



17 – 19 EAST MAIN STREET
LITITZ, PA 17543



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- Zoning Map
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► John Sutter House



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Available Square Feet:

7,192 square feet

Sale Price

\$950,000

Lease Rate:

\$16.00/SF N/N/N for first floor (3,700 SF)

\$8.00/SF N/N/N for second floor (3,492 SF)

\$14.00/SF N/N/N both floors (7,192 SF)

Description:

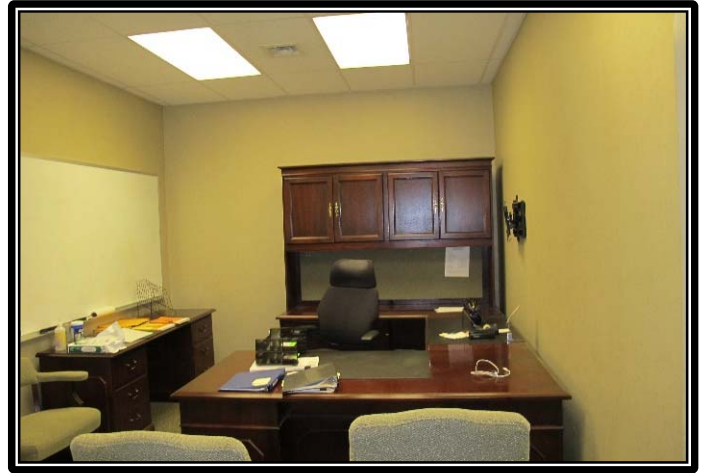
Landmark Victorian brick home renovated into Downtown Lititz professional office. Convenient walk to numerous shops and restaurants with dedicated parking. Property on the National Register of Historic Place.

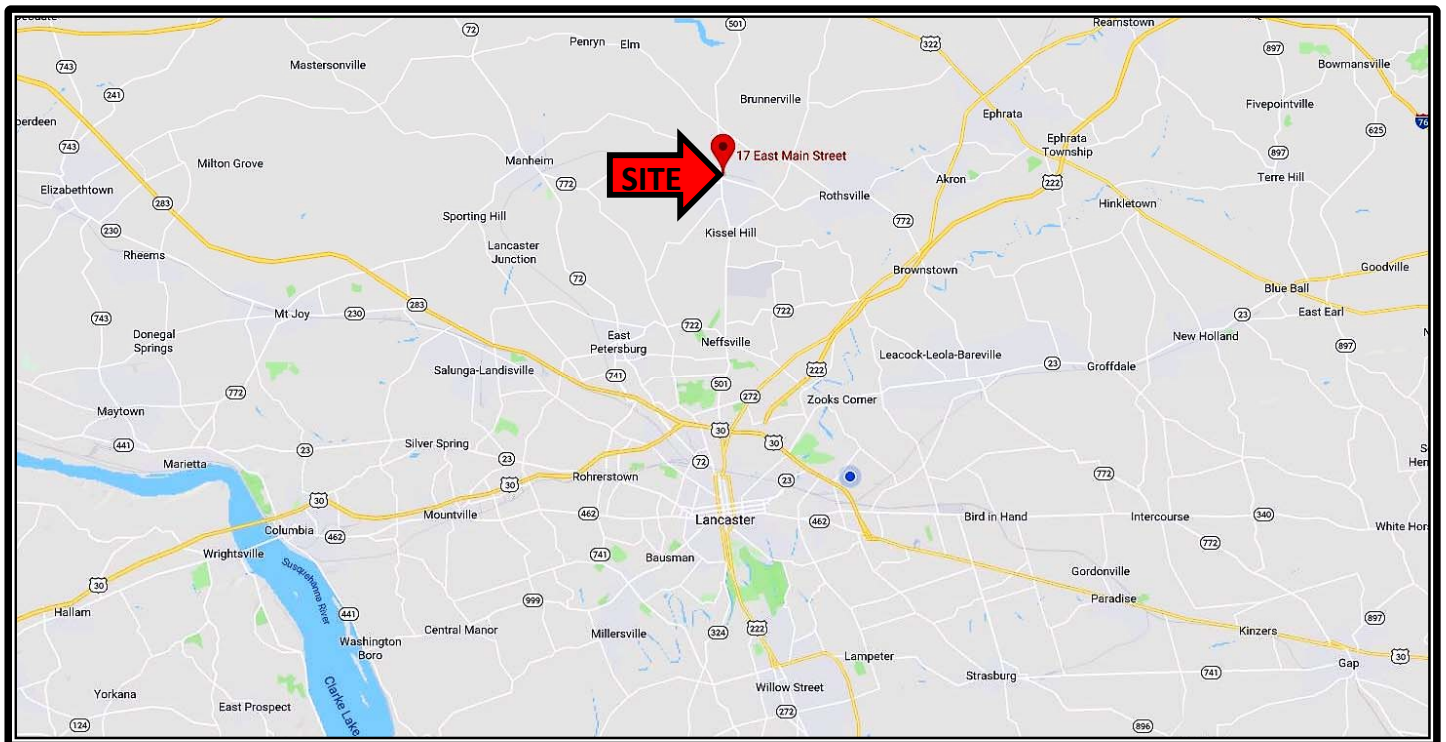
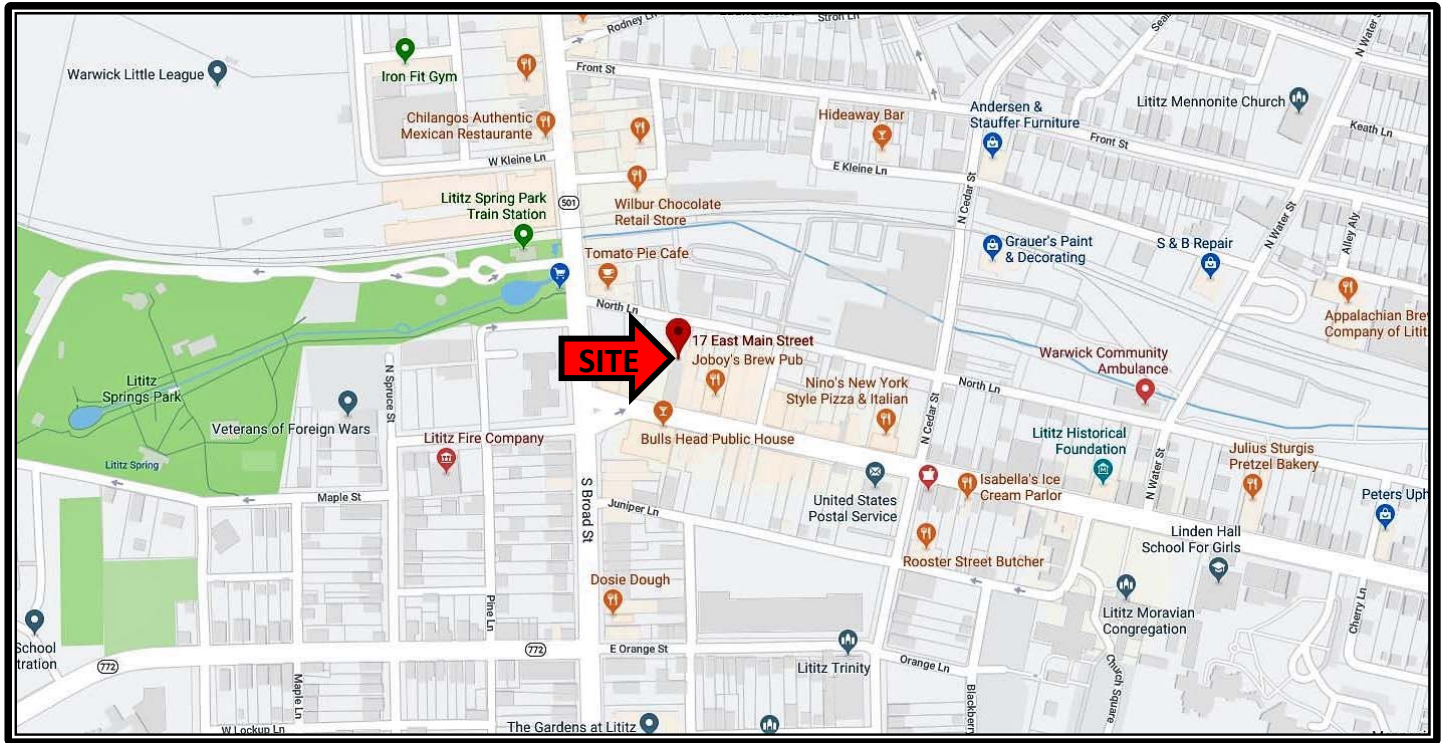
BUILDING INFORMATION

Total Building Square Feet	7,192 total square feet on two floors Approximately 3,700 square feet on the first floor 3,492 square feet on the second floor
Construction	Masonry brick with wooden truss
Year Constructed	1871, historic rehab completed in 1982
Property Type	2½ story office/converted home
Floor Type	Exposed hard wood floors and commercial grade carpet
Ceiling Height	9 feet – 12 feet
Ceiling Type	Acoustical drop ceiling, plaster and drywall
Sprinklers	Non-sprinklered

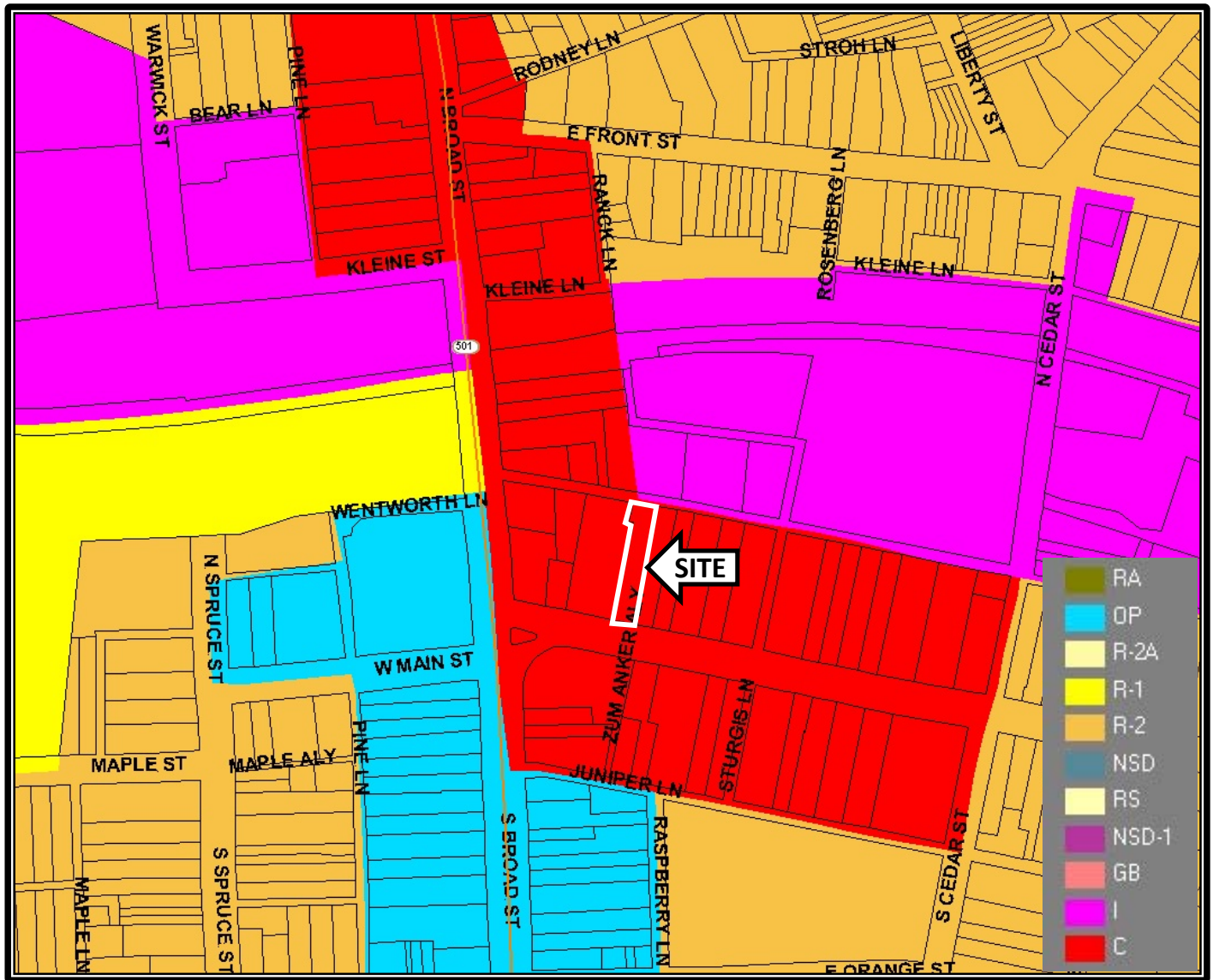
HVAC	Electric heat pump
Electric	200-amp service
Roof	Asphalt shingle/EPDM on flat areas
Wall Finishes	Painted plaster/drywall
Lighting	Combination of incandescent, overhead fluorescent and lamps
Dimensions	29' x 124'
Water	Public – Lititz Borough
Sewer	Public – Lititz Borough
Parking	Five (5) dedicated onsite, up to ten additional spaces available nearby
Storage	Full basement
Tax Account #	370-97117-0-0000
Zoning	Commercial zoning
Acres	.11 acre
Road Frontage	East Main Street – Downtown Lititz
Location	Lititz Moravian District
Municipality	Lititz Borough
County	Lancaster County
School District	Warwick School District
Local Amenities	Retail/entertainment opportunities

Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.









Commercial Zoning

This section intentionally left blank

SECTION 211. Commercial District.

- A. Purpose. The regulations for this District are intended to preserve and enhance the sense of place which is experienced within the Borough's central business district through the encouragement of a mixture of commercial uses, accompanied by upper story residential, which continues and compliments the Borough's historic character. Commercial uses are generally limited by size and intensity to prevent the establishment of intensive commercial uses which exceed the historic scale of the District. Residential uses are permitted within the district as upper story apartments, accessory apartments, and a limited number of single-family homes. Uses which are consistent with the intent of this District, yet require a higher level of scrutiny, are permitted by special exception.

B. Permitted Uses.

1. Retail business and personal services.
2. Medical clinics and dental clinics.
3. Business offices and professional offices/studios.
4. Banks and other financial institutions, without drive-in facilities.
5. Hotels and motels subject to Section 420.
6. Restaurants without drive-in facilities.
7. Public garages and public parking lots.
8. Conversion apartments subject to Section 406.
9. Essential Services Structures subject to Section 408.
10. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
11. Business conversions subject to Section 418.
12. Home Occupations (no-impact home-based businesses as defined herein) in accordance with Section 401.
13. Event Space
14. Upper story apartments above another permitted non-residential use.

C. Special Exception Uses.

1. Public/Municipal Buildings and Uses subject to Section 412.
2. Essential Services Buildings subject to Section 408.
3. Day Care Center subject to Section 402.
4. Social and Fraternal Clubs and Organizations subject to Section 411.
5. Bed and breakfast inns subject to Section 404.
6. Adult-oriented businesses subject to Section 403.
7. Home Businesses subject to Section 401.
8. Single Family Homes, not to exceed 20% of the principal uses in the district.
9. Accessory Apartments subject to Section 416

D. Conditional Uses

1. Demolition of an existing structure subject to Section 322

E. Lot and Yard Requirements.

1. New Construction shall follow the Lot and Yard Requirements Presented in the Form Based Codes. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section. Within the following table "square feet" and "feet" are abbreviated as "S.F." and " ft " respectively.

Minimum Lot Area (S. F.)	No Minimum
Minimum Lot Width (ft.)	No Minimum
Minimum Side Yard (ft.)	No Minimum
Minimum Rear Yard (ft.)	20

Maximum Lot Coverage (%)

2. If the block on which the lot is located is more than fifty percent (50%) developed, the average setback of the existing structures on that block may be used as the minimum front yard building setback line. Otherwise, the setbacks within the Form-Based Code in Article VIII shall apply.

F. Height Requirements.

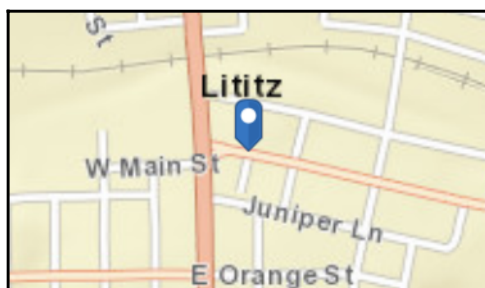
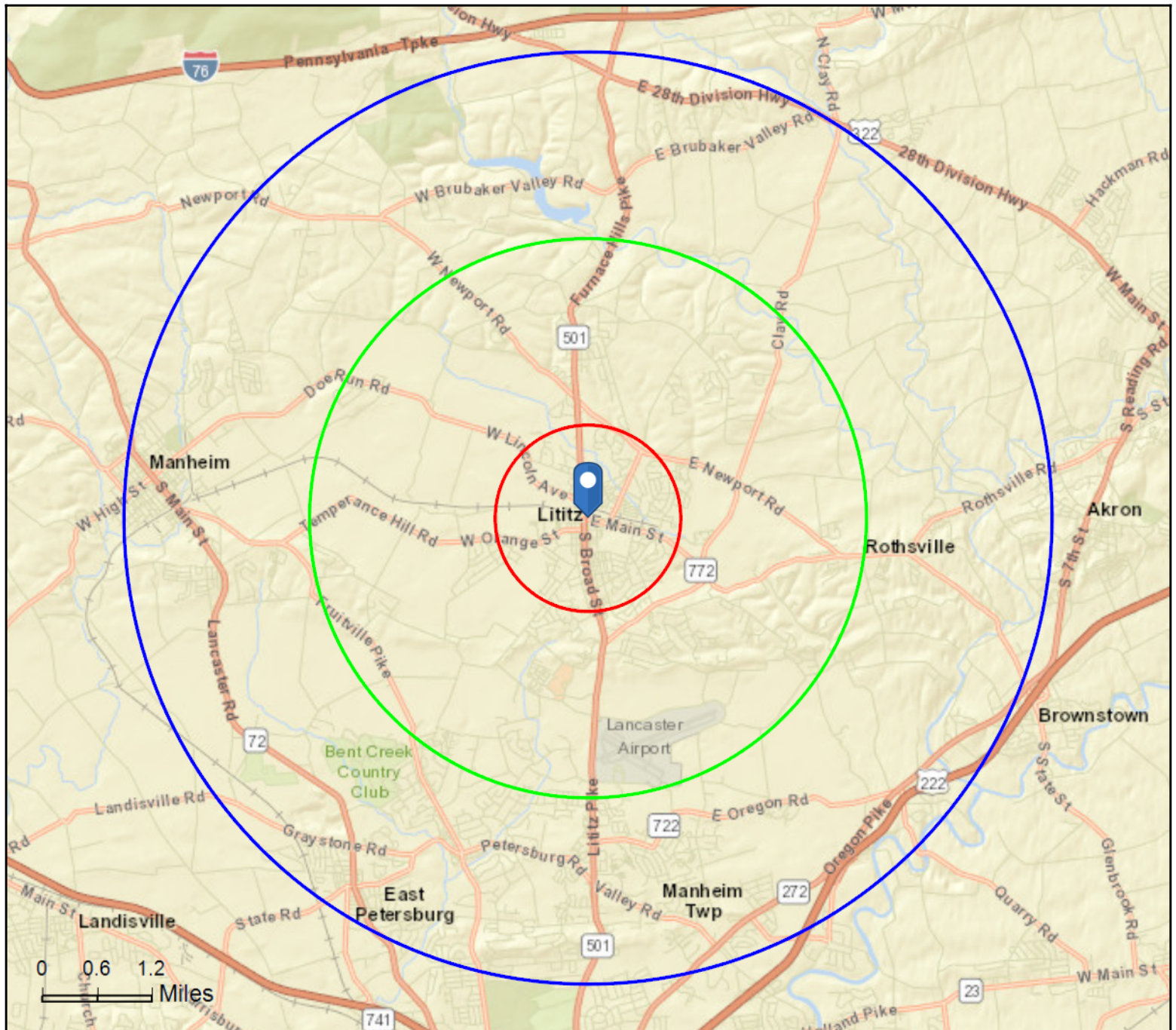
All structures shall have a maximum height of fifty (50) feet. All principal buildings shall have a minimum height of twenty (20) feet.

G. Application of Supplementary Provisions.

All uses, structures, and lots shall comply with all applicable Supplementary Provisions as provided in Article III as well as all other pertinent provisions of this Ordinance.

17 E Main St, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.15713
Longitude: -76.30649





Executive Summary

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	1 mile	3 miles	5 miles
Population			
2000 Population	9,734	24,385	60,254
2010 Population	10,506	27,278	68,345
2019 Population	10,920	28,851	73,289
2024 Population	11,151	29,650	75,683
2000-2010 Annual Rate	0.77%	1.13%	1.27%
2010-2019 Annual Rate	0.42%	0.61%	0.76%
2019-2024 Annual Rate	0.42%	0.55%	0.64%
2019 Male Population	46.5%	47.9%	48.2%
2019 Female Population	53.5%	52.1%	51.8%
2019 Median Age	44.2	43.1	44.3

In the identified area, the current year population is 73,289. In 2010, the Census count in the area was 68,345. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 75,683 representing a change of 0.64% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 44.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	92.6%	93.2%	90.7%
2019 Black Alone	1.7%	1.8%	2.1%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	1.6%	1.7%	3.0%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.6%	1.4%	2.0%
2019 Two or More Races	2.3%	1.8%	2.0%
2019 Hispanic Origin (Any Race)	5.1%	4.6%	5.6%

Persons of Hispanic origin represent 5.6% 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 26.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	82	101	113
2000 Households	3,933	9,198	22,527
2010 Households	4,373	10,674	26,643
2019 Total Households	4,511	11,261	28,515
2024 Total Households	4,598	11,558	29,416
2000-2010 Annual Rate	1.07%	1.50%	1.69%
2010-2019 Annual Rate	0.34%	0.58%	0.74%
2019-2024 Annual Rate	0.38%	0.52%	0.62%
2019 Average Household Size	2.34	2.52	2.53

The household count in this area has changed from 26,643 in 2010 to 28,515 in the current year, a change of 0.74% annually. The five-year projection of households is 29,416, a change of 0.62% annually from the current year total. Average household size is currently 2.53, compared to 2.52 in the year 2010. The number of families in the current year is 20,092 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

17 E Main St, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.15713
Longitude: -76.30649

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.9%	15.3%	15.4%
Median Household Income			
2019 Median Household Income	\$59,365	\$71,387	\$73,765
2024 Median Household Income	\$65,124	\$78,818	\$80,026
2019-2024 Annual Rate	1.87%	2.00%	1.64%
Average Household Income			
2019 Average Household Income	\$77,395	\$88,905	\$93,954
2024 Average Household Income	\$87,293	\$100,420	\$104,296
2019-2024 Annual Rate	2.44%	2.47%	2.11%
Per Capita Income			
2019 Per Capita Income	\$32,395	\$34,874	\$36,698
2024 Per Capita Income	\$36,474	\$39,338	\$40,690
2019-2024 Annual Rate	2.40%	2.44%	2.09%

Households by Income

Current median household income is \$73,765 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$80,026 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$93,954 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$104,296 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$36,698 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$40,690 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	132	137	136
2000 Total Housing Units	4,034	9,422	23,173
2000 Owner Occupied Housing Units	2,604	7,006	17,470
2000 Renter Occupied Housing Units	1,329	2,193	5,057
2000 Vacant Housing Units	101	223	646
2010 Total Housing Units	4,537	11,045	27,764
2010 Owner Occupied Housing Units	2,749	7,603	19,556
2010 Renter Occupied Housing Units	1,624	3,071	7,087
2010 Vacant Housing Units	164	371	1,121
2019 Total Housing Units	4,718	11,709	29,873
2019 Owner Occupied Housing Units	2,731	7,836	20,156
2019 Renter Occupied Housing Units	1,780	3,425	8,359
2019 Vacant Housing Units	207	448	1,358
2024 Total Housing Units	4,816	12,032	30,847
2024 Owner Occupied Housing Units	2,763	8,001	20,717
2024 Renter Occupied Housing Units	1,835	3,557	8,699
2024 Vacant Housing Units	218	474	1,431

Currently, 67.5% of the 29,873 housing units in the area are owner occupied; 28.0%, renter occupied; and 4.5% 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 27,764 housing units in the area - 70.4% owner occupied, 25.5% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 3.31%. Median home value in the area is \$231,471, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.01% annually to \$255,703.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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