

FOR LEASE

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



1813 ROHRERSTOWN ROAD
LANCASTER, PA 17601

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- Location Map/Aerial Photo
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary



► Office Space



1813 Rohrerstown Road
Lancaster, PA 17601

Available Square Feet

5,308 square feet

Lease Rate

\$13.00/SF Gross plus electric and gas

Description

Available for sublease. Stand alone building with plenty of windows and parking. Corner property with easy highway access.

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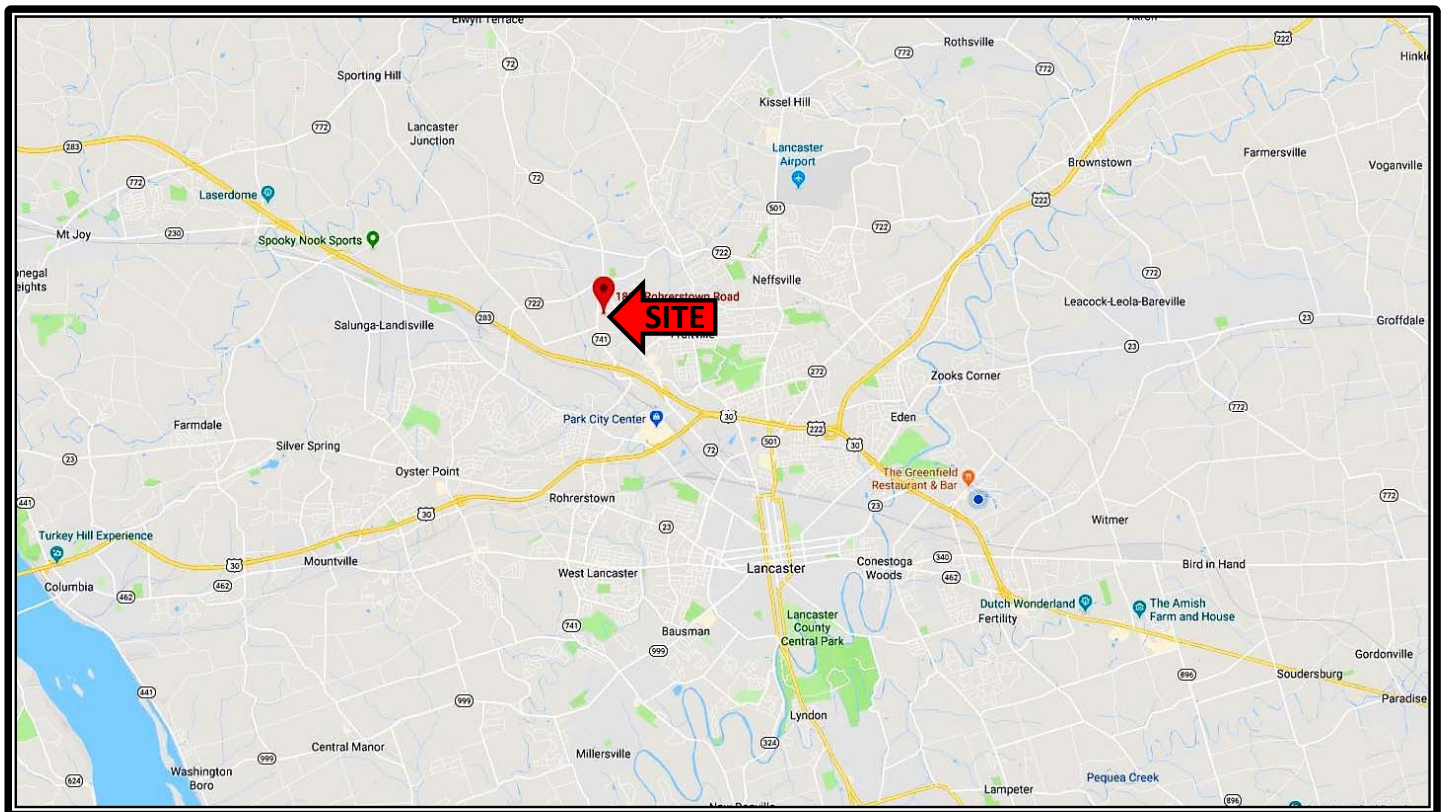
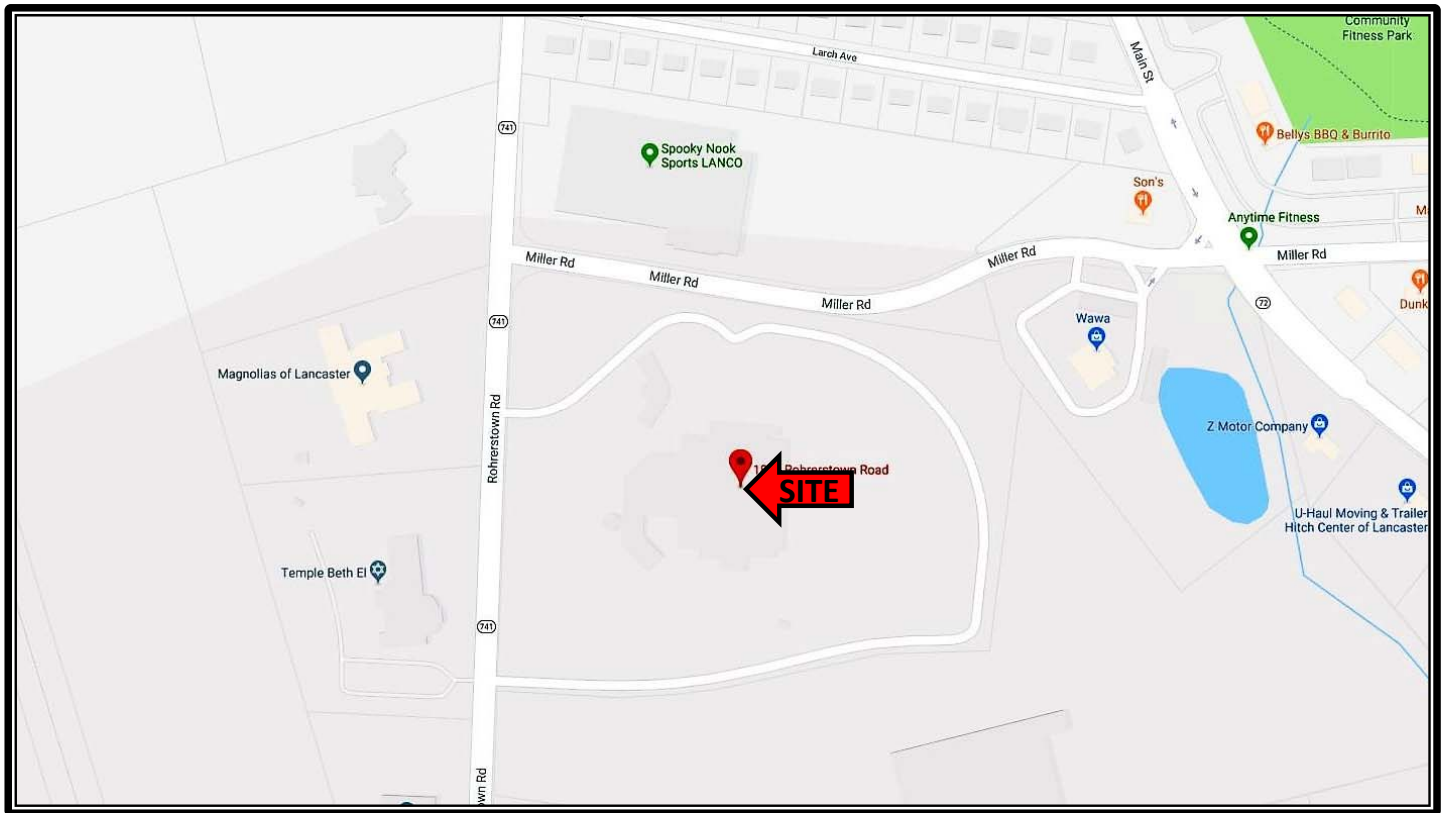
BUILDING INFORMATION

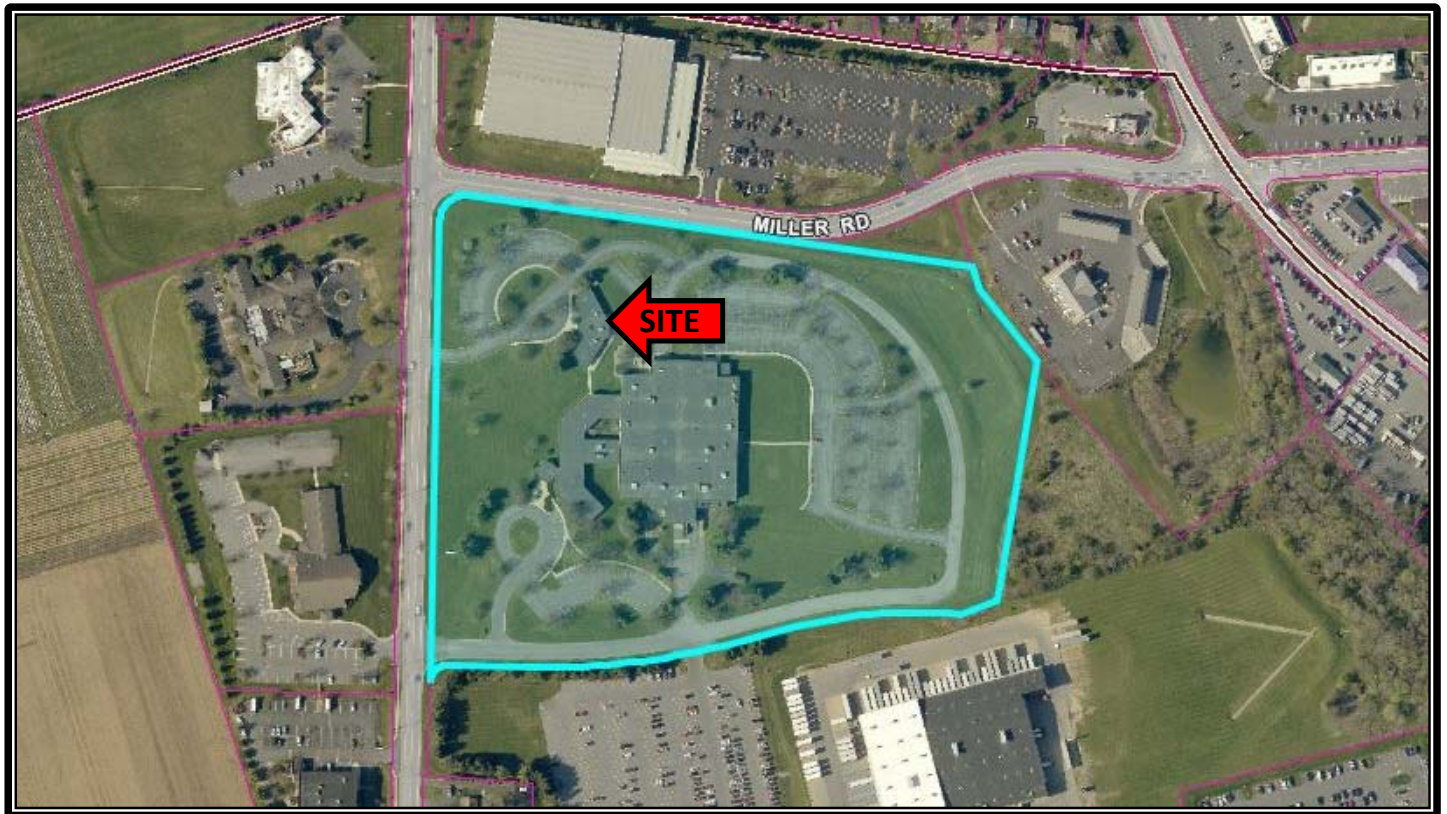
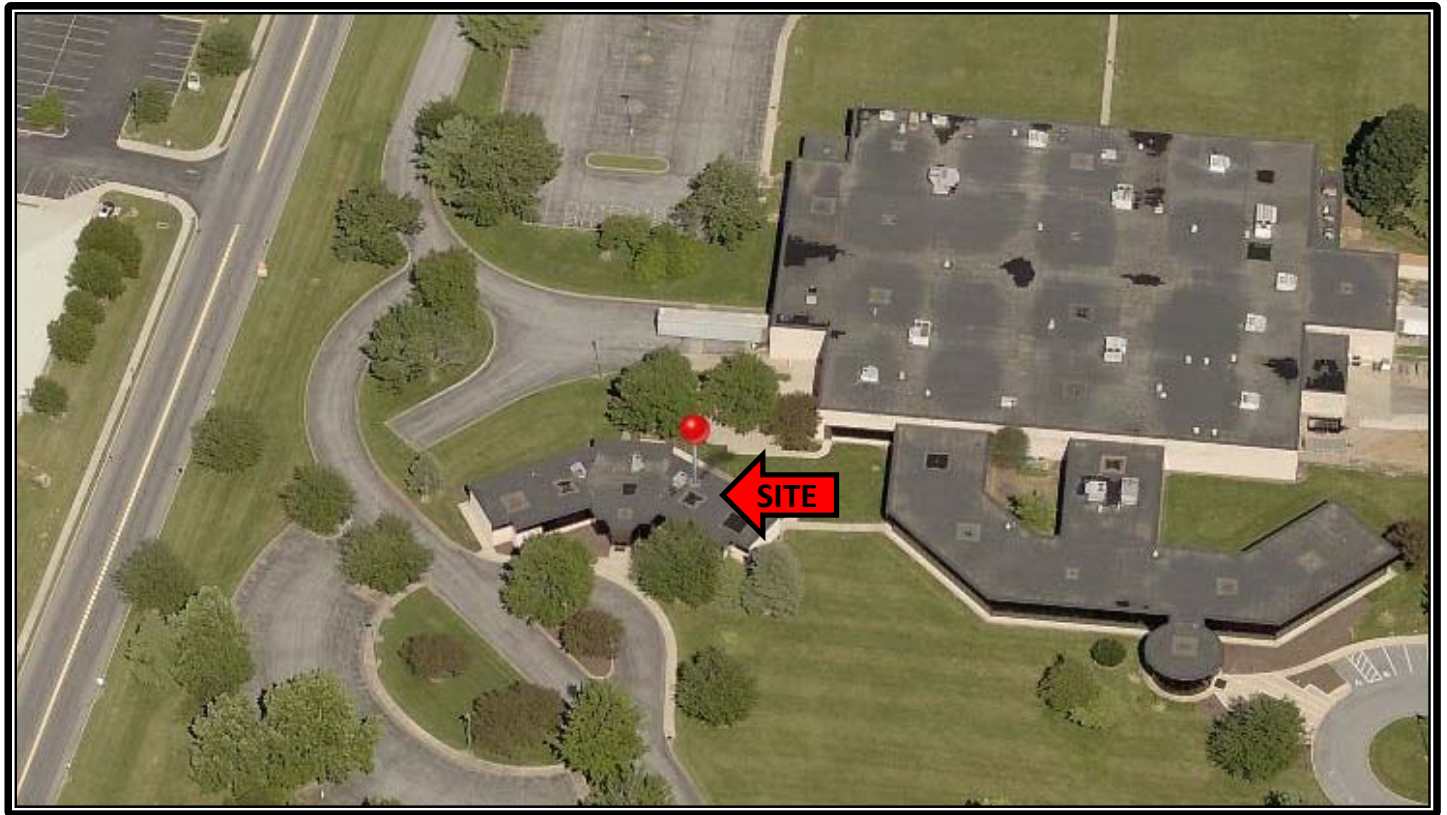
Total Square Feet	5,308 square feet
Type of Construction	Masonry
Year Constructed	1988
Floor Finishes	Ceramic tile and carpet
Stories	One-story
Ceiling Height	12 – 18 feet
Ceiling Type	2' x 2' suspended acoustic panel
Wall Finishes	Painted drywall
Roof	Flat, rubber
Sprinklered	Wet system

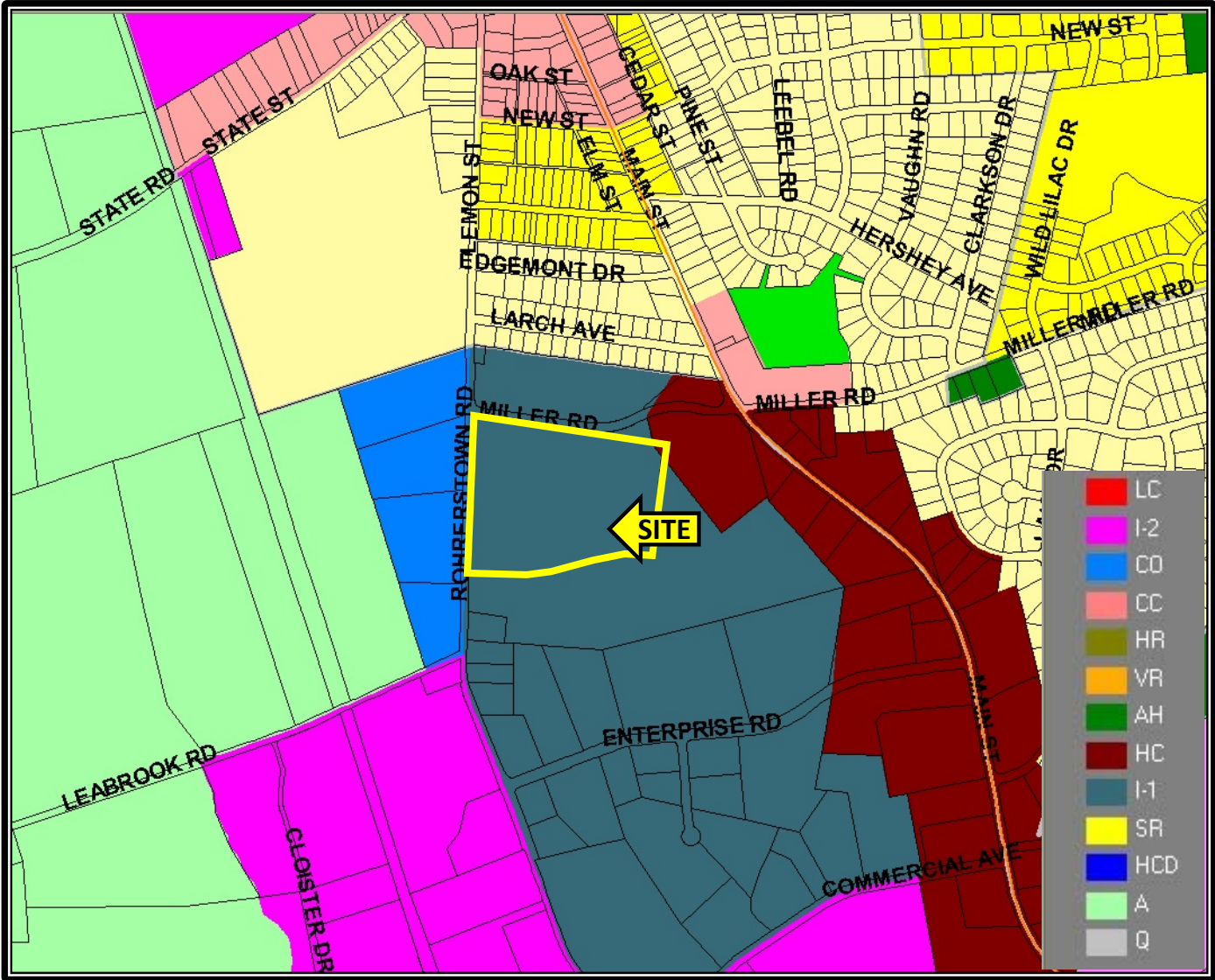
Protections	Security and fire alarms
HVAC	Gas heat, 100% climate controlled
Water	Public
Sewer	Public
Parking	350 paved, lined parking spaces
Acres	18.21 acres
Tax Account#	290-03479-0-0000
Deed Reference	6395837
Zoning	Enterprise Zoning – Light Industrial Use
Topography	Generally level
County	Lancaster County
Municipality	East Hempfield Township
Road Frontage	1,043' primary frontage along Rohrerstown Road 650' secondary frontage along Miller Road
Access	Two entrances from Rohrerstown Road
Distance to Highway	1.0 mile to Rt. 283 2.5 miles to Rt. 30 4.5 miles to Rt. 222
Square Feet Available	5,308 square feet
Lease Rate	\$13.00/SF Gross plus electric and gas
Annual Rent	69,004
Monthly Rent	\$5,750

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.









Enterprise/Light Industrial

Chapter 270. Zoning

Article 3. Zone Regulations

§ 270-3.12. Enterprise Zone (E).

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
 - (1) Agricultural uses:
 - (a) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
 - (2) Residential uses:
 - (a) None.
 - (3) Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.
 - (d) Convenience stores.
 - (e) Heavy equipment sales, service and repair.
 - (f) Industrial, light and general.
 - (g) Lodging and overnight accommodations.
 - (h) Office.
 - (i) Motor vehicle fueling station.
 - (j) Motor vehicle storage.

- (k) Professional, scientific and technical offices.
 - (l) Regional commercial sports facilities.
 - (m) Self-storage facilities.
 - (n) Motor vehicle sales, leasing and service.
[Added 6-17-2015 by Ord. No. 2015-07]
 - (o) Day-care services, commercial.
[Added 11-16-2016 by Ord. No. 2016-05]
- (4) Civic/social/utility uses:
- (a) Municipal use.
 - (b) Park and recreation facilities, private and/or commercial.
 - (c) Park and recreation facilities, public.
 - (d) Public utilities.
- (5) Accessory uses customarily incidental to the above permitted uses:
- (a) Alternative energy systems, accessory.
 - (b) Home-based business, no-impact.
 - (c) Personal communication devices.
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
- (1) Adult businesses.
 - (2) Alternative energy systems, principal.
 - (3) Community rehabilitation facilities.
 - (4) Correctional facilities.
 - (5) Industrial, heavy.
 - (6) Legalized gambling establishments.
 - (7) Recycling facilities.
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
- (1) Communication antenna and towers.
- E. Design standards (see also Article 4 for modifications and exceptions):
- (1) Minimum lot area: None.
 - (2) Minimum setbacks for principal and accessory uses:

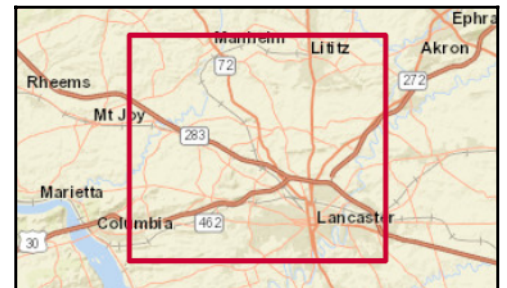
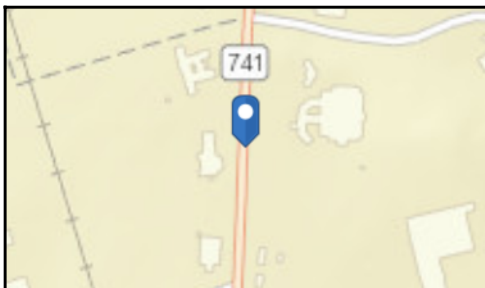
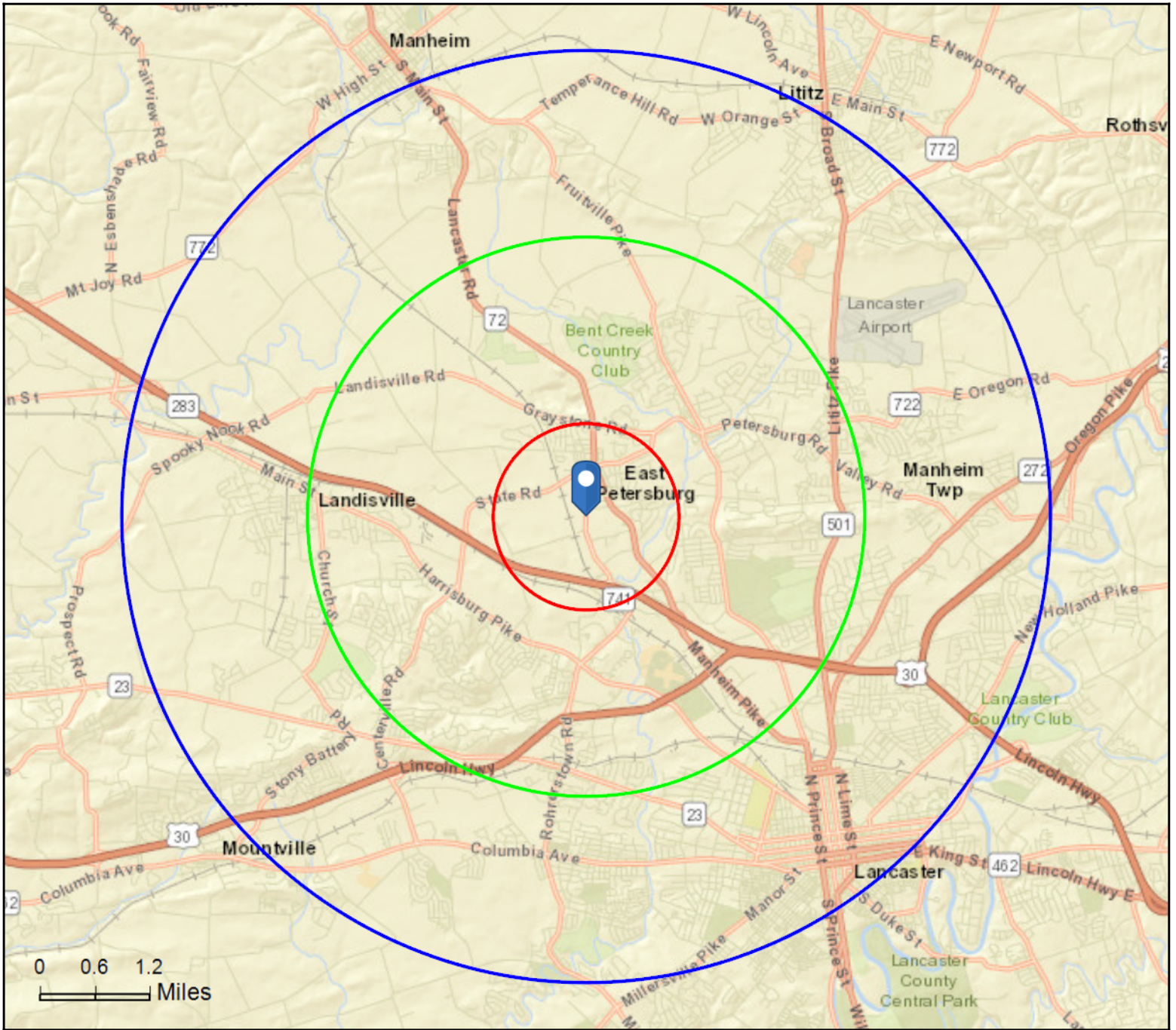
Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.
 - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.^[1]

[1] *Editor's Note: See Ch. 222, Streets and Sidewalks.*
- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (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 Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

1813 Rohrerstown Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.09186
Longitude: -76.35579





Executive Summary

1813 Rohrerstown Rd, Lancaster, Pennsylvania, 17601
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	1 mile	3 miles	5 miles
Population			
2000 Population	3,831	32,641	130,953
2010 Population	3,860	37,210	142,618
2019 Population	3,965	40,105	152,648
2024 Population	4,022	41,750	158,006
2000-2010 Annual Rate	0.08%	1.32%	0.86%
2010-2019 Annual Rate	0.29%	0.81%	0.74%
2019-2024 Annual Rate	0.29%	0.81%	0.69%
2019 Male Population	48.5%	48.3%	48.6%
2019 Female Population	51.5%	51.7%	51.4%
2019 Median Age	43.0	44.6	40.2

In the identified area, the current year population is 152,648. In 2010, the Census count in the area was 142,618. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 158,006 representing a change of 0.69% 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 43.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	87.3%	82.2%	74.2%
2019 Black Alone	3.7%	4.1%	7.9%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.4%
2019 Asian Alone	2.1%	6.0%	4.5%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	3.7%	4.6%	9.2%
2019 Two or More Races	3.1%	2.9%	3.8%
2019 Hispanic Origin (Any Race)	8.4%	10.5%	19.8%

Persons of Hispanic origin represent 19.8% 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 61.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	87	157	102
2000 Households	1,479	12,442	51,228
2010 Households	1,527	14,551	56,256
2019 Total Households	1,566	15,591	59,918
2024 Total Households	1,588	16,225	62,003
2000-2010 Annual Rate	0.32%	1.58%	0.94%
2010-2019 Annual Rate	0.27%	0.75%	0.68%
2019-2024 Annual Rate	0.28%	0.80%	0.69%
2019 Average Household Size	2.53	2.56	2.47

The household count in this area has changed from 56,256 in 2010 to 59,918 in the current year, a change of 0.68% annually. The five-year projection of households is 62,003, a change of 0.69% annually from the current year total. Average household size is currently 2.47, compared to 2.45 in the year 2010. The number of families in the current year is 38,141 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

1813 Rohrerstown Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.09186
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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	11.7%	15.5%	17.1%
Median Household Income			
2019 Median Household Income	\$78,918	\$83,659	\$61,186
2024 Median Household Income	\$83,113	\$90,966	\$67,168
2019-2024 Annual Rate	1.04%	1.69%	1.88%
Average Household Income			
2019 Average Household Income	\$86,049	\$112,219	\$84,715
2024 Average Household Income	\$94,914	\$122,348	\$93,813
2019-2024 Annual Rate	1.98%	1.74%	2.06%
Per Capita Income			
2019 Per Capita Income	\$33,617	\$43,752	\$33,318
2024 Per Capita Income	\$37,074	\$47,687	\$36,875
2019-2024 Annual Rate	1.98%	1.74%	2.05%

Households by Income

Current median household income is \$61,186 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$67,168 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$84,715 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$93,813 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$33,318 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$36,875 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	172	133	119
2000 Total Housing Units	1,519	12,792	54,053
2000 Owner Occupied Housing Units	1,257	9,381	33,434
2000 Renter Occupied Housing Units	222	3,061	17,794
2000 Vacant Housing Units	40	350	2,825
2010 Total Housing Units	1,575	15,212	59,273
2010 Owner Occupied Housing Units	1,258	11,046	35,617
2010 Renter Occupied Housing Units	269	3,505	20,639
2010 Vacant Housing Units	48	661	3,017
2019 Total Housing Units	1,637	16,342	63,343
2019 Owner Occupied Housing Units	1,244	11,538	36,212
2019 Renter Occupied Housing Units	322	4,053	23,705
2019 Vacant Housing Units	71	751	3,425
2024 Total Housing Units	1,665	17,005	65,548
2024 Owner Occupied Housing Units	1,247	11,895	37,082
2024 Renter Occupied Housing Units	341	4,330	24,921
2024 Vacant Housing Units	77	780	3,545

Currently, 57.2% of the 63,343 housing units in the area are owner occupied; 37.4%, renter occupied; and 5.4% 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 59,273 housing units in the area - 60.1% owner occupied, 34.8% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 3.00%. Median home value in the area is \$213,331, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.90% annually to \$234,360.

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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