

FOR LEASE

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Industrial/Commercial Realtors



1350 C NEW DANVILLE PIKE
LANCASTER, PA 17603

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- Property Profile
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- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
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► Flex Space



1350 C New Danville Pike
Lancaster, PA 17603

Available Square Feet

2,000 +/- square feet of flex space

940 +/- square feet of office

1,060 +/- square feet of warehouse/garage space

Lease Rate

\$2,000/month gross

Tenant pays utilities

Description

Conveniently located flex space with 940 +/- square feet of office and 1,060 square feet of warehouse. Includes approximately ¼ of an acre of secure gated parking.

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BUILDING INFORMATION

Total Square Feet	2,000 +/- square feet
Office Square Feet	940 +/- square feet
Warehouse Square Feet	1,060 +/- square feet
Condition	Good
Year Constructed	1970
Construction Type	Masonry and frame
Floor	Concrete/VCT/carpet
Number of Floors	One
Ceiling Height	10 feet clear
Ceiling Type	Drop ceiling

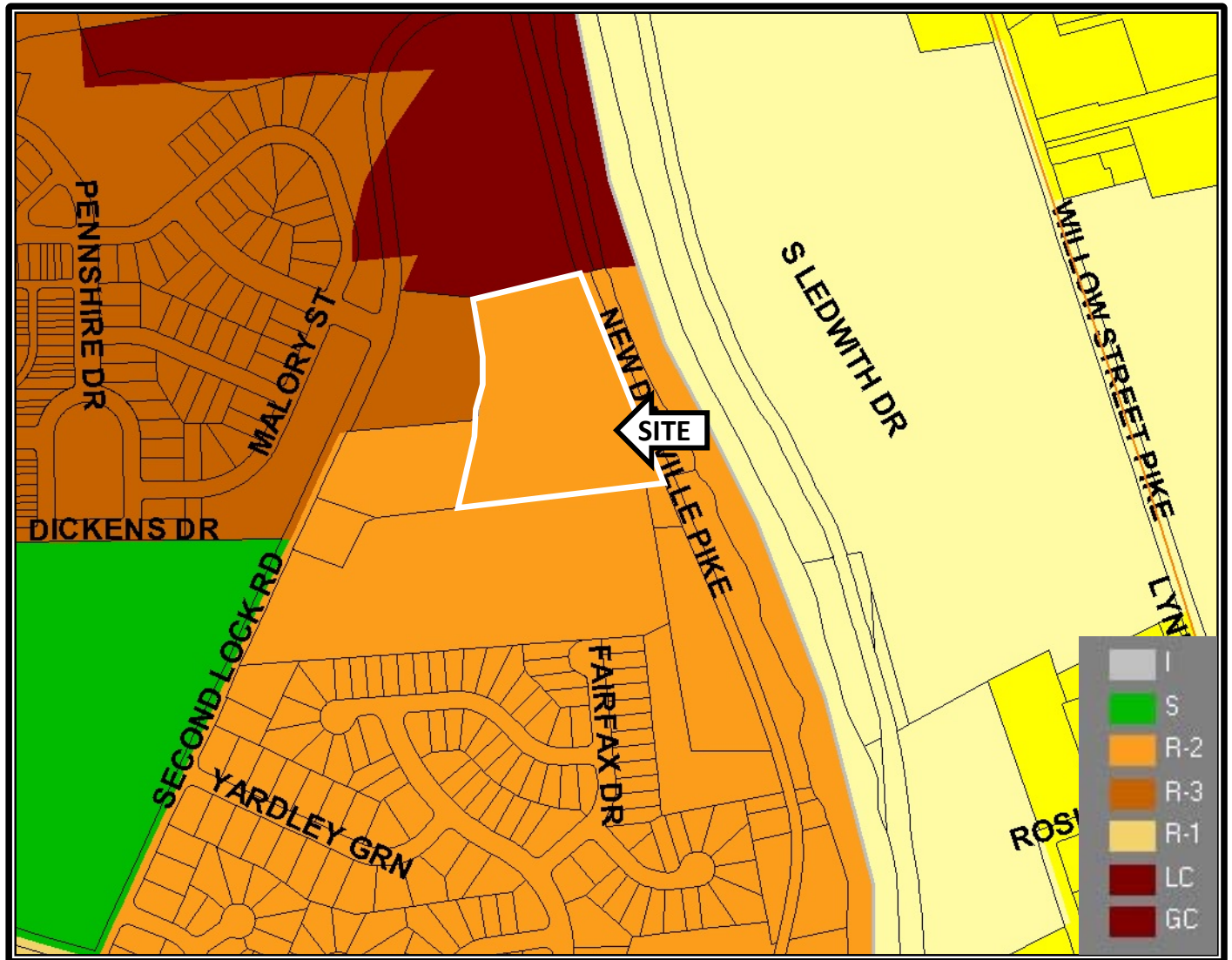
Heating	Electric forced air
Air Conditioning	Central A/C
Electric	220 volt
Sprinklerd	No
Overhead Door	One 8' x 8' overhead door
Bays	One bay
Lighting	Fluorescent
Water	Well water
Sewer	Public
Parking	Secured gated parking area
Municipality	Lancaster Township
County	Lancaster County
Tax Parcel Number	340-01512-0-0000
Deed Reference	646415
Zoning	Residential (R-2), Non-Conforming Use
Acres	.25 +/- acre
Topography	Level with rock hill at rear
Road Access	New Danville Pike
Signage	Available on monument sign

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Month	Actual Charge
November 2018	\$184.25
December 2018	\$242.17
January 2019	\$282.07
February 2019	\$302.82
March 2019	\$315.34
April 2019	\$186.39
May 2019	\$134.31
June 2019	\$116.17
July 2019	\$144.44
August 2019	\$140.34
September 2019	\$122.27
October 2019	\$162.93







Residential (R-2), Non-Conforming Use

ARTICLE V. Residential District R-2 Regulations

Section 501 Intended Purpose.

The intended purpose of this zoning district is to provide for medium density residential areas that are consistent with existing development in surrounding areas. All types of residential uses are permitted in this zoning district. Higher density growth and development areas in this zoning district will be served by public sewer and public water.

Section 502 Permitted Uses.

- 502.1 Accessory commercial use in conjunction with residential developments subject to Section 1501 of this Ordinance.
- 502.2 Accessory structures and uses customarily incidental to the uses permitted in this Article V.
- 502.3 Agricultural operation subject to Section 1504 of this Ordinance.
- 502.4 Communications antenna subject to Sections 1603 of this Ordinance.
- 502.5 Family day care home subject to Section 1511 of this Ordinance.
- 502.6 Forestry.
- 502.7 Group home subject to Section 1513 of this Ordinance.
- 502.8 Minor home occupation subject to Section 1514 of this Ordinance.
- 502.9 Non-commercial keeping of livestock subject to Section 1521 of this Ordinance.
- 502.10 Non-profit public facility subject to Section 1522 of this Ordinance.
- 502.11 Place of assembly for worship / education provided the gross floor area is less than or equal to forty thousand (40,000) sq. ft.
- 502.12 Public utility corporations and municipal uses subject to Section 1615 of this Ordinance.
- 502.13 Single family detached dwelling, single family semi-detached dwelling, two-family dwelling, and multi-family dwelling not exceeding three (3) stories in height and not more than twelve (12) dwelling units per building. Such residential uses shall comply with the following:
 - A. Conventional residential development consisting of ten (10) or fewer dwellings where the total area of the proposed development is equal to or less than fifteen (15) acres prior to the proposed subdivision or land development.
 - B. Open space development subject to Section 1523 of this Ordinance.

Section 503 Special Exception Uses.

- 503.1 Boarding house subject to Section 1506 of this Ordinance.
- 503.2 Conversion of an existing building to a multi-family dwelling subject to Section 1605 of this Ordinance.
- 503.3 Group day care home subject to Section 1511 of this Ordinance.
- 503.4 Hospital, retirement home, nursing home, personal care home, or similar facility, subject to Section 1515 of this Ordinance.
- 503.5 Major home occupation subject to Section 1514 of this Ordinance.
- 503.6 Place of assembly for worship / education provided the gross floor area is greater than forty thousand (40,000) sq. ft. subject to Section 1525 of this Ordinance.
- 503.7 Private club subject to Section 1527 of this Ordinance.

Section 504 Conditional Uses.

- 504.1 All residential uses which are permitted uses in this zoning district and which are proposed within conventional residential developments consisting of more than ten (10) dwellings where the total area of the proposed development is greater than fifteen (15) acres subject to Section 1510 of this Ordinance.
- 504.2 Non-profit public recreational facility subject to Section 1529 of this Ordinance.
- 504.3 Residential infill development subject to Section 1530 of this Ordinance.

Section 505 Lot, Yard And Height Regulations of Principal Uses / Structures.

- 505.1 **Lot Requirements.**

Unless specified elsewhere in this Ordinance, the lot requirements in Table 5-1 shall apply. Note that the public utilities used for sewage disposal and water supply affect the type of uses permitted as well as certain lot requirements (such as lot coverage and area):

Table 5-1

RESIDENTIAL DISTRICT R-2	Public Utilities	Minimum	Minimum Lot Width:		Minimum Lot Depth	Maximum Lot Coverage (impervious surfaces)
		Lot Area (square feet)	At Street Right-of- Way Line	At Building Setback Line		
Single Family Detached Dwellings	None or Public Water Only	43,560 per dwelling unit	65 ft.	100 ft.	150 ft.	20%
Single Family Detached Dwellings	Public Sewer Only	32,000 per dwelling unit	65 ft.	100 ft.	150 ft.	25%
Single Family Detached Dwellings	Public Sewer and Public Water	10,000 per dwelling unit	50 ft.	75 ft.	125 ft.	40%
Single Family Semi-Detached, and Two-Family Dwellings	Public Sewer and Public Water	6,000 per dwelling unit	30 ft. per dwelling unit	45 ft. per dwelling unit	125 ft.	45%
Multi-Family Dwellings	Public Sewer and Public Water	4,000 per dwelling unit	65 ft.	100 ft.	120 ft.	50%
All Other Uses (unless otherwise specified)	None or with Public Water and/or Public Sewer	43,560	65 ft.	100 ft.	150 ft.	45%

505.2 **Minimum Yard Requirements.**

- A. Unless specified elsewhere in this Ordinance, the yard requirements in Table 5-2 shall apply:

Table 5-2

<i>RESIDENTIAL DISTRICT R-2</i>	Minimum Front Yard				Minimum	Minimum
	Principal Arterial Road	Minor Arterial Road	Collector Road	Local Road	Side Yard	Rear Yard
Single Family Detached Dwellings Without Public Sewer	50 ft.	40 ft.	30 ft.	25 ft.	12 ft.	35 ft.
Single Family Detached, Single Family Semi-Detached, and Two-Family Dwellings with Public Water and Public Sewer	50 ft.	40 ft.	30 ft.	25 ft.	10 ft., 0 ft. common lot line for Single Family Semi- Detached Dwelling	25 ft.
Multi-Family Dwellings	50 ft.	40 ft.	30 ft.	25 ft.	25 ft.	50 ft.
All Other Uses (unless otherwise specified)	50 ft.	40 ft.	30 ft.	25 ft.	50 ft.	50 ft.

- B. A building may be permitted closer to the street than required above when there is an adjacent existing principal building on the same side of the street which is closer to the street than the minimum front yard requirement and is within one hundred (100) feet of the building to be erected. If the building to be erected is within one hundred (100) feet of only one (1) such existing adjacent principal building, the minimum front yard shall not be less than the average of the setback of the existing principal building and the minimum front yard requirement, provided however, this formula shall not require the placing of a building more than ten (10) feet back from the front building line of the existing adjacent principal buildings. If the building to be erected is between two (2) such existing principal buildings within one hundred (100) feet of the building to be erected, the minimum front yard shall not be less than the average setback of the two (2) adjacent existing principal buildings.

505.3 **Interior Yard Requirements:** Open areas between principal buildings located on a lot shall be provided as follows:

- A. Parallel buildings (front to front, rear to rear or front to rear) shall have fifty (50) feet between faces of the buildings for two (2) story,

plus five (5) feet for each additional story . If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one (1) end if increased by a similar or greater distance at the other end.

- B. A yard space of twenty-five (25) feet is required between end walls of buildings for each two (2) story building, plus five (5) feet for each additional story. If the buildings are at right angles to each other, the distance between the corners of end walls of the buildings may be reduced to a minimum of fifteen (15) feet.
- C. A yard space of thirty (30) feet is required between end walls and front or rear faces of buildings for each two (2) story building, plus five (5) feet for each additional story.
- D. When two (2) adjacent buildings differ in the number of stories, the spacing shall not be less than one-half ($\frac{1}{2}$) the sum of the required distance between two (2) buildings of the lower height, plus the required distance between two (2) buildings of the greater height.

505.4 **Maximum Building Height:** Forty (40) feet.

Section 506 Lot, Yard And Height Regulations of Accessory Uses / Structures.

506.1 **Minimum Front Yard:** With the exception of patios and decks, accessory structures shall not be permitted in the front yard, except for double-frontage lots where accessory structures shall comply with the front yard requirements for principal structures. Patios and decks shall not encroach upon the minimum front yard specified in Section 505 of this Ordinance.

506.2 **Minimum Setback from Front Yard:** Accessory structures shall be set back a minimum of fifteen (15) feet from all front yards.

506.3 **Minimum Side Yard:**

A. **Single Family Detached Dwelling Lots:** Six (6) feet

B. **Single Family Semi-Detached Dwelling Lots and Two-Family Dwelling Lots:** Two (2) feet, and zero (0) feet at common lot line for Single Family Semi-Detached Dwelling.

C. **All other lots:** Fifteen (15) feet.

506.4 **Minimum Rear Yard:** Six (6) feet.

506.5 **Maximum Height:** Twenty-five (25) feet.

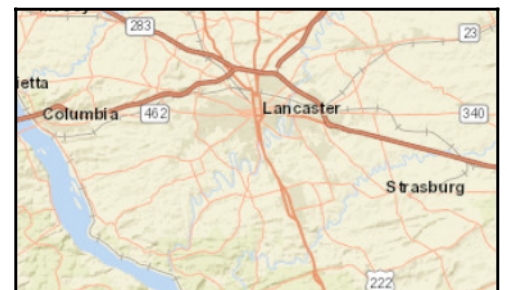
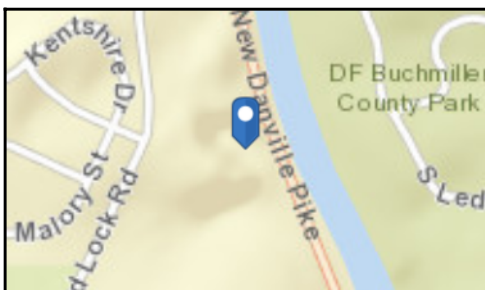
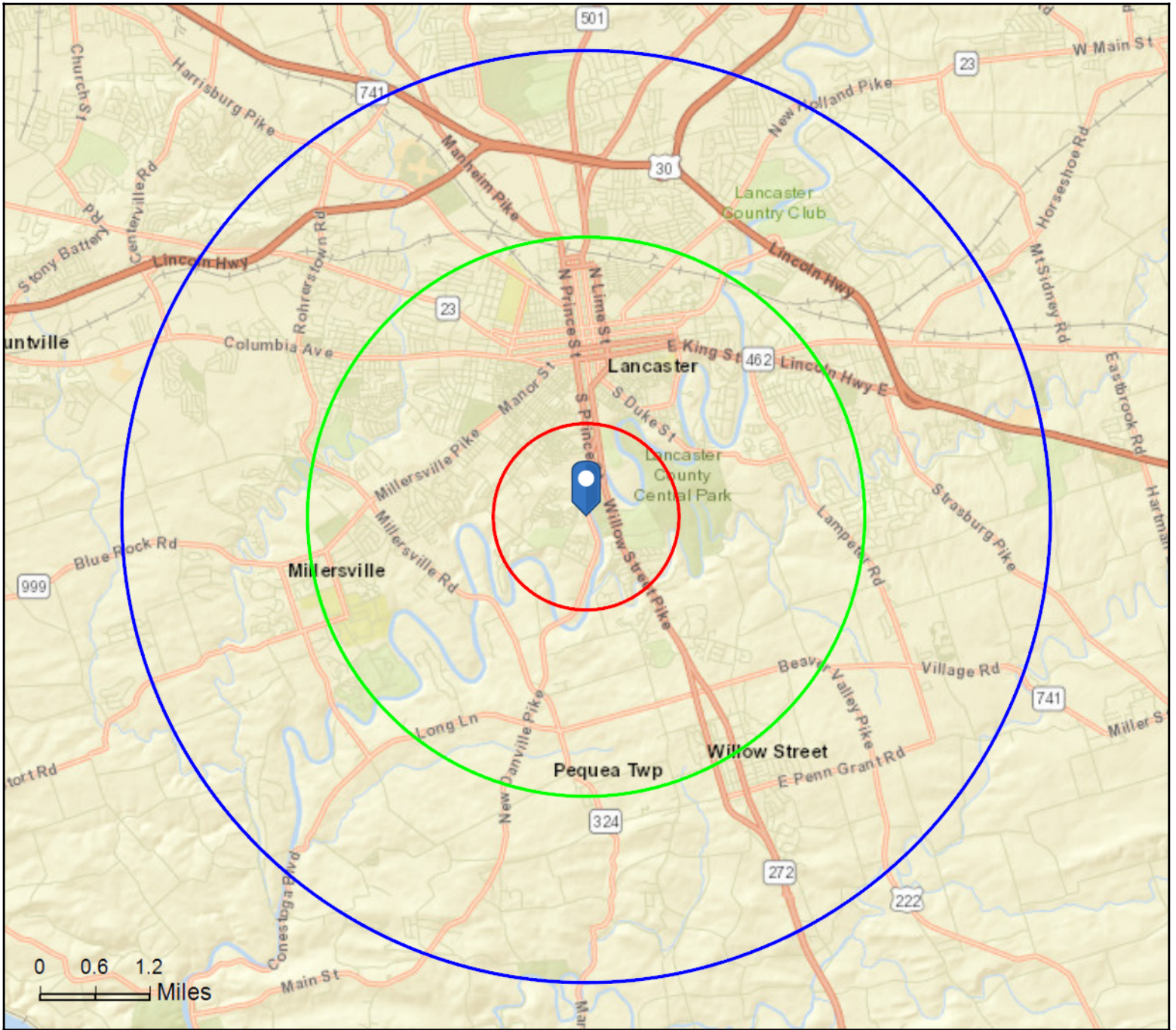
506.6 **Parking and Loading Regulations:** Parking and loading shall be provided as specified in Article XIII of this Ordinance relating to Parking and Loading

Regulations. In addition, no loading facility shall be permitted on any side of a building facing adjoining lands within a residential zoning district, nor any side of a building facing an abutting street.

- 506.7 **Sign Regulations:** Signs shall be permitted as specified in Article XII of this Ordinance relating to Sign Regulations.
- 506.8 **Driveway and Access Drive Regulations:** All driveways and access drives shall be in accordance with Section 1606 of this Ordinance.
- 506.9 **Landscaping and Screening Regulations:** Landscaping and screening shall be provided as specified in Article XIV of this Ordinance relating to Landscaping and Screening Regulations.
- 506.10 **Non-Residential Operations Stan Regulations:** All non-residential operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
- 506.11 **Outdoor Storage Regulations:** Within this zoning district, no outdoor storage or display of merchandise is permitted.
- 506.12 **Waste Product Regulations:** Dumpsters and waste receptacles may be permitted within the side or rear yard, in accordance with Section 1403.3 of this Ordinance. All dumpsters shall be set back a minimum of fifty (50) feet from any adjoining property in a residential zoning district.
- 506.13 **Lighting Regulations:** Lighting shall be shielded as to not impact adjoining properties. Light emanating from any source on the property shall not be greater than two (2) foot-candles measured at a height of three (3) foot at the lot line.

1350 New Danville Pike, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.01320
Longitude: -76.30572





Executive Summary

1350 New Danville Pike, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

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Latitude: 40.01320
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	1 mile	3 miles	5 miles
Population			
2000 Population	6,105	91,069	139,375
2010 Population	7,580	98,167	153,101
2019 Population	8,364	103,870	162,327
2024 Population	8,701	106,681	167,460
2000-2010 Annual Rate	2.19%	0.75%	0.94%
2010-2019 Annual Rate	1.07%	0.61%	0.63%
2019-2024 Annual Rate	0.79%	0.54%	0.62%
2019 Male Population	48.3%	48.7%	48.5%
2019 Female Population	51.7%	51.3%	51.5%
2019 Median Age	33.9	35.2	37.6

In the identified area, the current year population is 162,327. In 2010, the Census count in the area was 153,101. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 167,460 representing a change of 0.62% 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 33.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	56.6%	61.1%	69.2%
2019 Black Alone	17.2%	13.6%	10.4%
2019 American Indian/Alaska Native Alone	0.8%	0.6%	0.5%
2019 Asian Alone	3.5%	3.2%	3.6%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	15.8%	16.4%	11.9%
2019 Two or More Races	6.0%	5.1%	4.2%
2019 Hispanic Origin (Any Race)	37.4%	33.7%	25.5%

Persons of Hispanic origin represent 25.5% 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 69.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	50	59	75
2000 Households	2,509	34,548	54,025
2010 Households	2,862	37,039	59,106
2019 Total Households	3,094	38,957	62,308
2024 Total Households	3,208	39,992	64,274
2000-2010 Annual Rate	1.33%	0.70%	0.90%
2010-2019 Annual Rate	0.85%	0.55%	0.57%
2019-2024 Annual Rate	0.73%	0.53%	0.62%
2019 Average Household Size	2.69	2.49	2.48

The household count in this area has changed from 59,106 in 2010 to 62,308 in the current year, a change of 0.57% annually. The five-year projection of households is 64,274, a change of 0.62% annually from the current year total. Average household size is currently 2.48, compared to 2.46 in the year 2010. The number of families in the current year is 38,061 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

1350 New Danville Pike, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.01320
Longitude: -76.30572

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	12.9%	15.2%	16.4%
Median Household Income			
2019 Median Household Income	\$52,705	\$49,115	\$54,604
2024 Median Household Income	\$57,203	\$53,622	\$59,531
2019-2024 Annual Rate	1.65%	1.77%	1.74%
Average Household Income			
2019 Average Household Income	\$63,109	\$62,987	\$72,149
2024 Average Household Income	\$70,972	\$70,872	\$80,795
2019-2024 Annual Rate	2.38%	2.39%	2.29%
Per Capita Income			
2019 Per Capita Income	\$23,462	\$23,785	\$27,740
2024 Per Capita Income	\$26,292	\$26,730	\$31,052
2019-2024 Annual Rate	2.30%	2.36%	2.28%

Households by Income

Current median household income is \$54,604 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$59,531 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$72,149 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$80,795 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,740 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,052 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	152	129	123
2000 Total Housing Units	2,633	37,175	57,392
2000 Owner Occupied Housing Units	1,584	18,839	32,332
2000 Renter Occupied Housing Units	925	15,709	21,692
2000 Vacant Housing Units	124	2,627	3,368
2010 Total Housing Units	3,002	39,447	62,470
2010 Owner Occupied Housing Units	1,760	19,401	34,122
2010 Renter Occupied Housing Units	1,102	17,638	24,984
2010 Vacant Housing Units	140	2,408	3,364
2019 Total Housing Units	3,256	41,678	66,031
2019 Owner Occupied Housing Units	1,747	18,908	33,656
2019 Renter Occupied Housing Units	1,347	20,049	28,652
2019 Vacant Housing Units	162	2,721	3,723
2024 Total Housing Units	3,375	42,806	68,115
2024 Owner Occupied Housing Units	1,813	19,150	34,217
2024 Renter Occupied Housing Units	1,394	20,842	30,057
2024 Vacant Housing Units	167	2,814	3,841

Currently, 51.0% of the 66,031 housing units in the area are owner occupied; 43.4%, 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 62,470 housing units in the area - 54.6% owner occupied, 40.0% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 2.49%. Median home value in the area is \$182,503, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.47% annually to \$196,330.

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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