

For Lease



234 NORTH FRONT STREET  
WRIGHTSVILLE, PA 17368

Brian Davison, CCIM, SIOR  
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- Property Information
- Property Photos
- Floor Plan
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- Aerial Photo/Tax Map
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- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary

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► Office Space



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**Square Feet Available**  
7,603 +/- square feet

**Lease Rate**  
\$12.49/SF Gross

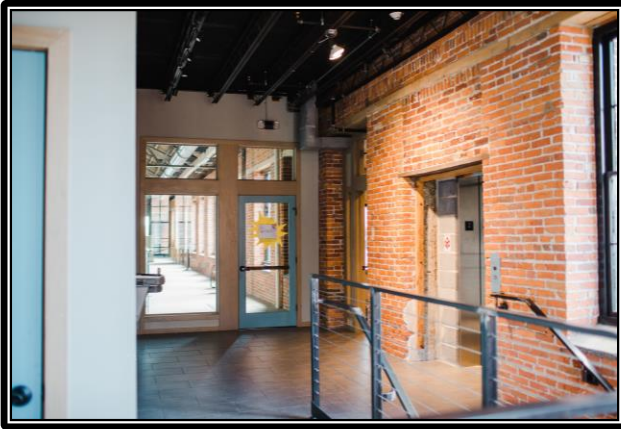
**Description**  
This Class A historic office space is located on the third and top floor of the John Wright restaurant building. The setting is absolutely stunning with huge, bright windows and views of the Susquehanna River. The space is furnished with several pieces of handcrafted, high quality furniture. The high, open truss ceiling offers a great work environment, as well as plenty of private offices, large conference rooms and a spacious bull pen area. The building is fully sprinklered and is serviced by an elevator.

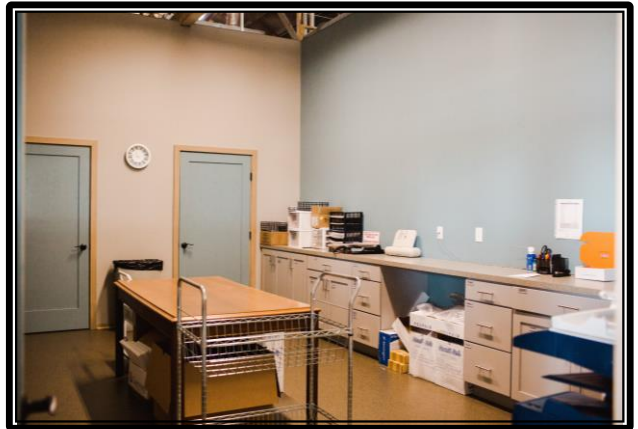
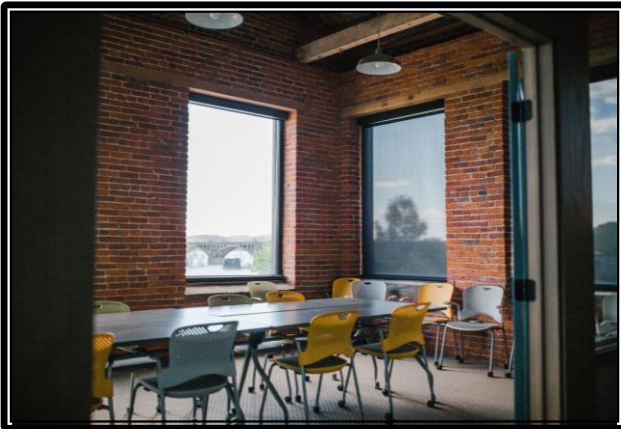
**BUILDING INFORMATION**

Available Square Feet	7,603 +/- square feet
Year Constructed	1911
Type Construction	Masonry
Ceiling Height	Nine+ feet
Electric	220 volt
HVAC	Central A/C
Water	Public
Sewer	Public
Sprinklered	Yes

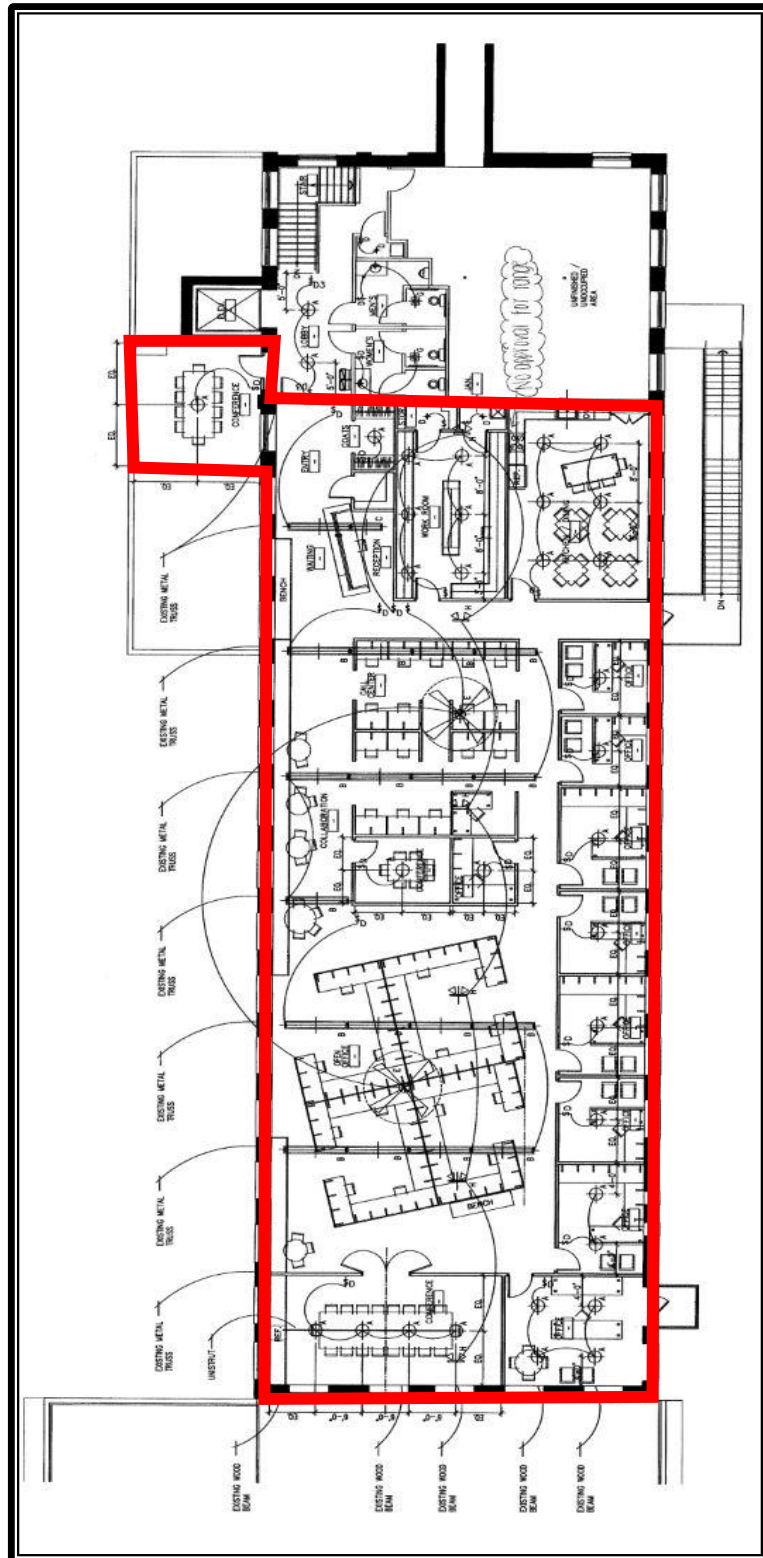
Parking	30+ parking spaces
Acres	0.72 acre
Zoning	Commercial Industrial (CI)
County	York County
Municipality	Wrightsville Borough
Tax Account #	910000 30017 0000000
Deed Reference #	2045 5225
School District	Eastern York School District
Landlord Pays	Snow removal, vegetation and landscaping maintenance, taxes, water, sewer, trash and pest control
Tenant Pays	Electric, communication, security and gas

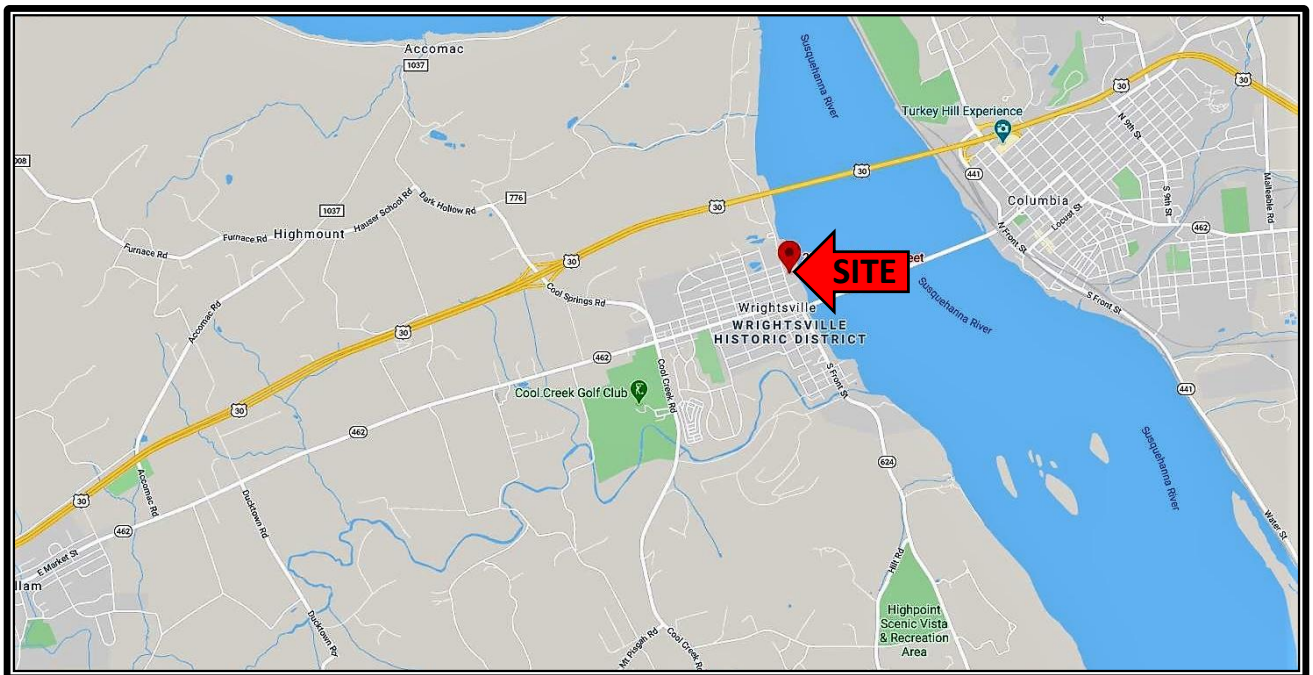
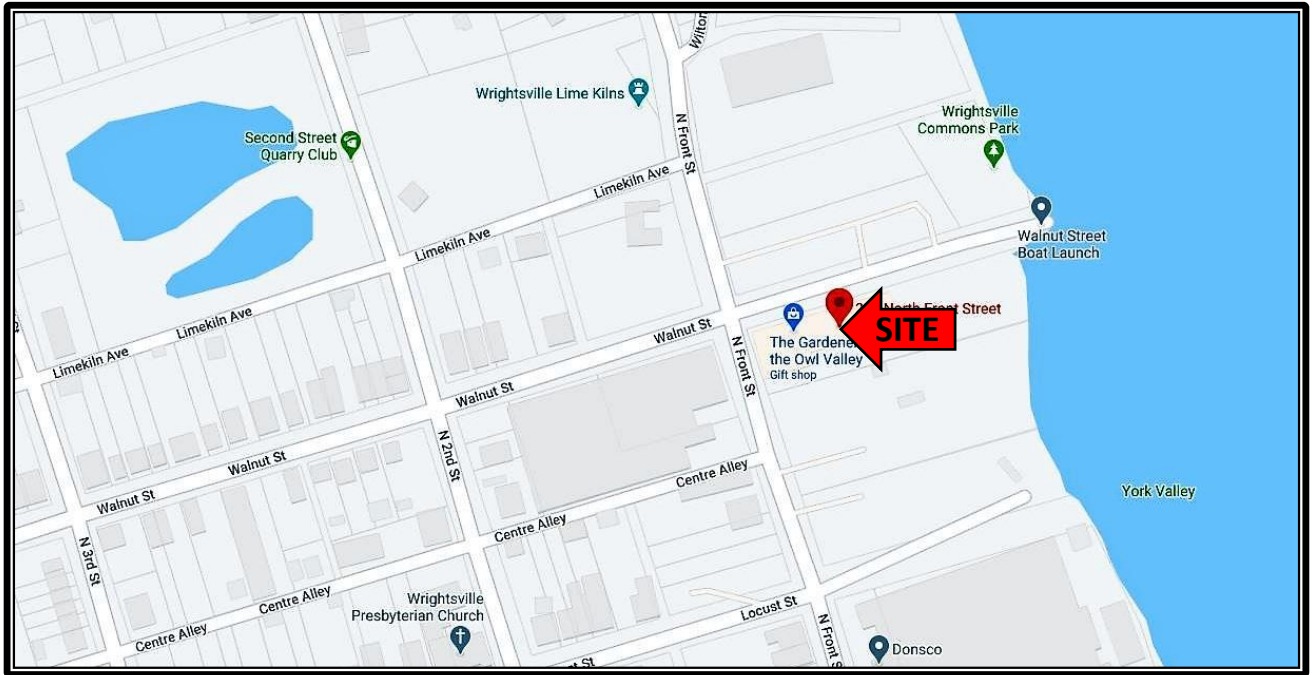






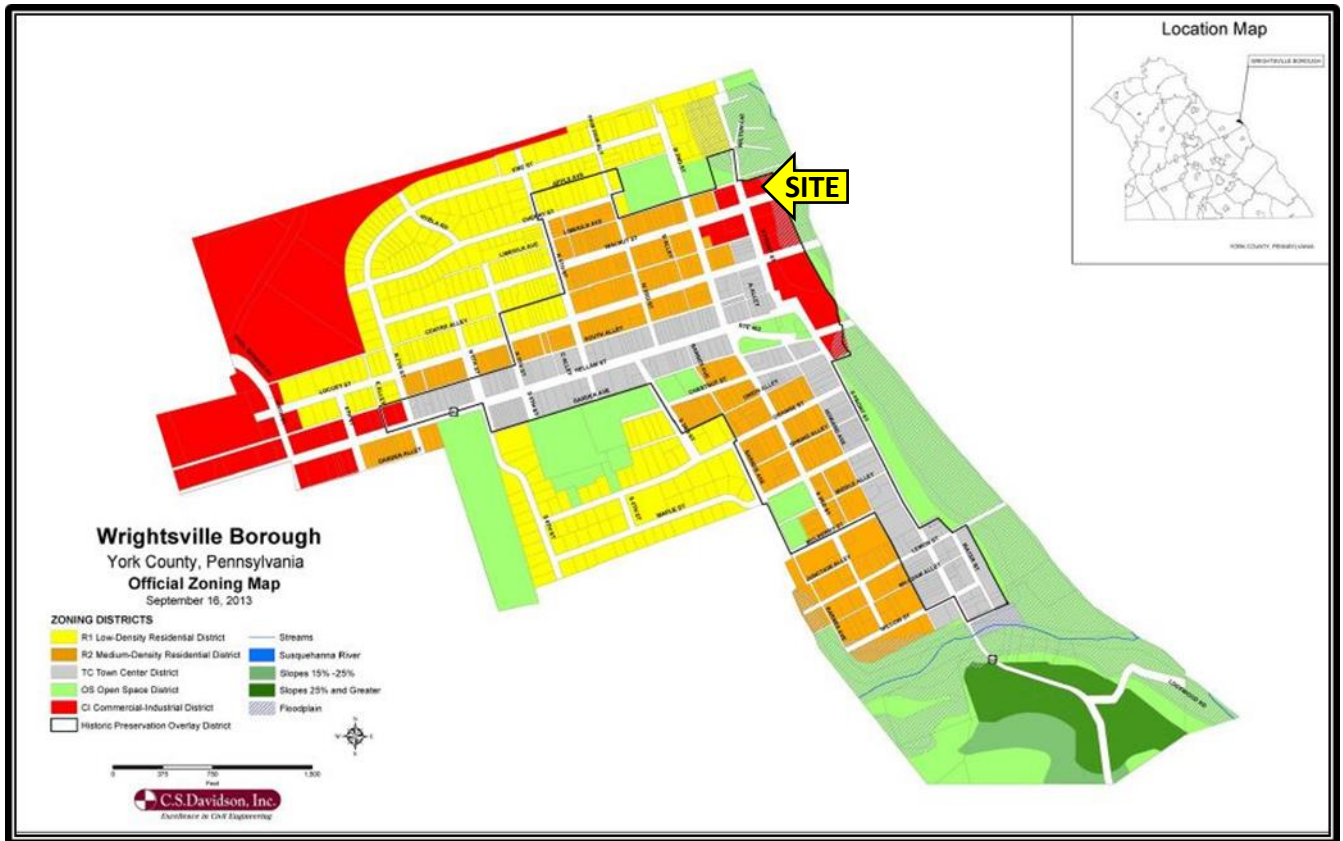












Commercial Industrial (CI)

## **§ 27-306. C-I Commercial-Industrial District. [9/16/2013]**

1. Purpose. The Commercial-Industrial District is established to provide areas for the development of restricted retail and business uses which have minimal impact on surrounding properties. This district is intended to permit a broad range of commercial, business, retail and service uses of a local and regional nature. It is further the intent of this district to limit the impact such nonresidential uses have on adjacent residential and agricultural areas.
2. Permitted Uses. Within the Commercial-Industrial District, no building or structure may be erected or used and no land may be used or occupied except for uses indicated in the Table of Permitted and Accessory Uses.<sup>1</sup>
3. Area and Bulk Requirements. In this district, any structure hereafter erected or any lot hereafter used or occupied for any lawful purpose shall provide the minimum and/or maximum dimensions specified below. Should these requirements conflict with the requirements of this chapter, as applicable, for any specified use, the more restrictive requirements shall take precedence.
  - A. Lot and Building Regulations. Each of the following dimensional requirements shall apply to each use in the Commercial-Industrial District, except as specifically provided for in this chapter:
    - (1) Multifamily dwellings shall conform to the dimensional requirements for such use set forth in § 27-304, Subsection 3A(1)(b).
    - (2) All Other Uses:

Minimum lot area	20,000 square feet
Minimum lot width	100 feet
Maximum lot coverage	70%
Maximum building height <sup>1</sup>	45 feet
Front setback	25 feet
Side setback (each) <sup>2</sup>	15 feet
Rear setback <sup>3</sup>	25 feet

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1. Editor's Note: Said table is included as an attachment to this chapter.

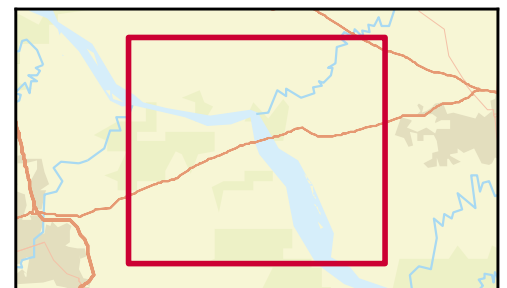
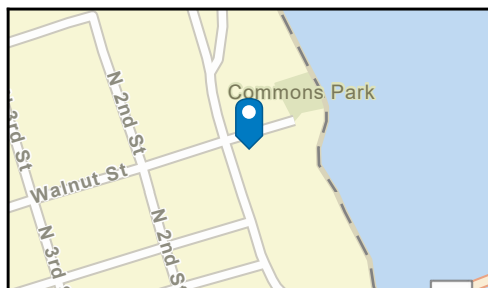
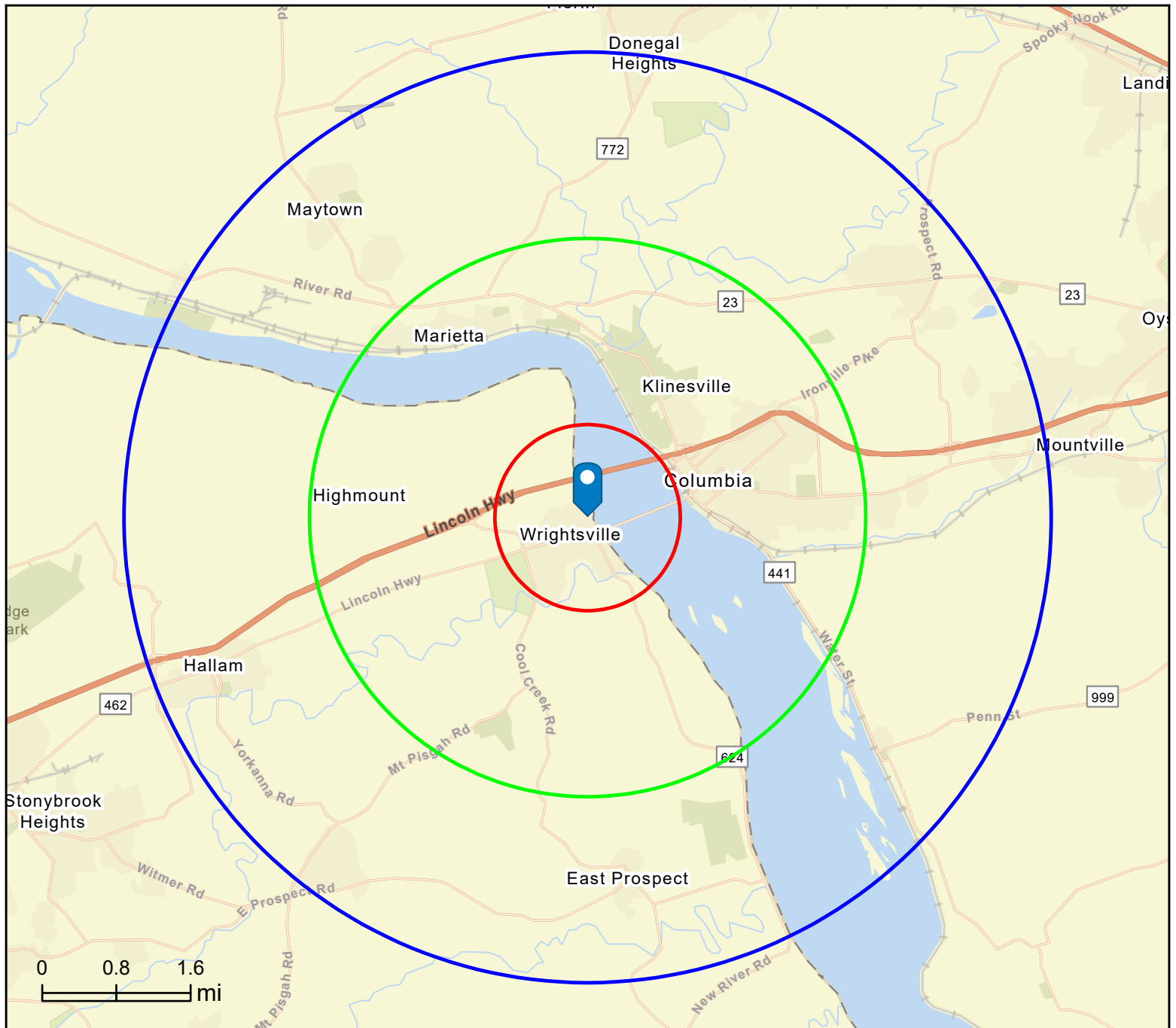


**NOTES:**

- <sup>1</sup> The maximum building height shall not apply to barns, silos, grain and feed elevators, water towers, spires and steeples, solar heating and photovoltaic collectors and panels, HVAC and other mechanical equipment, and similar appurtenances. The building height of accessory structures for all nonagricultural use shall not exceed the height of the principal building or 25 feet, whichever is less.
  - <sup>2</sup> In the case of a corner lot at the intersection of two streets, the width of the side setback on the street sides shall not be less than 25 feet.
  - <sup>3</sup> Where the rear yard of nonresidential uses abuts a service alley, the rear setback may be reduced to five feet for accessory buildings and structures.
4. General Requirements for all Uses. In addition to the standards set forth in this article, all uses permitted within the Commercial-Industrial District shall also comply with:
- A. Water and Sewage Facilities. All uses shall be served by municipal water and sewage facilities.
  - B. Overlay Districts. If located within or affected by the following zoning overlays, development or uses shall comply with provisions set forth in §§ 27-307 and 27-308 herein and/or Chapter 8, Floodplains:
    - (1) Natural Resources Protection Overlay.
    - (2) Historic Preservation Overlay.
  - C. Off-Street Parking, Loading and Unloading. All uses in the Commercial-Industrial District shall provide off-street parking spaces and off-street loading and unloading space according to the provisions set forth in Part 4 of this chapter.
  - D. Signs. Signs may be erected and maintained only when in compliance with the provisions of Part 4 of this chapter.
  - E. Construction and Design Standards. All uses in the Commercial-Industrial District shall comply with the construction and design standards set forth in the Borough SALDO.

234 N Front St, Wrightsville, Pennsylvania, 17368  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.02817  
Longitude: -76.52897





## Executive Summary

234 N Front St, Wrightsville, Pennsylvania, 17368  
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Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,346	20,518	40,173
2010 Population	3,467	21,192	44,444
2020 Population	3,508	21,850	45,955
2025 Population	3,534	22,136	46,803
2000-2010 Annual Rate	0.36%	0.32%	1.02%
2010-2020 Annual Rate	0.11%	0.30%	0.33%
2020-2025 Annual Rate	0.15%	0.26%	0.37%
2020 Male Population	50.1%	49.2%	49.3%
2020 Female Population	49.9%	50.8%	50.7%
2020 Median Age	41.8	40.6	41.1

In the identified area, the current year population is 45,955. In 2010, the Census count in the area was 44,444. The rate of change since 2010 was 0.33% annually. The five-year projection for the population in the area is 46,803 representing a change of 0.37% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 41.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	93.4%	87.0%	89.2%
2020 Black Alone	1.3%	4.5%	3.7%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	0.5%	0.8%	1.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.5%	3.6%	2.9%
2020 Two or More Races	3.1%	3.7%	2.9%
2020 Hispanic Origin (Any Race)	4.8%	9.8%	8.3%

Persons of Hispanic origin represent 8.3% 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 32.3 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	83	72	82
2000 Households	1,416	8,449	15,722
2010 Households	1,420	8,703	17,737
2020 Total Households	1,434	8,977	18,367
2025 Total Households	1,447	9,097	18,706
2000-2010 Annual Rate	0.03%	0.30%	1.21%
2010-2020 Annual Rate	0.10%	0.30%	0.34%
2020-2025 Annual Rate	0.18%	0.27%	0.37%
2020 Average Household Size	2.45	2.41	2.48

The household count in this area has changed from 17,737 in 2010 to 18,367 in the current year, a change of 0.34% annually. The five-year projection of households is 18,706, a change of 0.37% annually from the current year total. Average household size is currently 2.48, compared to 2.49 in the year 2010. The number of families in the current year is 12,389 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

234 N Front St, Wrightsville, Pennsylvania, 17368  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.02817  
Longitude: -76.52897

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.7%	11.3%	11.8%
<b>Median Household Income</b>			
2020 Median Household Income	\$56,578	\$55,896	\$62,304
2025 Median Household Income	\$58,309	\$58,483	\$66,054
2020-2025 Annual Rate	0.60%	0.91%	1.18%
<b>Average Household Income</b>			
2020 Average Household Income	\$77,609	\$74,133	\$80,277
2025 Average Household Income	\$82,753	\$79,444	\$87,087
2020-2025 Annual Rate	1.29%	1.39%	1.64%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$31,180	\$29,984	\$32,109
2025 Per Capita Income	\$33,296	\$32,111	\$34,842
2020-2025 Annual Rate	1.32%	1.38%	1.65%

### Households by Income

Current median household income is \$62,304 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$66,054 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$80,277 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$87,087 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$32,109 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,842 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	174	153	154
2000 Total Housing Units	1,479	9,044	16,667
2000 Owner Occupied Housing Units	1,017	5,651	11,544
2000 Renter Occupied Housing Units	398	2,798	4,178
2000 Vacant Housing Units	64	595	945
2010 Total Housing Units	1,502	9,448	18,951
2010 Owner Occupied Housing Units	983	5,624	12,497
2010 Renter Occupied Housing Units	437	3,079	5,240
2010 Vacant Housing Units	82	745	1,214
2020 Total Housing Units	1,520	9,798	19,723
2020 Owner Occupied Housing Units	951	5,514	12,437
2020 Renter Occupied Housing Units	483	3,464	5,930
2020 Vacant Housing Units	86	821	1,356
2025 Total Housing Units	1,536	9,946	20,117
2025 Owner Occupied Housing Units	958	5,573	12,658
2025 Renter Occupied Housing Units	489	3,524	6,048
2025 Vacant Housing Units	89	849	1,411

Currently, 63.1% of the 19,723 housing units in the area are owner occupied; 30.1%, renter occupied; and 6.9% 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 18,951 housing units in the area - 65.9% owner occupied, 27.7% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 1.79%. Median home value in the area is \$175,447, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.13% annually to \$185,620.

**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.

234 North Front Street  
Wrightsville, PA 17368



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