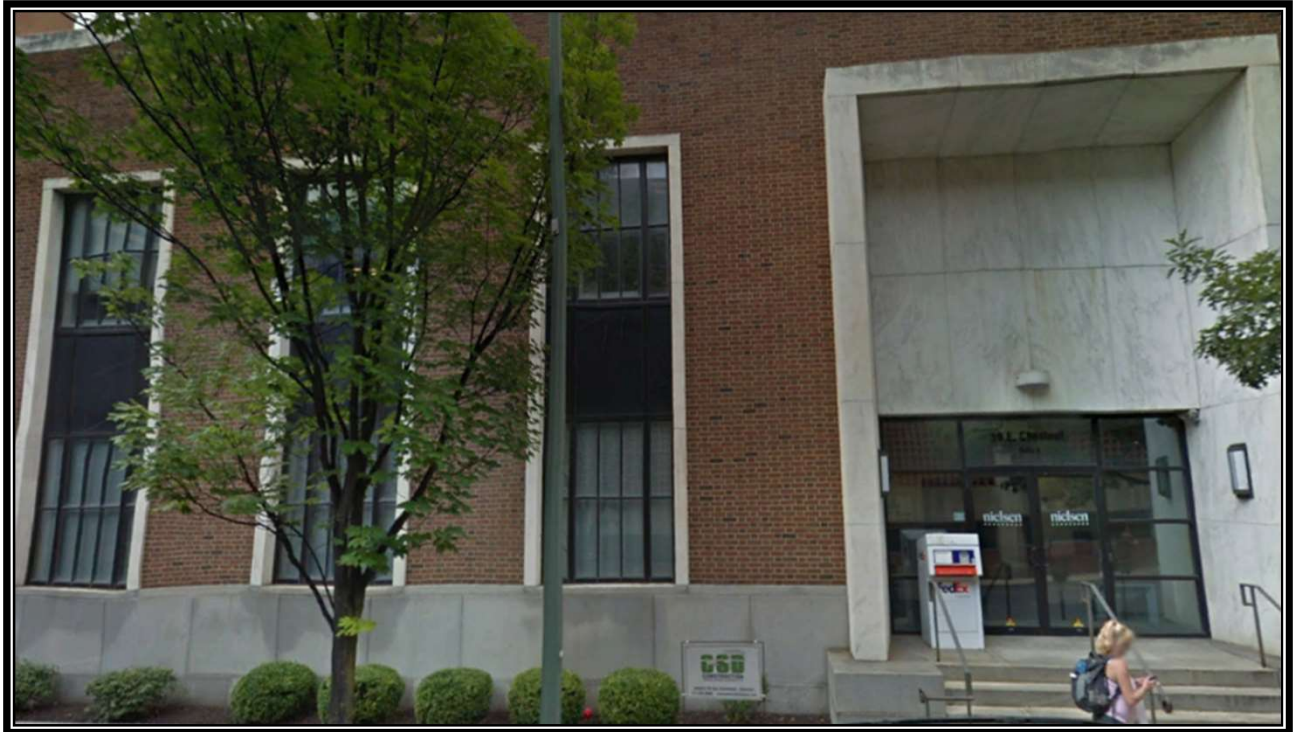


# FOR LEASE



39 E. Chestnut Street  
Lancaster, PA 17602

Ruth Devenney, CCIM, SIOR  
High Associates Ltd.  
1853 William Penn Way  
Lancaster, PA 17605-0008  
(717)293-4552/(717)468-1995  
rdevenney@high.net

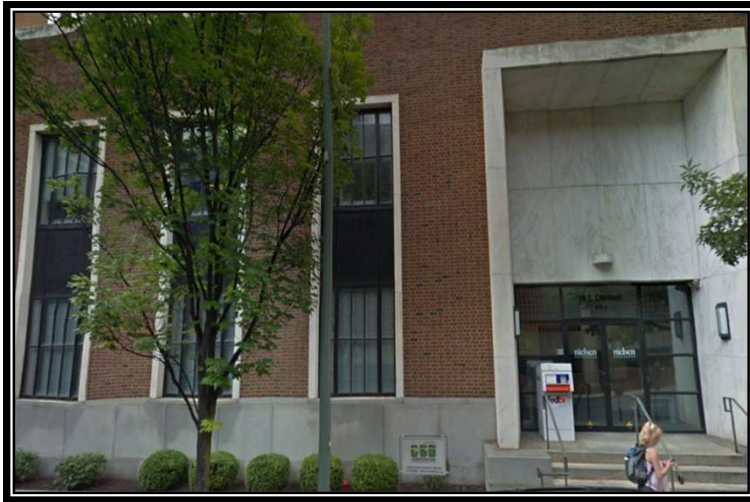
Michael Bowser  
High Associates Ltd.  
1853 William Penn Way  
Lancaster, PA 17605-0008  
(717)293-4553/(717)917-5655  
mbowser@high.net

- Property Information Sheets
- Property Photos
- Location Maps
- Aerial Photos
- Floor Plans
- ESRI Site Map
- ESRI Executive Summary

39 E. Chestnut Street  
Lancaster, PA 17602



▶ Office Sublease



39 E. Chestnut Street  
Lancaster, PA 17602

**Available Square Feet**

16,485 SF - total of all suites on two floors

<u>First Floor</u>	<u>Second Floor</u>
744 SF	14,043 SF
1,698 SF	

**Sublease Rate**

\$11.00 NNN

**Description**

Open office plan with furniture available for deeply discounted sublease rate. term of sublease until 10/31/21.

Available for longer term tenants as well.

Ruth M. Devenney, CCIM, SIOR  
717.293.4552 – direct line  
rdevenney@high.net

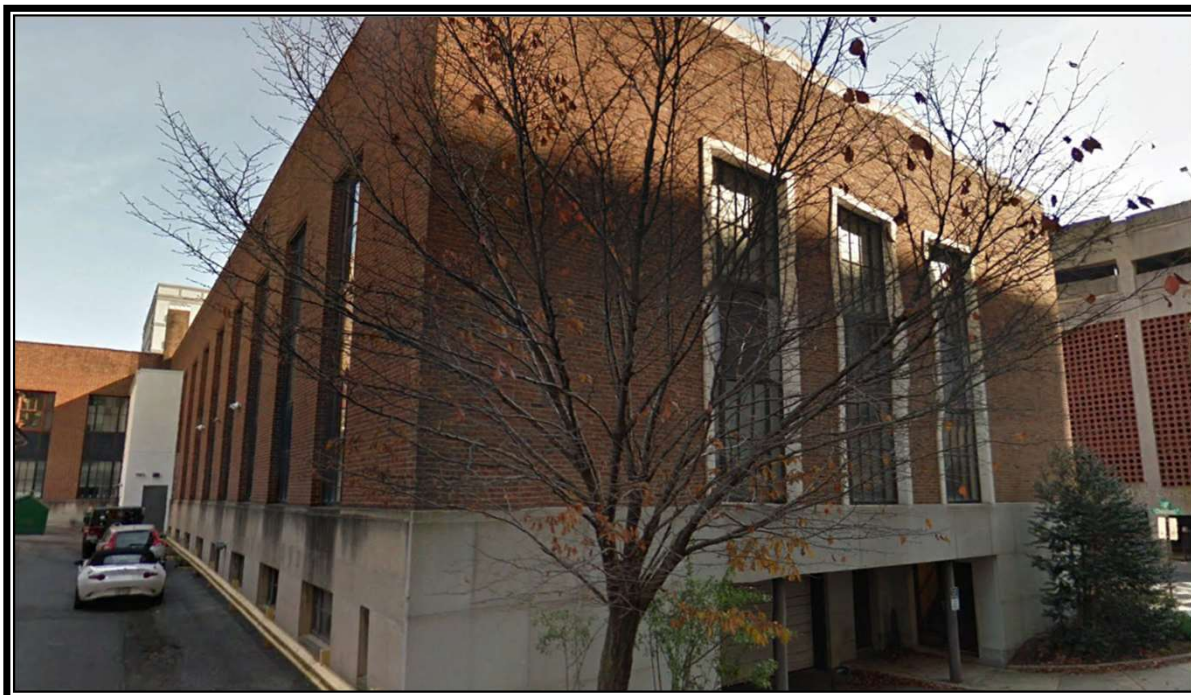
Michael Bowser  
717.293.4553 – direct line  
mbowser@high.net

**PROPERTY INFORMATION**

Total Square Feet	16,485 total square feet (Effectively within tax parcel (336)09389-1-0001)
First Floor Square Feet	744 SF & 1,698 SF
Second Floor Square Feet	14,043 SF
Year Constructed	Exterior building built in 1954 but remodeled thereafter. Build-out occurred in 2011
Construction Type	Concrete block construction on exterior of building. Metal stud walls in interior.
Air Conditioning	Fully air conditioned. Second floor separately metered. First floor has one part separately metered and balance of electric paid to Landlord.
Heating	Gas
Sprinklers	Yes, wet system
Ceiling Height	9 feet
Lighting	Fluorescent

39 E. Chestnut Street  
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CAM	\$6.35/SF
Water	Public
Sewer	Public
Tax Account #	(336) 09389-1-001
Deed Reference	6499414
Zoning	Central Business District
Municipality	City Of Lancaster
County	Lancaster County
Acres	1.9 acres
Parking	12 included and 4 available for rent from Landlord. Additional parking in nearby garages.



View of garage in rear

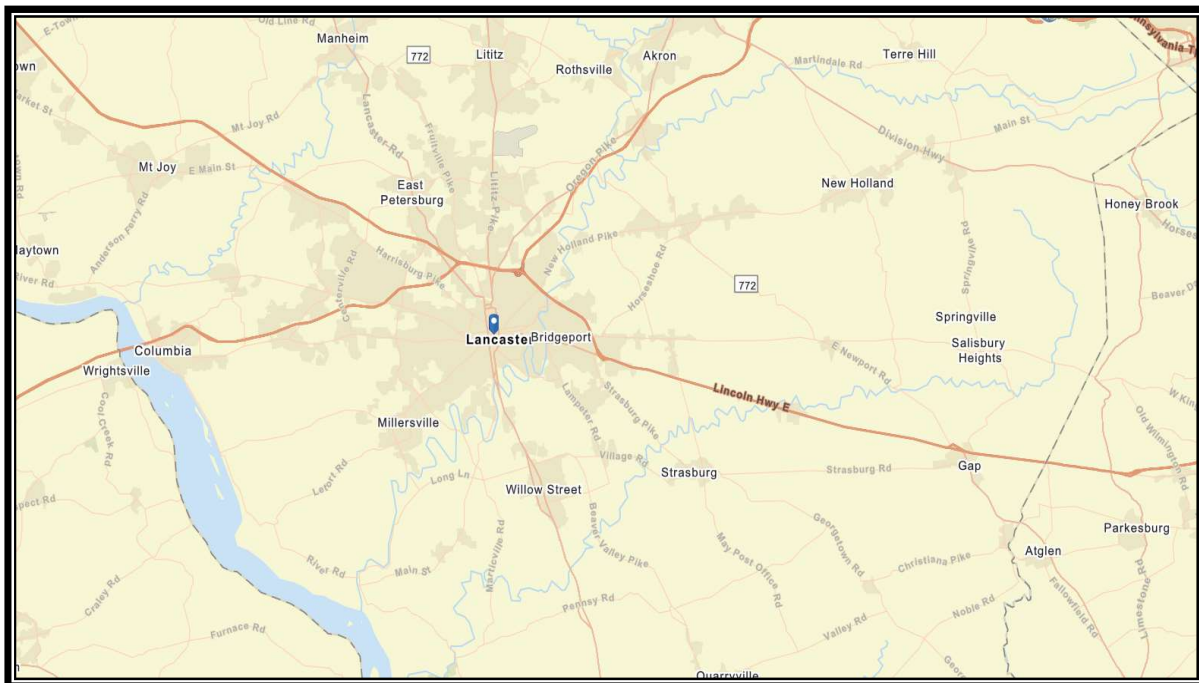
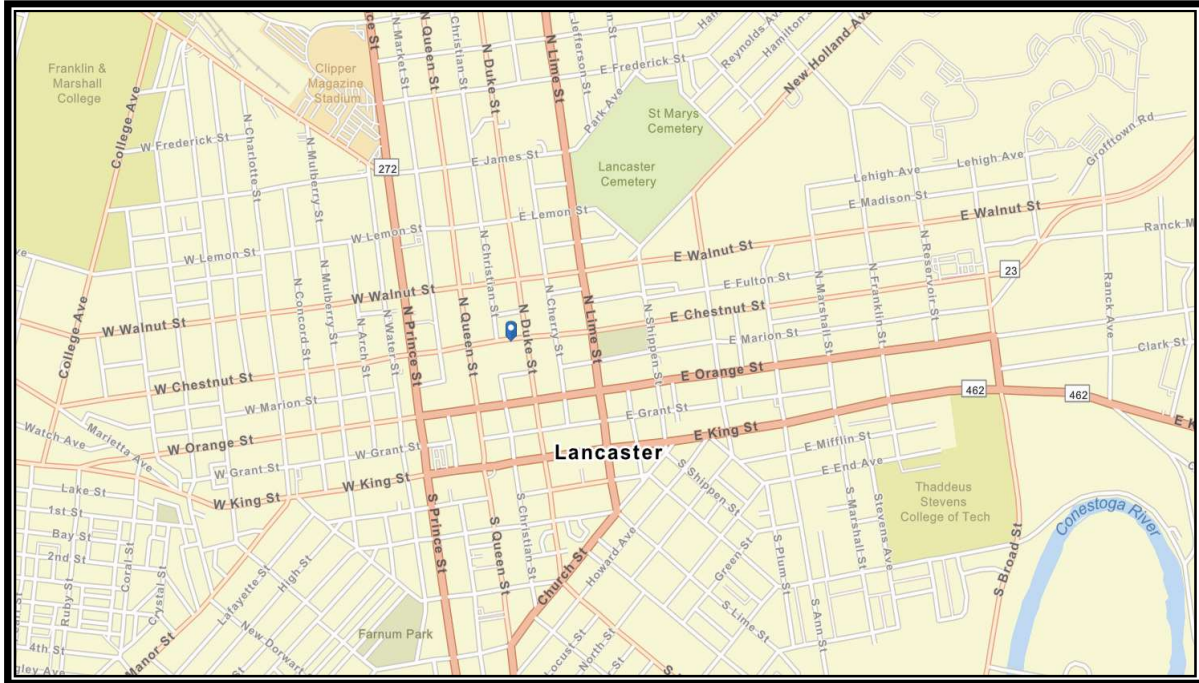




Corner view

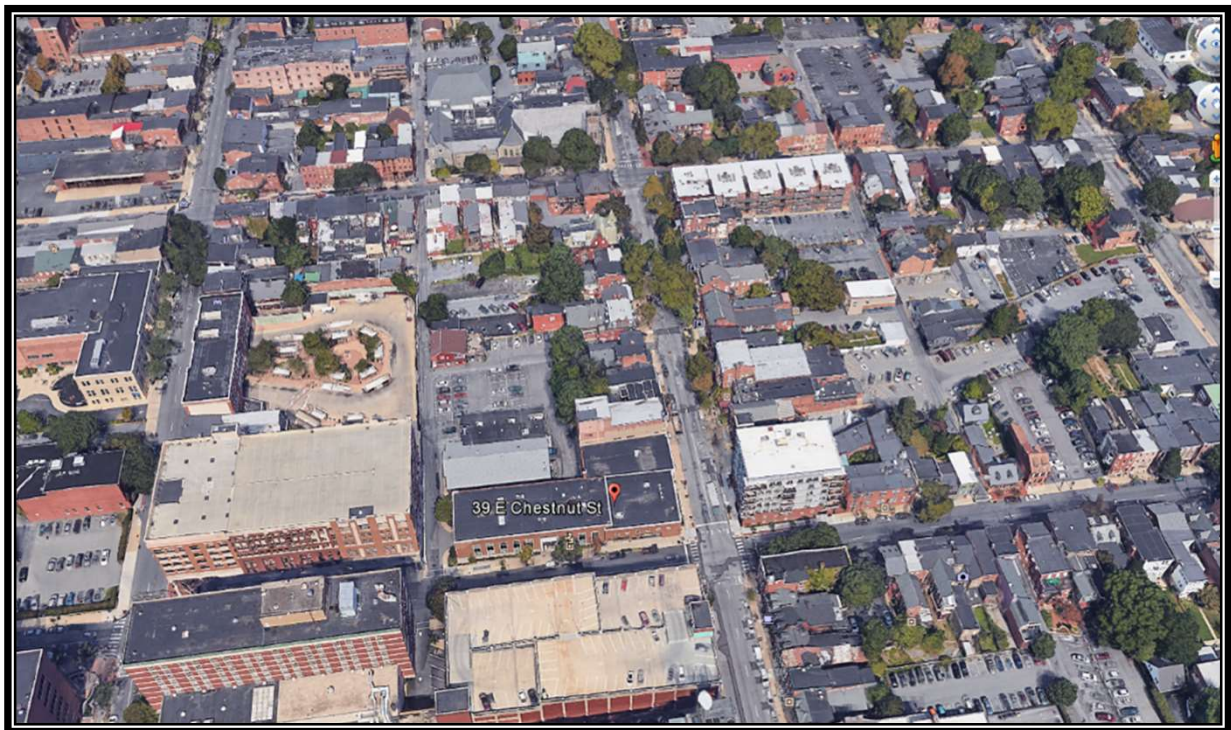
# Location Map

# 39 E. Chestnut Street Lancaster, PA 17602



# Aerial Maps

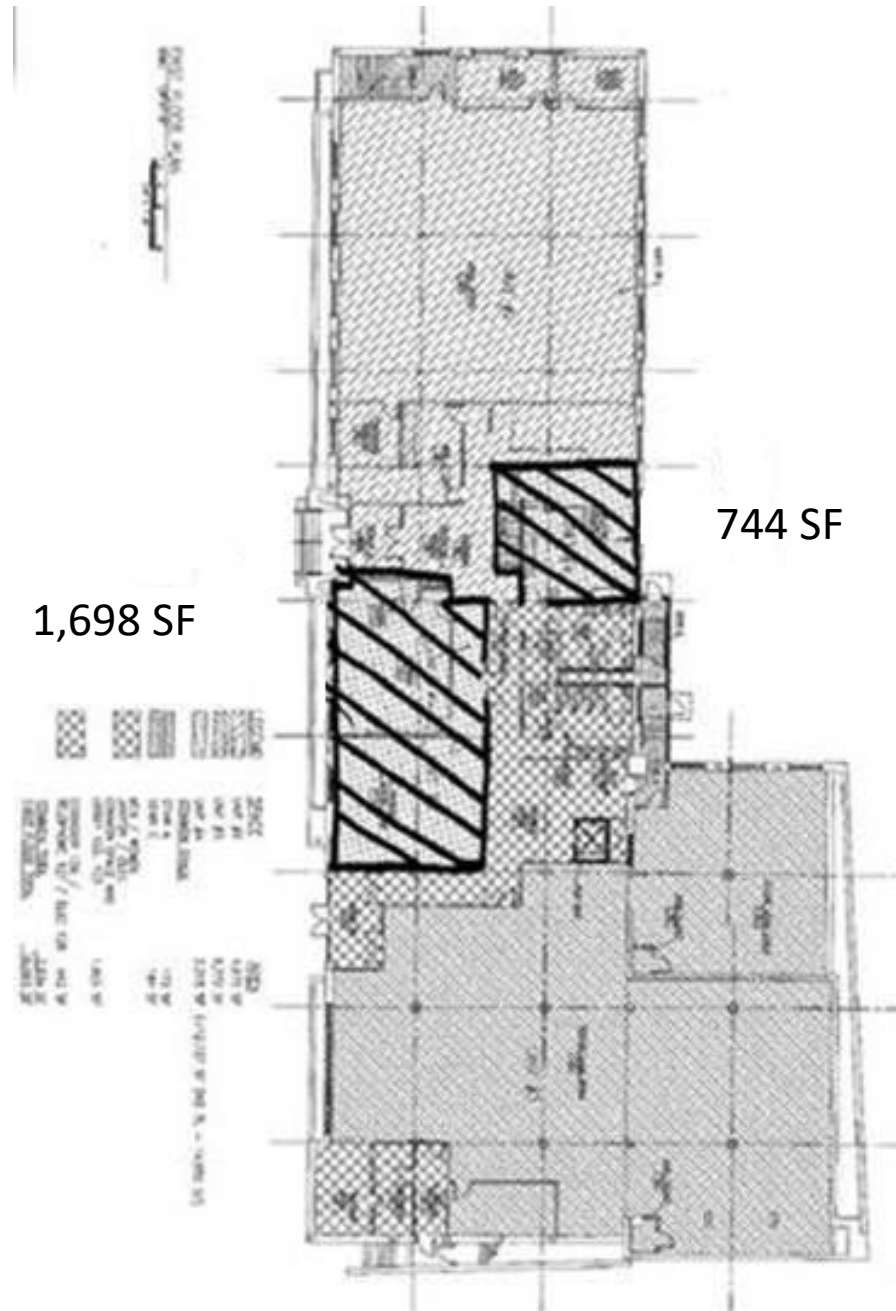
39 E. Chestnut Street  
Lancaster, PA 17602





Floor Plan  
First Floor

39 E. Chestnut Street  
Lancaster, PA 17602



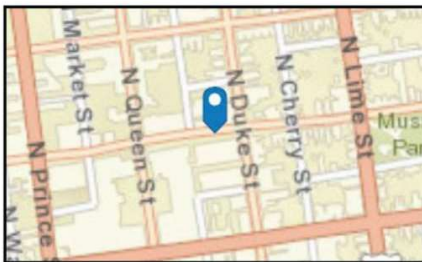
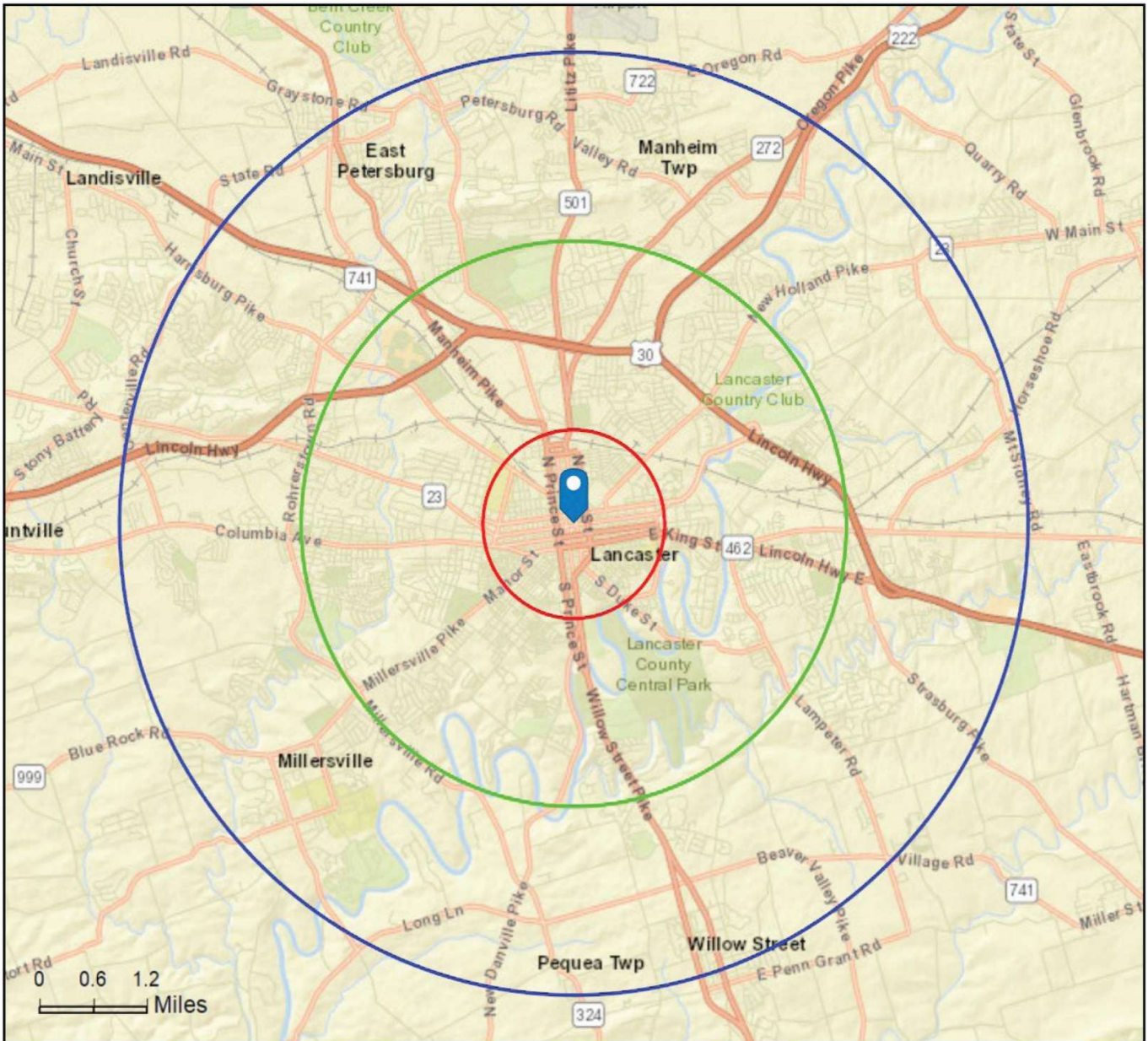




# Site Map

39 E Chestnut St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04130  
Longitude: -76.30480



April 20, 2020



## Executive Summary

39 E Chestnut St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04130  
Longitude: -76.30480

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	46,604	97,717	157,775
2010 Population	48,704	105,685	174,938
2019 Population	50,884	111,436	186,296
2024 Population	52,032	114,812	192,482
2000-2010 Annual Rate	0.44%	0.79%	1.04%
2010-2019 Annual Rate	0.47%	0.57%	0.68%
2019-2024 Annual Rate	0.45%	0.60%	0.66%
2019 Male Population	50.0%	48.8%	48.3%
2019 Female Population	50.0%	51.2%	51.7%
2019 Median Age	31.0	36.1	38.7

In the identified area, the current year population is 186,296. In 2010, the Census count in the area was 174,938. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 192,482 representing a change of 0.66% 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 31.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	46.2%	61.2%	70.8%
2019 Black Alone	18.2%	13.2%	9.6%
2019 American Indian/Alaska Native Alone	0.7%	0.6%	0.4%
2019 Asian Alone	3.6%	3.7%	4.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	24.4%	16.0%	10.9%
2019 Two or More Races	6.7%	5.2%	4.0%
2019 Hispanic Origin (Any Race)	47.7%	33.3%	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	34	68	86
2000 Households	16,919	38,067	61,425
2010 Households	17,666	40,759	68,077
2019 Total Households	18,370	42,661	72,111
2024 Total Households	18,782	43,948	74,493
2000-2010 Annual Rate	0.43%	0.69%	1.03%
2010-2019 Annual Rate	0.42%	0.49%	0.62%
2019-2024 Annual Rate	0.44%	0.60%	0.65%
2019 Average Household Size	2.60	2.50	2.47

The household count in this area has changed from 68,077 in 2010 to 72,111 in the current year, a change of 0.62% annually. The five-year projection of households is 74,493, a change of 0.65% 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 44,613 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.

April 20, 2020



## Executive Summary

39 E Chestnut St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04130  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	15.6%	15.5%	16.7%
<b>Median Household Income</b>			
2019 Median Household Income	\$36,428	\$50,972	\$56,544
2024 Median Household Income	\$41,073	\$55,201	\$61,701
2019-2024 Annual Rate	2.43%	1.61%	1.76%
<b>Average Household Income</b>			
2019 Average Household Income	\$49,310	\$67,315	\$76,937
2024 Average Household Income	\$56,088	\$75,367	\$85,582
2019-2024 Annual Rate	2.61%	2.29%	2.15%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$18,004	\$25,851	\$29,814
2024 Per Capita Income	\$20,464	\$28,931	\$33,145
2019-2024 Annual Rate	2.59%	2.28%	2.14%

### Households by Income

Current median household income is \$56,544 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$61,701 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$76,937 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$85,582 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$29,814 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,145 in five years, compared to \$36,530 for all U.S. households

### Housing

2019 Housing Affordability Index	121	128	121
2000 Total Housing Units	18,807	40,785	65,085
2000 Owner Occupied Housing Units	6,970	21,761	37,942
2000 Renter Occupied Housing Units	9,949	16,306	23,483
2000 Vacant Housing Units	1,888	2,718	3,660
2010 Total Housing Units	19,055	43,167	71,914
2010 Owner Occupied Housing Units	6,741	22,393	40,519
2010 Renter Occupied Housing Units	10,925	18,366	27,558
2010 Vacant Housing Units	1,389	2,408	3,837
2019 Total Housing Units	19,958	45,360	76,366
2019 Owner Occupied Housing Units	6,236	21,712	40,423
2019 Renter Occupied Housing Units	12,134	20,949	31,689
2019 Vacant Housing Units	1,588	2,699	4,255
2024 Total Housing Units	20,433	46,736	78,887
2024 Owner Occupied Housing Units	6,219	21,943	41,257
2024 Renter Occupied Housing Units	12,563	22,006	33,236
2024 Vacant Housing Units	1,651	2,788	4,394

Currently, 52.9% of the 76,366 housing units in the area are owner occupied; 41.5%, renter occupied; and 5.6% 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 71,914 housing units in the area - 56.3% owner occupied, 38.3% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 2.71%. Median home value in the area is \$193,056, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.83% annually to \$211,401.

**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.

April 20, 2020

39 E. Chestnut Street  
Lancaster, PA 17602



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