

# FOR LEASE

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



794 - 798 NEW HOLLAND AVENUE  
LANCASTER, PA 17601

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- Property Information Sheet
- 2019 Budgeted Expenses
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- Site Plan
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- ESRI Site Map
- ESRI Executive Summary



► *Commercial Building*



*794 - 798 New Holland Avenue  
Lancaster, PA 17601*

**Total Square Feet:**  
43,446 square feet

**Lease Rate**  
12.95/SF N/N/N  
Includes a \$20.00/SF workletter

**Description:**  
Owner willing to invest in tenant improvements to subdivide, modify floorplan, carpet and paint. Can be subdivided into approximately 5,000, 9,000, 11,200, 14,000, 18,000 or 32,246 square feet.

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**PROPERTY INFORMATION**

Total Square Feet	43,446 square feet
Year Constructed	1977
Type Construction	Brick façade
Ceiling Height	9 feet, 13 – 14 feet to deck if existing ceiling removed
Roof	Shingle in front and flat rubber on rest of the building (New in 2019)
HVAC	Heat pumps
Electric	200 amps, 3-phase
Water	Public
Sewer	Public
Lighting	Fluorescent

Parking	275 parking spaces
Acres	3.1 acres
Municipality	City of Lancaster
County	Lancaster County
Zoning	Commercial Regional (C-3)
Tax Account #	336-23545-0-0000
Deed Reference #	70710333
Real Estate Assessment (2019)	\$1,302,700
Real Estate Taxes (2019)	County       \$ 3,792.11 Municipal     \$15,241.59 <u>School</u> <u>\$27,783.20</u> Total           \$46,816.95
Square Feet	43,446 square feet
Lease Rate	\$12.95/SF N/N/N
Annual Lease	\$562,625
Monthly Lease	\$46,886

Expenses	Amount
Electric	\$ 5,880
Water/Sewer	\$ 22,100
Repair/Maintenance - Miscellaneous	\$ 18,000
Repair/Maintenance - Electric	\$ 4,350
Exterminating	\$ 2,881
Fire and Life Safety	\$ 1,460
Landscaping - Contract	\$ 6,874
Landscaping - Miscellaneous	\$ 6,588
Snow Removal	\$ 39,000
Management Fee	\$ 43,358
Real Estate Taxes	\$ 97,182
Insurance	\$ 11,063
<b>Total Expenses</b>	<b>\$ 258,736</b>

Trash, utilities and janitorial expenses are contracted and paid for directly by the tenant(s)



Main Lobby Entrance



Main Lobby Entrance



Annex Door



Annex Space



Annex Space



Tempo Entrance



Main Waiting Room



Waiting Room in Annex



Reception Area



Office



Office



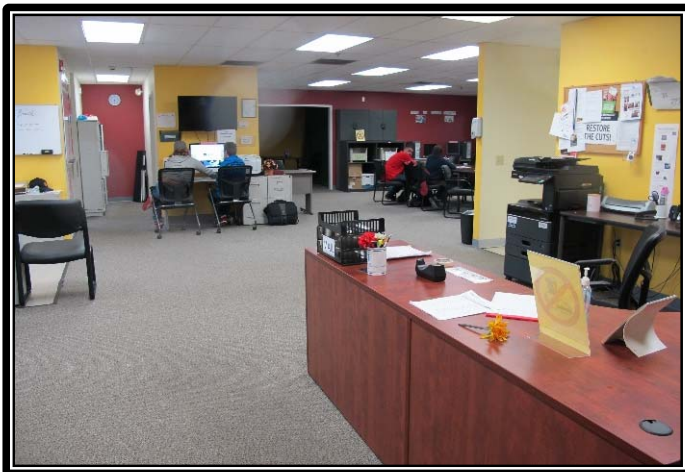
Large Meeting Room in Annex



Side View/Tempo Clubhouse & Concepts



Partial Waiting Room



Tempo Clubhouse



Tempo Clubhouse

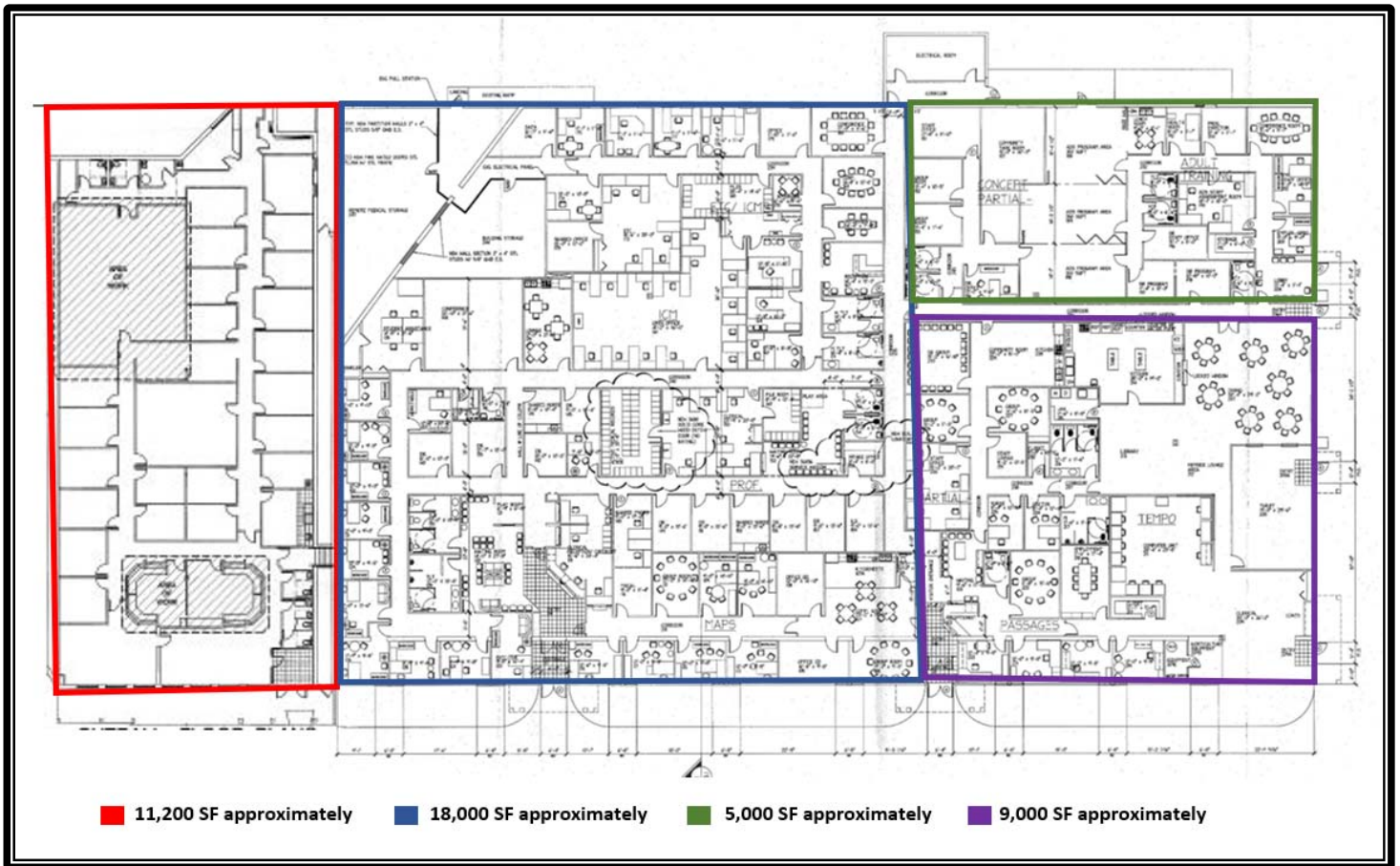


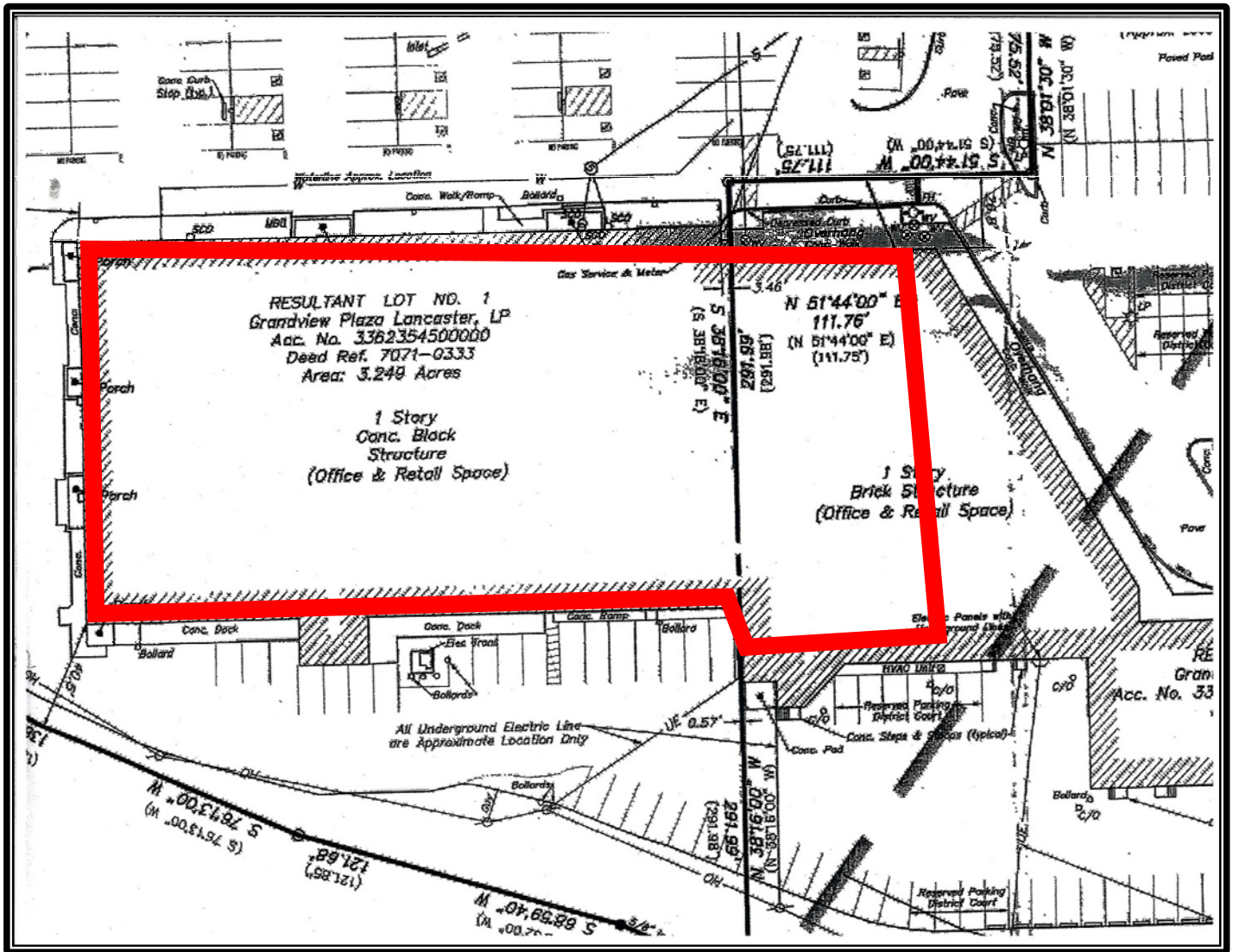
Tempo Clubhouse

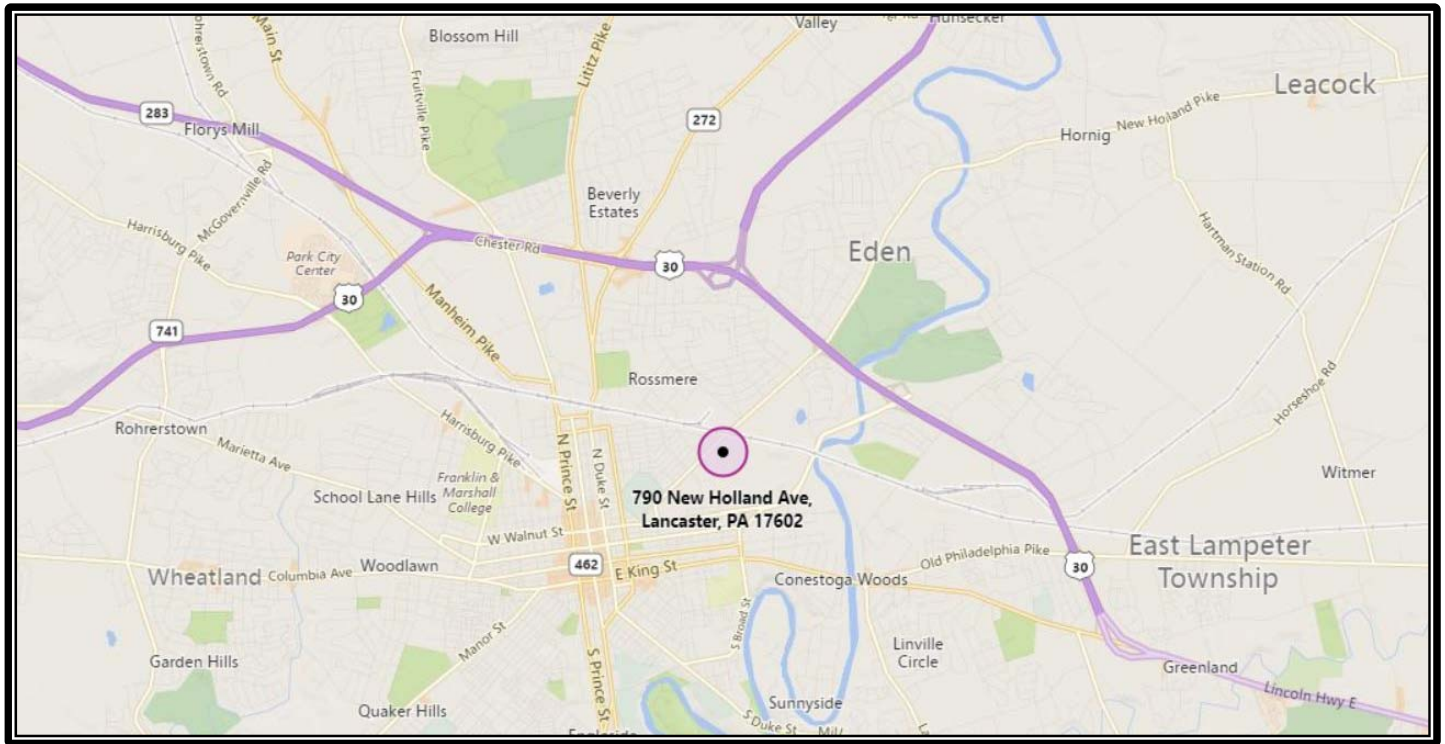
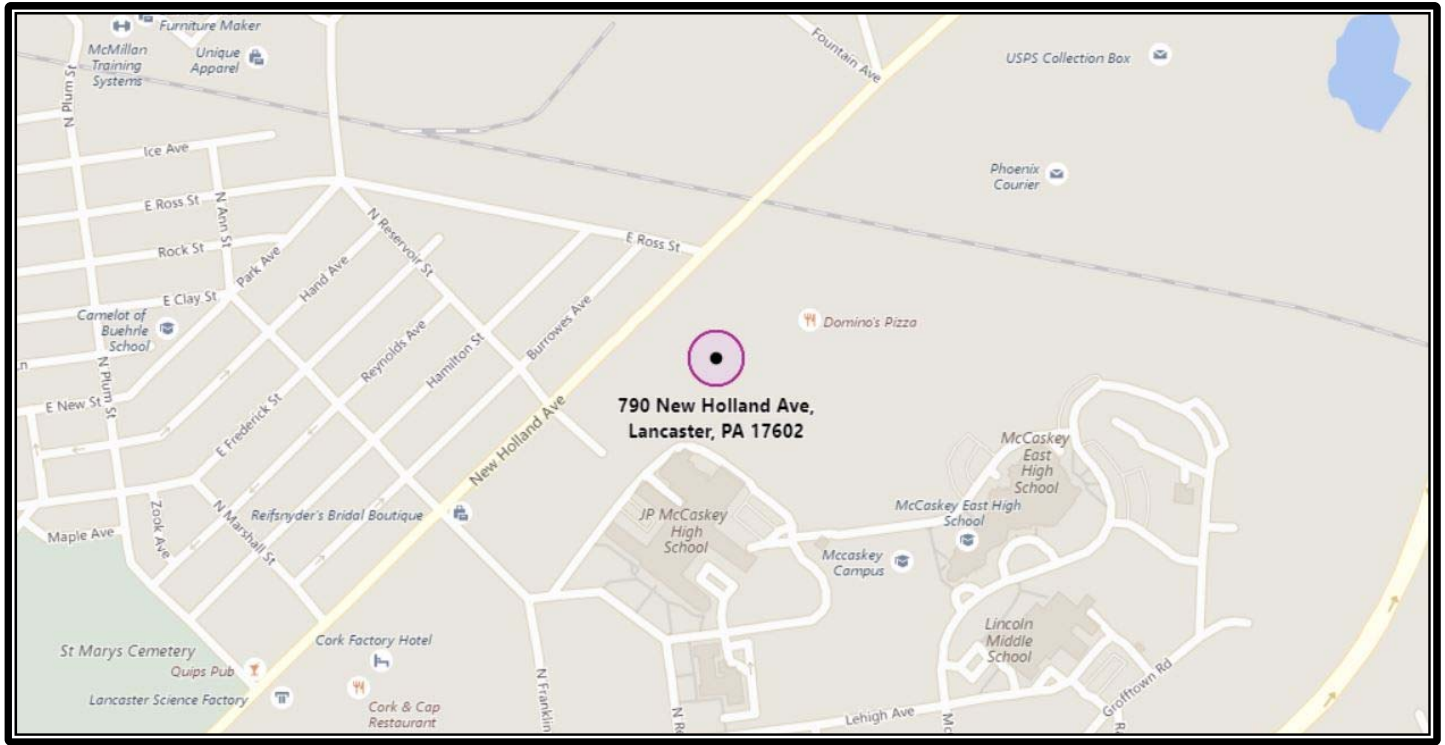


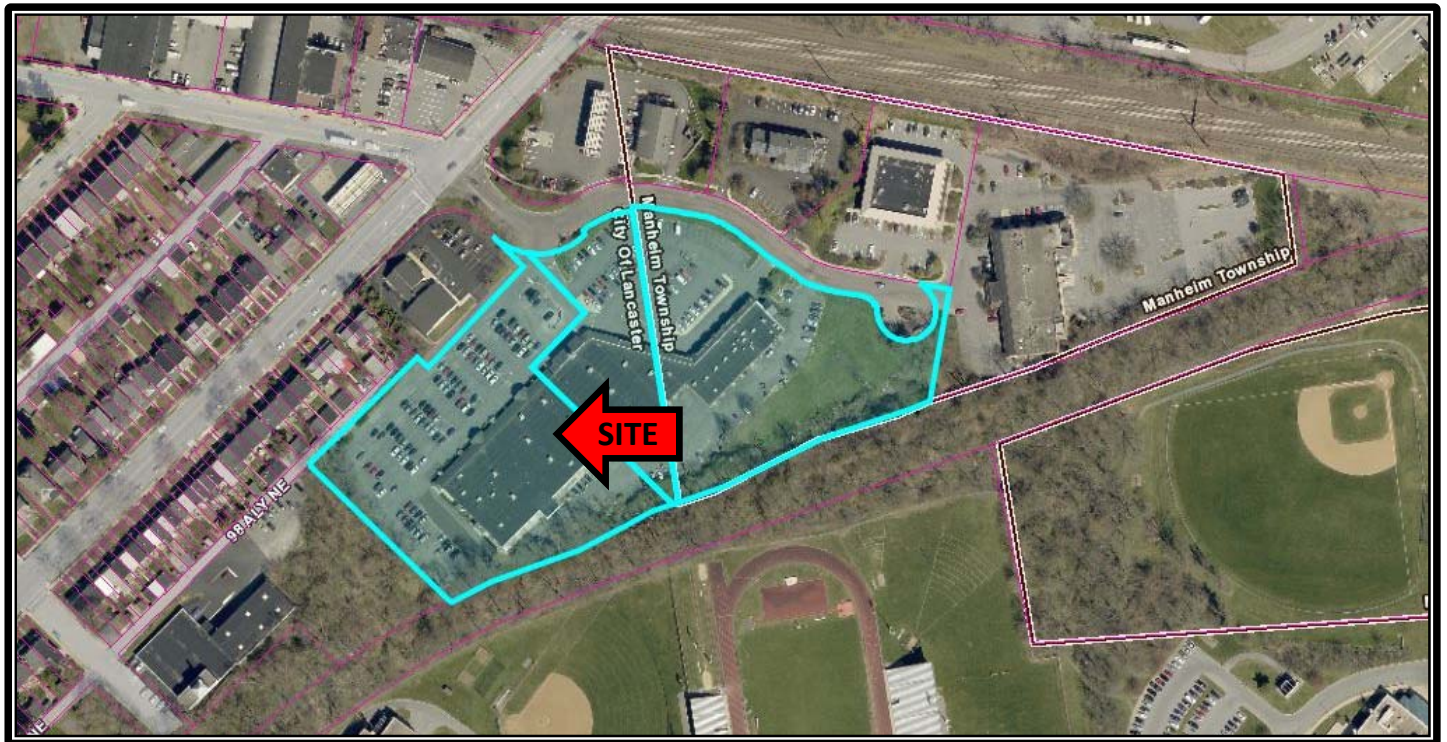
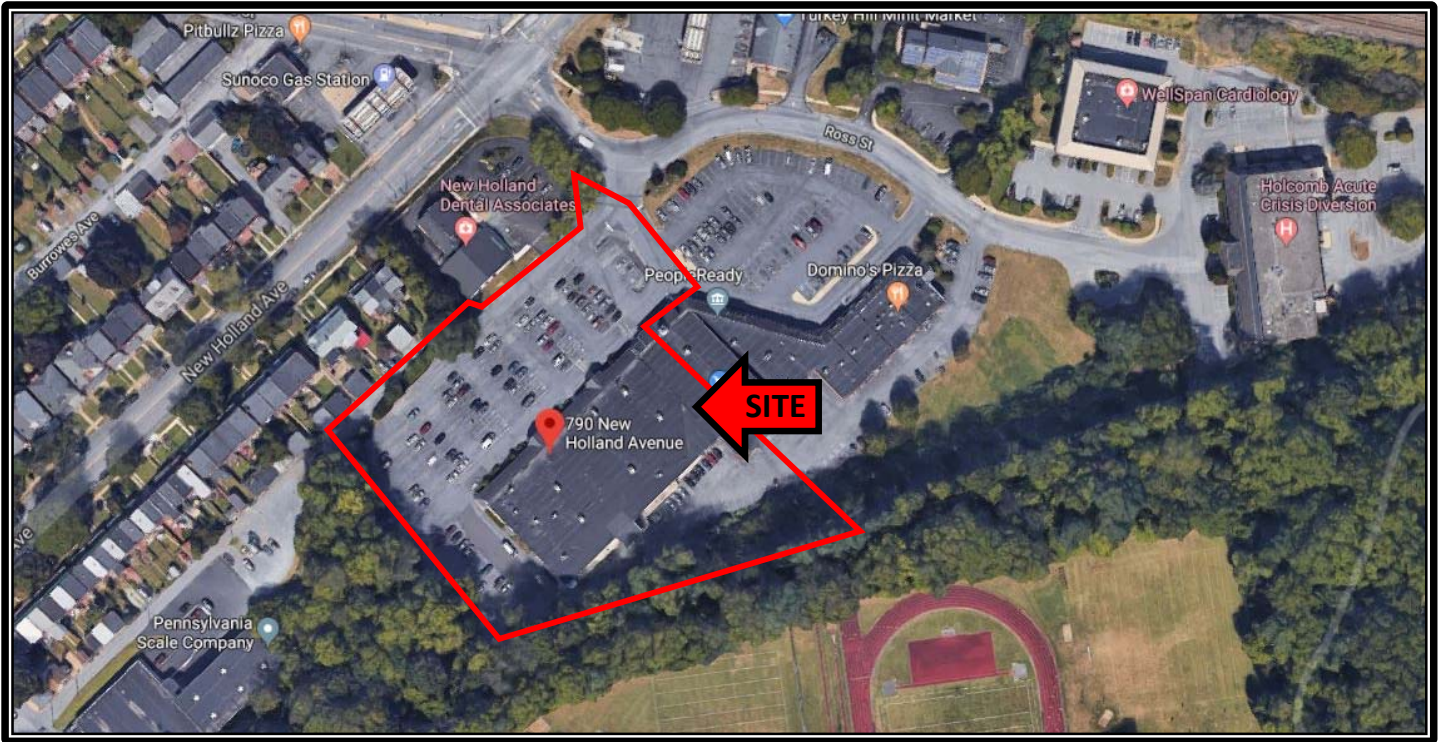
Tempo Clubhouse

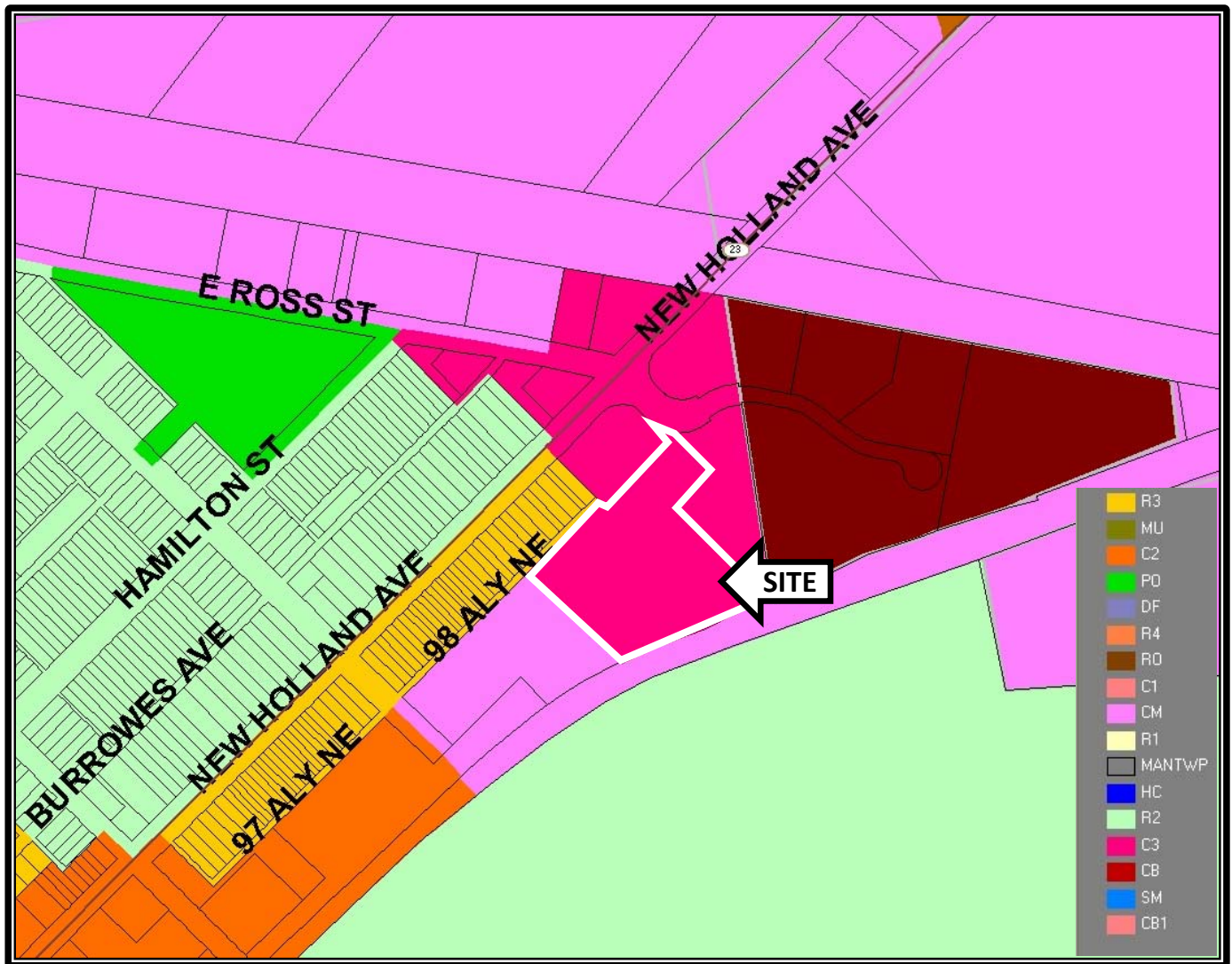












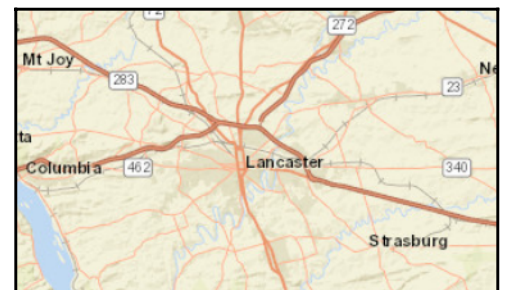
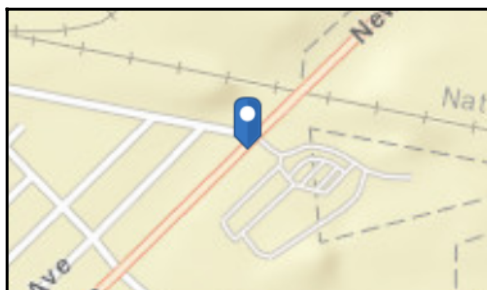
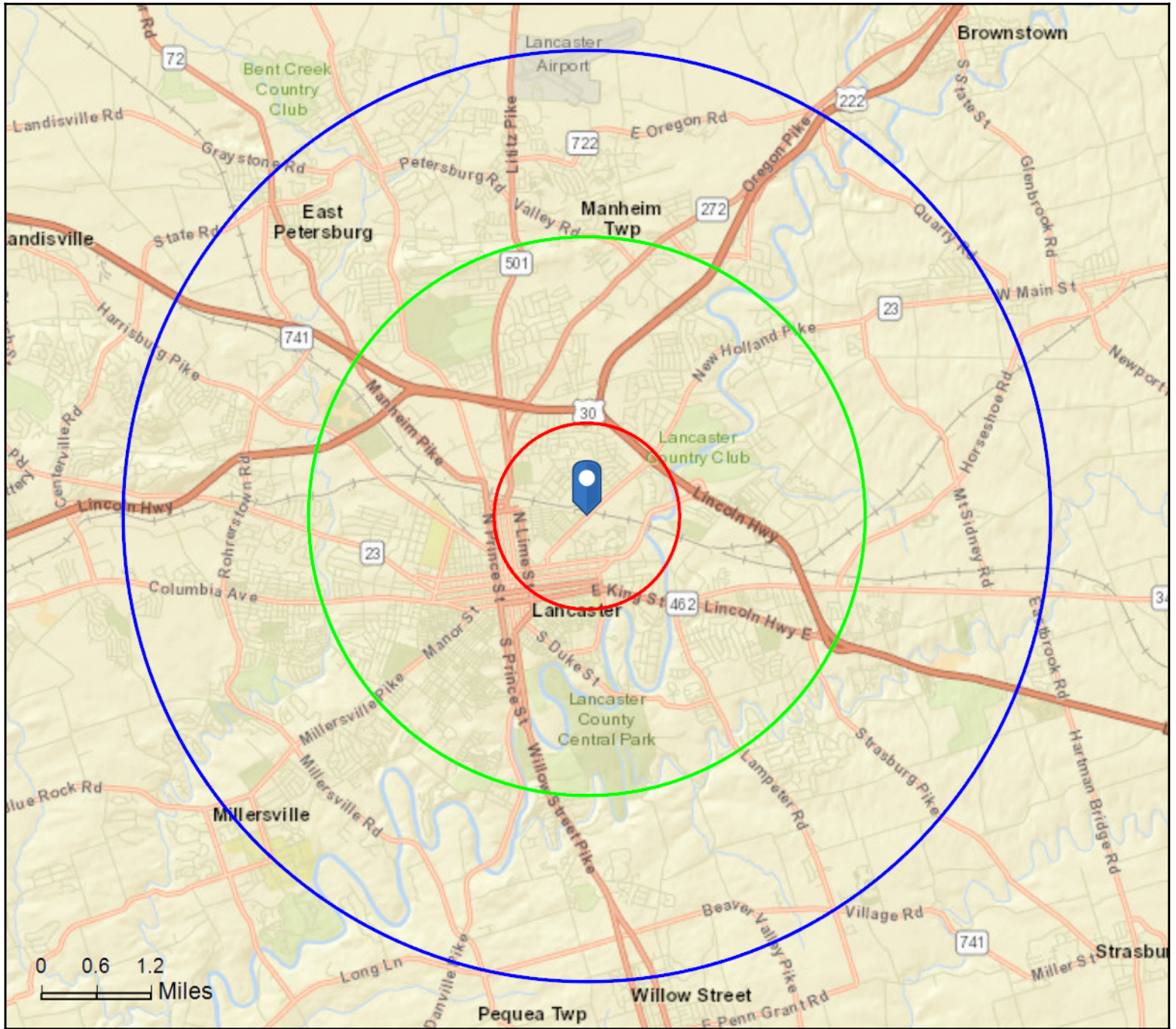
Commercial Regional (C-3) Zoning



# Site Map

794 New Holland Ave, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05129  
Longitude: -76.29016





# Executive Summary

794 New Holland Ave, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05129  
Longitude: -76.29016

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	22,617	92,660	149,893
2010 Population	24,083	100,250	165,459
2019 Population	25,256	105,876	176,174
2024 Population	25,857	109,024	181,904
2000-2010 Annual Rate	0.63%	0.79%	0.99%
2010-2019 Annual Rate	0.52%	0.59%	0.68%
2019-2024 Annual Rate	0.47%	0.59%	0.64%
2019 Male Population	50.8%	48.9%	48.3%
2019 Female Population	49.2%	51.1%	51.7%
2019 Median Age	34.6	36.0	39.0

In the identified area, the current year population is 176,174. In 2010, the Census count in the area was 165,459. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 181,904 representing a change of 0.64% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	55.1%	60.9%	69.8%
2019 Black Alone	15.4%	13.2%	9.8%
2019 American Indian/Alaska Native Alone	0.6%	0.6%	0.4%
2019 Asian Alone	4.6%	4.0%	4.3%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	18.3%	16.0%	11.4%
2019 Two or More Races	6.0%	5.2%	4.2%
2019 Hispanic Origin (Any Race)	35.8%	33.3%	24.4%

Persons of Hispanic origin represent 24.4% 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 68.5 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	57	72	86
2000 Households	8,507	35,990	58,903
2010 Households	8,876	38,347	65,057
2019 Total Households	9,254	40,206	68,838
2024 Total Households	9,471	41,376	71,044
2000-2010 Annual Rate	0.43%	0.64%	1.00%
2010-2019 Annual Rate	0.45%	0.51%	0.61%
2019-2024 Annual Rate	0.46%	0.58%	0.63%
2019 Average Household Size	2.53	2.52	2.47

The household count in this area has changed from 65,057 in 2010 to 68,838 in the current year, a change of 0.61% annually. The five-year projection of households is 71,044, a change of 0.63% annually from the current year total. Average household size is currently 2.47, compared to 2.44 in the year 2010. The number of families in the current year is 42,707 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

794 New Holland Ave, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

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Latitude: 40.05129  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.0%	16.1%	16.8%
<b>Median Household Income</b>			
2019 Median Household Income	\$48,419	\$50,936	\$56,392
2024 Median Household Income	\$52,947	\$55,109	\$61,695
2019-2024 Annual Rate	1.80%	1.59%	1.81%
<b>Average Household Income</b>			
2019 Average Household Income	\$62,229	\$68,604	\$77,069
2024 Average Household Income	\$70,153	\$76,551	\$85,860
2019-2024 Annual Rate	2.43%	2.22%	2.18%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$23,279	\$26,160	\$30,020
2024 Per Capita Income	\$26,203	\$29,161	\$33,417
2019-2024 Annual Rate	2.39%	2.20%	2.17%

### Households by Income

Current median household income is \$56,392 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$61,695 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$77,069 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$85,860 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,020 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,417 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	140	122	120
2000 Total Housing Units	9,137	38,712	62,443
2000 Owner Occupied Housing Units	4,621	20,307	35,964
2000 Renter Occupied Housing Units	3,886	15,683	22,939
2000 Vacant Housing Units	630	2,722	3,540
2010 Total Housing Units	9,428	40,681	68,795
2010 Owner Occupied Housing Units	4,657	20,644	38,115
2010 Renter Occupied Housing Units	4,219	17,703	26,942
2010 Vacant Housing Units	552	2,334	3,738
2019 Total Housing Units	9,873	42,827	72,987
2019 Owner Occupied Housing Units	4,439	20,061	37,942
2019 Renter Occupied Housing Units	4,815	20,145	30,897
2019 Vacant Housing Units	619	2,621	4,149
2024 Total Housing Units	10,112	44,083	75,325
2024 Owner Occupied Housing Units	4,466	20,309	38,681
2024 Renter Occupied Housing Units	5,005	21,067	32,363
2024 Vacant Housing Units	641	2,707	4,281

Currently, 52.0% of the 72,987 housing units in the area are owner occupied; 42.3%, renter occupied; and 5.7% 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 68,795 housing units in the area - 55.4% owner occupied, 39.2% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 2.66%. Median home value in the area is \$194,105, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.84% annually to \$212,672.

**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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