For Lease

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

805 ESTELLE DRIVE
SUITE 111
LANCASTER, PA 17601

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For Lease

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Lancaster, PA 17601

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Office Space

805 Estelle Drive, Suite 111
Lancaster, PA 17601

Available Square Feet
2,904 square feet

Lease Rate
$12.50/SF NNN

Description
Perfect mix of private offices and open floor plan. Completely renovated and is ADA compliant.

BUILDING INFORMATION	BUILDING 49
Available Square Feet	2,904 square feet
Construction	Brick
Year Constructed	1987
Ceiling Height	8 – 9 feet
Roof	Flat rubber membrane
HVAC	Heat pump
Electric	300 – 400 amps
Lighting	Fluorescent

Water	Public
Sewer	Public
Parking	200 parking spaces on-site
Zoning	Community Business Center
Municipality	East Hempfield Township
County	Lancaster County
Square Feet Available	2,904 square feet
Lease Rate	$12.50/SF NNN
Monthly Rent	$3,025
Annual Rent	$36,300
CAM Charge	$4.19/SF
Monthly CAM	$1,014
Annual CAM	$12,168

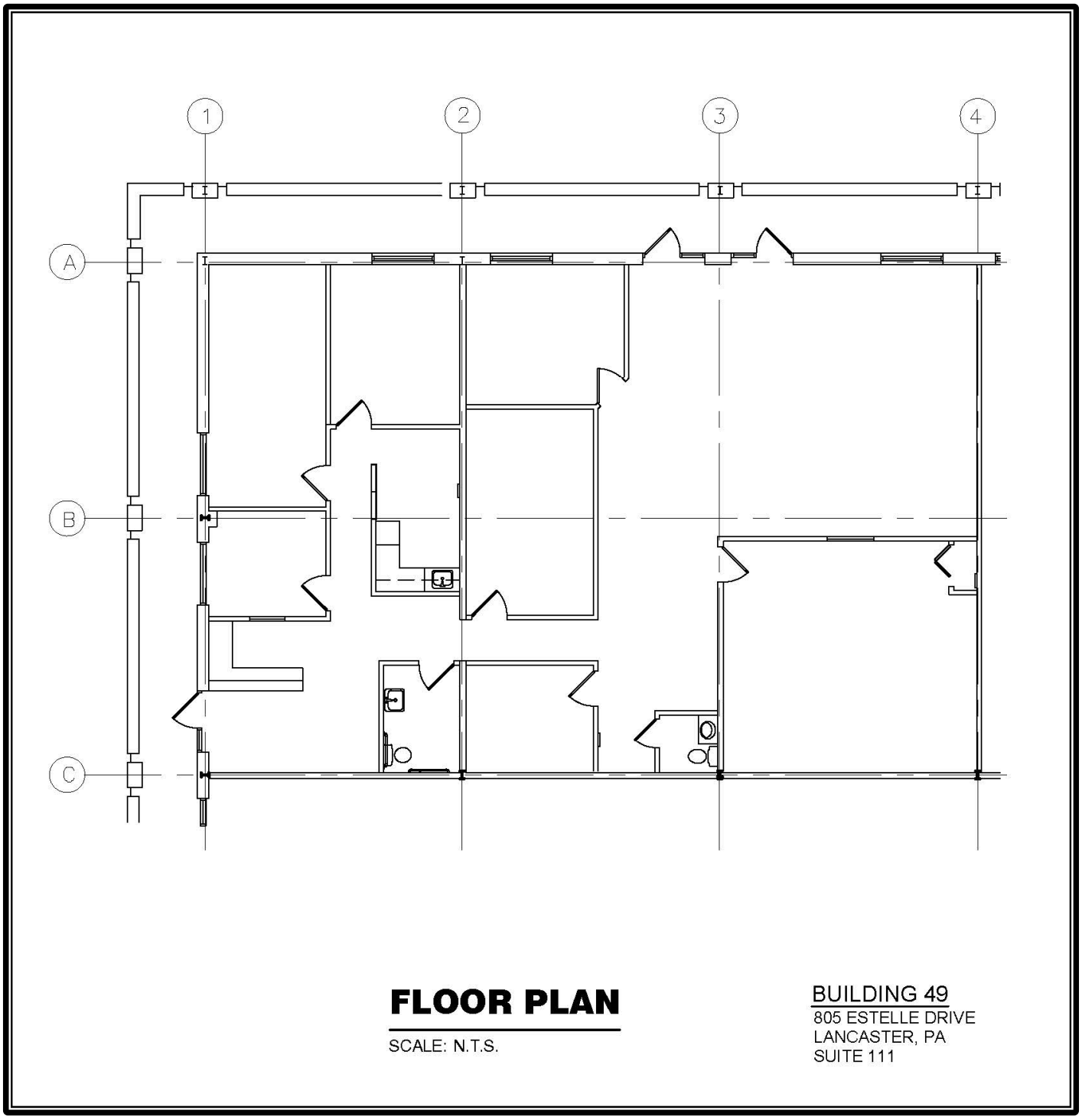
Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.

Property Photos

805 Estelle Drive, Suite 111
Lancaster, PA 17601

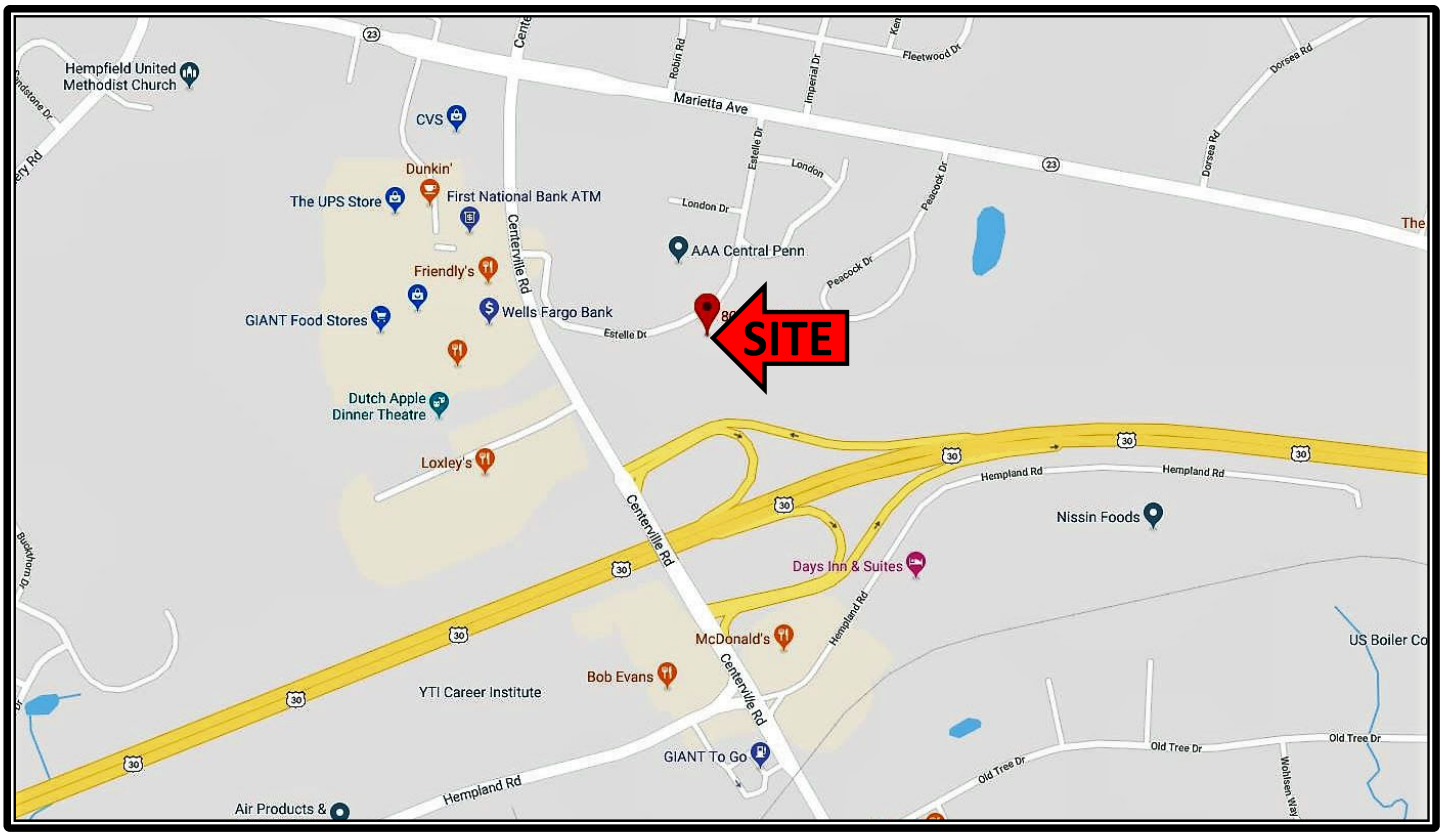
Floor Plan

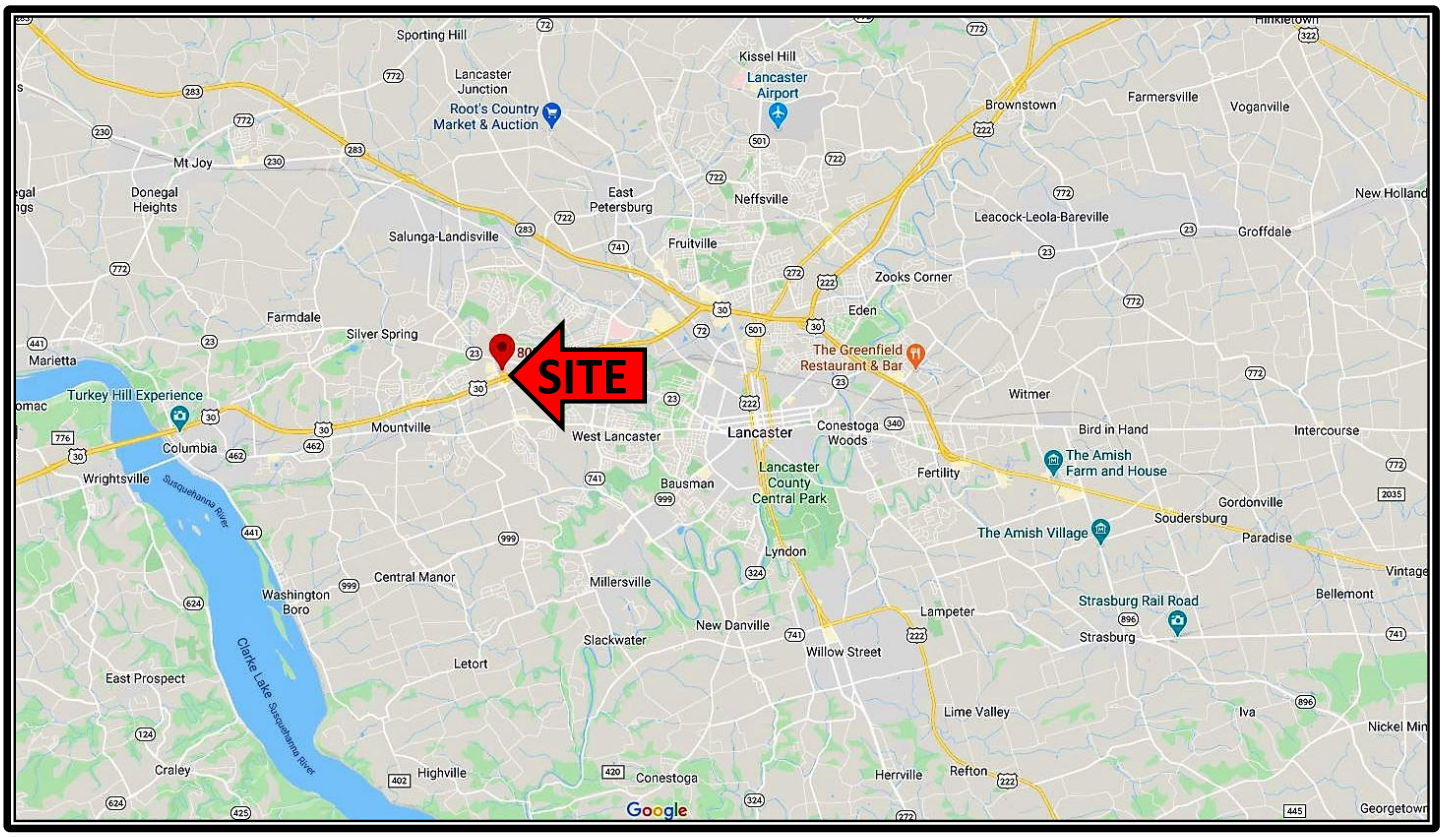
805 Estelle Drive, Suite 111
Lancaster, PA 17601



Location Maps

805 Estelle Drive, Suite 111
Lancaster, PA 17601





Aerial Photo/Tax Map

805 Estelle Drive, Suite 111
Lancaster, PA 17601

Zoning Map

805 Estelle Drive, Suite 111
Lancaster, PA 17601

Community Business Center

Chapter 270. Zoning

Article 3. Zone Regulations

§ 270-3.9. Community Business Center Zone (CBC).

A. Statement of intent: This zone provides East Hempfield Township residents with major goods and services at a size and scale that is appropriate with surrounding neighborhoods. The zone represents existing and new business areas in the Township that are contiguous to the Township's major corridors in the Designated Growth Area in the East Hempfield Township Comprehensive Plan. These areas have the carrying capacity to accommodate moderately sized business activities. A major organizing feature of these business areas is the roadway corridor; therefore, design features of the corridor to provide streets that accommodate motorized and nonmotorized vehicular and pedestrian traffic and parking in a safe, efficient and attractive manner is of paramount importance. The zone provides opportunities for live-work arrangements in multi-use structures.

B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter including but not limited to specific use provisions in Article 5.

(1) Agricultural uses:

(a) Forestry activities.

(b) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).

(2) Residential use:

(a) Multifamily dwelling.

(b) Townhouse.

(c) Two-family conversions.

(3) Business uses:

(a) Amusement, fitness, and entertainment businesses.

(b) Bed-and-breakfasts.

(c) Conveniences stores.

(d) Drive-through and drive-in services.

(e) Finance and insurance.

(f) Grocery store.

(g) Industrial, light.

(h) Lodging and overnight accommodations.

(i) Mixed-use building.

(j) Motor vehicle fueling station (non-twenty-four-hour operation).

(k) Motor vehicle sales, leasing, and service.

(l) Private club.

(m) Professional, scientific and technical offices.

(n) Restaurant.

(o) Retail sales, service and repair.

(p) Self-storage facilities.

(q) Shopping complex.

(r) Veterinary hospital/clinic.

(s) Personal care service.
[Added 3-18-2015 by Ord. No. 2015-03]

(t) Contractor business and storage.
[Added 3-18-2015 by Ord. No. 2015-03]

(4) Civic/social/utility uses:

(a) Community activity buildings.

(b) Municipal use.

(c) Park and recreation facilities, public.

(d) Place of worship, local.

(e) Public utilities.

(f) Recycling facilities less than 300 square feet.

(g) School, post-secondary.

(5) Accessory uses customarily incidental to the above permitted uses.

(a) Alternative energy systems, accessory.

(b) Home-based business, impact.

(c) Home-based business, no-impact.

(d) Personal communication devices.

C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.

(1) Nightclubs.

D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.

(1) Accessory dwelling units.

(2) Bars/taverns.

(3) Boarding homes.

(4) Cemeteries.

(5) Communications antenna.

(6) Motor vehicle fueling station.

(7) Place of worship, regional.

E. Design standards (see also Article 4 for modifications and exceptions):

(1) Minimum lot area: None.

(2) Minimum setbacks for principal uses, accessory uses, and accessory dwelling units.

Setback	Principal	Accessory	Accessory Dwelling
RESIDENTIAL			
Front	20 feet*	Not permitted in front yard	20 feet
Side	10 feet	5 feet	10 feet
Rear	20 feet	5 feet	10 feet
NONRESIDENTIAL			
Front	20 feet	20 feet	Not permitted in front yard
Side	10 feet from other nonresidential uses. 20 feet from adjacent residential uses	10 feet from other nonresidential uses. 20 feet from adjacent residential uses	10 feet
Rear	20 feet	10 feet	10 feet

NOTE:

* 25 feet if a sidewalk is located along the street in front of the dwelling unit

(3) Maximum residential density:

(a) Townhouse: four dwelling units per acre.

(b) Multifamily: four dwelling units per acre.

(4) Minimum lot width:

(a) Agriculture: 100 feet.

(b) Residential: 20 feet.

(c) Civic/social: 50 feet.

(d) Business: 50 feet.

(5) Maximum lot coverage: 70%.

(6) Maximum building height:

(a) Residential: 35 feet.

(b) All other uses: 45 feet.

(7) Maximum building area:

(a) Grocery store: 65,000 square feet.

(b) Industrial, light: 10,000 square feet.

(c) Lodging and overnight accommodations: 30,000 square feet.

(d) Retail businesses (excluding convenience stores): 25,000 square feet.

(e) All other buildings: 15,000 square feet.

(8) Agricultural setback requirements: See regulations in Article 4.

(9) Agricultural disclaimer: See regulations in Article 4.

(10) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.

(11) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.

(12) Signs: Signs shall be permitted as specified in Article 7 of this chapter.

(13) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.[1]

[1] *Editor's Note: See Ch. **222**, Streets and Sidewalks.*

(14) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)

(15) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)

(16) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.

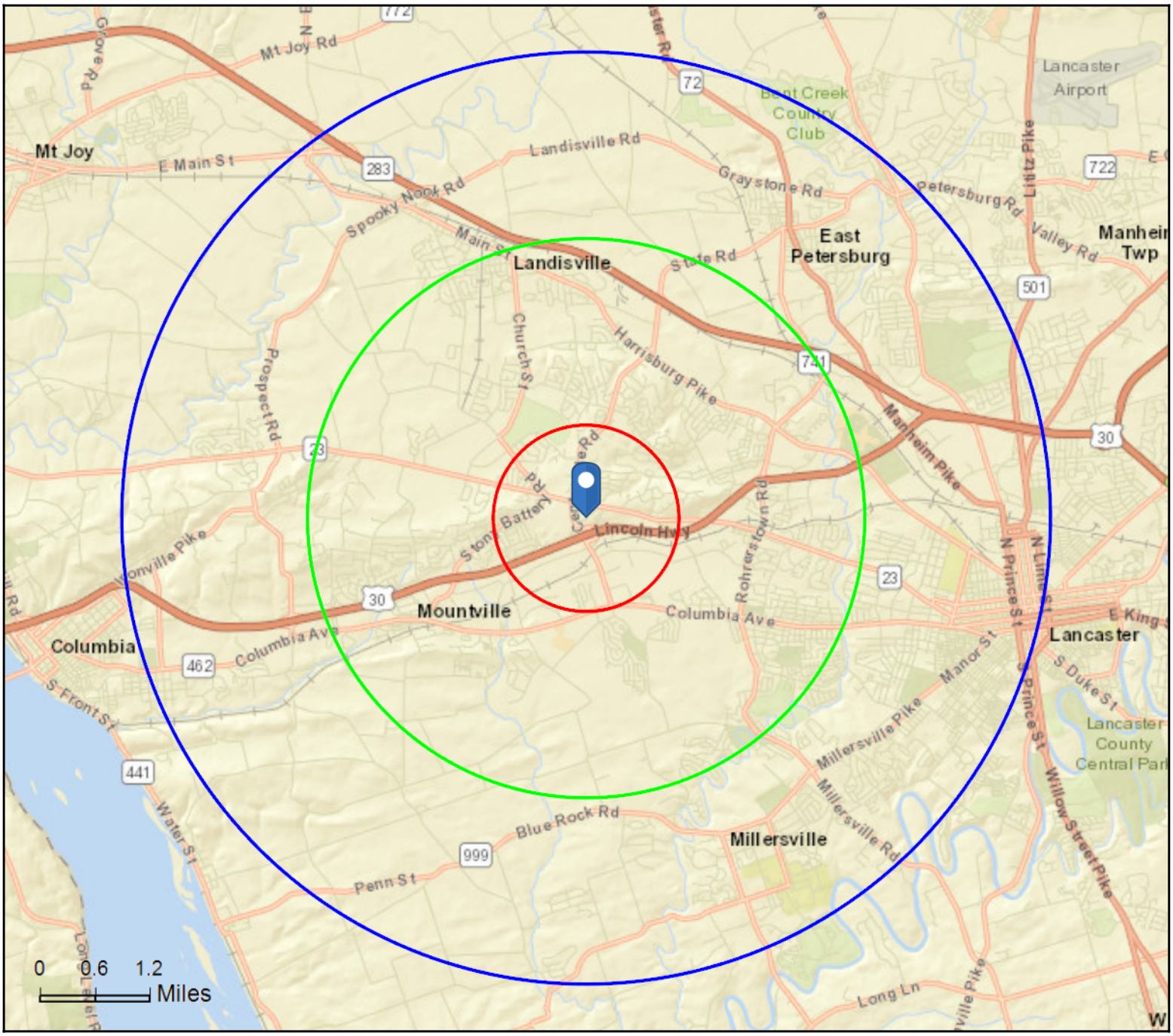
(17) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.

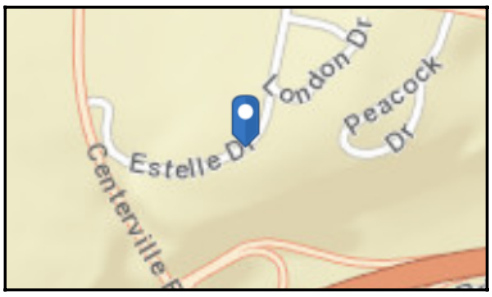
(18) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

Site Map

805 Estelle Dr, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.05476
Longitude: -76.39544





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Executive Summary

805 Estelle Dr, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.05476
Longitude: -76.39544

	1 mile	3 miles	5 miles
Population			
2000 Population	4,254	37,106	113,331
2010 Population	5,002	42,232	123,285
2018 Population	5,233	44,756	130,015
2023 Population	5,395	46,590	134,610
2000-2010 Annual Rate	1.63%	1.30%	0.85%
2010-2018 Annual Rate	0.55%	0.71%	0.65%
2018-2023 Annual Rate	0.61%	0.81%	0.70%
2018 Male Population	49.1%	48.2%	48.4%
2018 Female Population	50.9%	51.8%	51.6%
2018 Median Age	43.2	44.4	38.9

In the identified area, the current year population is 130,015. In 2010, the Census count in the area was 123,285. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 134,610 representing a change of 0.70% annually from 2018 to 2023. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 38.3.

Race and Ethnicity			
2018 White Alone	86.0%	85.4%	76.7%
2018 Black Alone	2.8%	3.9%	7.7%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2018 Asian Alone	6.2%	4.1%	3.6%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	2.5%	3.7%	7.9%
2018 Two or More Races	2.3%	2.7%	3.6%
2018 Hispanic Origin (Any Race)	6.9%	9.7%	18.2%

Persons of Hispanic origin represent 18.2% 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 58.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households			
2000 Households	1,637	14,769	43,941
2010 Households	1,920	17,300	48,417
2018 Total Households	1,987	18,204	50,654
2023 Total Households	2,041	18,912	52,390
2000-2010 Annual Rate	1.61%	1.59%	0.97%
2010-2018 Annual Rate	0.42%	0.62%	0.55%
2018-2023 Annual Rate	0.54%	0.77%	0.68%
2018 Average Household Size	2.63	2.43	2.47

The household count in this area has changed from 48,417 in 2010 to 50,654 in the current year, a change of 0.55% annually. The five-year projection of households is 52,390, a change of 0.68% 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 32,063 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.

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Executive Summary

805 Estelle Dr, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.05476
Longitude: -76.39544

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	$94,342	$72,500	$59,411
2023 Median Household Income	$102,535	$79,363	$65,426
2018-2023 Annual Rate	1.68%	1.83%	1.95%
Average Household Income			
2018 Average Household Income	$110,934	$95,018	$80,575
2023 Average Household Income	$123,256	$105,786	$89,916
2018-2023 Annual Rate	2.13%	2.17%	2.22%
Per Capita Income			
2018 Per Capita Income	$41,148	$38,740	$31,933
2023 Per Capita Income	$45,488	$43,005	$35,516
2018-2023 Annual Rate	2.03%	2.11%	2.15%
Households by Income			

Current median household income is $59,411 in the area, compared to $58,100 for all U.S. households. Median household income is projected to be $65,426 in five years, compared to $65,727 for all U.S. households

Current average household income is $80,575 in this area, compared to $83,694 for all U.S. households. Average household income is projected to be $89,916 in five years, compared to $96,109 for all U.S. households

Current per capita income is $31,933 in the area, compared to the U.S. per capita income of $31,950. The per capita income is projected to be $35,516 in five years, compared to $36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,670	15,179	46,231
2000 Owner Occupied Housing Units	1,446	11,111	29,389
2000 Renter Occupied Housing Units	192	3,658	14,552
2000 Vacant Housing Units	32	410	2,290
2010 Total Housing Units	1,975	17,975	50,937
2010 Owner Occupied Housing Units	1,698	12,527	31,480
2010 Renter Occupied Housing Units	222	4,773	16,937
2010 Vacant Housing Units	55	675	2,520
2018 Total Housing Units	2,047	18,934	53,414
2018 Owner Occupied Housing Units	1,732	12,885	31,934
2018 Renter Occupied Housing Units	255	5,319	18,720
2018 Vacant Housing Units	60	730	2,760
2023 Total Housing Units	2,119	19,740	55,388
2023 Owner Occupied Housing Units	1,783	13,402	33,064
2023 Renter Occupied Housing Units	258	5,510	19,326
2023 Vacant Housing Units	78	828	2,998

Currently, 59.8% of the 53,414 housing units in the area are owner occupied; 35.0%, renter occupied; and 5.2% 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 50,937 housing units in the area - 61.8% owner occupied, 33.3% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 2.13%. Median home value in the area is $188,850, compared to a median home value of $218,492 for the U.S. In five years, median value is projected to change by 1.53% annually to $203,713.

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.

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