

For Lease

717.293.4477



1661 OLD PHILADELPHIA PIKE  
LANCASTER, PA 17602

Ruth M. Devenney, CCIM, SIOR  
717.293.4552 – direct line  
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Michael Bowser  
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For Lease

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▶ Office Space



*1661 Old Philadelphia Pike  
Lancaster, PA 17602*

**Available Square Feet:**  
2,650 square feet

**Lease Rate:**  
\$12.00/SF NNN

**Description:**  
Well located medical/retail/office space.  
Move in ready. Great visibility!

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**BUILDING INFORMATION**

Total Building Square Feet	19,724 square feet
Condition	Class B
Year Constructed	1967
Number of Floors	One (1)
HVAC	Gas fired roof top units
Water	Public
Sewer	Public

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Parking	Approximately 100 (4.28/1,000 square feet)
Zoning	Commercial
Tax Account #	(310) 85645-0-0000
Deed Reference	Y-640521
Municipality	East Lampeter Township
County	Lancaster County
Acres	2.30 acres
Topography	Flat

**LEASING INFORMATION**

Square Feet Available	2,650 square feet
Lease Rate	\$12.00/SF NNN
Annual Rent	\$31,800
Monthly Rent	\$2,650
Common area maintenance	\$2.91/SF

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.

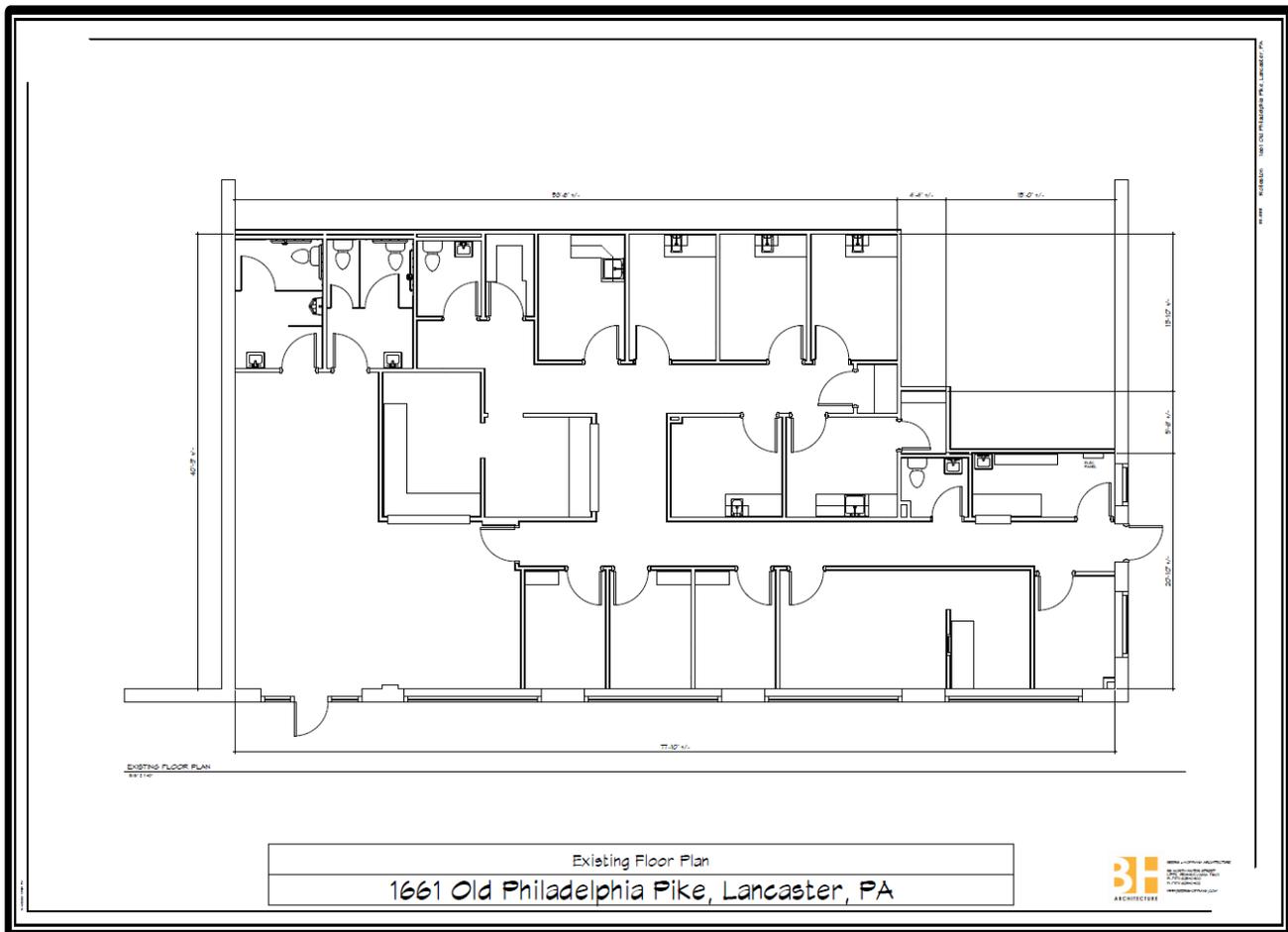
2,650 Square Foot Space

1661 Old Philadelphia Pike  
Lancaster, PA 17602



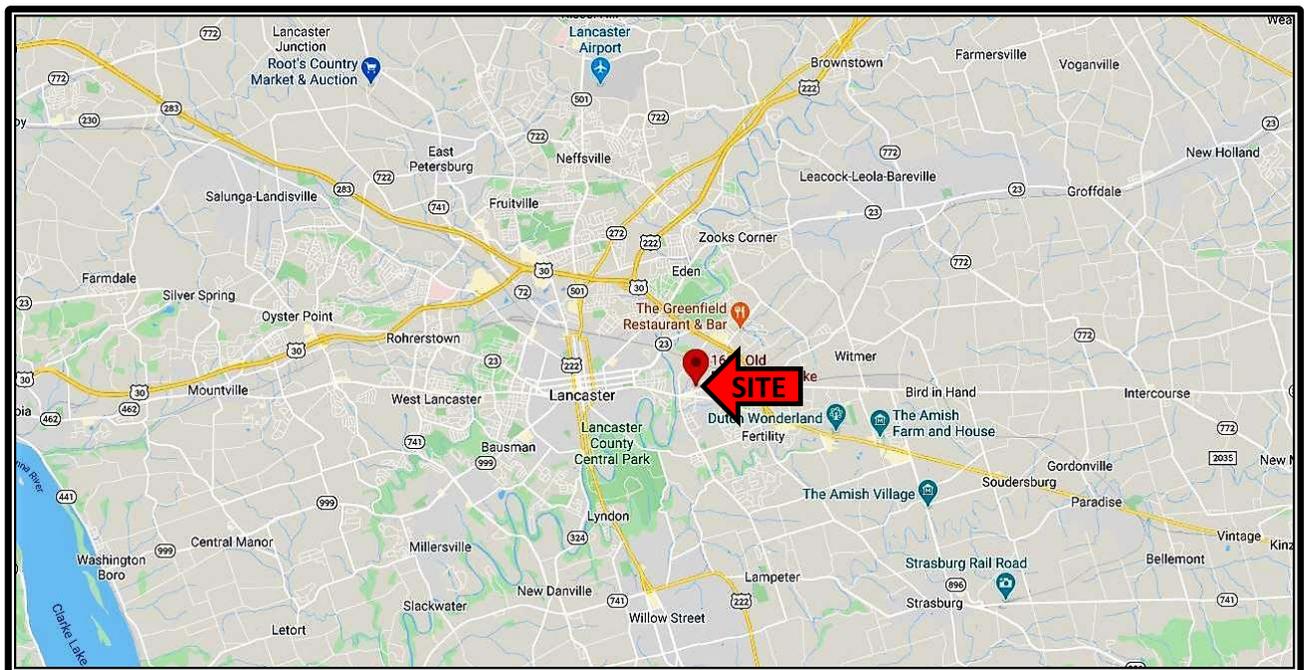
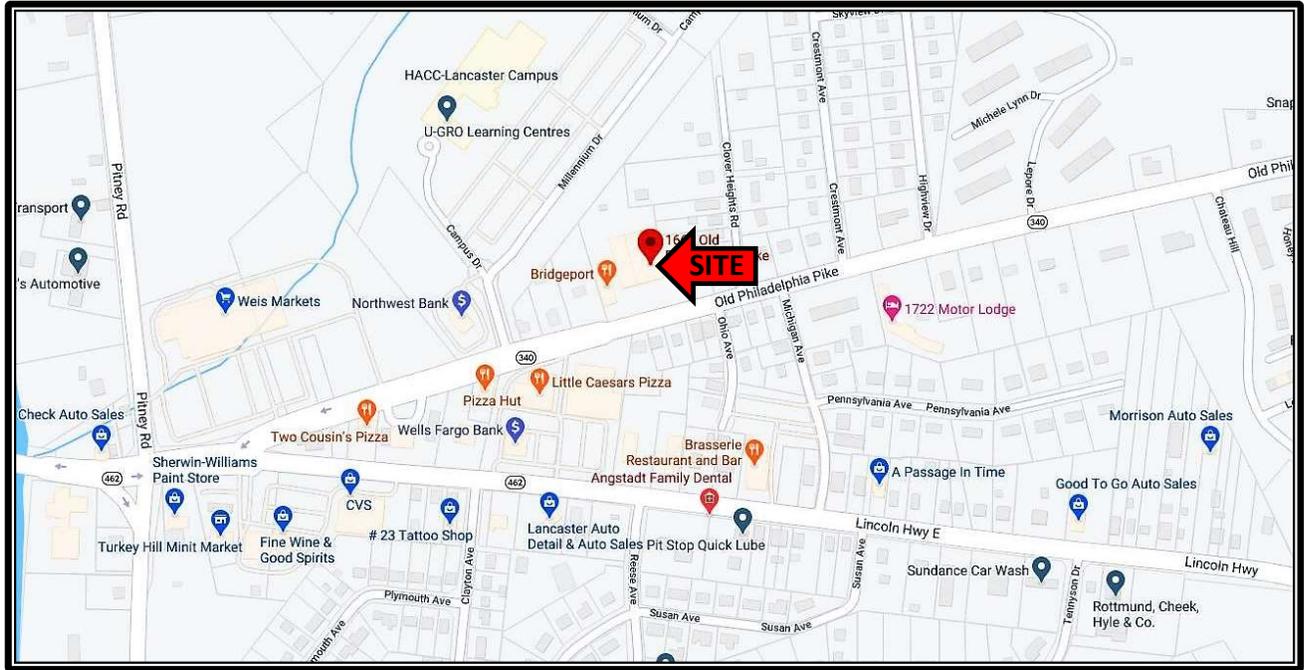
# 2,650 SF Office Floor Plan

1661 Old Philadelphia Pike  
Lancaster, PA 17602



# Location Maps

## 1661 Old Philadelphia Pike Lancaster, PA 17602



# Aerial Photo

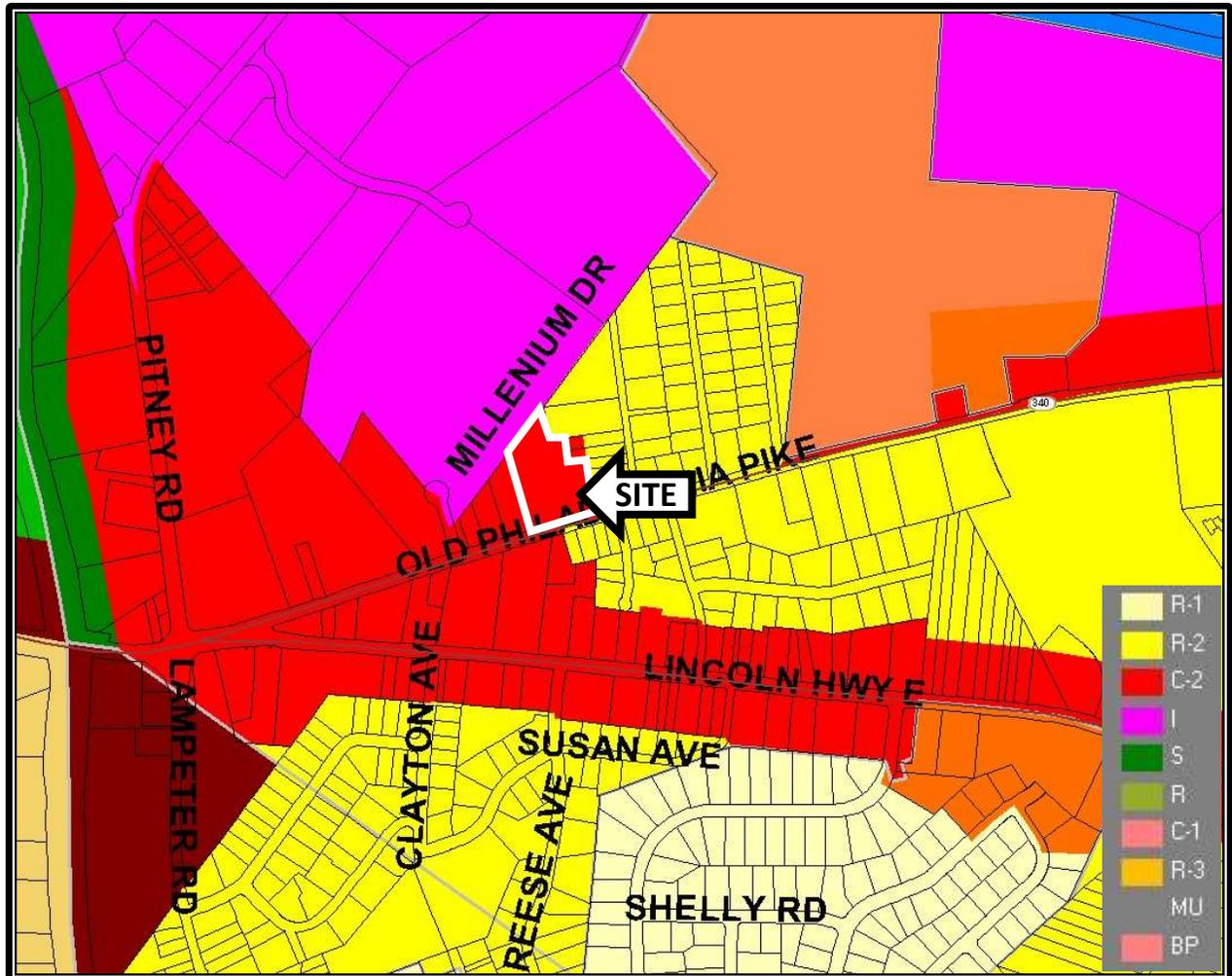
1661 Old Philadelphia Pike  
Lancaster, PA 17602



# Aerial Photo/Tax Map

1661 Old Philadelphia Pike  
Lancaster, PA 17602





ARTICLE XII. REGULATIONS IN COMMERCIAL DISTRICT C-2

SECTION 1201. PERMITTED USES

1. Any use permitted in the Commercial District C-1.
2. Automobile vehicle sales and service establishments.
3. Bowling alleys.
4. Hospitals.
5. Commercial parks, playgrounds and game courts.
6. Shopping centers in which two (2) or more commercial establishments, limited to those commercial uses permitted by right within this District, are planned, developed, owned and managed as a unit, with off-street parking provided on the property. (Amended 3/4/96 by Ord. #181)
7. Hotels, motels and theaters.
8. Restaurants, cafes, taverns, and other places serving food and beverages, provided however, that no establishment will be permitted which allows or permits patrons to bring their own alcoholic beverages onto the premises for consumption thereon, except as provided by special exception pursuant to Section 1912.
9. Dry cleaning and laundry establishments.
10. Veterinary facilities and kennels.
11. Lumber and coal yards, building material storage yards, contractors' equipment and storage yards, and warehouses, provided that all items are within a completely enclosed building.
12. Community club.
13. Public garage.
14. Accessory buildings and uses customarily incidental to the permitted uses within this District.

SECTION 1202. SPECIAL EXCEPTIONS

1. Single family detached dwellings, subject to the provisions of Section 1930.

2. Semi-detached dwellings, subject to the provisions of Section 1929.
3. Cemetery, subject to the provisions of Section 1907.
4. Mobilehome parks, subject to the provisions of Section 1920.
5. Establishments for dancing or other amusement which serve food and refreshments and which permit patrons to bring their own alcoholic beverages on the premises for consumption on the premises, subject to the provisions of Section 1912.
6. Adult entertainment establishments, subject to strict compliance with the provisions of Article XIX, Section 1903, and its subparagraphs.
7. Campground, subject to the provisions of Section 1906.
8. A road-side stand for the sale of agricultural products, subject to the provisions of Section 1928.

SECTION 1203. CONDITIONAL USES

1. Any other use not specifically provided for in any district within this Ordinance shall be subject to approval by conditional use by the Township Board of Supervisors, subject to the provisions of Section 1933.
2. Commercial and institutional regional impact development; subject to the provisions of Section 1933 and Section 1935. (Amended 3/4/96 by Ord. #181)
3. Off-track betting parlors and gambling facilities; subject to the provisions at Section 1933 and Section 1936. (Added 11/2/98 by Ord. #214)

SECTION 1204. PROHIBITED USES

1. None of the following uses shall be permitted within this District:
  - (A) Any process of manufacture, assembly or treatment which is not clearly incidental to a retail business conducted on the premises or which normally constitutes a nuisance by reason of odor, noise, dust or smoke, even if incidental to a retail business conducted on the premises.
  - (B) The storage of volatile products, except those which are used on the premises in the conduct of business on the premises.

SECTION 1205.

HEIGHT AND AREA REGULATIONS

1. Dwelling Units - All buildings intended for residential use in part shall comply with the regulations as set forth heretofore for Residential R-3 Districts.
2. Other Uses Exclusive of Dwelling Units
  - (A) Height - No building shall be erected to a height in excess of forty (40) feet unless authorized as a special exception.
  - (B) Minimum Lot Area
    - (1) The minimum lot area per principal building or use where not served by public sanitary sewer facilities shall be forty thousand (40,000) square feet.
    - (2) The minimum lot area per principal building or use where served by public sanitary sewer facilities only shall be twenty thousand (20,000) square feet.
    - (3) The minimum lot area per principal building or use where served by both public sanitary sewer and public water facilities shall be fifteen thousand (15,000) square feet.
  - (C) Minimum Lot Width - The minimum lot width shall be sixty-five (65) feet at the street right of way line and one hundred (100) feet at the building setback line.
  - (D) Minimum Lot Depth - The minimum lot depth shall be one hundred (100) feet.
  - (E) Yards - Part of the required yard area may be used for the purpose of meeting off-street parking requirements subject to, however, the requirements of Section 1702, Paragraph 5. Yards of the following minimum sizes shall be provided:
    - (1) Front Yard Minimum Depth
      - (a) The minimum building setback line from all streets shall be in compliance with the requirements of Article XVIII, Section 1810, provided, however, that the minimum distance shall be fifty (50) feet from the centerline of the street.

- (b) In developed areas where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings. If the adjacent buildings have varying setbacks, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing buildings.
- (2) Side Yard - The minimum side yard shall be ten (10) feet, except where adjacent to a Residential or Rural District, in which case the side yard shall be twice the width of the side yard requirements of that particular adjacent district or fifty (50) feet, whichever is less. In the case of a shopping center, there will be no side yard requirement between buildings which form a continuous building when located within the shopping center; provided however, that no building shall be located closer than fifty (50) feet to the side lot line. (Amended 3/4/96 by Ord. #181) If adjoining Commercial C-2 uses share a joint parking facility, driveway and/or vehicular accessway, in such case, each lot may waive one of the side yard requirements solely for the purpose of accommodating a joint parking facility, driveway and/or accessway. (If the side yard requirements are waived for this purpose, the requirements of Section 1702, Paragraph 5 shall not be applicable). (Added 11/18/03 by Ord. #241)
- (3) Rear Yard Minimum Depth - The minimum rear yard shall be thirty (30) feet, except where adjacent to a Residential or Rural District, in which case the rear yard shall be fifty (50) feet. In the case of a shopping center, there will be no rear yard requirement between buildings which form a continuous building when located within the shopping center; provided however, that no building shall be located closer than fifty (50) feet to the rear lot line. (Amended 3/4/96 by Ord. #181) If adjoining Commercial C-2 uses share a joint parking facility, driveway and/or vehicular accessway, in such case, each lot may waive the rear yard requirements solely for the purpose of accommodating a joint parking facility, driveway and/or accessway. (If the rear yard requirements are waived for this purpose, the requirements of Section 1702, Paragraph 5 shall not be applicable). (Added 11/18/03 by Ord. #241)
- (F) Maximum Lot Coverage - Not more than seventy (70%) percent of the area of the lot shall be covered with impervious or semi-pervious structures. However, this maximum lot coverage shall be increased to seventy-five (75%) percent of the area of the lot where more than one-half

(1/2) of all parking spaces within the lot are located behind the front building line. (Amended 8/20/91 by Ord. #139 and 3/4/96 by Ord. #181)

- (G) Maximum Building Coverage - Not more than sixty (60%) percent of the area of the lot shall be covered by buildings.
- (H) Minimum Landscape Area - Not less than thirty (30%) percent of the area of the lot shall be covered by vegetative materials. However, this minimum landscape area shall be reduced to twenty-five (25%) percent of the area of the lot where more than one-half (1/2) of all parking spaces within the lot are located behind the front building line. (Amended 3/4/96 by Ord. #181)





## Executive Summary

1655 Old Philadelphia Pike, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.03900  
Longitude: -76.26632

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,602	83,068	137,674
2010 Population	7,398	91,615	151,218
2018 Population	7,776	96,445	159,204
2023 Population	8,005	99,500	164,674
2000-2010 Annual Rate	2.82%	0.98%	0.94%
2010-2018 Annual Rate	0.61%	0.62%	0.63%
2018-2023 Annual Rate	0.58%	0.63%	0.68%
2018 Male Population	48.3%	49.0%	48.5%
2018 Female Population	51.7%	51.0%	51.5%
2018 Median Age	45.0	35.0	38.2

In the identified area, the current year population is 159,204. In 2010, the Census count in the area was 151,218. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 164,674 representing a change of 0.68% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 45.0, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	75.4%	60.8%	69.5%
2018 Black Alone	8.8%	13.5%	10.2%
2018 American Indian/Alaska Native Alone	0.3%	0.5%	0.4%
2018 Asian Alone	3.8%	3.8%	3.8%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	7.9%	16.1%	11.7%
2018 Two or More Races	3.6%	5.2%	4.2%
2018 Hispanic Origin (Any Race)	18.2%	33.4%	25.1%

Persons of Hispanic origin represent 25.1% of the population in the identified area compared to 18.3% 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 69.1 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	2,253	31,657	53,853
2010 Households	2,701	34,486	58,875
2018 Total Households	2,809	36,006	61,452
2023 Total Households	2,883	37,101	63,477
2000-2010 Annual Rate	1.83%	0.86%	0.90%
2010-2018 Annual Rate	0.48%	0.52%	0.52%
2018-2023 Annual Rate	0.52%	0.60%	0.65%
2018 Average Household Size	2.58	2.56	2.50

The household count in this area has changed from 58,875 in 2010 to 61,452 in the current year, a change of 0.52% annually. The five-year projection of households is 63,477, a change of 0.65% annually from the current year total. Average household size is currently 2.50, compared to 2.47 in the year 2010. The number of families in the current year is 38,193 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

October 09, 2018



## Executive Summary

1655 Old Philadelphia Pike, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.03900  
Longitude: -76.26632

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$62,811	\$47,364	\$54,385
2023 Median Household Income	\$71,213	\$52,116	\$59,497
2018-2023 Annual Rate	2.54%	1.93%	1.81%
<b>Average Household Income</b>			
2018 Average Household Income	\$80,515	\$66,029	\$74,684
2023 Average Household Income	\$91,113	\$74,283	\$83,997
2018-2023 Annual Rate	2.50%	2.38%	2.38%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$31,263	\$25,470	\$29,376
2023 Per Capita Income	\$35,024	\$28,502	\$32,896
2018-2023 Annual Rate	2.30%	2.27%	2.29%

### Households by Income

Current median household income is \$54,385 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$59,497 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$74,684 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,997 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,376 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,896 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,344	34,187	57,173
2000 Owner Occupied Housing Units	1,608	17,152	32,280
2000 Renter Occupied Housing Units	645	14,504	21,574
2000 Vacant Housing Units	91	2,531	3,319
2010 Total Housing Units	2,825	36,693	62,275
2010 Owner Occupied Housing Units	1,794	17,778	33,949
2010 Renter Occupied Housing Units	907	16,708	24,926
2010 Vacant Housing Units	124	2,207	3,400
2018 Total Housing Units	2,943	38,407	65,178
2018 Owner Occupied Housing Units	1,800	17,652	34,029
2018 Renter Occupied Housing Units	1,008	18,354	27,422
2018 Vacant Housing Units	134	2,401	3,726
2023 Total Housing Units	3,028	39,691	67,462
2023 Owner Occupied Housing Units	1,860	18,311	35,373
2023 Renter Occupied Housing Units	1,023	18,790	28,104
2023 Vacant Housing Units	145	2,590	3,985

Currently, 52.2% of the 65,178 housing units in the area are owner occupied; 42.1%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 62,275 housing units in the area - 54.5% owner occupied, 40.0% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 2.05%. Median home value in the area is \$184,571, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.64% annually to \$200,200.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

October 09, 2018

## Profile



**Ruth M. Devenney, CCIM, SIOR**  
***Associates Broker***  
***High Associates Ltd.***

Ruth M. Devenney, Associate Broker, is a member of the sales and leasing team at High Associates. Her activities include selling and leasing industrial and commercial properties for corporations, private industry, and investors, as well as leasing the nearly 4,000,000 square feet included in the High portfolio in Lancaster County. Ms. Devenney's annual dollar value in sales and leasing has been in excess of \$15,000,000 annually.

A graduate of Indiana University, Ms. Devenney holds a B.S. degree in Business Finance & Economics. Additionally, Ms. Devenney holds the National Association of Realtor's Certified Commercial Investment Management (CCIM) Designation. Ms. Devenney also holds the Society of Office and Industrial Realtors (SIOR) designation, a prestigious designation for highly qualified commercial real estate practitioners with a strong transactional history.

Ms. Devenney's memberships and participation in real estate industry groups include the Pennsylvania Brokers License, National Association of Realtors, Certified Commercial Investment Member (CCIM), Pennsylvania Association of Realtors, the Lancaster County Association of Realtors, Commercial and Industrial Council and the Society of Industrial and Office Realtors (SIOR), where she currently serves as the secretary for the Philadelphia Chapter.

Ms. Devenney is active in the Fundraising Committee for the Lancaster Science Factory and is on the Property Committee and a Member of the Board of Directors for the Lancaster YWCA.

## Profile



**Michael Bowser**  
*Investment Real Estate Advisor*  
**High Associates Ltd.**

Michael Bowser is a member of the Brokerage Services team at High Associates. He is responsible for real estate investment service activities, including the marketing of corporate and investment property throughout Central Pennsylvania. His expertise spans multifamily, office, retail and, as well as development land.

Formerly a Vice President at Rockwood Real Estate Advisors in New York City, Mr. Bowser was responsible for generating new business and executing investment sales for private sellers and institutions. He was previously a member of Cushman and Wakefield's Metropolitan Area Capital Markets Group, based in New Jersey.

Although he has been involved in the sale of commercial real estate throughout the country, his primary regions of focus have been the major metros in Pennsylvania and New Jersey. Mr. Bowser began his career at Bowser Construction in Lancaster, PA, where he spent seven years acquiring and developing commercial properties for company principals.

Mr. Bowser is actively involved in the Lancaster commercial real estate community and serves on the board of the Commercial & Industrial Council and will be the organization's President in 2019.

Mr. Bowser holds an MBA in Finance from Fordham University and a Liberal Arts degree from Penn State University. He and his wife, Susan, have two children and reside in Manheim Township.

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Lancaster, PA 17602



*An Affiliate of High Real Estate Group LLC*  
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