

FOR SALE



2741 LITITZ PIKE
LANCASTER PA 17601

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- Property Profile
- Property Photos
- Location Maps
- Tax and Zoning Maps
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary



▶ *Office with Storage Building*



*2741 Lititz Pike
Lancaster, PA 17601*

Available Square Feet

Office: 2,788 square feet
Storage Building: 1,216 square feet

Sale Price

\$329,000

Description

Rare opportunity to acquire an office building with parking and a generous storage building in Neffsville (Manheim Township). The office portion is leased to Psychological Associates of Lancaster. The storage building is presently used by the seller and will be delivered vacant.

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BUILDING INFORMATION

| | |
|----------------------------|---|
| Total Building Square Feet | Office: 2,788 square feet Storage: 1,216 square feet |
| Flooring | Carpet & Tile |
| Type Construction | Wood Frame Construction |
| Year Constructed | 1900 |
| HVAC | Heat pump |
| Electric | To be confirmed |
| Sprinklers | No |
| Water | Public |
| Sewer | Public |

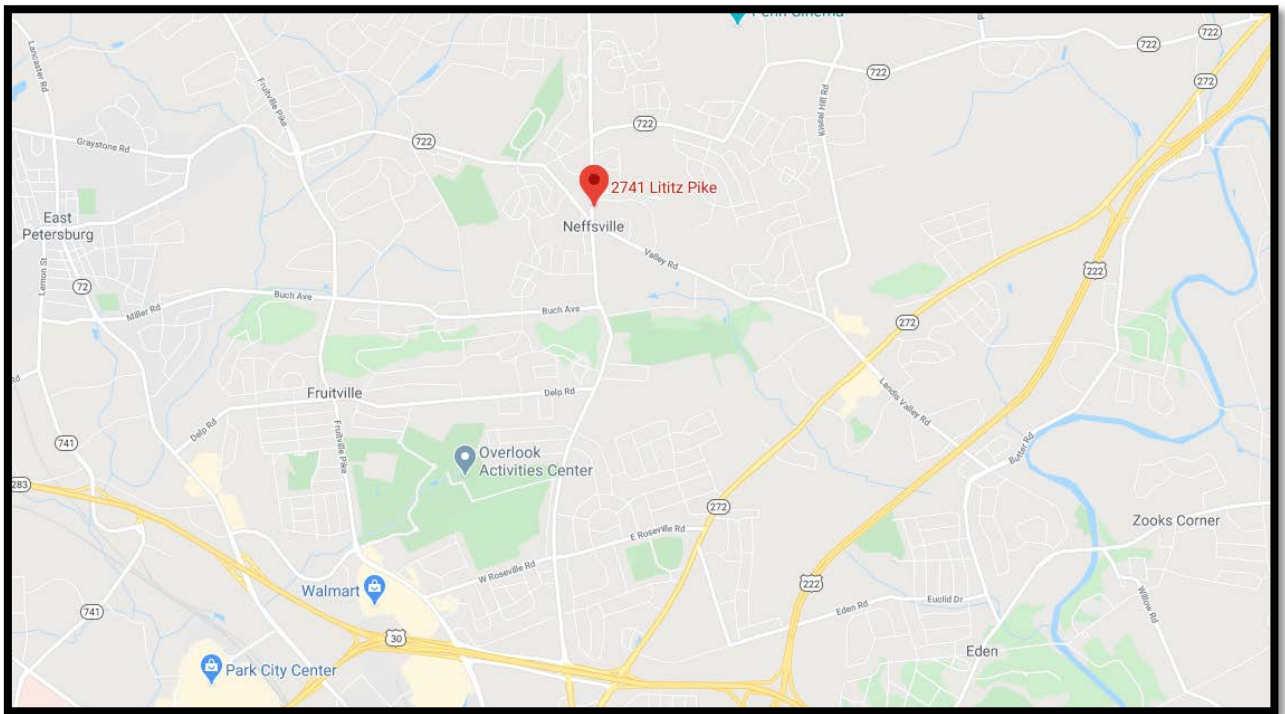
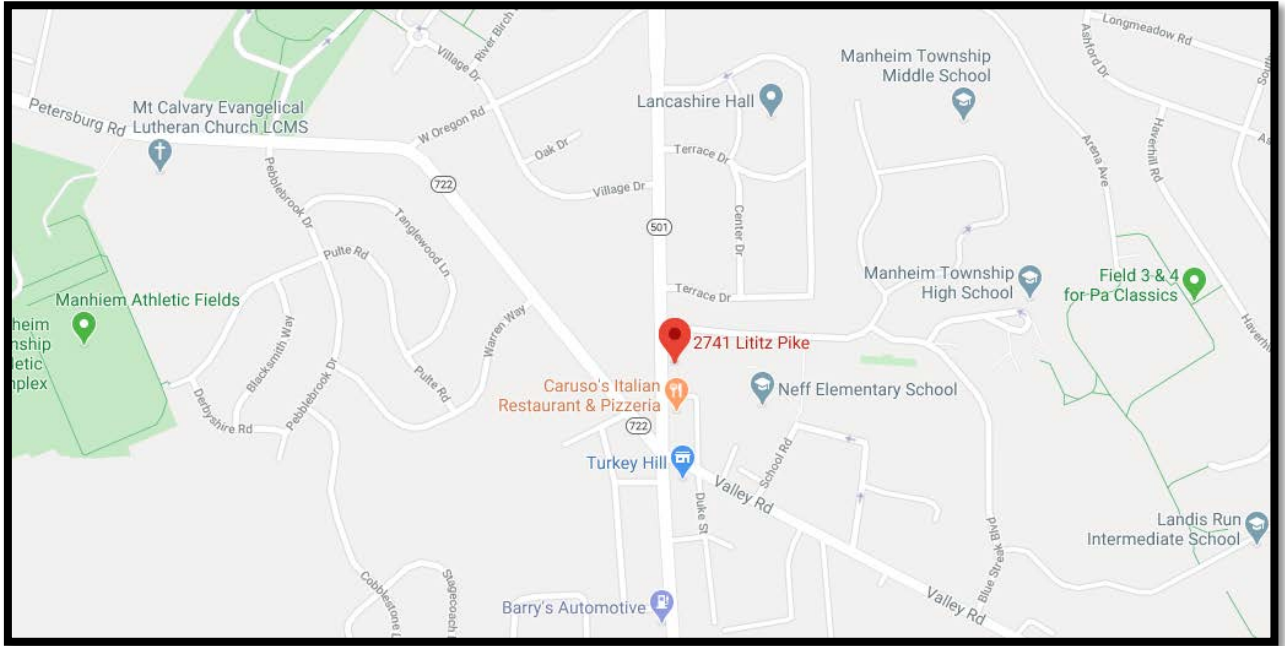
| | |
|----------------|--|
| Restrooms | 2 |
| Parking | 7 Private Spaces on site, including 1 handicap accessible space. |
| Tax Account # | 390-69723-0-0000 |
| Deed Reference | 5496229 |
| Zoning | B-2 Business District |
| Acres | 0.21 acres |
| Topography | Level |

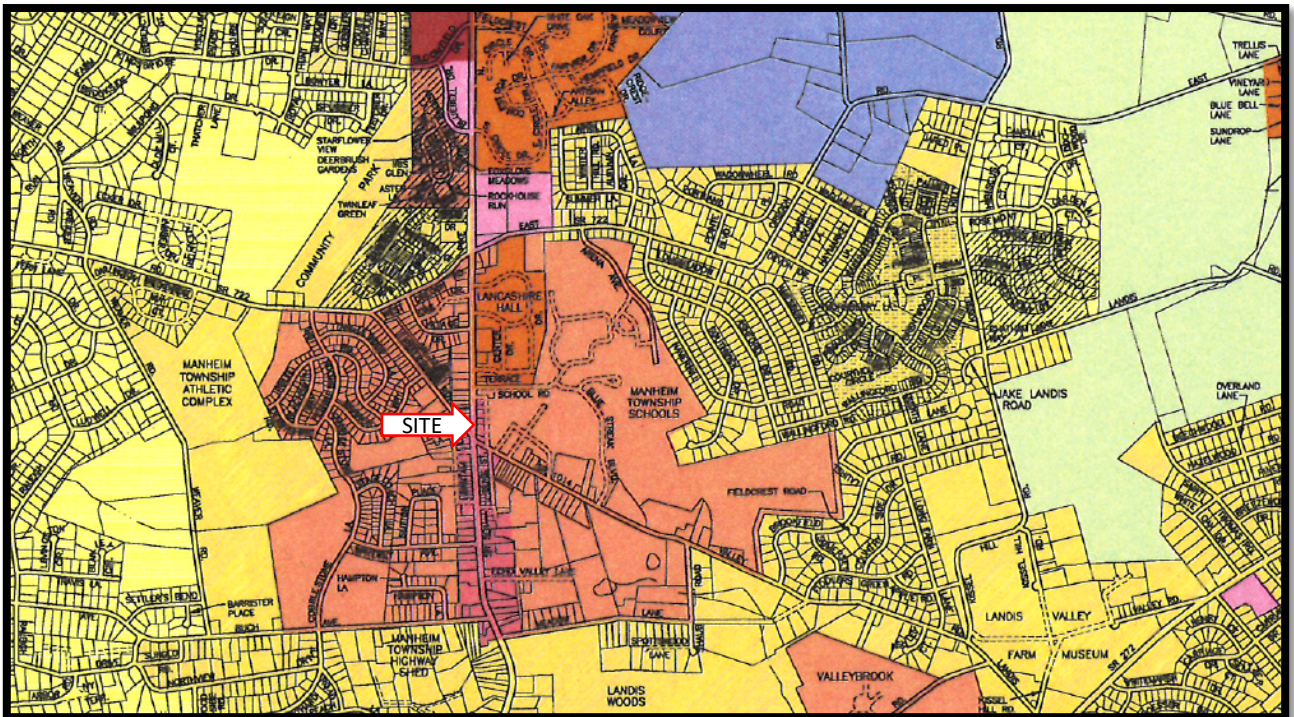
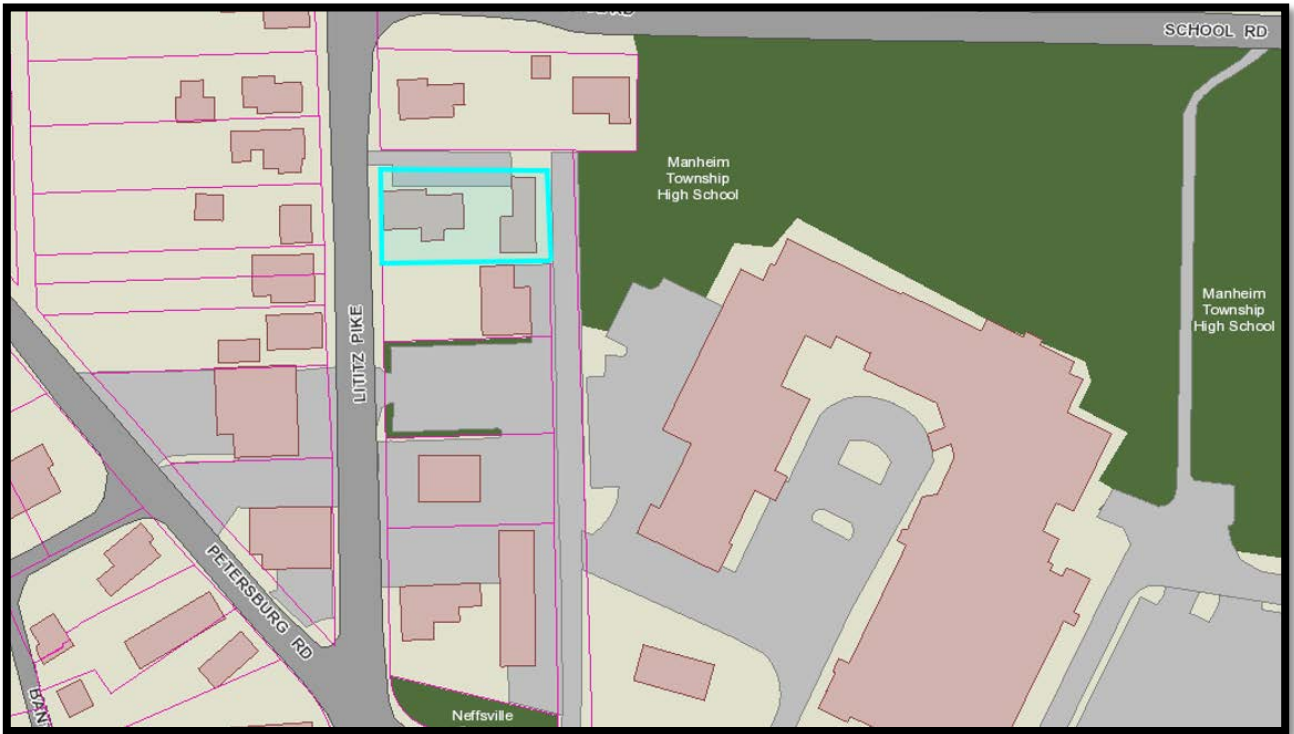
GEOGRAPHIC INFORMATION

| | |
|----------------------|--|
| Municipality | Manheim Township |
| County | Lancaster County |
| School District | Manheim Township |
| Nearest Intersection | Located along Lititz Pike approximately 400' from its intersection with Valley Road at the center of Neffsville. |
| Distance to Airport | 1.6 miles to Lancaster Airport |









Township of Manheim

Uses Within Business Districts

See also applicable T-Zone Overlay District for additional use regulations.

KEY:

X = Right

SE = Special exception

C = Conditional

| | B-1 | B-2 | B-3 | B-4 |
|--|------------|------------|------------|------------|
| Adult establishments | | | | C |
| Agricultural uses and necessary buildings | X | X | X | X |
| Banks and financial institutions | | X | X | X |
| Banks and financial institutions in combination with professional offices | SE | X | X | X |
| Bed-and-breakfast establishments | X | X | X | X |
| Body art establishments | | | | SE |
| Houses of worship | SE | SE | | |
| Cafes | | X | X | |
| Commercial recreation facilities | | | SE | SE |
| Community facilities | X | X | X | X |
| Convenience stores | | X | X | X |
| Conversion apartments | | SE | | |
| Day-care centers | SE | SE | SE | SE |
| Dwelling units in combination with professional offices or commercial uses | X | X | X | X |
| Education institutions | | | SE | SE |
| Forestry | X | X | X | X |
| Funeral homes | SE | SE | | |
| Holiday tree sales | | | X | X |
| Hotels and motels, full-service | | | X | X |
| Hotels and motels, limited-service | | | X | X |
| Motor vehicle sales | | | SE | X |
| Motor vehicle service stations or garages | | | SE | X |
| Motor vehicle washing facilities | | | SE | SE |
| Municipal Uses | X | X | X | X |
| Offices, professional | X | X | X | X |
| Offices, medical or dental | X | X | X | X |

| | B-1 | B-2 | B-3 | B-4 |
|--|------------|------------|------------|------------|
| Office park | C | | | |
| Personal service business | | X | X | X |
| Public parks and recreation areas | X | X | X | X |
| Public utility installations | X | X | X | X |
| Regional Stormwater Facility | X | X | X | X |
| Restaurants | | | X | X |
| Restaurants in combination with professional offices | SE | X | X | X |
| Retail sales of alcoholic beverages | | | SE | X |
| Retail sales of goods and services excluding body art establishments and adult establishments | | | | X |
| Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments | | X | X | |
| Retail sales of lawn and garden care products and the outdoor sale of nursery stock | | | X | X |
| Supermarkets | | | | X |
| Telecommunications tower | SE | SE | X | X |
| Telecommunications tower, attached | X | X | X | X |
| Temporary retail sales | | | X | X |
| Veterinary office | | SE | X | X |
| Veterinary hospital | | | SE | SE |
| Wholesale clubs | | | | X |

ARTICLE XII. BUSINESS DISTRICT B-2

SECTION 1201. PURPOSE

It is the purpose of this district to provide for neighborhood businesses within existing neighborhood areas.

SECTION 1202. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural uses and necessary buildings, including farm dwellings and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock, the raising of poultry and poultry products, and the sale of farm and/or garden products on a retail basis
2. Offices, professional or medical/dental.
3. Banks and financial institutions.
4. Banks and financial institutions in combination with professional offices.
5. Dwelling units in combination with professional offices or commercial uses in the same principal structure.
6. Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales buildings, body art establishments, and adult establishments.
7. Personal service businesses.
8. Convenience stores.
9. Public parks and public recreation areas.
10. Community facilities.
11. Public utility installations.
12. Bed-and-breakfast establishments.
13. Cafes/Restaurants with or without outdoor dining.
14. Restaurants in combination with professional offices.
15. Forestry.
16. Telecommunications tower, attached.
17. Municipal Uses.
18. Regional Stormwater Facility.
19. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 1203. SPECIAL EXCEPTION USES

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

1. Houses of worship.
2. Funeral homes.
3. Veterinary office.
4. Conversion apartment dwellings, where conversion is made of a building which existed at the date of enactment of this ordinance into a duplex dwelling or an apartment dwelling, and where no extension of the existing building, other than as may be required for access or safety, shall be permitted.
5. Day-care centers.
6. Telecommunications tower.
7. Accessory buildings and uses customarily incidental to the above uses by special exception.

SECTION 1204. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay District; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Agricultural uses/forestry: Such uses shall comply with the requirements of Section 2503.
 - (1) Minimum lot area: 10 acres.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard:
 - [i] Farm dwelling: 35 feet (See Section 2213).
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [b] Side yard:

- [i] Farm dwelling, each side: 12 feet.
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [c] Rear yard:
 - [i] Farm dwelling: 35 feet.
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
- (5) Minimum open area: 75%.
- (6) Sale of farm and/or garden products on a retail basis. Such activities shall comply with the requirements of Section 2503.1.
- B. Offices, professional and medical/dental, banks, cafes, retail sales, retail services, personal service business, and community facilities:
 - (1) Sewer and water. Public sewer and/or public water service are required.
 - (2) Minimum lot area: 15,000 square feet.
 - (3) Minimum lot width:
 - [a] Lots fronting on arterial and major collector roads:
 - [i] At street line: 100 feet.
 - [ii] At front yard setback line: 100 feet.
 - [b] Lot fronting on other road classifications:
 - [i] At street line: 60 feet.
 - [ii] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.
 - [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.

- [d] Adjoining buildings or structures.
 - [i] No minimum side or rear yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if:
 - [a] The buildings are connected by passageways, corridors or common areas; and
 - [b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - [ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 60 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.
- [e] Perimeter buffer: 6 feet.
- (6) Length of building. Unless otherwise specified in the applicable T-Zone Overlay District, no building shall exceed 150 feet in length.
- (7) Minimum open area: 25%.
- (8) Maximum floor area: 4,000 square feet for each office, bank, retail sale, retail service, or community facility establishment or use.

C. Convenience stores:

- (1) Sewer and water. Public sewer and/or public water service are required.
- (2) Minimum lot area: 15,000 square feet.
- (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
- (4) Minimum lot depth: 150 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.

- [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - [d] Perimeter buffer: 20 feet.
- (6) Minimum open area: 20%.
- (7) Maximum floor area: 4,000 square feet.
- D. Public parks and public recreation areas:
 - (1) Minimum lot area: none.
 - (2) Minimum lot width: 50 feet.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 25 feet. (See Section 2213)
 - [b] Side yard, each side: 20 feet.
 - [c] Rear yard: 35 feet.
 - (5) Minimum open area: none.
- E. Public utility installations:
 - (1) Minimum lot area: none.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 25 feet. (See Section 2213)
 - [b] Side yard, each side: 12 feet.
 - [c] Rear yard: 12 feet.
 - (5) Minimum open area: none.
 - (6) Landscaping and screening. (See Section 2512 and Section 2513)
- F. Dwelling units in combination with offices. Such uses shall comply with the requirements of Section 2525.
- G. Restaurants in combination with professional offices. Such uses shall comply with the requirements of Section 2504.
- H. Bed-and-breakfast establishments. Such uses shall comply with the requirements of Section 2110.

- (1) Sewer and water. Public sewer and/or public water service are required.
 - (2) Minimum lot area: 15,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: in accordance with the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 25 feet.
 - [d] Perimeter buffer: six feet.
 - (6) Minimum open area: 25%.
- I. Telecommunications tower, attached. Such uses shall comply with the requirements of Section 2516.

SECTION 1205. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

1. Maximum building height: 35 feet, unless specified in accordance with the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Houses of worship:
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 5 acres.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 150 feet.
 - (4) Minimum lot depth: 200 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 35 feet, unless specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet, except, where adjacent to a residential

district, each side yard shall be 50 feet.

[c] Rear yard: 50 feet.

(6) Minimum open area: 50%.

(7) Landscaping and screening. (See Section 2512 and Section 2513)

B. Funeral homes:

(1) Sewer and water. Both public sewer and public water service are required.

(2) Minimum lot area: 20,000 square feet.

(3) Minimum lot width:

[a] At street line: 100 feet.

[b] At front yard setback line: 100 feet.

(4) Minimum lot depth: 150 feet.

(5) Minimum yard dimensions:

[a] Front yard: 25 feet, unless specified in accordance with the applicable T-Zone Overlay or Section 2213.

[b] Side yard, each side: 25 feet.

[c] Rear yard: 50 feet.

[d] Perimeter buffer: 20 feet.

(6) Minimum open area: 40%.

(7) Landscaping and screening. (See Section 2512 and Section 2513)

C. Veterinary office:

(1) Sewer and water. Both public sewer and public water service are required.

(2) Minimum lot area: 20,000 square feet.

(3) Minimum lot width:

[a] At street line: 100 feet.

[b] At front yard setback line: 100 feet.

(4) Minimum lot depth: 150 feet.

(5) Minimum yard dimensions:

[a] Front yard: 25 feet, unless specified in the applicable T-Zone Overlay or Section 2213.

[b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 50 feet on the side

contiguous with the residential district.

[c] Rear yard: 50 feet.

[d] Perimeter buffer: 20 feet.

(6) Minimum open area: 40%.

(7) Landscaping and screening. (See Section 2512 and Section 2513)

D. Conversion apartment dwellings:

(1) Sewer and water. Both public sewer and public water service are required.

(2) Minimum lot area: 5,000 square feet per dwelling unit; provided, however, that if a dwelling unit and a business use are to be located in the same structure, the minimum lot area shall be equivalent to 4,000 square feet for each dwelling unit, plus 6,000 square feet for the business unit.

(3) Minimum lot width:

[a] At street line: 100 feet.

[b] At front yard setback line: 100 feet.

(4) Minimum lot depth: 150 feet.

(5) Minimum yard dimensions:

[a] Front yard: 25 feet, unless specified in the applicable T-Zone Overlay or Section 2213.

[b] Side yard, each side: 25 feet.

[c] Rear yard: 50 feet.

(6) Length of building. Unless otherwise specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.

(7) Minimum open area: 75%.

E. Day-care centers: Such uses shall comply with the requirements of Section 2508.

(1) Sewer and water. Both public sewer and public water service are required.

(2) Minimum lot area: 20,000 square feet.

(3) Minimum lot width:

[a] At street line: 100 feet.

[b] At front yard setback line: 100 feet.

(4) Minimum lot depth: 150 feet.

(5) Minimum yard dimensions:

[a] Front yard: 50 feet, unless specified in the applicable T-Zone Overlay or Section 2213.

[b] Side yard, each side: 25 feet.

[c] Rear yard: 50 feet.

[d] Perimeter buffer: 20 feet.

(6) Minimum open area: 20%.

F. Telecommunications tower. Such uses shall comply with the requirements of Section 2516.

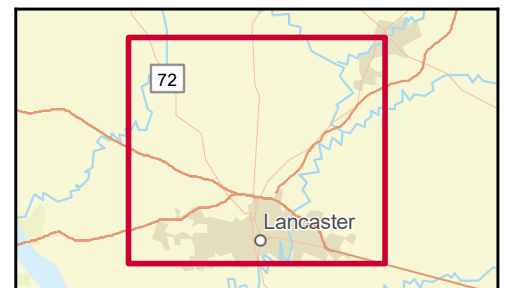
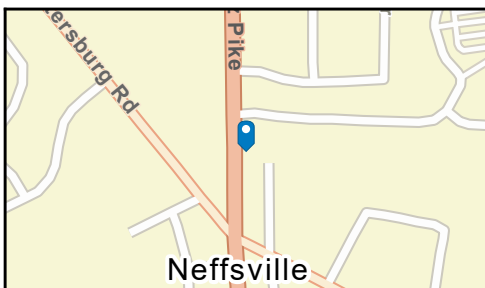
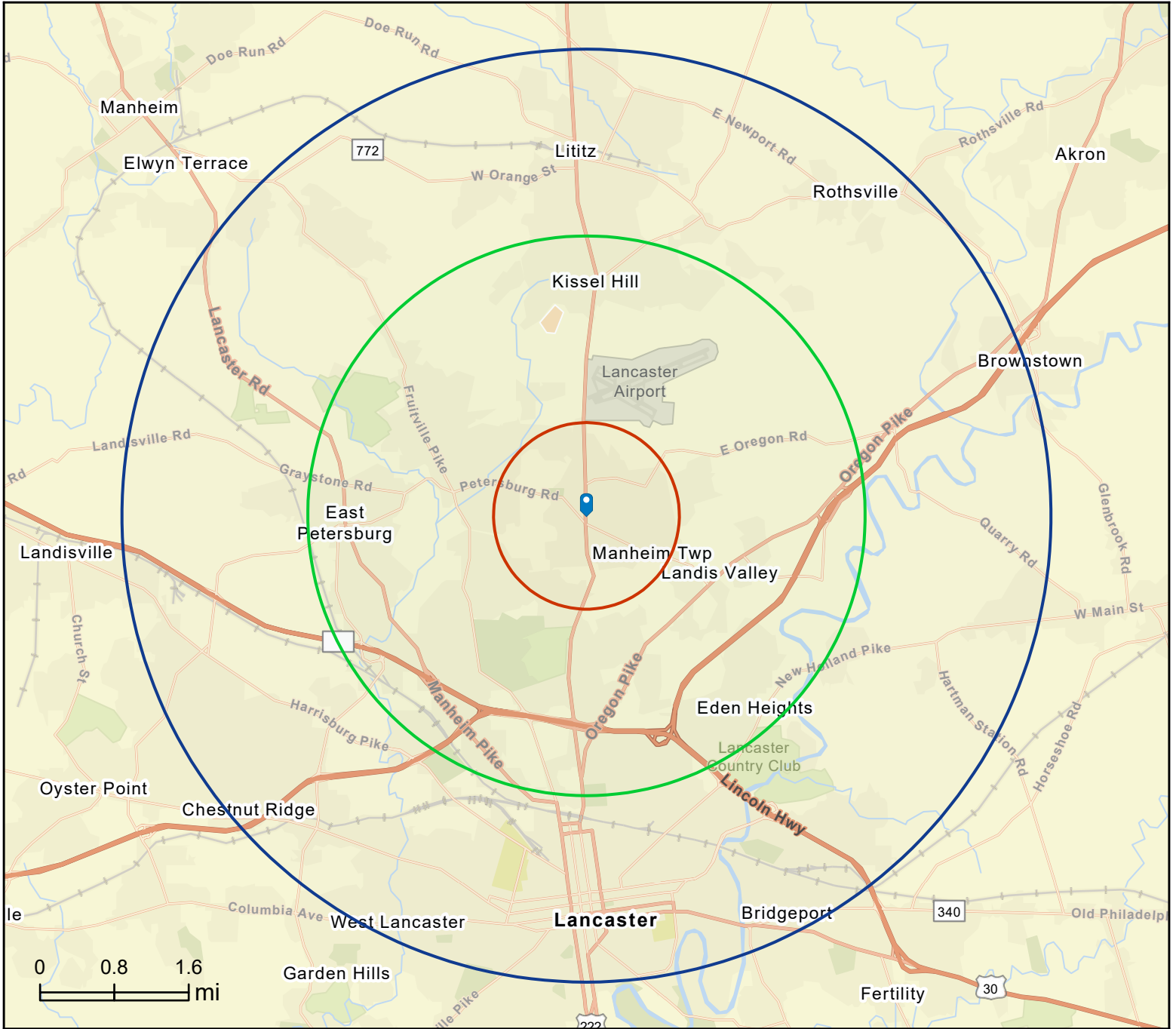
SECTION 1206. SUPPLEMENTAL REGULATIONS

The uses in this district are also subject to applicable regulations contained in the following articles:

1. Article XVIII, Signs.
2. Article XX, Off-Street Parking and Loading.
3. Article XXI, Accessory Uses.
4. Article XXII, General Regulations.
5. Article XXIV, T-Zone Overlay Area.
6. Article XXV, Performance Standards.

2741 Lititz Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.10147
Longitude: -76.30516





Executive Summary

2741 Lititz Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.10147
Longitude: -76.30516

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 6,638 | 37,925 | 134,714 |
| 2010 Population | 8,197 | 42,577 | 146,878 |
| 2020 Population | 8,945 | 46,776 | 156,726 |
| 2025 Population | 9,344 | 48,609 | 161,436 |
| 2000-2010 Annual Rate | 2.13% | 1.16% | 0.87% |
| 2010-2020 Annual Rate | 0.86% | 0.92% | 0.64% |
| 2020-2025 Annual Rate | 0.88% | 0.77% | 0.59% |
| 2020 Male Population | 46.0% | 47.5% | 48.6% |
| 2020 Female Population | 54.0% | 52.6% | 51.4% |
| 2020 Median Age | 48.4 | 46.1 | 39.5 |

In the identified area, the current year population is 156,726. In 2010, the Census count in the area was 146,878. The rate of change since 2010 was 0.64% annually. The five-year projection for the population in the area is 161,436 representing a change of 0.59% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 48.4, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 85.0% | 84.8% | 72.0% |
| 2020 Black Alone | 3.6% | 3.7% | 8.8% |
| 2020 American Indian/Alaska Native Alone | 0.1% | 0.1% | 0.4% |
| 2020 Asian Alone | 5.6% | 5.6% | 4.1% |
| 2020 Pacific Islander Alone | 0.0% | 0.0% | 0.1% |
| 2020 Other Race | 3.7% | 3.2% | 10.7% |
| 2020 Two or More Races | 2.0% | 2.6% | 4.0% |
| 2020 Hispanic Origin (Any Race) | 8.7% | 8.7% | 22.5% |

Persons of Hispanic origin represent 22.5% 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 65.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2020 Wealth Index | 125 | 151 | 104 |
| 2000 Households | 2,531 | 14,574 | 51,399 |
| 2010 Households | 3,370 | 16,799 | 56,663 |
| 2020 Total Households | 3,716 | 18,566 | 60,487 |
| 2025 Total Households | 3,897 | 19,328 | 62,355 |
| 2000-2010 Annual Rate | 2.90% | 1.43% | 0.98% |
| 2010-2020 Annual Rate | 0.96% | 0.98% | 0.64% |
| 2020-2025 Annual Rate | 0.96% | 0.81% | 0.61% |
| 2020 Average Household Size | 2.33 | 2.46 | 2.50 |

The household count in this area has changed from 56,663 in 2010 to 60,487 in the current year, a change of 0.64% annually. The five-year projection of households is 62,355, a change of 0.61% 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 38,455 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

2741 Lititz Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.10147
Longitude: -76.30516

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|-----------|----------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 14.6% | 12.2% | 14.7% |
| Median Household Income | | | |
| 2020 Median Household Income | \$75,353 | \$81,974 | \$60,841 |
| 2025 Median Household Income | \$79,375 | \$85,716 | \$64,275 |
| 2020-2025 Annual Rate | 1.05% | 0.90% | 1.10% |
| Average Household Income | | | |
| 2020 Average Household Income | \$100,775 | \$112,177 | \$88,136 |
| 2025 Average Household Income | \$112,245 | \$123,491 | \$96,562 |
| 2020-2025 Annual Rate | 2.18% | 1.94% | 1.84% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$41,491 | \$44,517 | \$34,183 |
| 2025 Per Capita Income | \$46,370 | \$49,083 | \$37,475 |
| 2020-2025 Annual Rate | 2.25% | 1.97% | 1.86% |

Households by Income

Current median household income is \$60,841 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$64,275 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$88,136 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$96,562 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$34,183 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,475 in five years, compared to \$37,691 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2020 Housing Affordability Index | 136 | 164 | 131 |
| 2000 Total Housing Units | 2,587 | 15,062 | 54,428 |
| 2000 Owner Occupied Housing Units | 2,052 | 11,300 | 32,233 |
| 2000 Renter Occupied Housing Units | 479 | 3,274 | 19,167 |
| 2000 Vacant Housing Units | 56 | 488 | 3,028 |
| 2010 Total Housing Units | 3,566 | 17,548 | 59,843 |
| 2010 Owner Occupied Housing Units | 2,276 | 12,374 | 34,015 |
| 2010 Renter Occupied Housing Units | 1,094 | 4,425 | 22,648 |
| 2010 Vacant Housing Units | 196 | 749 | 3,180 |
| 2020 Total Housing Units | 3,968 | 19,552 | 64,359 |
| 2020 Owner Occupied Housing Units | 2,373 | 13,267 | 34,869 |
| 2020 Renter Occupied Housing Units | 1,342 | 5,299 | 25,617 |
| 2020 Vacant Housing Units | 252 | 986 | 3,872 |
| 2025 Total Housing Units | 4,164 | 20,358 | 66,405 |
| 2025 Owner Occupied Housing Units | 2,463 | 13,745 | 35,801 |
| 2025 Renter Occupied Housing Units | 1,433 | 5,583 | 26,554 |
| 2025 Vacant Housing Units | 267 | 1,030 | 4,050 |

Currently, 54.2% of the 64,359 housing units in the area are owner occupied; 39.8%, renter occupied; and 6.0% 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 59,843 housing units in the area - 56.8% owner occupied, 37.8% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 3.29%. Median home value in the area is \$213,882, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.45% annually to \$229,793.

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.

2741 Lititz Pike
Lancaster, PA 17601



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

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