

# FOR LEASE

**iHIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors



2938 COLUMBIA AVENUE  
LANCASTER, PA 17603

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For Lease

2938 Columbia Avenue  
Lancaster, PA 17603



► Office Property



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Lancaster, PA 17603

**Available Square Feet**

1,000 square feet

**Lease Rate**

\$14.40/SF Gross

**Description**

Second floor office suite with great floor plan. Three offices, one conference room and private restroom. Great location close to Centerville Road and Rt. 30.

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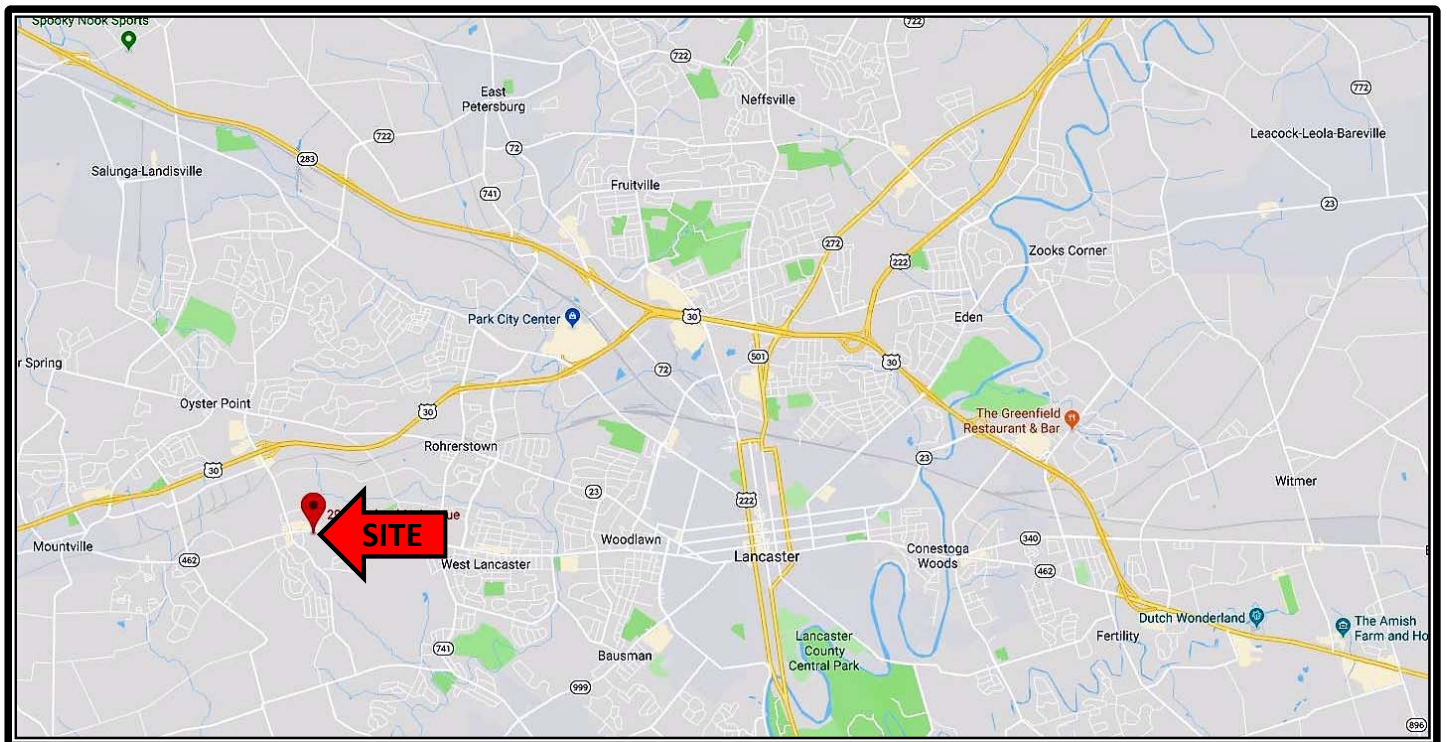
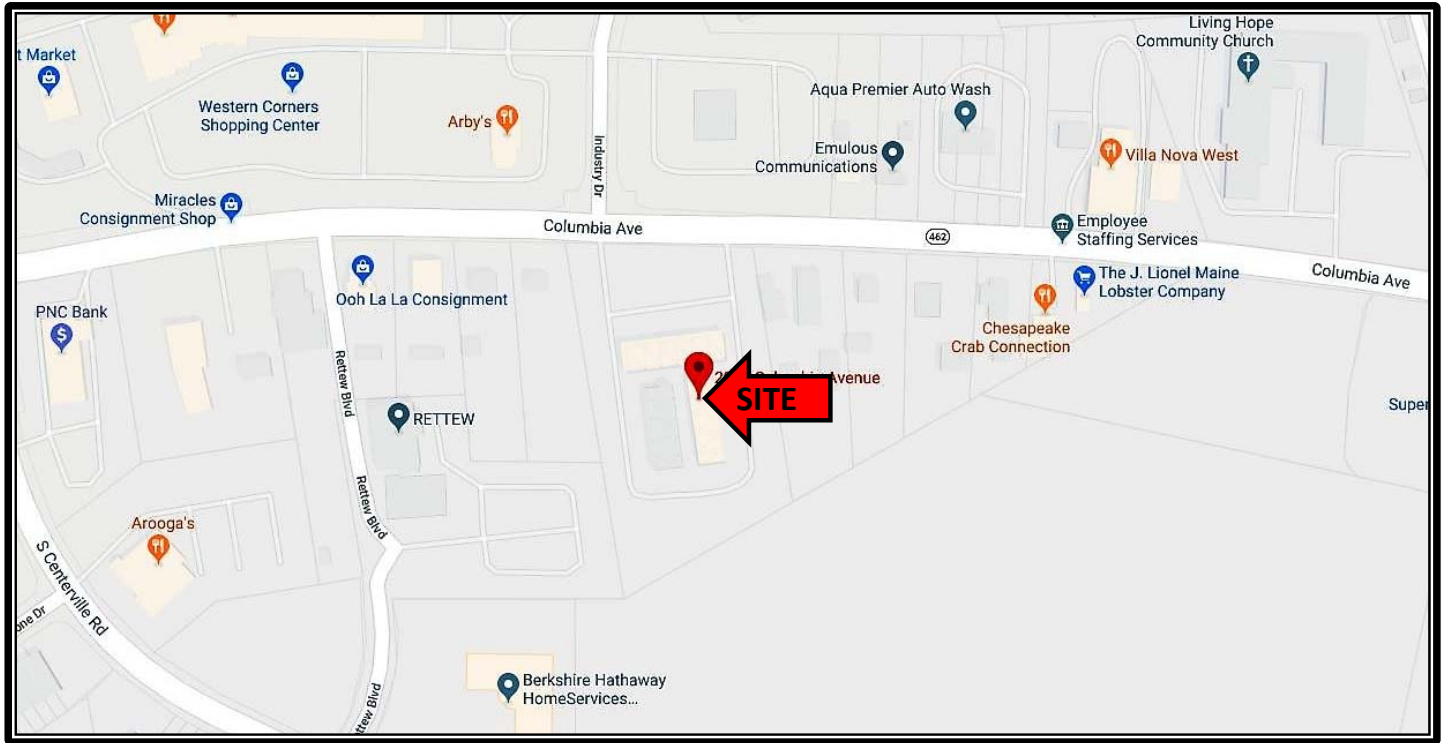
**BUILDING INFORMATION**

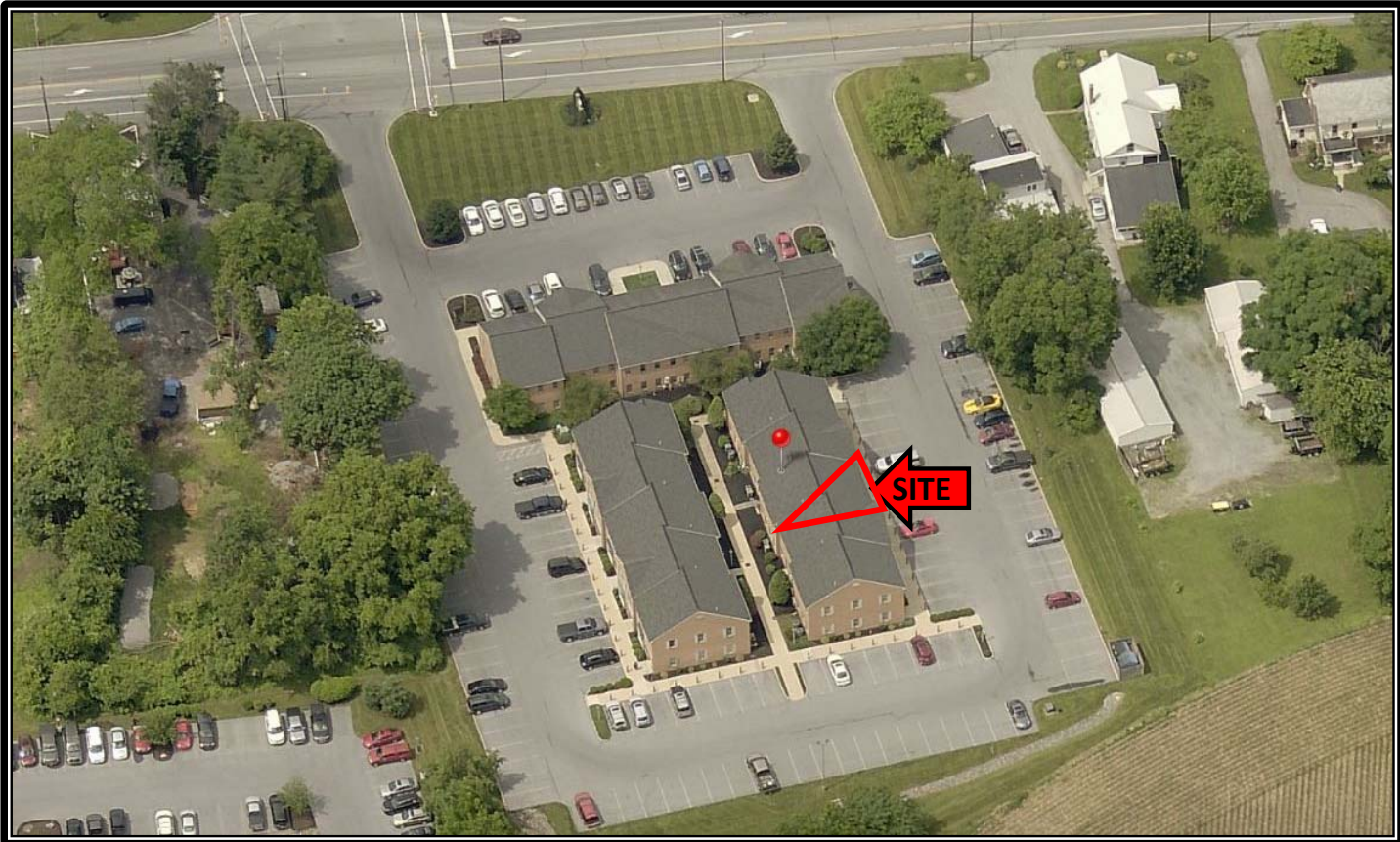
Total Square Feet Available	1,000 square feet
Construction	Wood frame/masonry & brick
Year Constructed	1989
Floor Type	Concrete floor with wall to wall carpet
Number of Floors	Two-story property – second floor unit
Ceiling Height	8 feet
Air Conditioning	Central HVAC – electric heat pump
Roof	Asphalt & shingle/pitched

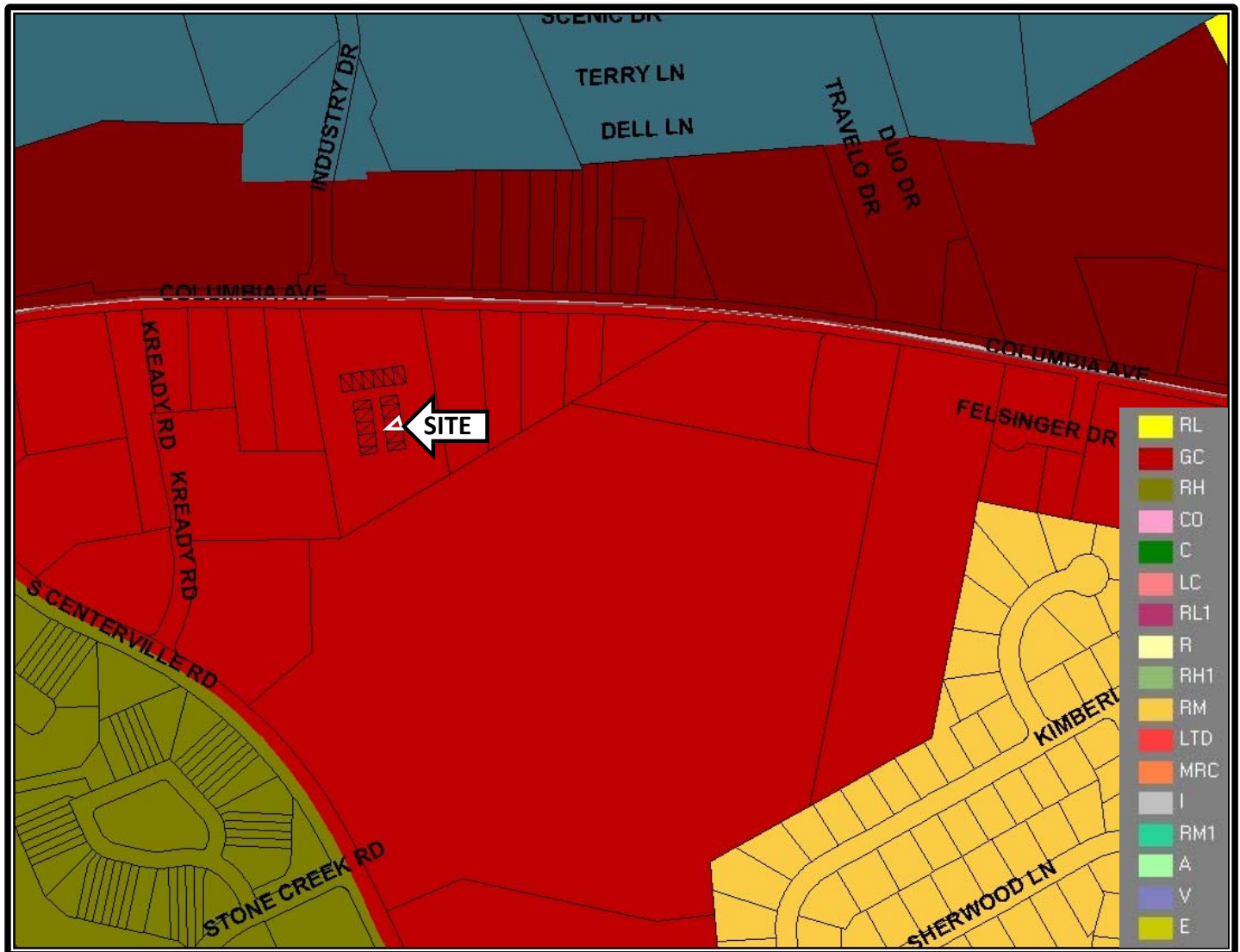
Wall Finishes	Painted dry wall
Lighting	LED lighting
Dimensions	40' x 25'
Electric	200 amp service
Water	Public
Sewer	Public – LASA
Parking	Large shared parking area
Zoning	General Commercial (GC)
Acres	2.74 acres owned in common by the Condominium Association
Topography	Flat
Municipality	Manor Township
County	Lancaster County
Road Frontage/Access	Columbia Avenue (Rt. 462)
Square Feet Available	1,000 square feet
Lease Rate	\$14.40/SF Gross
Monthly Rent	\$1,200
Annual Rent	14,400
Rent Includes	Condo fee, insurance, lawn service, parking , sewer, water, snow removal, trash removal and taxes

Information furnished regarding property for sale or 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.









General Commercial Zoning



## Section 207 (GC) General Commercial Zone

**207.1. Purpose** - This Zone provides suitable locations with public sewer and water for larger-scale and/or highway-oriented retail, service and entertainment businesses. The uses often involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this Zone are meant to serve local residents as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties, and landscaping requirements should help to create an attractive site appearance. Finally, certain design incentives are provided for integrated uses that share access, parking, loading, signage and etc.

### 207.2. Permitted Uses

1. Offices;
2. Banks and similar financial institutions;
3. Restaurants and taverns (but not including drive-thru or fast-food restaurants, nor nightclubs);
4. Retail sale of goods and services, including, but not limited to, auto parts stores, without installation;
5. Hotels, motels and similar lodging facilities;
6. Automobile, boat, farm machinery, mobile home, and trailer sales;
7. Theaters and auditoriums;
8. Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinet making, and other structural components of buildings;
9. Public uses and utilities;
10. Private schools (excluding vocational and mechanical trade schools);
11. Dry cleaners, laundries and laundromats;
12. Churches and related uses;
13. Funeral homes, mortuaries, and crematoriums;
14. Accessory uses customarily incidental to the above permitted uses;
15. Recycling collection facilities, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet; and,
16. Medical and dental clinics and offices.

**207.3. Special Exception Uses** (Subject to the procedures presented in Section 605.3. of this Ordinance.)

1. Amusement arcades (See Section 404);
  2. Automobile filling stations (including minor incidental repair) (See Section 406);
  3. Automobile, boat, trailer, truck, farm machinery, and mobile home service and repair facilities including but not limited to auto mechanics, drive-thru lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops (See Section 407);
  4. Car washes (See Section 412);
  5. Commercial day-care facilities (See Section 418);
  6. Commercial recreation facilities (See Section 419);
  7. Drive-thru and/or fast-food restaurants (See Section 422);
  8. Health and fitness clubs (See Section 429);
  9. Home improvement and building supply stores (See Section 432);
  10. Hospitals (See Section 434);
  11. Mini-warehouses (See Section 437);
  12. Nightclubs (See Section 439);
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13. Adult-related facilities (See Section 402);
14. Shopping centers involving any use permitted in this Zone (See Section 448); and,
15. Cell site antenna (See Section 454.2.).

**207.4. Lot Area, Lot Width and Lot Coverage Requirements** - See the following table:

Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
15,000 sq. ft.	100 ft.	70%

**207.5. Minimum Setback Requirements**

1. Front yard setback - All buildings, structures (except permitted signs), loading areas shall be set back at least thirty-five feet (35') from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of twenty feet (20') from the street right-of-way.
2. Side yard setback - All buildings and structures shall be set back at least fifteen feet (15') from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least ten feet (10') from the side lot lines, unless joint these facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for these facilities.
3. Rear yard setback - All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas, shall be set back at least twenty feet (20') from the rear lot line.
4. Residential buffer strip - Any lot adjoining land within a residential zone shall maintain a twenty-five (25) foot setback for buildings, structures, off-street parking lots, loading areas, and outdoor storage areas, from the residentially-zoned parcels. Such area shall be used for a landscape strip, and screen.

**207.6. Maximum Permitted Height** - Height shall not exceed seventy feet (70') above the finished grade. Structures exceeding forty feet (40') shall be set back an additional one foot (1') for every two feet (2') increase in height over forty feet (40') from side and rear property line setback requirements in Section 207.5. However, if the lot is adjacent to a residential zone, the minimum yard dimension for the yard immediately adjoining the residential zone shall be increased by two feet (2') for every one foot (1') of building height over forty feet (40'). This increase shall be in addition to all other minimum setback requirements of Section 207.5.

**207.7. Off-Street Loading** - Off-street loading shall be provided as specified in Section 313 of this Ordinance. In addition, no off-street loading area shall be permitted on any side of a building facing an adjoining street.

**207.8. Off-Street Parking** - Off-street parking shall be provided as specified in Section 312 of this Ordinance.

**207.9. Signs** - Signs shall be permitted as specified in Section 315 of this Ordinance.

**207.10. Driveway and Access Drive Requirements** - All driveways serving single-family dwellings shall be in accordance with Section 310 of this Ordinance. All access drives serving other uses shall be in accordance with Section 311 of this Ordinance.

**207.11. Screening** - A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See Section 314 of this Ordinance.)

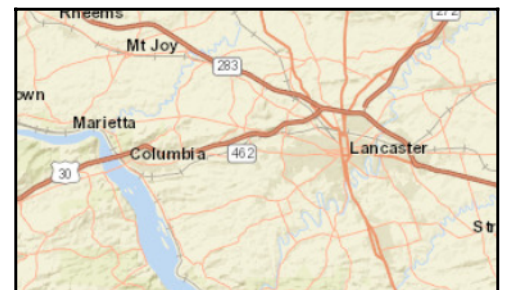
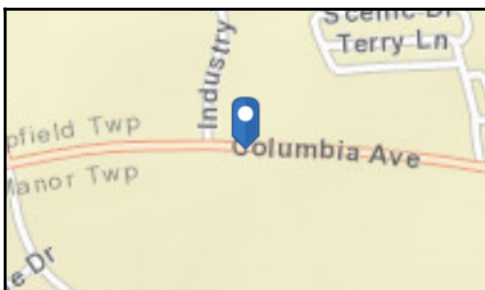
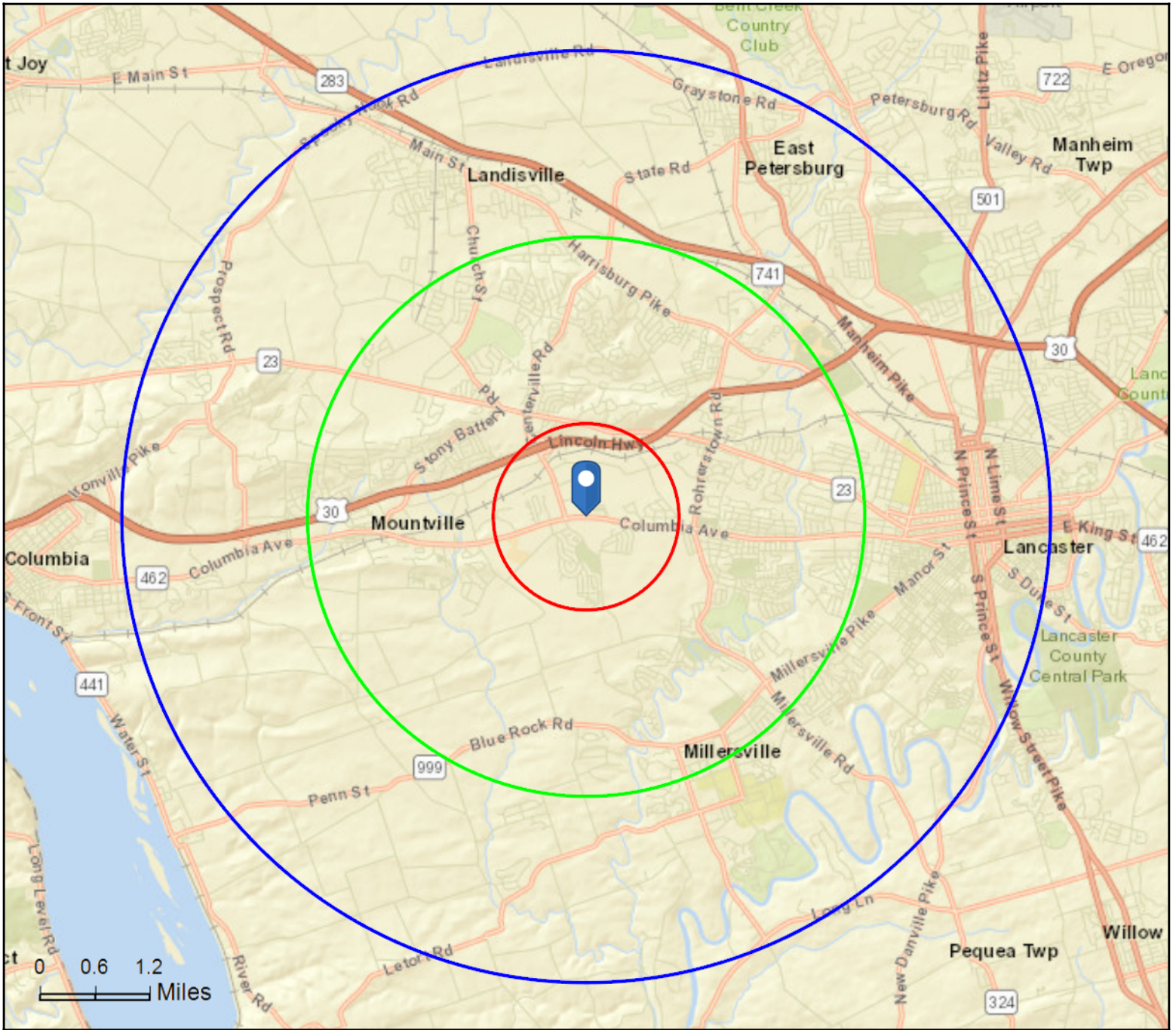
- 207.12.**        **Landscaping** - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Section 314 of this Ordinance.)
- 207.13.**        **Waste Products** - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of fifty feet (50') from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed.
- 207.14.**        All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.
- 207.15.**        **Commercial Operations Standards** - All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
- 207.16.**        **Outdoor Storage** - Within this Zone, outdoor storage is permitted provided all outdoor storage areas are screened from adjoining roads and properties, and the outdoor storage areas comply with the setbacks imposed within this section. The outdoor storage areas for automobile sales uses need not be screened from adjoining roads.
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# Site Map

2938 Columbia Ave, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04133  
Longitude: -76.38606





# Executive Summary

2938 Columbia Ave, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04133  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,713	42,318	134,616
2010 Population	3,167	47,065	146,028
2019 Population	3,490	50,212	154,122
2024 Population	3,644	51,987	158,747
2000-2010 Annual Rate	1.56%	1.07%	0.82%
2010-2019 Annual Rate	1.06%	0.70%	0.58%
2019-2024 Annual Rate	0.87%	0.70%	0.59%
2019 Male Population	48.2%	48.2%	48.6%
2019 Female Population	51.8%	51.8%	51.4%
2019 Median Age	46.2	44.1	37.4

In the identified area, the current year population is 154,122. In 2010, the Census count in the area was 146,028. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 158,747 representing a change of 0.59% 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 46.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	84.3%	84.5%	70.7%
2019 Black Alone	4.3%	4.2%	9.8%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2019 Asian Alone	4.4%	4.1%	3.6%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	4.0%	4.1%	11.2%
2019 Two or More Races	2.6%	2.8%	4.2%
2019 Hispanic Origin (Any Race)	11.7%	10.6%	24.3%

Persons of Hispanic origin represent 24.3% 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 67.7 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	81	113	81
2000 Households	1,242	16,878	51,353
2010 Households	1,389	19,331	56,248
2019 Total Households	1,518	20,532	59,075
2024 Total Households	1,583	21,239	60,853
2000-2010 Annual Rate	1.12%	1.37%	0.91%
2010-2019 Annual Rate	0.96%	0.65%	0.53%
2019-2024 Annual Rate	0.84%	0.68%	0.59%
2019 Average Household Size	2.28	2.41	2.50

The household count in this area has changed from 56,248 in 2010 to 59,075 in the current year, a change of 0.53% annually. The five-year projection of households is 60,853, a change of 0.59% annually from the current year total. Average household size is currently 2.50, compared to 2.48 in the year 2010. The number of families in the current year is 36,860 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

2938 Columbia Ave, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04133  
Longitude: -76.38606

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.1%	15.6%	16.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$56,826	\$67,864	\$56,075
2024 Median Household Income	\$65,321	\$74,226	\$60,996
2019-2024 Annual Rate	2.83%	1.81%	1.70%
<b>Average Household Income</b>			
2019 Average Household Income	\$76,688	\$90,639	\$75,065
2024 Average Household Income	\$89,895	\$99,986	\$83,674
2019-2024 Annual Rate	3.23%	1.98%	2.20%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$33,286	\$36,929	\$28,846
2024 Per Capita Income	\$38,984	\$40,707	\$32,145
2019-2024 Annual Rate	3.21%	1.97%	2.19%

### Households by Income

Current median household income is \$56,075 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$60,996 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$75,065 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$83,674 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,846 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,145 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	132	135	124
2000 Total Housing Units	1,306	17,395	54,334
2000 Owner Occupied Housing Units	867	12,565	32,467
2000 Renter Occupied Housing Units	374	4,313	18,886
2000 Vacant Housing Units	65	517	2,981
2010 Total Housing Units	1,452	20,130	59,172
2010 Owner Occupied Housing Units	958	13,927	34,546
2010 Renter Occupied Housing Units	431	5,404	21,702
2010 Vacant Housing Units	63	799	2,924
2019 Total Housing Units	1,589	21,375	62,332
2019 Owner Occupied Housing Units	988	14,227	34,291
2019 Renter Occupied Housing Units	531	6,305	24,784
2019 Vacant Housing Units	71	843	3,257
2024 Total Housing Units	1,655	22,098	64,207
2024 Owner Occupied Housing Units	1,019	14,606	34,932
2024 Renter Occupied Housing Units	565	6,634	25,921
2024 Vacant Housing Units	72	859	3,354

Currently, 55.0% of the 62,332 housing units in the area are owner occupied; 39.8%, renter occupied; and 5.2% 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 59,172 housing units in the area - 58.4% owner occupied, 36.7% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 2.34%. Median home value in the area is \$186,385, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.46% annually to \$200,404.

**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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