

# FOR LEASE

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



860 W BRUBAKER VALLEY ROAD  
LITITZ PA 17543

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Jeffrey Kurtz, CCIM  
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**Industrial**



*860 West Brubaker Valley Rd  
Lititz, PA 17543*

**Available Square Feet**

6,000 square feet – Building #1  
3,500 square feet – Building #2

**Lease Rate**

\$3,300 per month  
\$2,000 per month

**Description**

Overflow dry storage for local business or contractor. Rate includes all costs except electric, snow removal and lawn mowing.

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**BUILDING INFORMATION**

Available Square Feet	6,000 square feet 3,500 square feet
Flooring	Concrete
Type Construction	Metal Frame
Year Constructed	1989
Condition	Good
Ceiling Height	16 feet
Electric	100 amp
Roof	Metal
Parking	4-6 parking spaces

**BUILDING #1 (6,000 SF)**

Overhead Doors	One 10' x 12'
Dock Door	One 8' x 10'
Heat	Oil ceiling unit
Restroom	None

**BUILDING #2 (3,500 SF)**

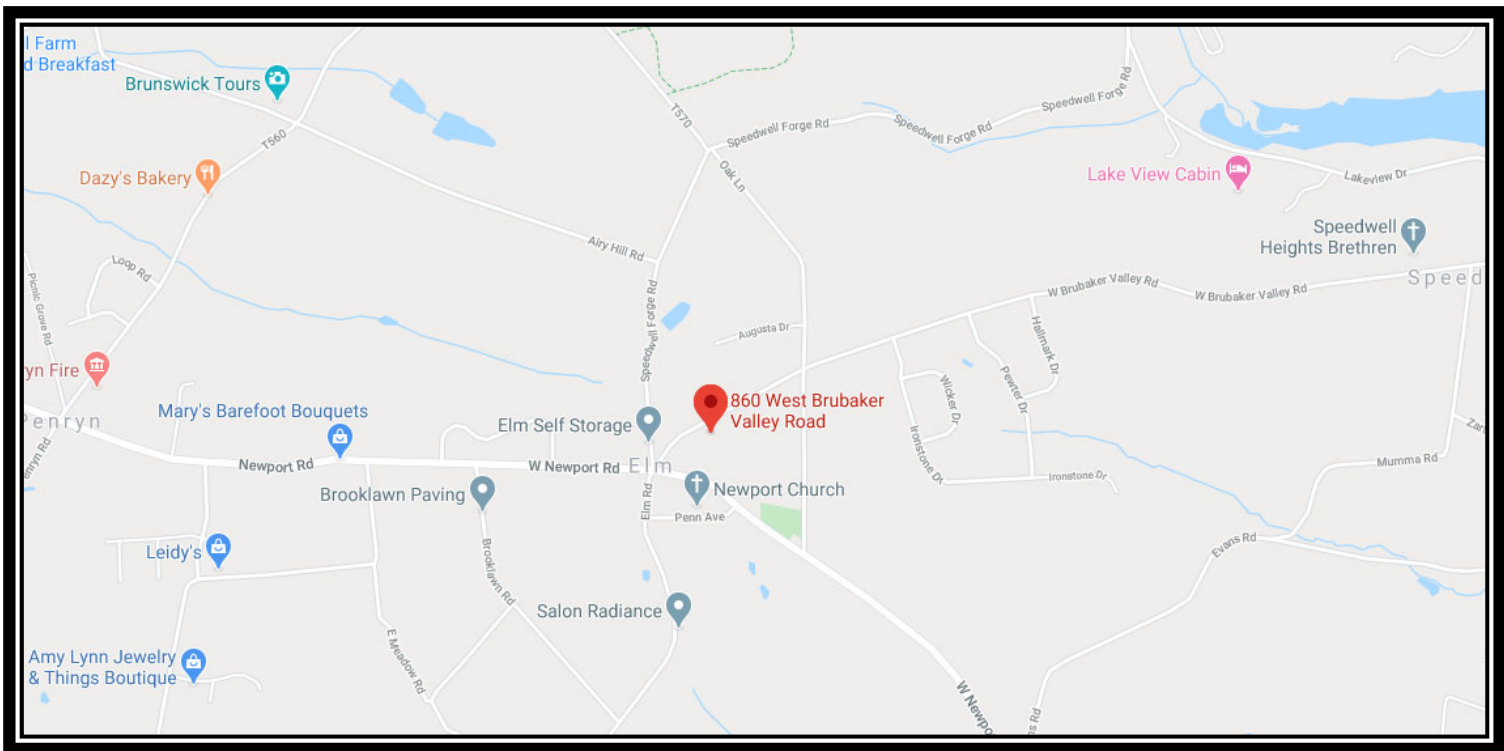
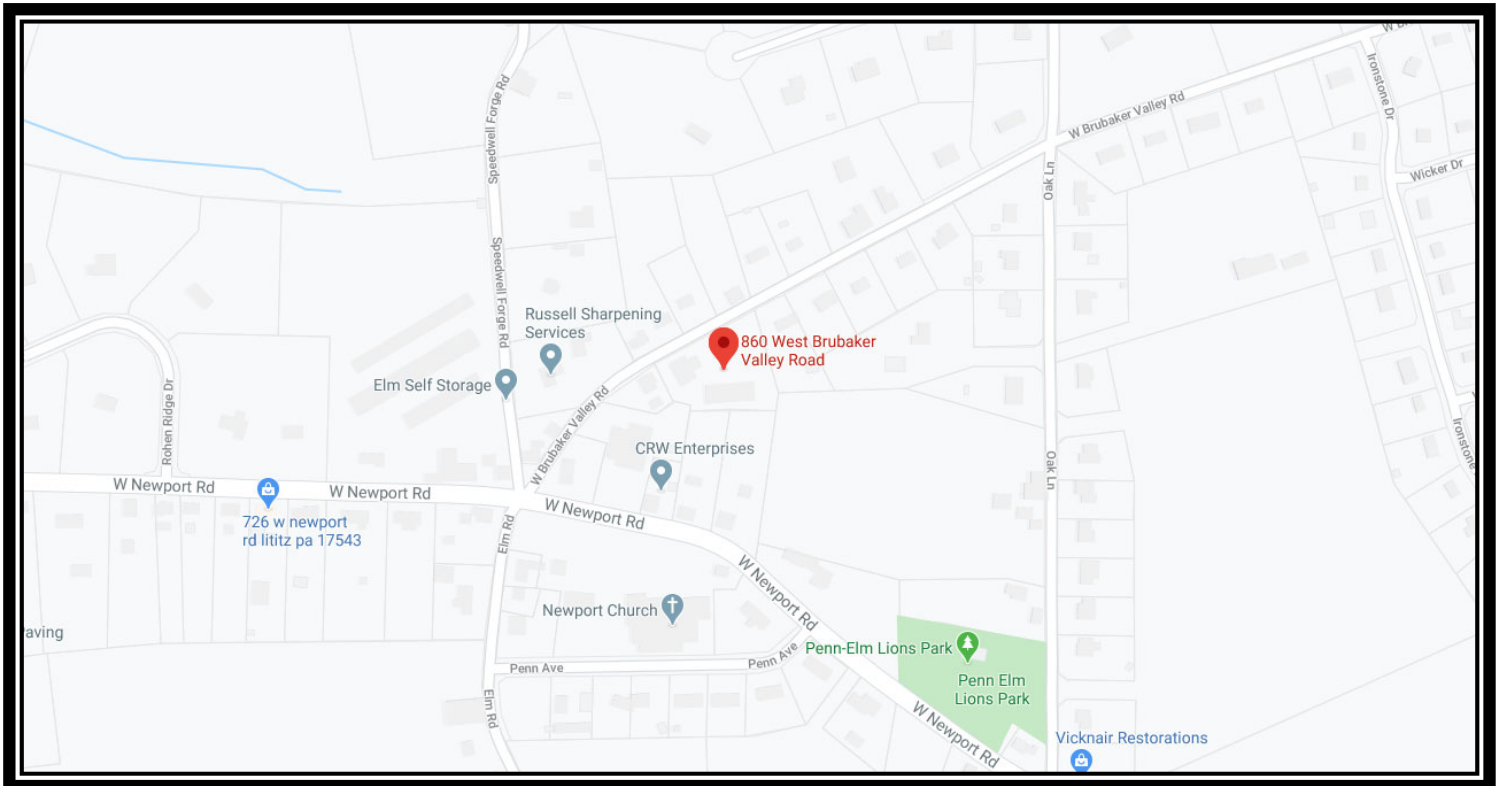
Dock Door	One 8' x 8'
Heat	None
Restroom	None

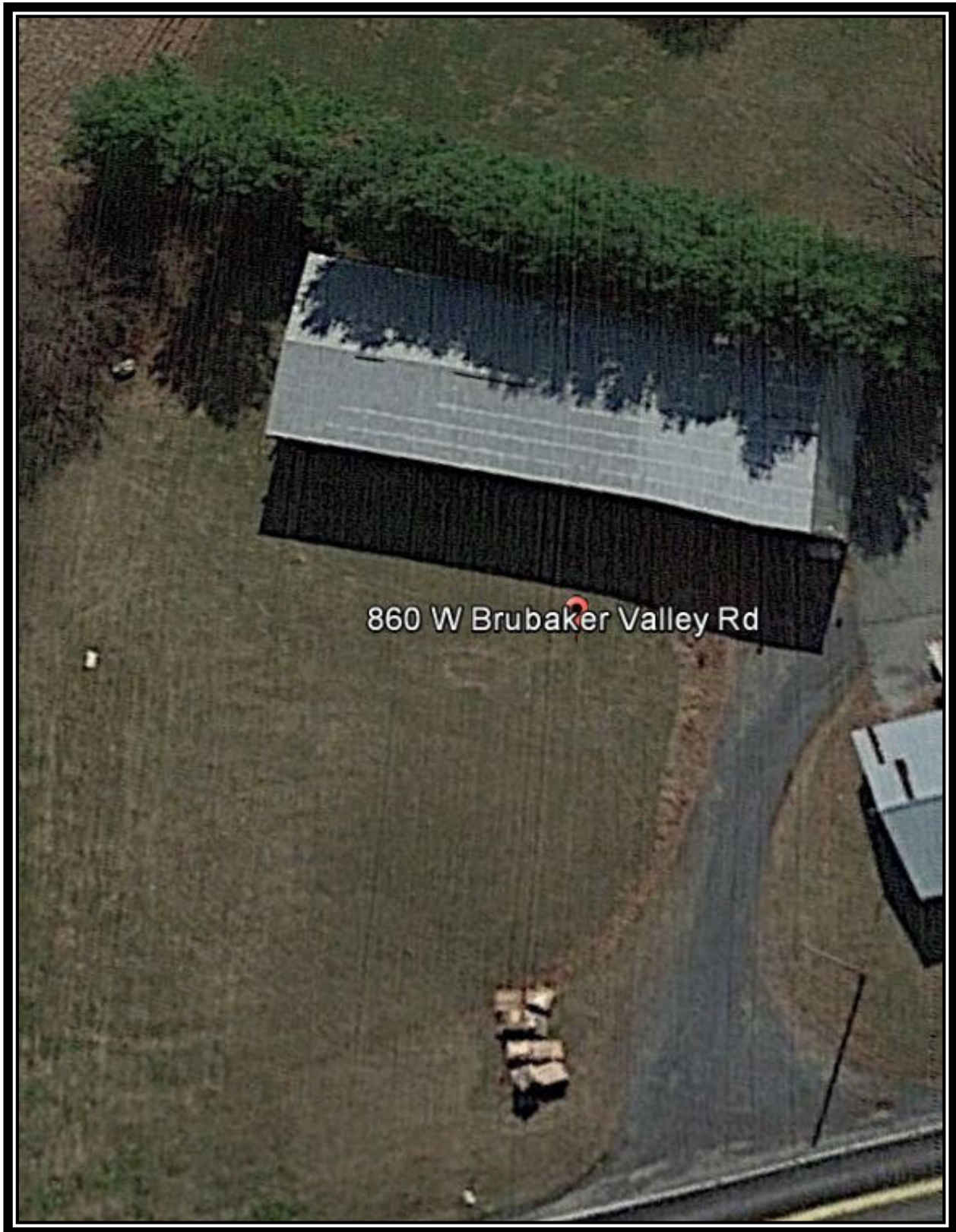
**GEOGRPAHC INFORMATION**

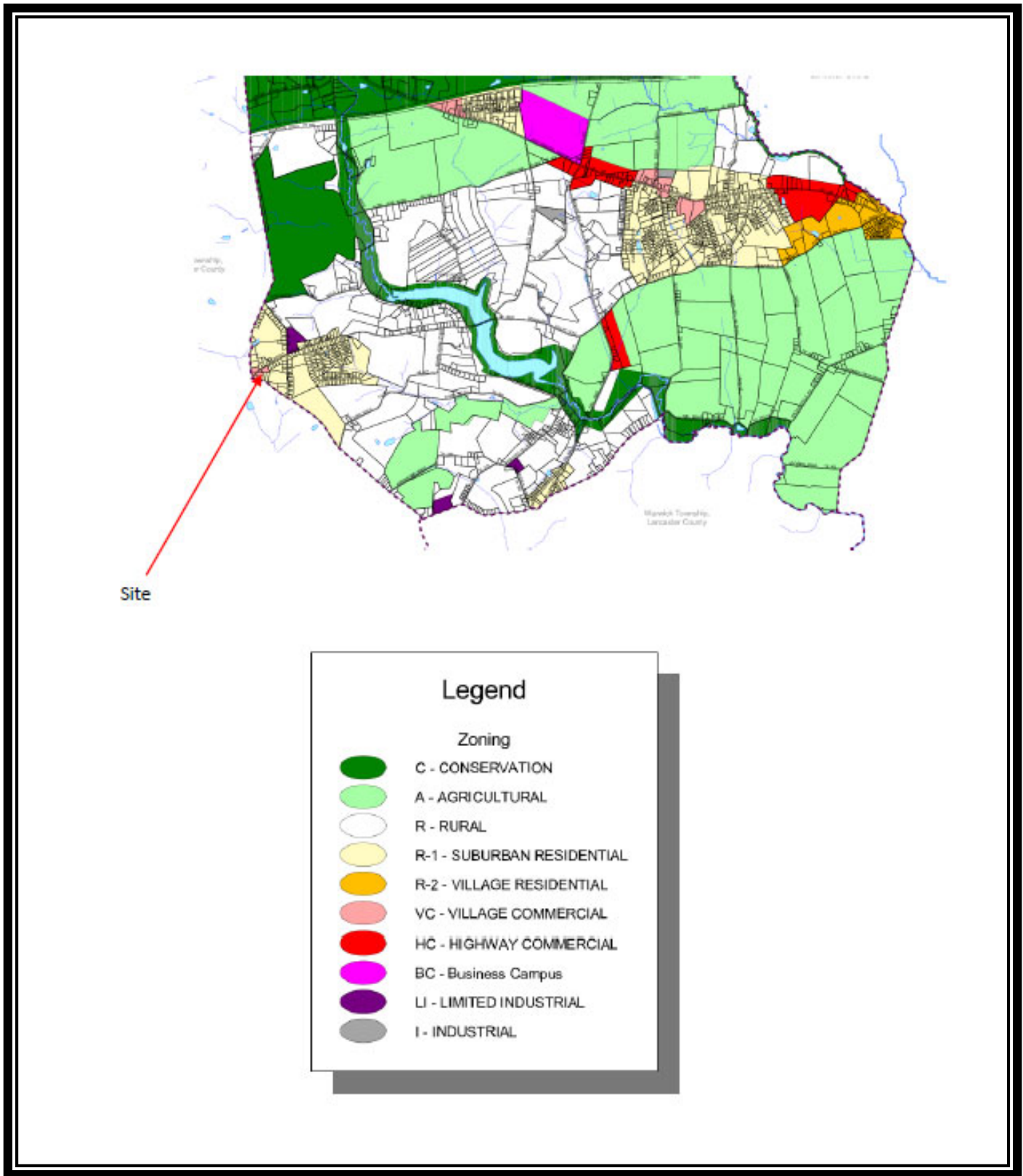
Tax Account #	240-39570-0-0000
Zoning	Village Commercial
Acres	1.0 acre
Municipality	Elizabeth Township
County	Lancaster

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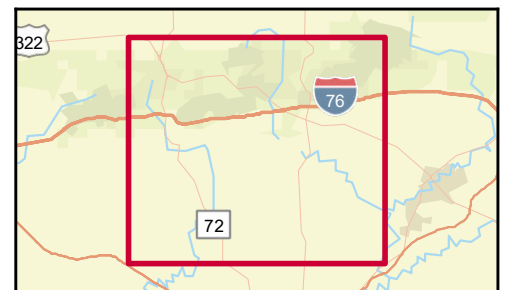
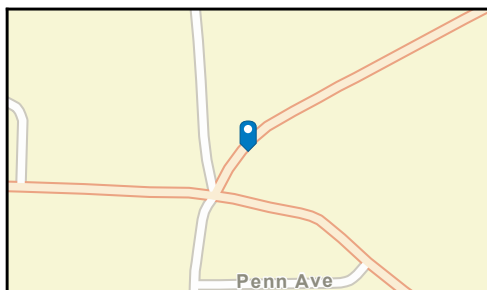
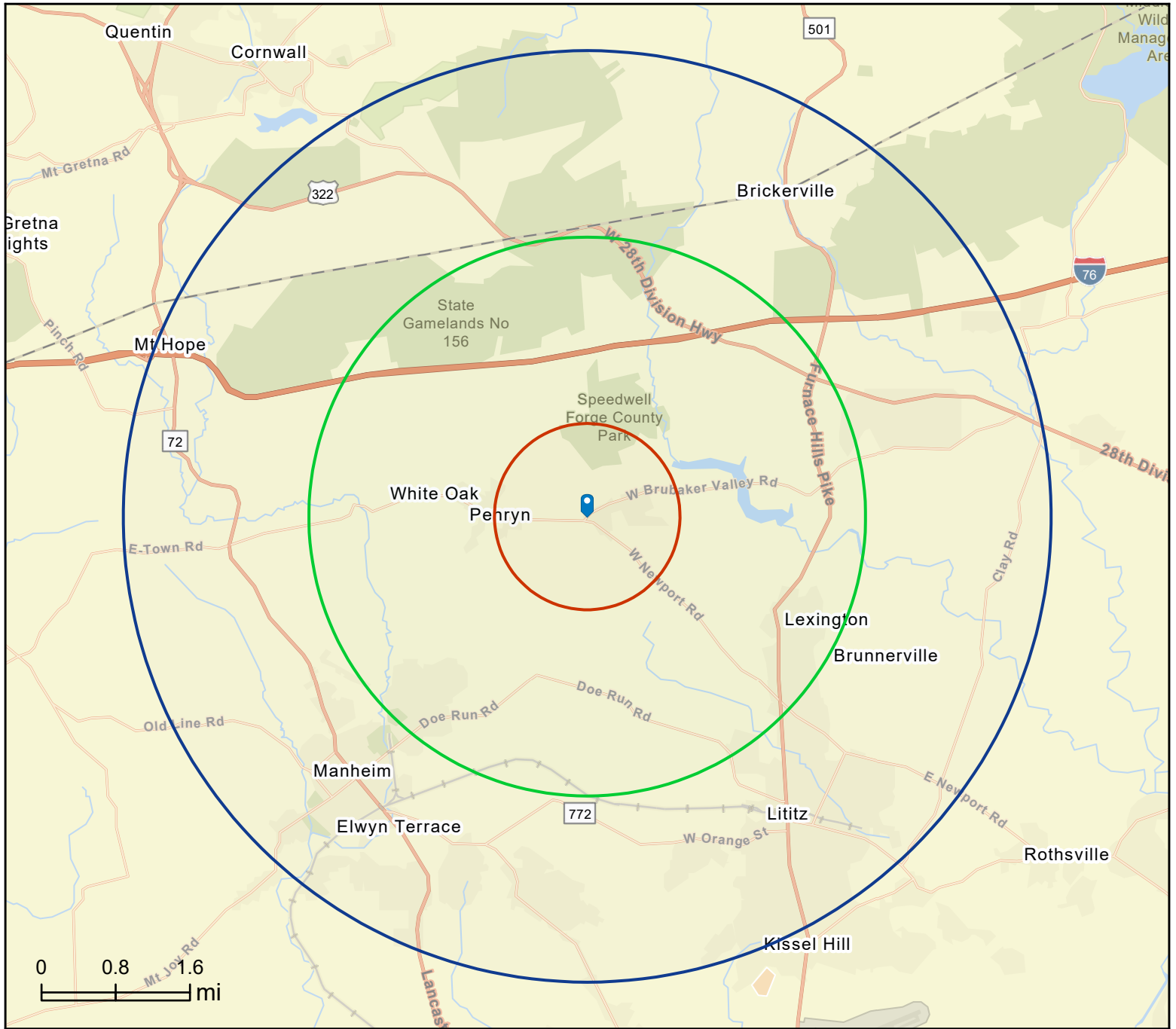






860 W Brubaker Valley Rd, Lititz, Pennsylvania, 17543  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.20444  
Longitude: -76.34815







# Executive Summary

860 W Brubaker Valley Rd, Lititz, Pennsylvania, 17543  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,261	8,464	35,568
2010 Population	1,404	9,479	39,731
2020 Population	1,427	9,651	41,990
2025 Population	1,443	9,770	43,132
2000-2010 Annual Rate	1.08%	1.14%	1.11%
2010-2020 Annual Rate	0.16%	0.18%	0.54%
2020-2025 Annual Rate	0.22%	0.25%	0.54%
2020 Male Population	49.3%	48.9%	48.5%
2020 Female Population	50.7%	51.1%	51.5%
2020 Median Age	45.2	46.9	43.2

In the identified area, the current year population is 41,990. In 2010, the Census count in the area was 39,731. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 43,132 representing a change of 0.54% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 45.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	96.5%	95.9%	93.5%
2020 Black Alone	1.0%	1.1%	1.6%
2020 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2020 Asian Alone	0.6%	0.9%	1.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.1%	1.0%	1.3%
2020 Two or More Races	0.8%	0.9%	1.8%
2020 Hispanic Origin (Any Race)	2.2%	2.7%	4.2%

Persons of Hispanic origin represent 4.2% 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 19.4 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	98	98	93
2000 Households	401	2,996	13,352
2010 Households	477	3,681	15,562
2020 Total Households	488	3,771	16,434
2025 Total Households	495	3,826	16,886
2000-2010 Annual Rate	1.75%	2.08%	1.54%
2010-2020 Annual Rate	0.22%	0.24%	0.53%
2020-2025 Annual Rate	0.29%	0.29%	0.54%
2020 Average Household Size	2.89	2.51	2.52

The household count in this area has changed from 15,562 in 2010 to 16,434 in the current year, a change of 0.53% annually. The five-year projection of households is 16,886, a change of 0.54% annually from the current year total. Average household size is currently 2.52, compared to 2.51 in the year 2010. The number of families in the current year is 11,411 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.



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.6%	12.8%	13.1%
<b>Median Household Income</b>			
2020 Median Household Income	\$72,397	\$72,328	\$69,194
2025 Median Household Income	\$77,279	\$77,053	\$74,160
2020-2025 Annual Rate	1.31%	1.27%	1.40%
<b>Average Household Income</b>			
2020 Average Household Income	\$89,491	\$88,825	\$86,458
2025 Average Household Income	\$99,586	\$97,462	\$94,126
2020-2025 Annual Rate	2.16%	1.87%	1.71%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$33,911	\$34,319	\$34,167
2025 Per Capita Income	\$37,702	\$37,722	\$37,218
2020-2025 Annual Rate	2.14%	1.91%	1.73%

### Households by Income

Current median household income is \$69,194 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$74,160 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$86,458 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$94,126 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$34,167 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,218 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	160	159	153
2000 Total Housing Units	414	3,074	13,715
2000 Owner Occupied Housing Units	329	2,448	10,062
2000 Renter Occupied Housing Units	72	548	3,290
2000 Vacant Housing Units	13	78	363
2010 Total Housing Units	493	3,814	16,135
2010 Owner Occupied Housing Units	383	2,868	11,182
2010 Renter Occupied Housing Units	94	813	4,380
2010 Vacant Housing Units	16	133	573
2020 Total Housing Units	507	3,934	17,139
2020 Owner Occupied Housing Units	378	2,827	11,362
2020 Renter Occupied Housing Units	110	943	5,072
2020 Vacant Housing Units	19	163	705
2025 Total Housing Units	514	3,997	17,663
2025 Owner Occupied Housing Units	386	2,891	11,667
2025 Renter Occupied Housing Units	109	935	5,218
2025 Vacant Housing Units	19	171	777

Currently, 66.3% of the 17,139 housing units in the area are owner occupied; 29.6%, renter occupied; and 4.1% 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 16,135 housing units in the area - 69.3% owner occupied, 27.1% renter occupied, and 3.6% vacant. The annual rate of change in housing units since 2010 is 2.72%. Median home value in the area is \$216,571, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.36% annually to \$231,669.

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