

FOR LEASE

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



120 WEST AIRPORT ROAD
LITITZ, PA 17543

Ruth M. Devenney, CCIM, SIOR
717.293.4552 – direct line
rdevenney@high.net

Jeff Kurtz, CCIM
717.293.4554 – direct line
jkurtz@high.net

For Lease

120 West Airport Road
Lititz, PA 17543



► *Flyway Business Park – Class A Office*



*120 West Airport Road
Lititz, PA 17543*

Available Square Feet
2,400 – 5,000 square feet

Lease Rate
\$10.00 SF NNN

Description
Private and open office plan.

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BUILDING INFORMATION

Building Square Feet	5,000 square feet
Available Square Feet	2,400 – 5,000 square feet
Construction	Brick, masonry and metal
Year Constructed	1987
Ceiling Height	9' – 10'
Air Conditioning	Central AC
Roof	Rubber – flat
Lighting	Fluorescent
Electric	50 – 200 amp service
Water	Public

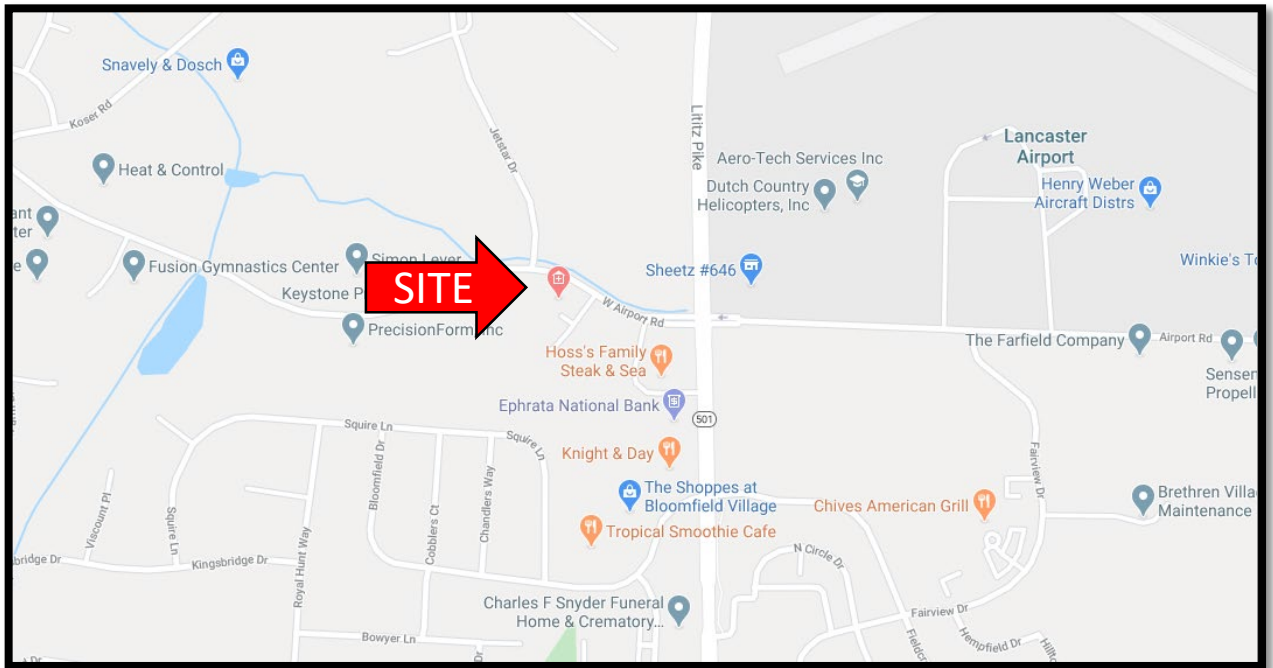
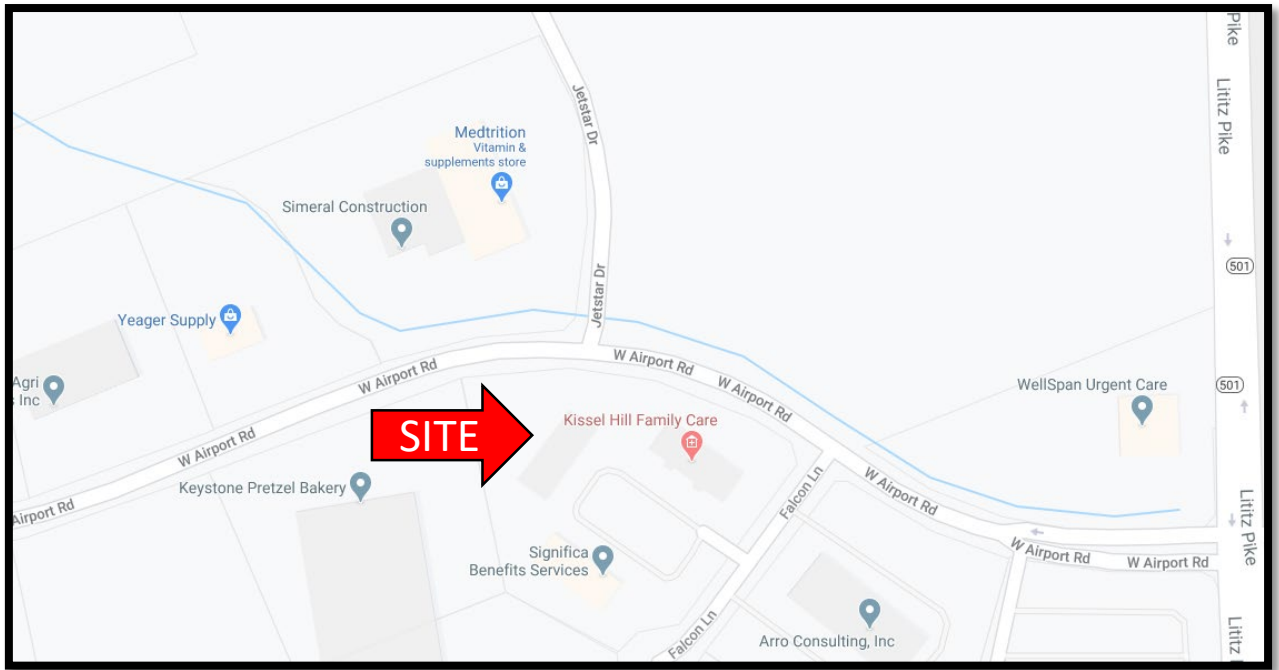
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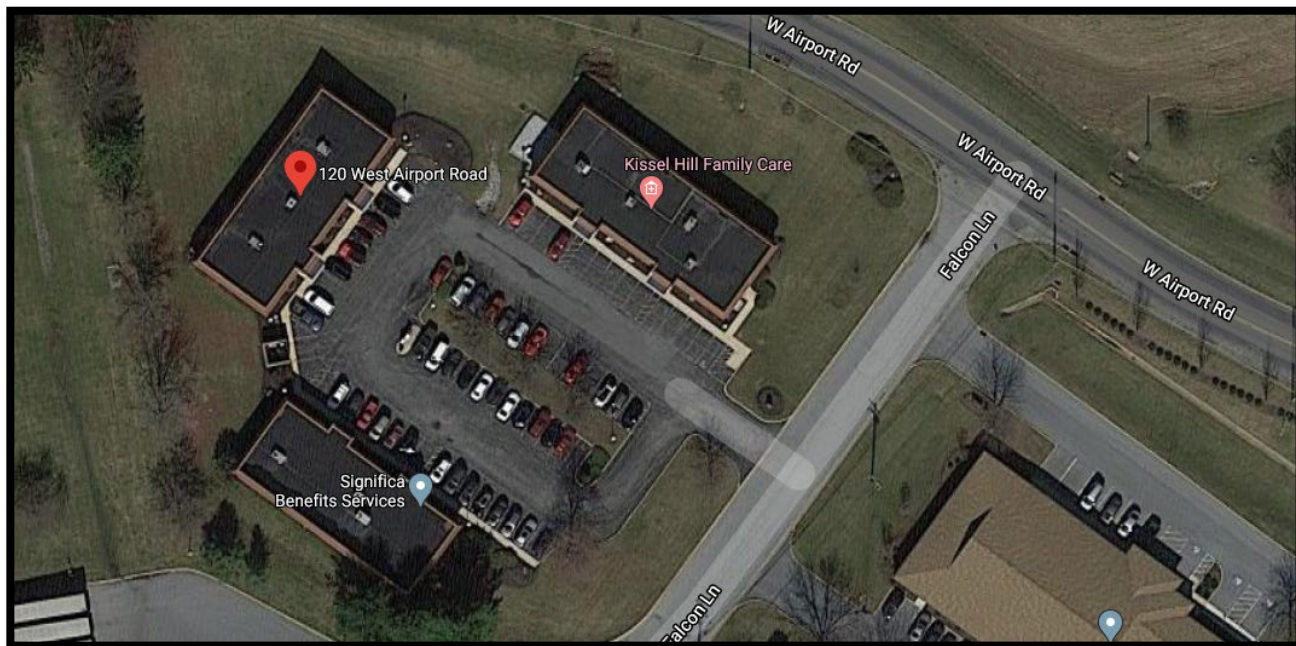
Sewer	Public
Gas	Yes
Parking	67 parking spaces
Municipality	Manheim Township
Tax Account #:	390-58979-0-000
Deed Reference	3078-191
Zoning	Industrial

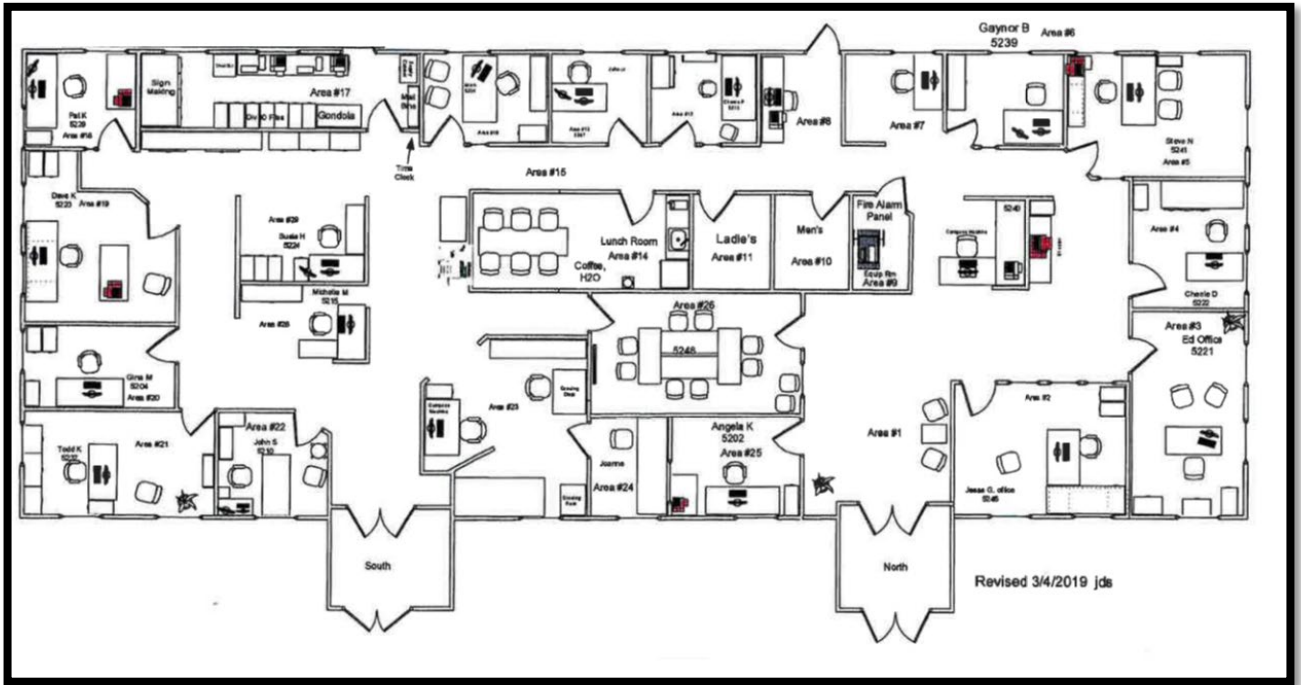
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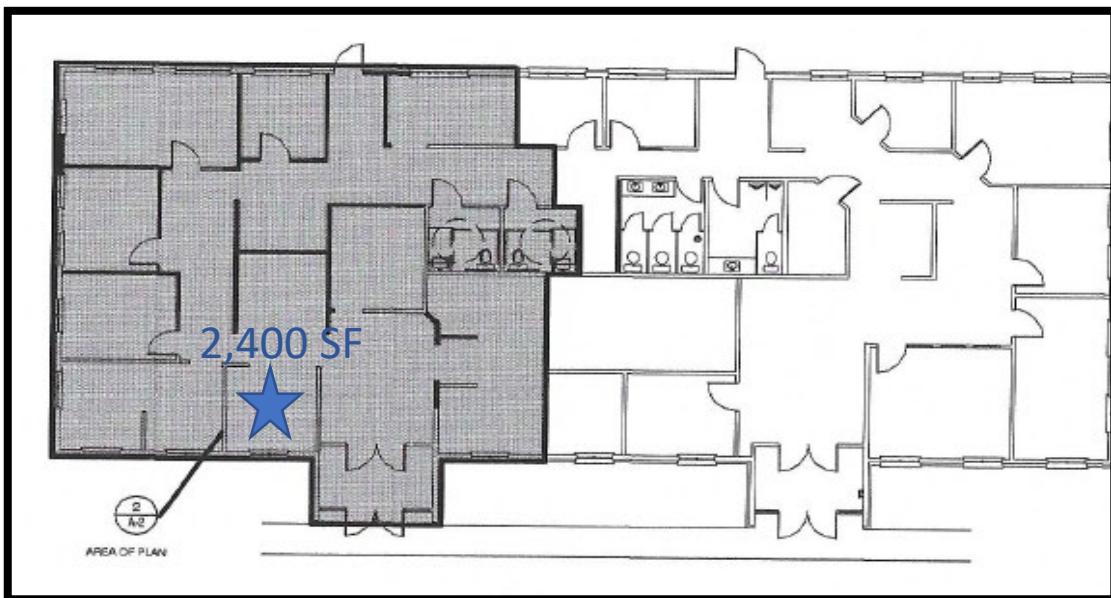
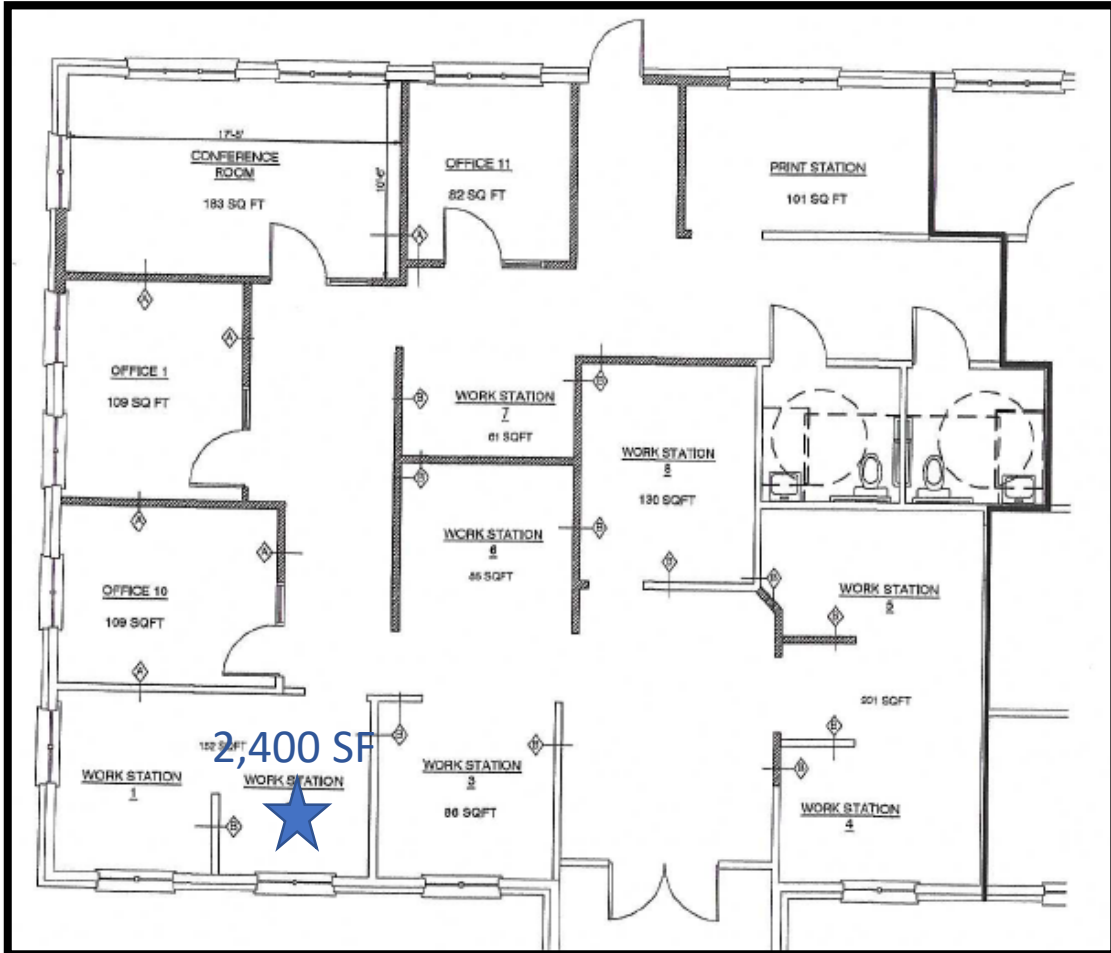
Category	Amount	Per Square Foot
Trash	\$590.24	\$.12
Utilities	\$1,365.09	\$.27
Parking Lot & Landscaping	\$4,011.10	\$.80
Fire Alarm	\$556.10	\$.11
Insurance	\$2,023.05	\$.40
Repairs	\$1,035.75	\$.21
Taxes	\$9,422.52	\$1.88
Snow Removal	\$3,060.00	\$.61
TOTAL	\$22,064.01	\$4.41

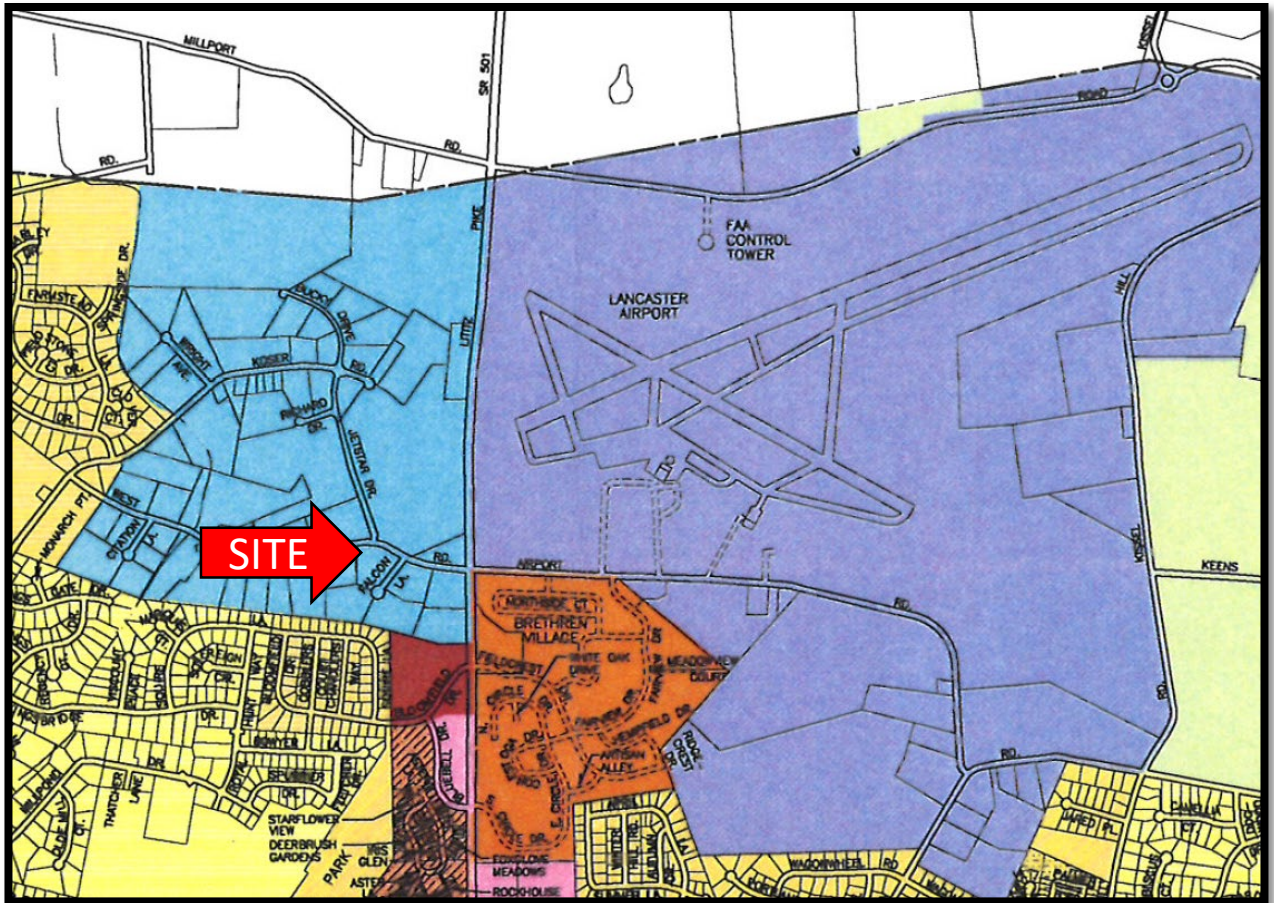








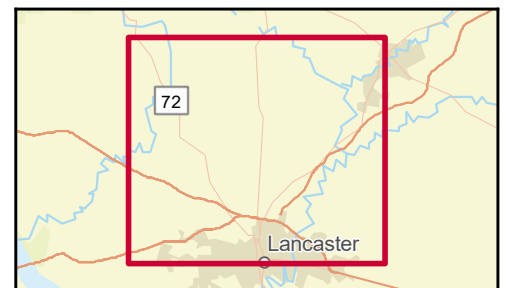
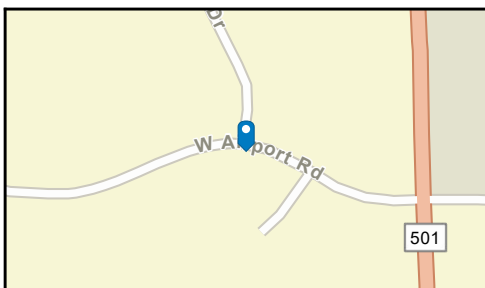
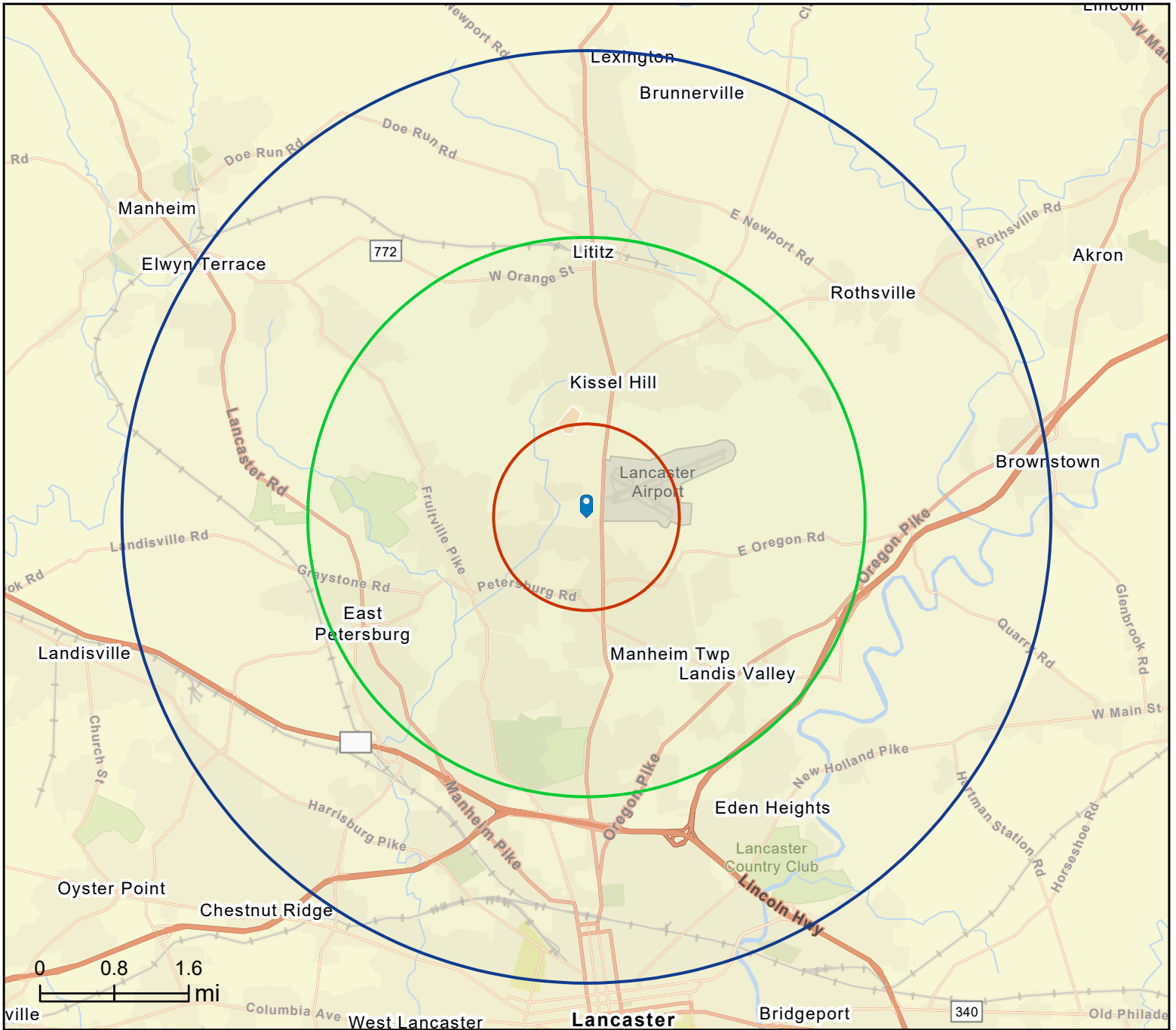




- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- R-3 RESIDENTIAL DISTRICT
- IN INSTITUTIONAL DISTRICT
- B-1 BUSINESS DISTRICT
- B-2 BUSINESS DISTRICT
- B-3 BUSINESS DISTRICT
- B-4 BUSINESS DISTRICT
- I-1 INDUSTRIAL DISTRICT
- I-2 INDUSTRIAL DISTRICT
- I-3 INDUSTRIAL DISTRICT
- A AGRICULTURAL AREA
- CLUSTER OVERLAY
- APPROVED PLANNED RESIDENTIAL DEVELOPMENT

120 W Airport Rd, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.11691
Longitude: -76.30877





Executive Summary

120 W Airport Rd, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.11691
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	1 mile	3 miles	5 miles
Population			
2000 Population	3,197	37,966	88,713
2010 Population	4,268	42,804	98,543
2020 Population	4,769	46,916	106,722
2025 Population	4,980	48,677	110,545
2000-2010 Annual Rate	2.93%	1.21%	1.06%
2010-2020 Annual Rate	1.09%	0.90%	0.78%
2020-2025 Annual Rate	0.87%	0.74%	0.71%
2020 Male Population	45.1%	47.2%	48.1%
2020 Female Population	54.9%	52.8%	51.9%
2020 Median Age	47.7	46.1	42.6

In the identified area, the current year population is 106,722. In 2010, the Census count in the area was 98,543. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 110,545 representing a change of 0.71% annually from 2020 to 2025. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 47.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	84.5%	86.8%	82.8%
2020 Black Alone	3.5%	3.1%	4.8%
2020 American Indian/Alaska Native Alone	0.0%	0.2%	0.2%
2020 Asian Alone	4.9%	4.7%	4.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	4.3%	2.8%	4.9%
2020 Two or More Races	2.8%	2.4%	2.9%
2020 Hispanic Origin (Any Race)	9.5%	7.7%	11.5%

Persons of Hispanic origin represent 11.5% of the population in the identified area compared to 18.8% 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 45.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	144	138	125
2000 Households	1,210	14,639	33,952
2010 Households	1,792	17,007	38,490
2020 Total Households	2,041	18,700	41,764
2025 Total Households	2,142	19,417	43,288
2000-2010 Annual Rate	4.01%	1.51%	1.26%
2010-2020 Annual Rate	1.28%	0.93%	0.80%
2020-2025 Annual Rate	0.97%	0.76%	0.72%
2020 Average Household Size	2.28	2.45	2.50

The household count in this area has changed from 38,490 in 2010 to 41,764 in the current year, a change of 0.80% annually. The five-year projection of households is 43,288, a change of 0.72% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2010. The number of families in the current year is 28,004 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

120 W Airport Rd, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.11691
Longitude: -76.30877

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	20.1%	12.5%	13.2%
Median Household Income			
2020 Median Household Income	\$75,486	\$78,429	\$74,077
2025 Median Household Income	\$80,925	\$82,167	\$78,018
2020-2025 Annual Rate	1.40%	0.94%	1.04%
Average Household Income			
2020 Average Household Income	\$111,507	\$106,614	\$99,878
2025 Average Household Income	\$126,928	\$117,760	\$109,900
2020-2025 Annual Rate	2.62%	2.01%	1.93%
Per Capita Income			
2020 Per Capita Income	\$46,222	\$42,750	\$39,365
2025 Per Capita Income	\$52,907	\$47,239	\$43,317
2020-2025 Annual Rate	2.74%	2.02%	1.93%

Households by Income

Current median household income is \$74,077 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$78,018 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$99,878 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$109,900 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$39,365 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$43,317 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	98	159	151
2000 Total Housing Units	1,258	15,109	35,197
2000 Owner Occupied Housing Units	922	11,021	24,238
2000 Renter Occupied Housing Units	288	3,618	9,715
2000 Vacant Housing Units	48	470	1,244
2010 Total Housing Units	1,919	17,774	40,290
2010 Owner Occupied Housing Units	1,020	12,187	26,203
2010 Renter Occupied Housing Units	772	4,820	12,287
2010 Vacant Housing Units	127	767	1,800
2020 Total Housing Units	2,192	19,640	44,028
2020 Owner Occupied Housing Units	1,095	13,094	27,488
2020 Renter Occupied Housing Units	946	5,606	14,276
2020 Vacant Housing Units	151	940	2,264
2025 Total Housing Units	2,303	20,408	45,684
2025 Owner Occupied Housing Units	1,137	13,567	28,407
2025 Renter Occupied Housing Units	1,005	5,850	14,881
2025 Vacant Housing Units	161	991	2,396

Currently, 62.4% of the 44,028 housing units in the area are owner occupied; 32.4%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 40,290 housing units in the area - 65.0% owner occupied, 30.5% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 4.02%. Median home value in the area is \$233,265, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.24% annually to \$248,111.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055

717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107
Coatesville, PA 19320

610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262

704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E

Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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