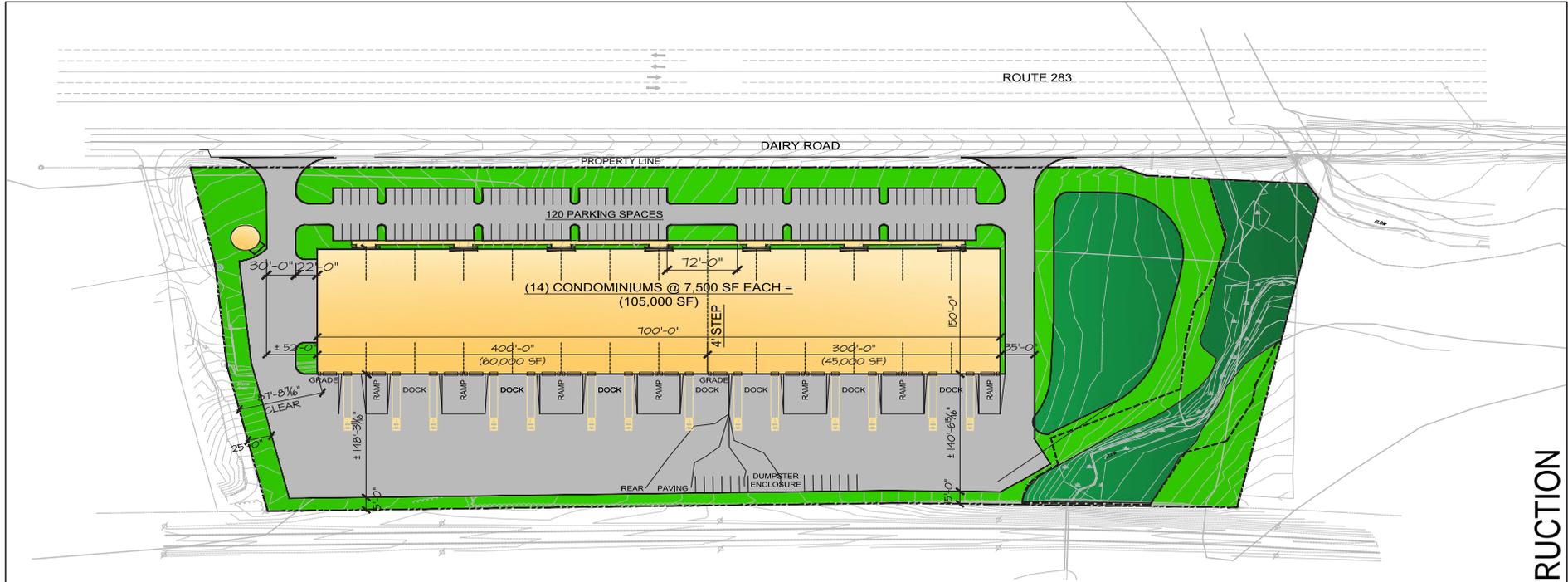
Original Price:	\$3,450,000	Sale Type:	Standard	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right			Owner Name:	Dairy Road Development Llc
Listing Term Begins:	11/15/2019				

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2220 Dairy Road
Lancaster, PA
Renderings



2220 Dairy Road Lancaster, PA Site Plan

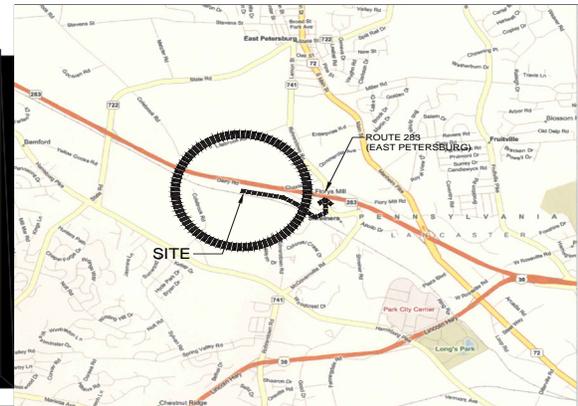


1 DAIRY ROAD CONDOMINIUM - SUBJECT TO FINAL APPROVAL
 SP-1 SCALE: 1" = 50'-0"
 (EXIST. SITE: ± 437,376 SF = 10.03 ACRES)



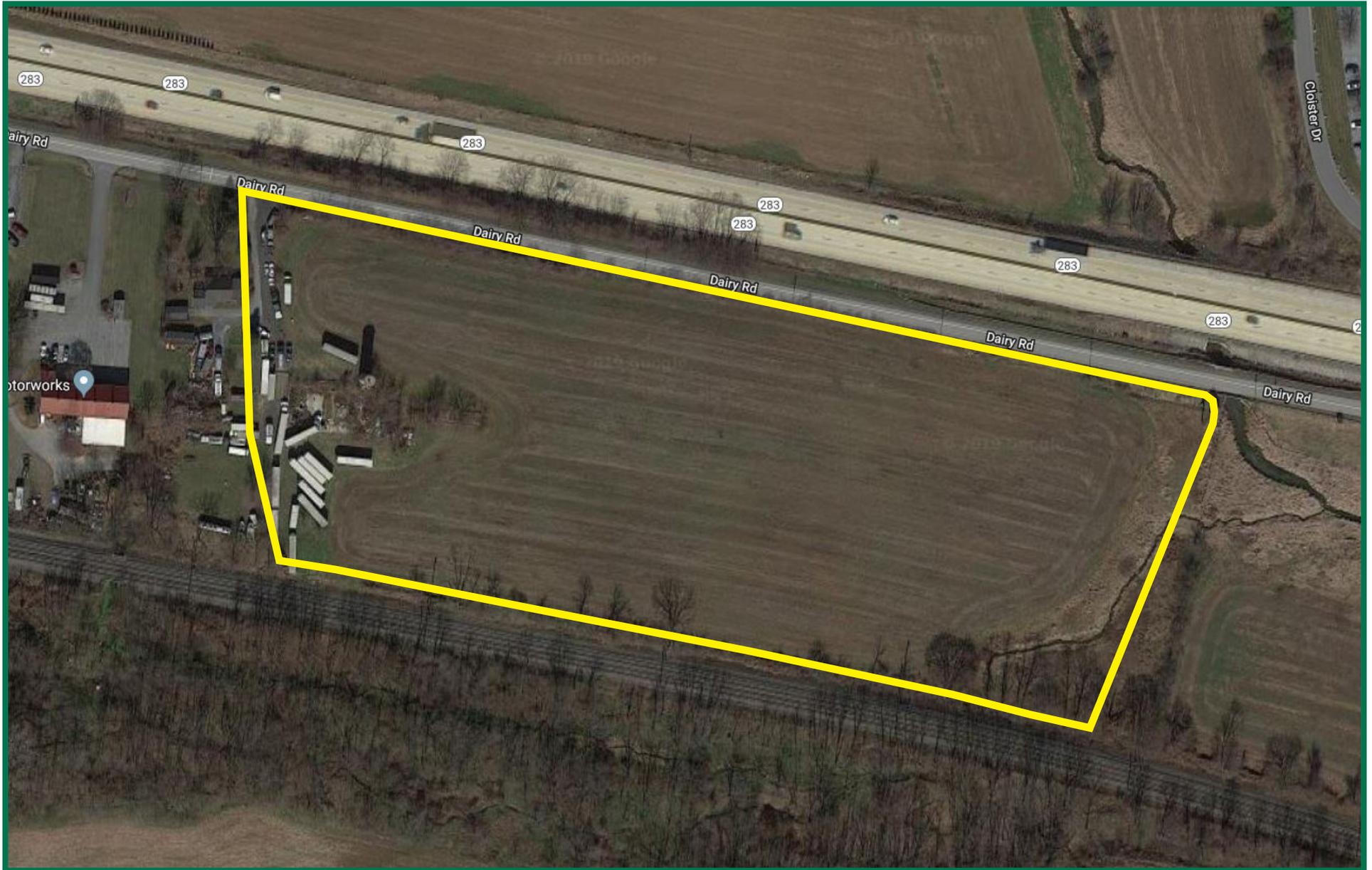
< VIEW FROM DAIRY ROAD

PROPOSED SITE - DAIRY ROAD	
ACRES:	10.03 ACRES
MUNICIPALITY:	EAST HEMPFIELD TOWNSHIP
LOCATION:	DAIRY ROAD LANCASTER, PA
ZONING:	(E) ENTERPRISE ZONE
PERMITTED USE:	
MAXIMUM LOT COVERAGE:	SEVENTY PERCENT 70%
MINIMUM SET-BACKS	FRONT YARD BUILDING 50' PARKING 20'
	SIDE YARD BUILDING 25' PARKING 25'
	REAR YARD BUILDING 35' PARKING 25'
MAXIMUM PERMITTED HEIGHT:	60' MAX. (MECH. APPURTENANCES - 75')
PARKING REQUIREMENTS:	1 PER EMPLOYEE (LARGEST SHIFT) OR 1 PER 500 SF



10/24/19 NOT FOR CONSTRUCTION

2220 Dairy Road
Lancaster, PA
Aerial



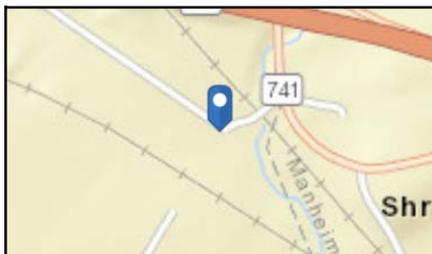
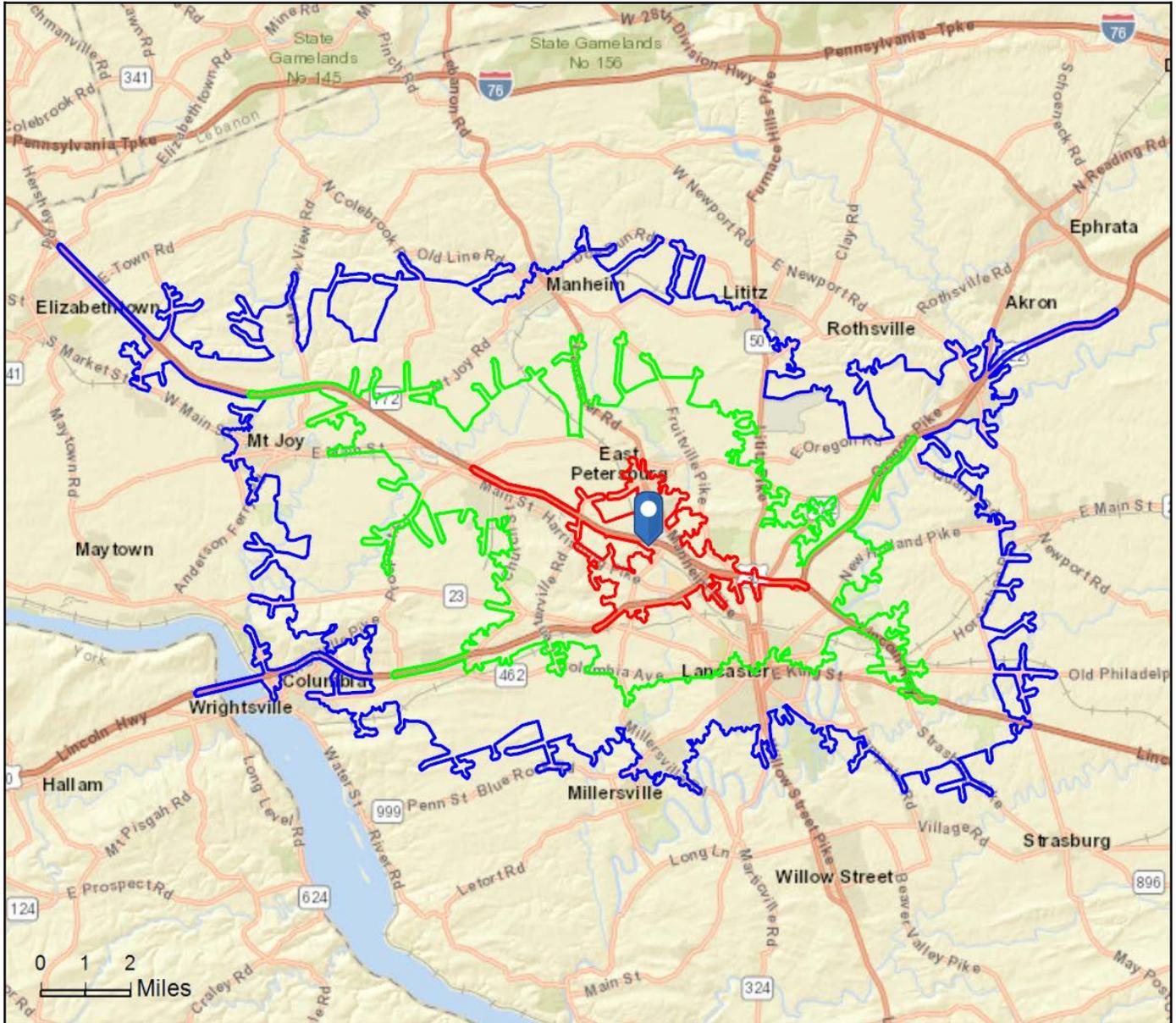
2220 Dairy Road
Lancaster, PA
Drive Time



Site Map

5 Minutes, 10 Minutes, 15 Minutes

U.S. Commercial Realty
Latitude: 40.07933
Longitude: -76.35208



**2220 Dairy Road
Lancaster, PA
Municipal Officials**

EAST HEMPFIELD TOWNSHIP

Township Offices:

1700 Nissley Rd. P.O. Box 128
Landisville, PA 17538
Phone: 717-898-3100
FAX: 717-898-9486
Email: easthempfield@easthempfield.org
Website: www.easthempfield.org

Board of Supervisors

Douglas W. Brubaker, Chairman
H. Scott Russell, Vice-Chairman
Thomas A. Bennett, Member
G. Edward LeFever, Member
W. Scott Wigelsworth, Member

Zoning Officer:

Jon Beck
717-898-3100 x231

Building Code Official:

Steve Brandvold
717-898-3100 x225

Planning Commission

F. James Fullerton, Chairman
Dwight D. Rohrer, Vice-Chairman
Keith G. Falco, Secretary
Ann Byrne, Member
Andrew C. Weaver, Member
Michael Lehr, Member
Jim Hackett, Member

School District:

Hempfield
717-898-5564

Industrial Development Authority:

Ronald C. Fink, Jr., Chairman
Dennis Gehring, Vice-Chairman
Ellis Payne, Secretary
Thomas Ulmer, Treasurer
Holly A. Hartman, Member

Zoning Hearing Board

Elam M. Herr, Chairman
Mark Hansen, Vice-Chairman
Brett Jackson, Secretary
Andrew Loose, Member
Kenneth L. Beard, Member
Garry Longenecker, Alternate

Solicitor:

Stephen M. Kraybill, Esq.
Blakinger & Thomas
717-299-1100

Board of Auditors:

Andrew Marhevka, Chairman
717-239-1541

Engineer:

David Miller Associates Inc.
(717) 898-3402

Tax Collector:

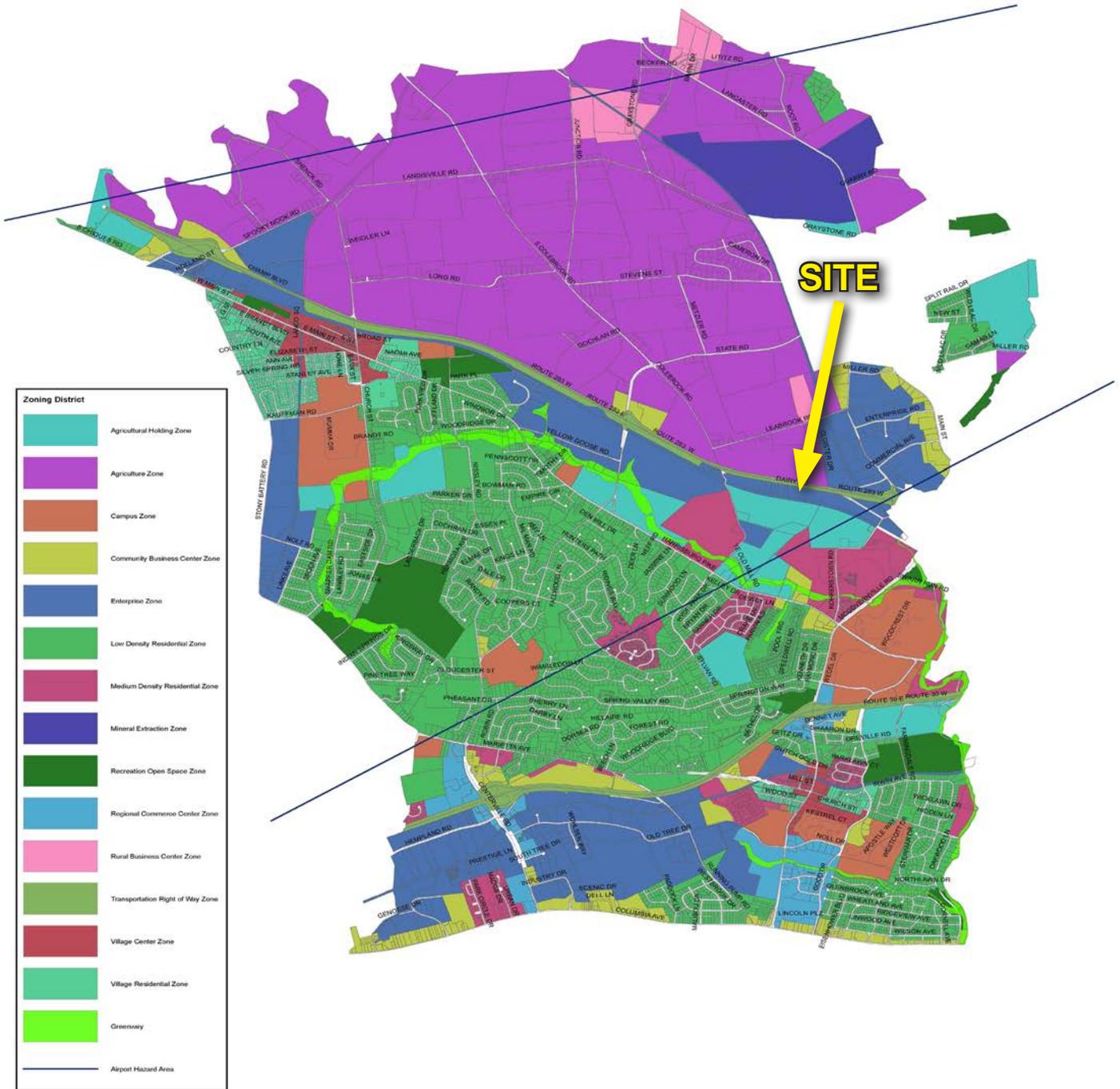
Lancaster County Treasurer Office
717-299-8222

Water/Sewer Authority:

Municipal Authority of East Hempfield
717-898-8231
Lancaster Area Sewer Authority
717-299-4843

2220 Dairy Road
Lancaster, PA
Zoning Map

EAST HEMPFIELD TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA
ZONING MAP - MARCH 2015



Zoning District	
	Agricultural Holding Zone
	Agriculture Zone
	Campus Zone
	Community Business Center Zone
	Enterprise Zone
	Low Density Residential Zone
	Medium Density Residential Zone
	Mineral Extraction Zone
	Recreation Open Space Zone
	Regional Common Center Zone
	Rural Business Center Zone
	Transportation Right of Way Zone
	Village Center Zone
	Village Residential Zone
	Greenway
	Airport Hazard Area

2220 Dairy Road
Lancaster, PA
Zoning Information

§ 270-3.12. Enterprise Zone (E).

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
 - (a) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
 - (2) Residential uses:
 - (a) None.
 - (3) Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.
 - (d) Convenience stores.
 - (e) Heavy equipment sales, service and repair.
 - (f) Industrial, light and general.
 - (g) Lodging and overnight accommodations.
 - (h) Office.
 - (i) (Reserved)¹
 - (j) Motor vehicle storage.
 - (k) Professional, scientific and technical offices.
 - (l) Regional commercial sports facilities.
 - (m) Self-storage facilities.
 - (n) Motor vehicle sales, leasing and service. **[Added 6-17-2015 by Ord. No. 2015-07]**
 - (o) Day-care services, commercial. **[Added 11-16-2016 by Ord. No. 2016-05]**
 - (p) Truck stop. **[Added 5-1-2019 by Ord. No. 2019-07]**
 - (q) Car wash and detailing. **[Added 5-1-2019 by Ord. No. 2019-07]**
 - (4) Civic/social/utility uses:
 - (a) Municipal use.
 - (b) Park and recreation facilities, private and/or commercial.
 - (c) Park and recreation facilities, public.

2220 Dairy Road
Lancaster, PA
Zoning Information

§ 270-3.12

§ 270-3.12

- (d) Public utilities.
- (5) Accessory uses customarily incidental to the above permitted uses:
 - (a) Alternative energy systems, accessory.
 - (b) Home-based business, no-impact.
 - (c) Personal communication devices.
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
 - (1) Adult businesses.
 - (2) Alternative energy systems, principal.
 - (3) Community rehabilitation facilities.
 - (4) Correctional facilities.
 - (5) Industrial, heavy.
 - (6) Legalized gambling establishments.
 - (7) Recycling facilities.
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
 - (1) Communication antenna and towers.
- E. Design standards (see also Article 4 for modifications and exceptions):
 - (1) Minimum lot area: None.
 - (2) Minimum setbacks for principal and accessory uses:

Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.
 - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.

1. **Editor's Note: Former Subsection B(3)(i), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.**



2220 Dairy Road
Lancaster, PA
Zoning Information

§ 270-3.12

§ 270-3.12

- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.²
- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (12) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

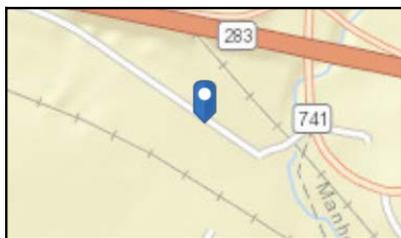
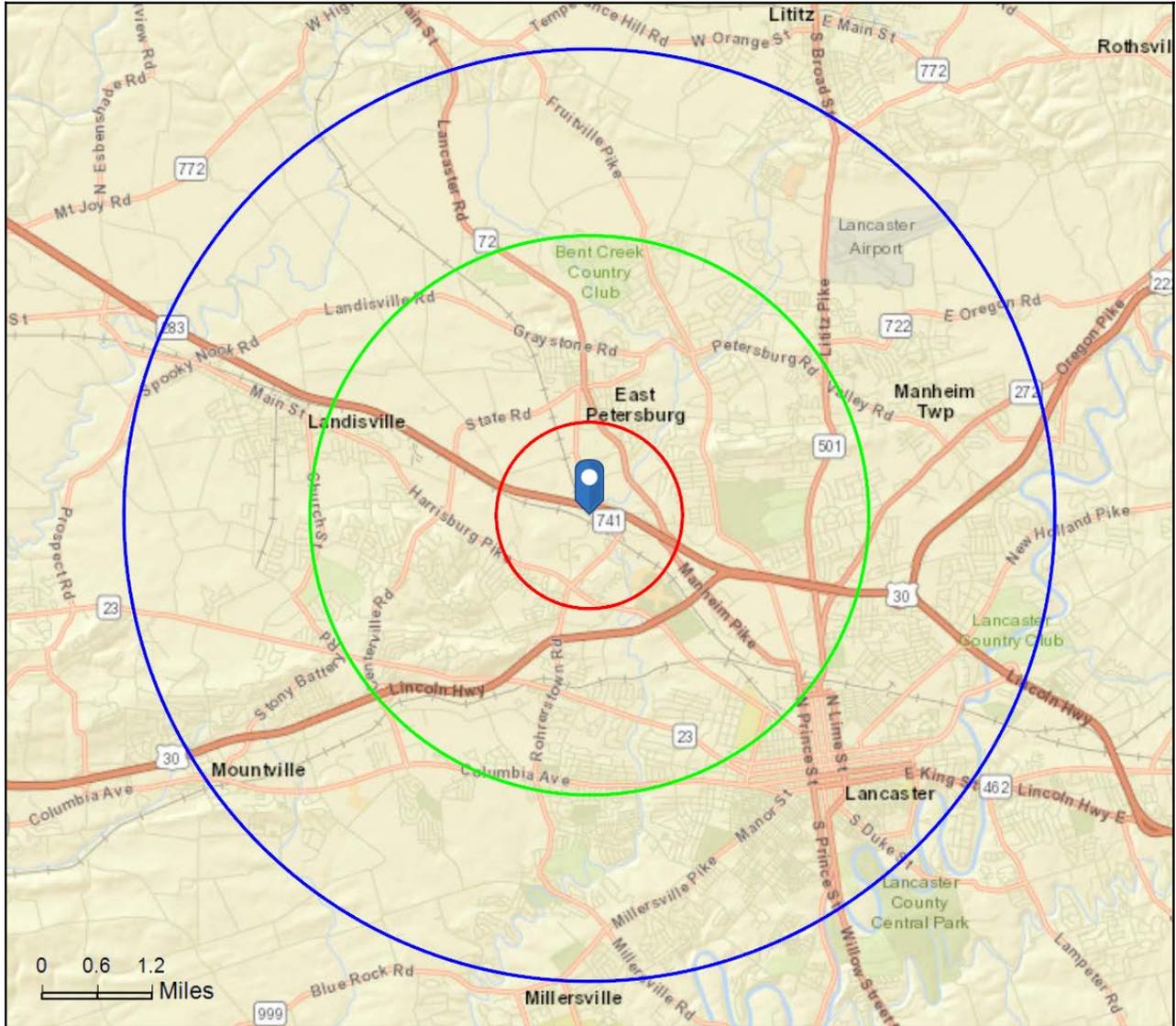
2220 Dairy Road Lancaster, PA Demographics



Site Map

2220 Dairy Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.07988
Longitude: -76.35313



2220 Dairy Road Lancaster, PA Demographics



Executive Summary

2220 Dairy Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.07988
Longitude: -76.35313

	1 mile	3 miles	5 miles
Population			
2000 Population	3,962	40,932	149,612
2010 Population	4,345	45,147	163,410
2019 Population	4,494	48,453	174,320
2024 Population	4,598	50,494	180,109
2000-2010 Annual Rate	0.93%	0.98%	0.89%
2010-2019 Annual Rate	0.37%	0.77%	0.70%
2019-2024 Annual Rate	0.46%	0.83%	0.66%
2019 Male Population	47.2%	48.2%	48.6%
2019 Female Population	52.8%	51.8%	51.4%
2019 Median Age	39.1	44.5	39.1

In the identified area, the current year population is 174,320. In 2010, the Census count in the area was 163,410. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 180,109 representing a change of 0.66% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	68.3%	82.3%	70.8%
2019 Black Alone	9.7%	4.2%	9.3%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.4%
2019 Asian Alone	7.1%	5.8%	4.2%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	10.2%	4.6%	11.1%
2019 Two or More Races	4.4%	2.8%	4.1%
2019 Hispanic Origin (Any Race)	21.5%	10.7%	23.7%

Persons of Hispanic origin represent 23.7% 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 67.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	56	152	94
2000 Households	1,904	15,475	57,901
2010 Households	2,106	17,635	63,574
2019 Total Households	2,173	18,819	67,473
2024 Total Households	2,228	19,631	69,692
2000-2010 Annual Rate	1.01%	1.32%	0.94%
2010-2019 Annual Rate	0.34%	0.70%	0.65%
2019-2024 Annual Rate	0.50%	0.85%	0.65%
2019 Average Household Size	2.06	2.53	2.51

The household count in this area has changed from 63,574 in 2010 to 67,473 in the current year, a change of 0.65% annually. The five-year projection of households is 69,692, a change of 0.65% annually from the current year total. Average household size is currently 2.51, compared to 2.49 in the year 2010. The number of families in the current year is 43,038 in the specified area.

2220 Dairy Road Lancaster, PA Demographics



Executive Summary

2220 Dairy Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.07988
Longitude: -76.35313

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	25.5%	15.1%	16.6%
Median Household Income			
2019 Median Household Income	\$43,909	\$80,734	\$58,476
2024 Median Household Income	\$50,281	\$86,763	\$63,756
2019-2024 Annual Rate	2.75%	1.45%	1.74%
Average Household Income			
2019 Average Household Income	\$61,992	\$108,186	\$80,742
2024 Average Household Income	\$70,147	\$117,711	\$89,405
2019-2024 Annual Rate	2.50%	1.70%	2.06%
Per Capita Income			
2019 Per Capita Income	\$29,074	\$42,366	\$31,349
2024 Per Capita Income	\$32,945	\$46,123	\$34,691
2019-2024 Annual Rate	2.53%	1.71%	2.05%

Current median household income is \$58,476 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,756 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$80,742 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$89,405 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$31,349 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,691 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	82	137	121
2000 Total Housing Units	1,990	15,923	61,203
2000 Owner Occupied Housing Units	550	11,793	37,362
2000 Renter Occupied Housing Units	1,354	3,683	20,539
2000 Vacant Housing Units	86	447	3,302
2010 Total Housing Units	2,255	18,403	67,000
2010 Owner Occupied Housing Units	605	13,197	39,680
2010 Renter Occupied Housing Units	1,501	4,438	23,894
2010 Vacant Housing Units	149	768	3,426
2019 Total Housing Units	2,323	19,667	71,338
2019 Owner Occupied Housing Units	587	13,673	40,039
2019 Renter Occupied Housing Units	1,586	5,146	27,433
2019 Vacant Housing Units	150	848	3,865
2024 Total Housing Units	2,382	20,507	73,693
2024 Owner Occupied Housing Units	599	14,054	40,913
2024 Renter Occupied Housing Units	1,629	5,578	28,779
2024 Vacant Housing Units	154	876	4,001

Currently, 56.1% of the 71,338 housing units in the area are owner occupied; 38.5%, 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 67,000 housing units in the area - 59.2% owner occupied, 35.7% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 2.83%. Median home value in the area is \$198,972, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.04% annually to \$220,154.