

For Lease

717.293.4477



2225 DUTCH GOLD DRIVE
LANCASTER, PA 17601

Michael Bowser
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Ruth M. Devenney, CCIM, SIOR
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► Office Space



2225 Dutch Gold Drive
Lancaster, PA 17601

Square Footage Available:

Suite 2225: 1,300 square feet for retail/office/flex

Lease Rate:

\$9.00/SF Net plus electric, water and sewer

Description:

Office space for sublease.

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PROPERTY INFORMATION

Total Square Feet Available	1,300 square feet
Type Construction	Wood frame with brick exterior
Condition	Good
Year Constructed	1985
Floor Type	Carpet or ceramic tile over concrete slab
Number of Floors	One
Ceiling Height	9 feet
HVAC	Heat pump for each unit

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.

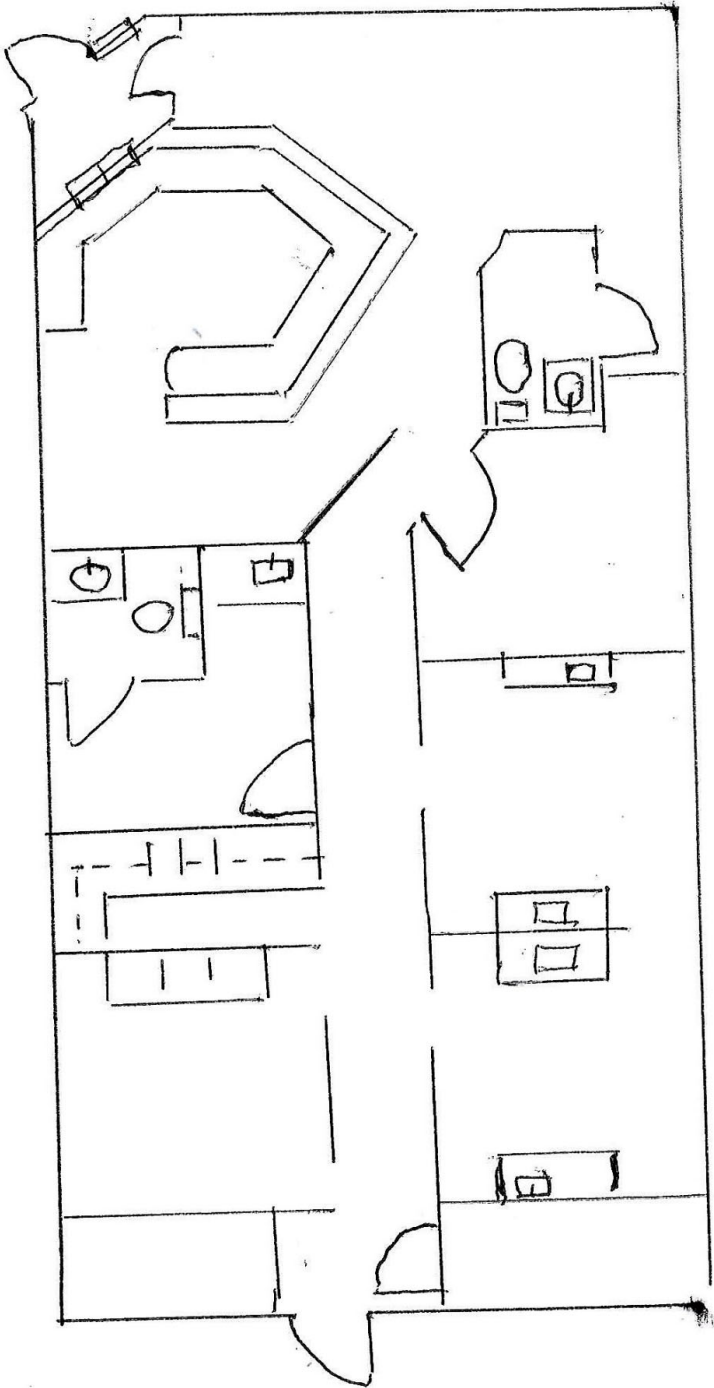
Roof	Shingled
Security	Tenant must provide
Electric	Individually metered
Water	Public
Sewer	Public
Parking	In front
Tax Account#	(290) 20917-0-0000
Deed Reference	5991/428
Zoning	Community Business Center
Signage	At entrance and on monument sign
County	Lancaster County
Municipality	East Hempfield Township
Location	Rt. 30 to Rohrerstown Road, south one block to right onto Dutch Gold Drive. Property on right

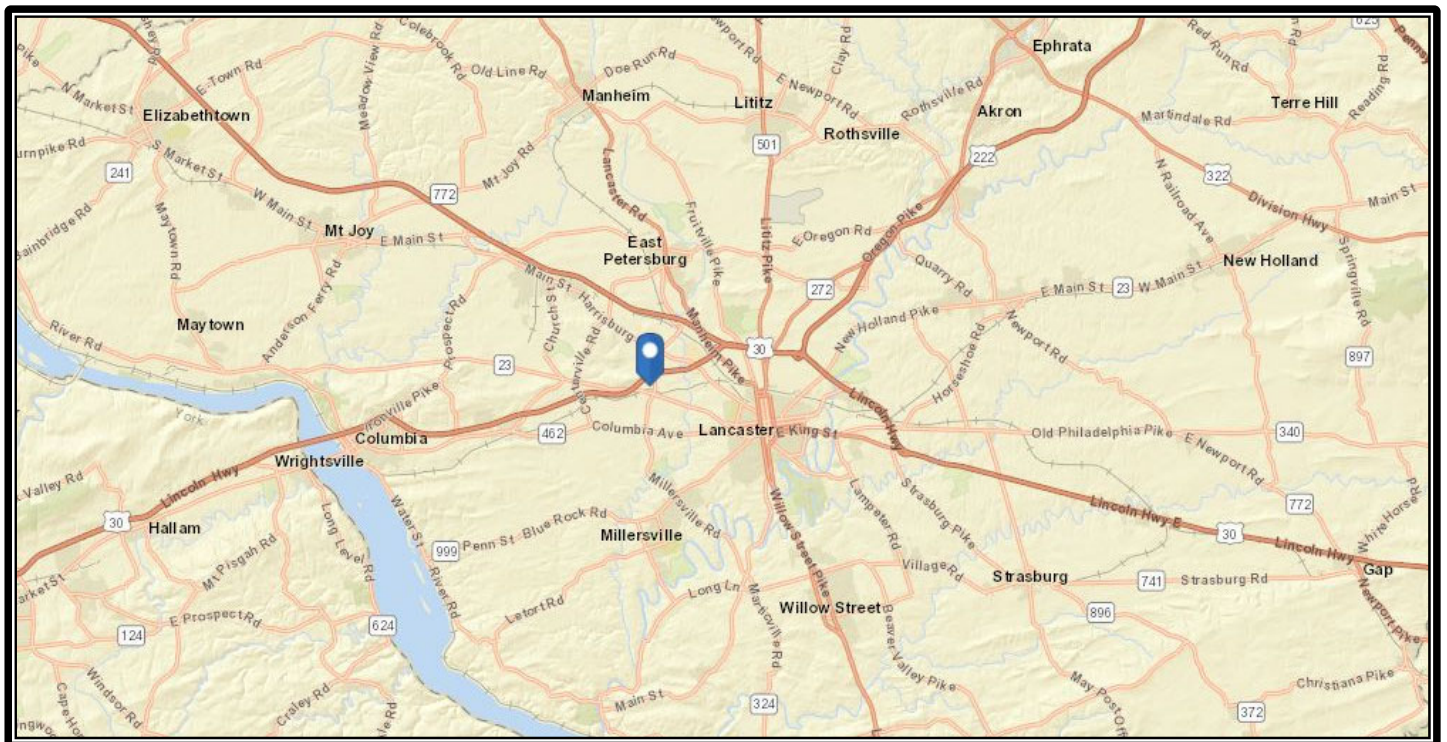
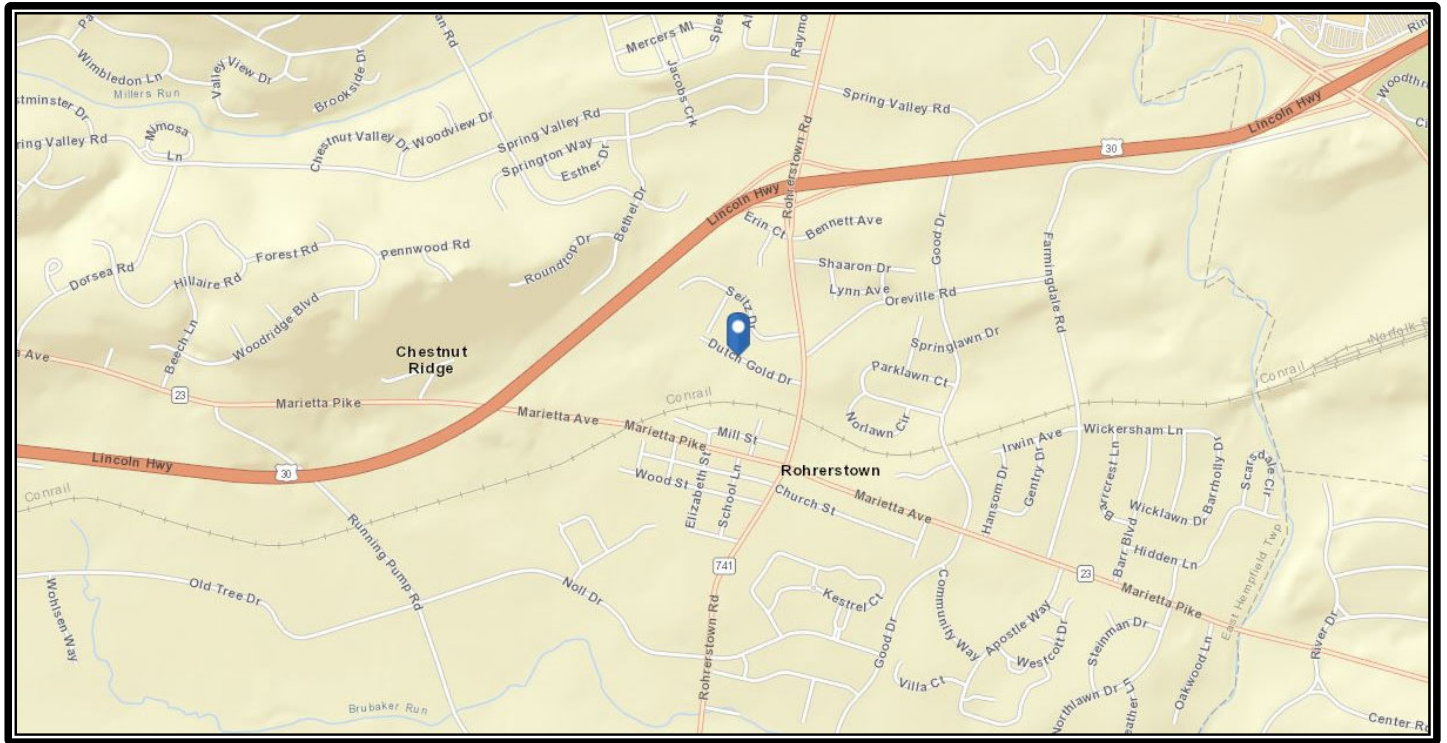
LEASING INFORMATION

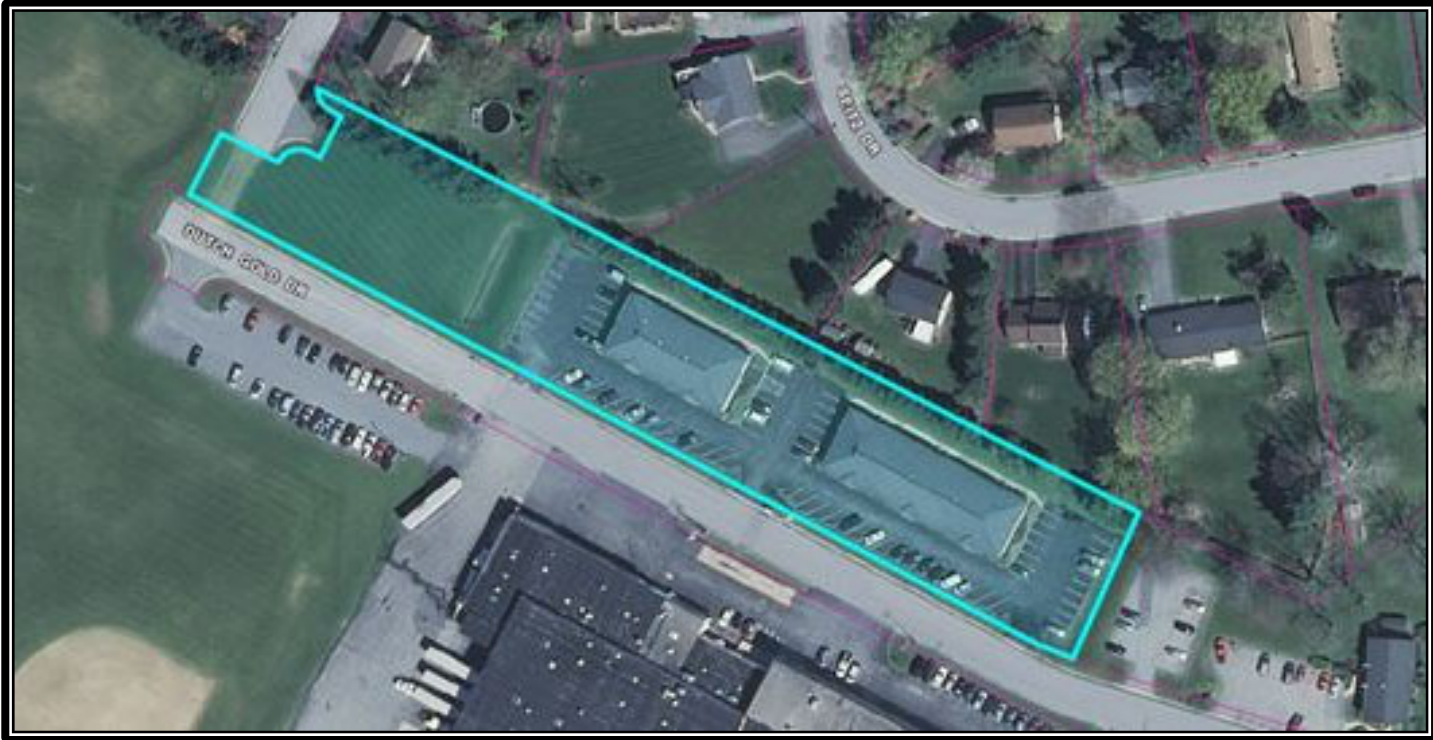
Square Feet Available	1,300 square feet
Price Per Square Foot	\$9.00/SF Net plus electric, water and sewer
Annual Rent	\$11,700
Monthly Rent	\$975

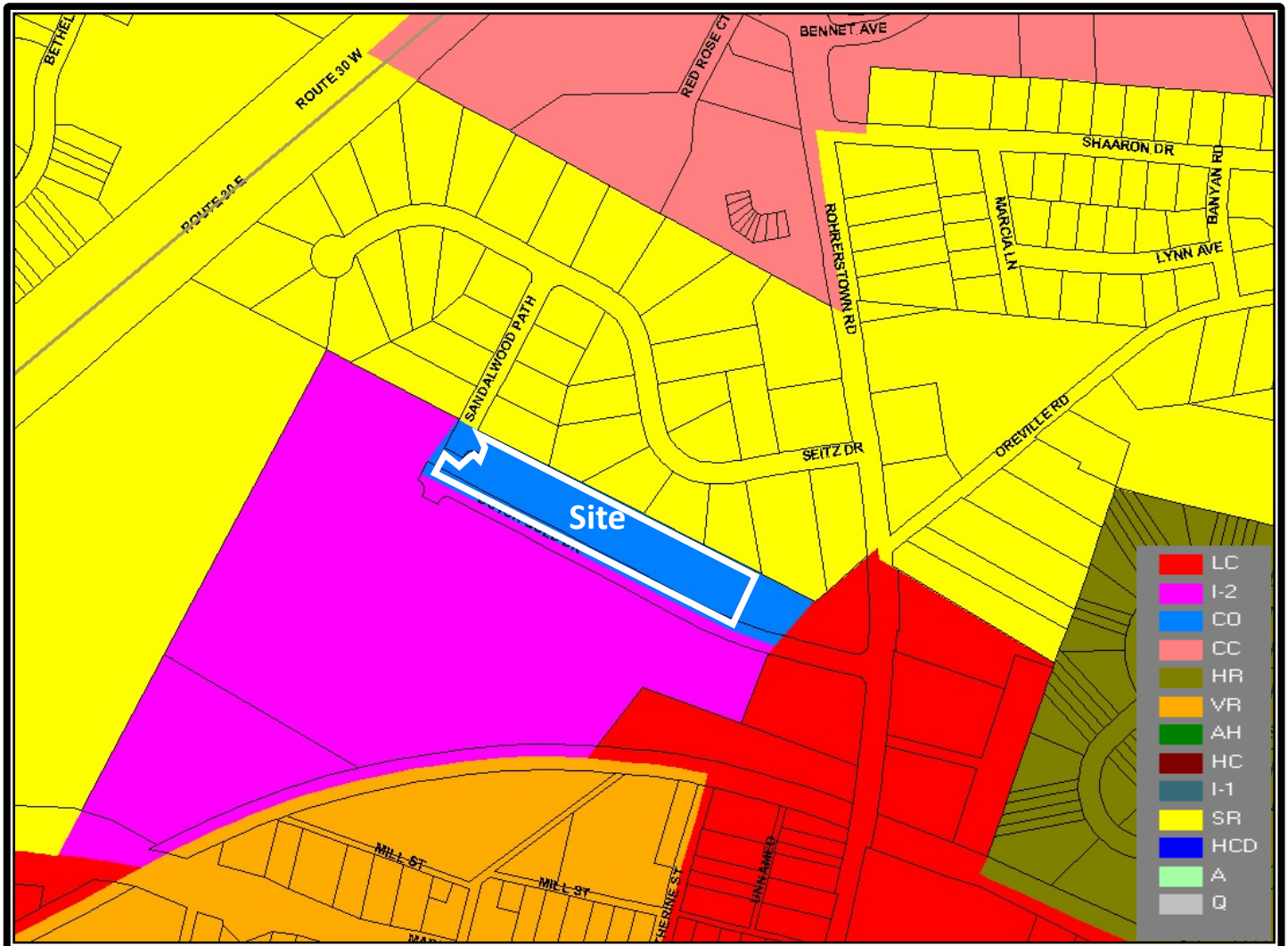
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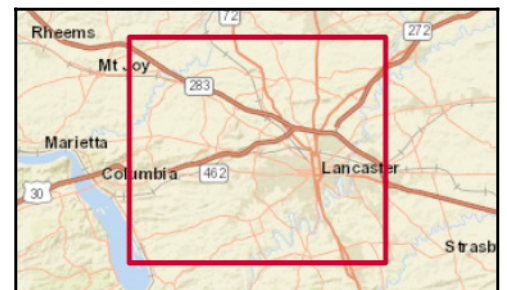
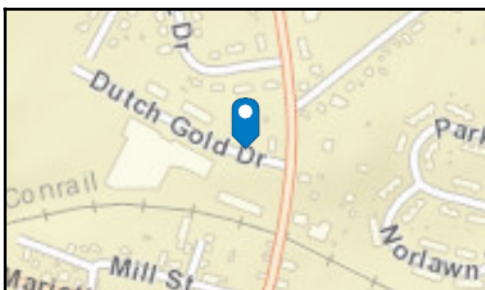
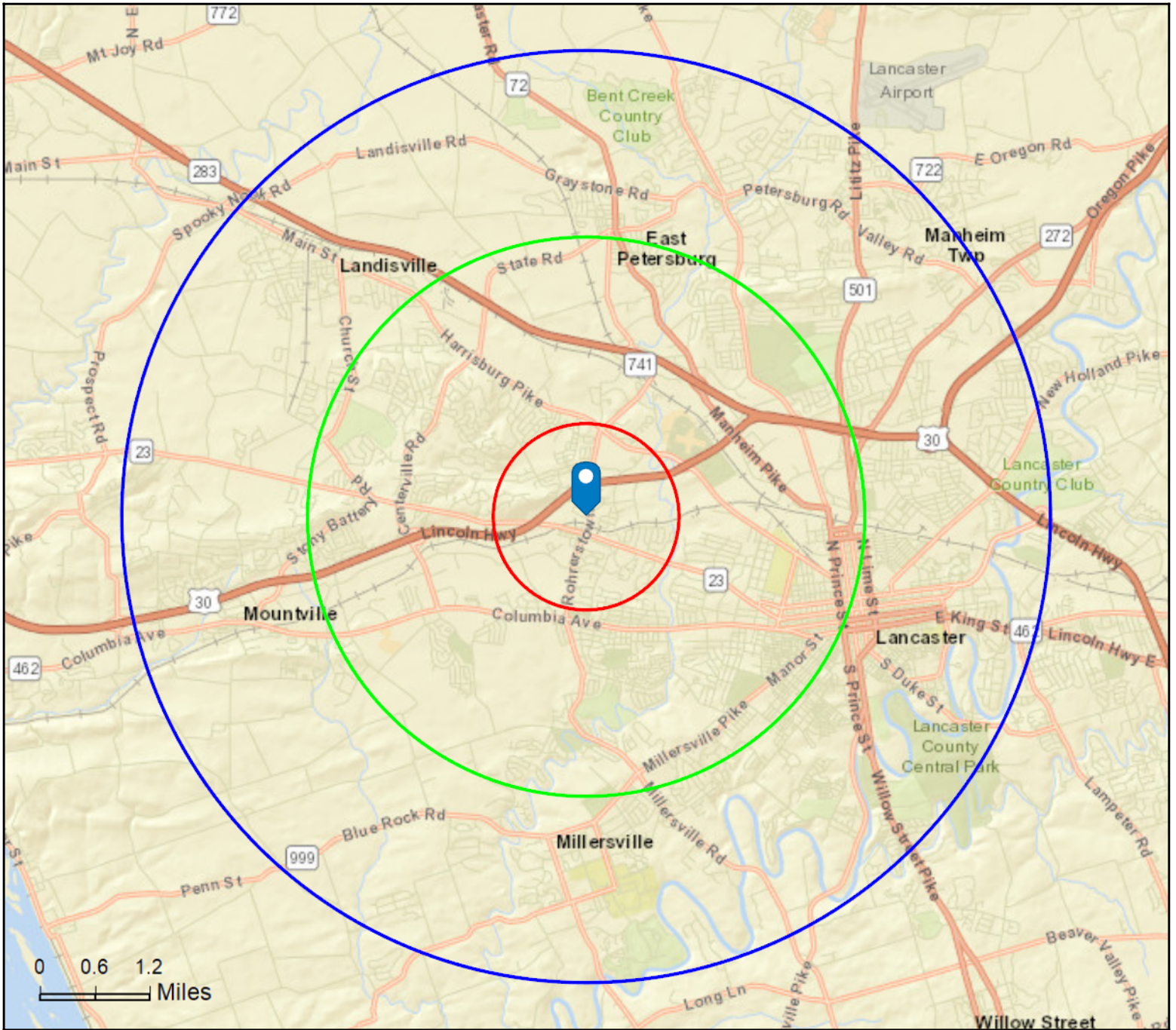
Community Business Center Zoning



Site Map

2225 Dutch Gold Dr, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.05540
Longitude: -76.36015





Executive Summary

2225 Dutch Gold Dr, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.05540
Longitude: -76.36015

	1 mile	3 miles	5 miles
Population			
2000 Population	4,763	64,524	155,695
2010 Population	5,533	69,376	171,392
2019 Population	6,021	73,181	182,095
2024 Population	6,327	75,630	187,878
2000-2010 Annual Rate	1.51%	0.73%	0.97%
2010-2019 Annual Rate	0.92%	0.58%	0.66%
2019-2024 Annual Rate	1.00%	0.66%	0.63%
2019 Male Population	47.8%	48.1%	48.5%
2019 Female Population	52.2%	51.9%	51.5%
2019 Median Age	46.8	39.7	38.2

In the identified area, the current year population is 182,095. In 2010, the Census count in the area was 171,392. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 187,878 representing a change of 0.63% annually from 2019 to 2024. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 46.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	81.0%	73.2%	70.9%
2019 Black Alone	4.0%	8.3%	9.6%
2019 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2019 Asian Alone	5.7%	4.8%	4.0%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	5.7%	9.3%	10.9%
2019 Two or More Races	3.2%	4.0%	4.1%
2019 Hispanic Origin (Any Race)	12.7%	20.5%	23.4%

Persons of Hispanic origin represent 23.4% 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 67.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	146	92	91
2000 Households	1,917	26,099	59,457
2010 Households	2,250	28,303	65,759
2019 Total Households	2,417	29,651	69,526
2024 Total Households	2,541	30,633	71,731
2000-2010 Annual Rate	1.61%	0.81%	1.01%
2010-2019 Annual Rate	0.78%	0.50%	0.60%
2019-2024 Annual Rate	1.01%	0.65%	0.63%
2019 Average Household Size	2.45	2.41	2.51

The household count in this area has changed from 65,759 in 2010 to 69,526 in the current year, a change of 0.60% annually. The five-year projection of households is 71,731, a change of 0.63% annually from the current year total. Average household size is currently 2.51, compared to 2.49 in the year 2010. The number of families in the current year is 43,823 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

2225 Dutch Gold Dr, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.05540
Longitude: -76.36015

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.6%	16.4%	16.4%
Median Household Income			
2019 Median Household Income	\$77,900	\$57,715	\$58,045
2024 Median Household Income	\$85,751	\$63,177	\$63,162
2019-2024 Annual Rate	1.94%	1.82%	1.70%
Average Household Income			
2019 Average Household Income	\$105,125	\$79,793	\$79,590
2024 Average Household Income	\$115,254	\$88,841	\$88,121
2019-2024 Annual Rate	1.86%	2.17%	2.06%
Per Capita Income			
2019 Per Capita Income	\$41,991	\$32,333	\$30,521
2024 Per Capita Income	\$46,180	\$35,981	\$33,780
2019-2024 Annual Rate	1.92%	2.16%	2.05%

Households by Income

Current median household income is \$58,045 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,162 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$79,590 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$88,121 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,521 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,780 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	134	124	123
2000 Total Housing Units	1,978	27,534	62,838
2000 Owner Occupied Housing Units	1,418	16,586	38,083
2000 Renter Occupied Housing Units	498	9,513	21,374
2000 Vacant Housing Units	62	1,435	3,381
2010 Total Housing Units	2,350	29,851	69,193
2010 Owner Occupied Housing Units	1,632	17,471	41,014
2010 Renter Occupied Housing Units	618	10,832	24,745
2010 Vacant Housing Units	100	1,548	3,434
2019 Total Housing Units	2,521	31,372	73,382
2019 Owner Occupied Housing Units	1,685	17,342	41,074
2019 Renter Occupied Housing Units	731	12,309	28,452
2019 Vacant Housing Units	104	1,721	3,856
2024 Total Housing Units	2,646	32,409	75,711
2024 Owner Occupied Housing Units	1,716	17,631	41,919
2024 Renter Occupied Housing Units	826	13,002	29,812
2024 Vacant Housing Units	105	1,776	3,980

Currently, 56.0% of the 73,382 housing units in the area are owner occupied; 38.8%, renter occupied; and 5.3% 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 69,193 housing units in the area - 59.3% owner occupied, 35.8% renter occupied, and 5.0% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$194,387, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.89% annually to \$213,508.

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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