

# FOR LEASE

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



910 SOUTH DUKE STREET  
SUITE 104 & 105  
LANCASTER PA 17602

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For Lease

910 S Duke Street  
Lancaster, PA 17602



**Retail Opportunities**



*Conestoga River Plaza  
910 S Duke Street  
Lancaster, PA 17602*

**Available Square Feet**

Suite 104: 1,430 SF  
Suite 105: 1,925 SF

**Lease Rate**

Suite 104: \$12.00 per SF NNN + CAM charges  
Suite 105: \$12.00 per SF NNN + CAM charges

**Description**

Clean and new, SACA's Conestoga River Plaza, new retail strip on S. Duke St. Southern Lancaster City. Delivering two spaces for service oriented or dry goods retailer to compliment to the other Tenants on site. Great opportunity for a start up or to add an additional location in the city. Join Family Dollar, Brothers Grocery, MetroPCS and Good Taste Chinese.

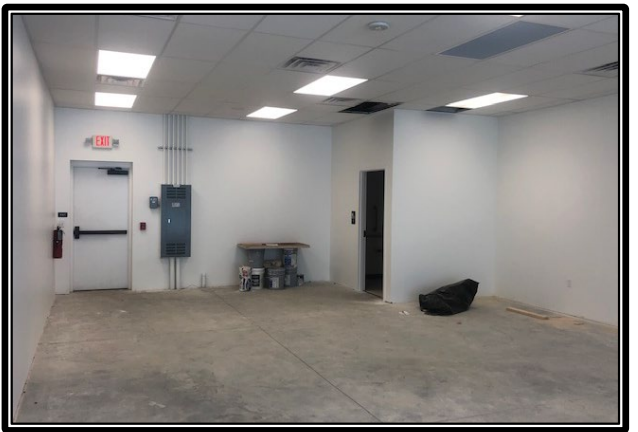
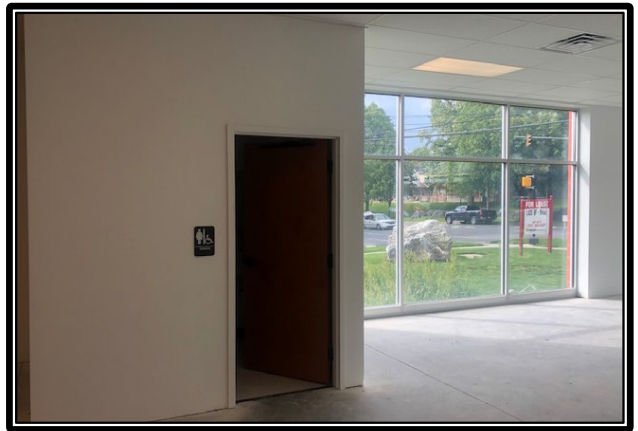
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**BUILDING INFORMATION**

Total Available Square Feet	3,355 SF
Available Square Feet	Suite 104: 1,430 SF Suite 105: 1,925 SF
CAM	\$4.62 per SF
Zoning	Mixed Use Zoning
Water & Sewer	Public
Municipality	City of Lancaster
County	Lancaster County
Tax Map Account Number	337-60582-0-0000

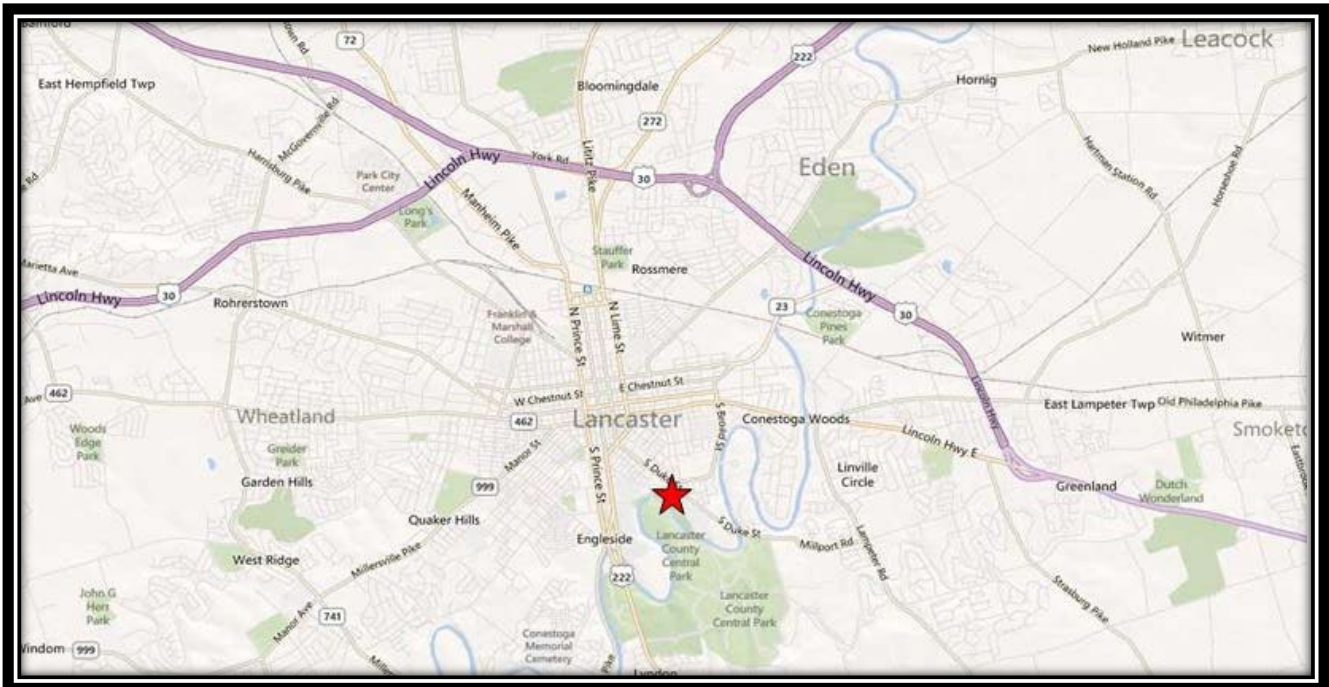
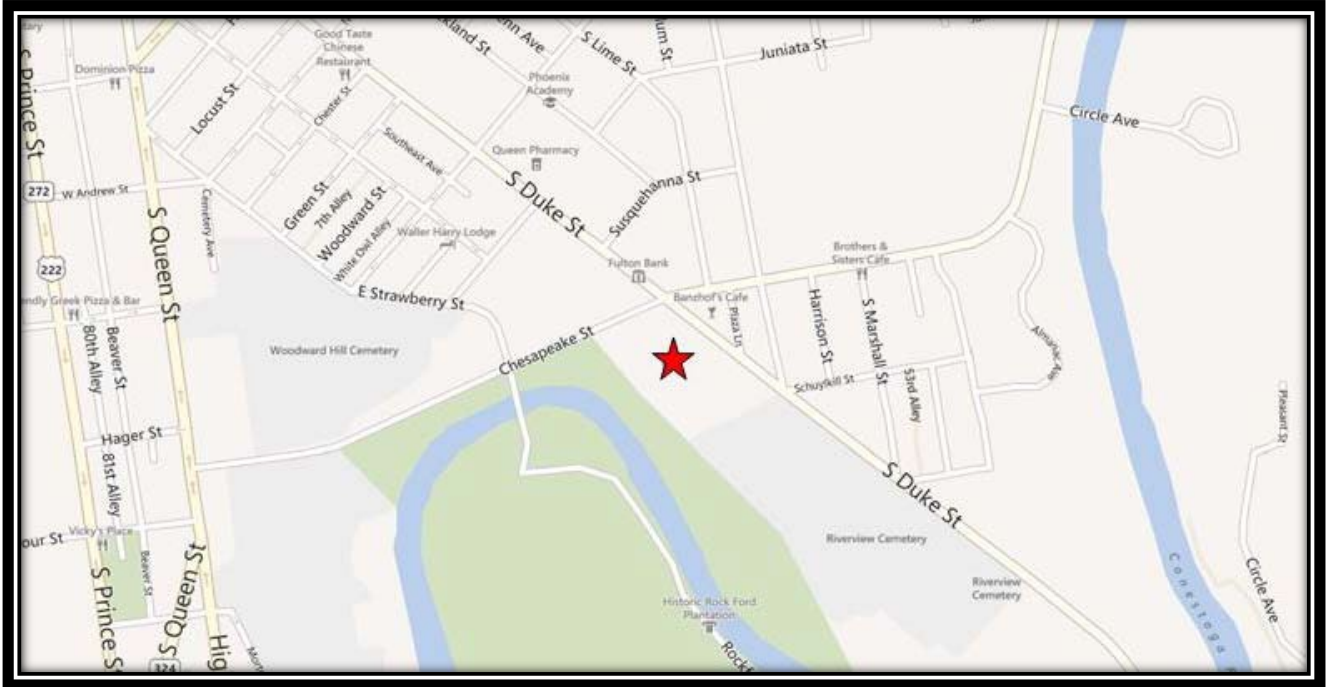
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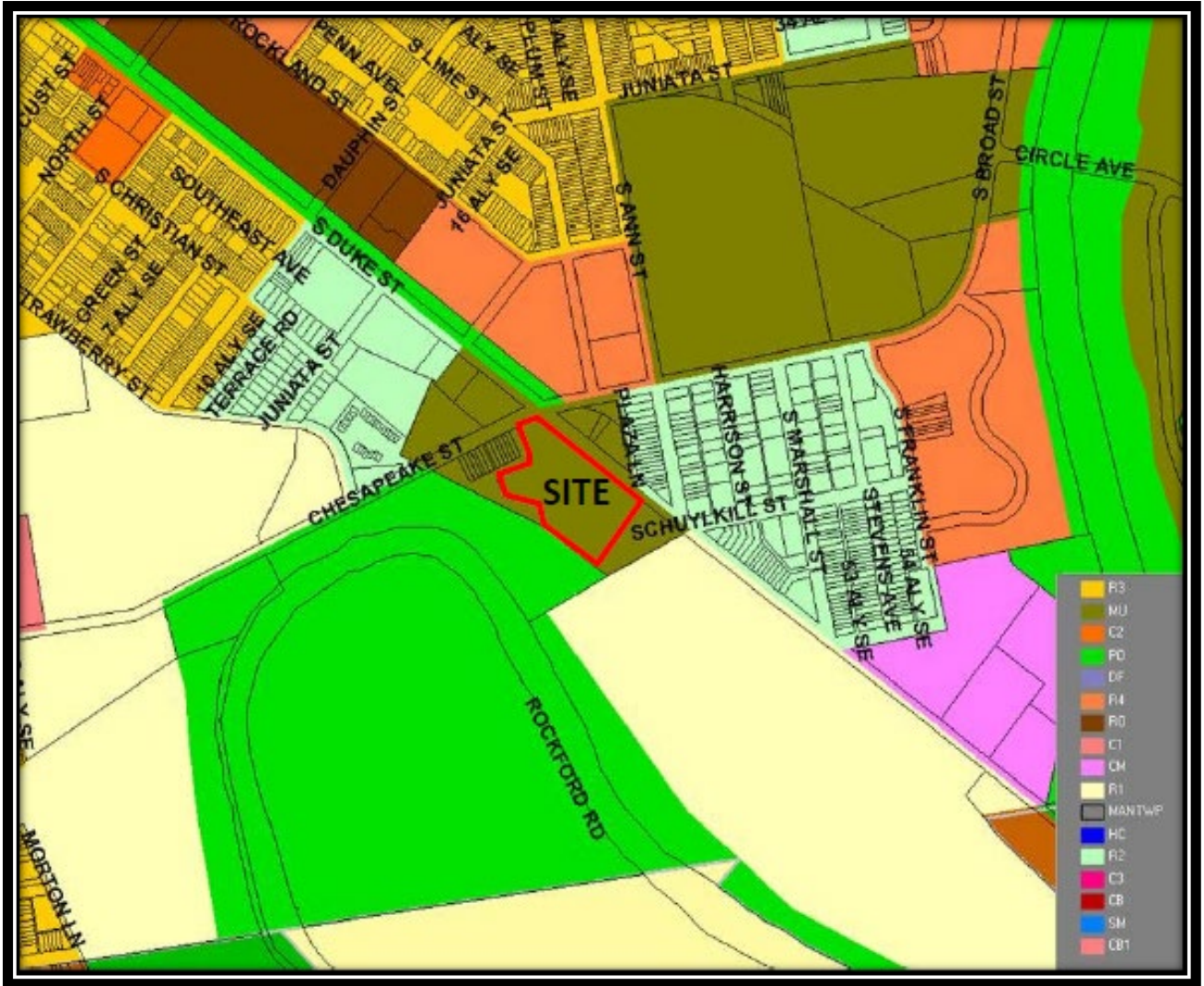


# Location Maps

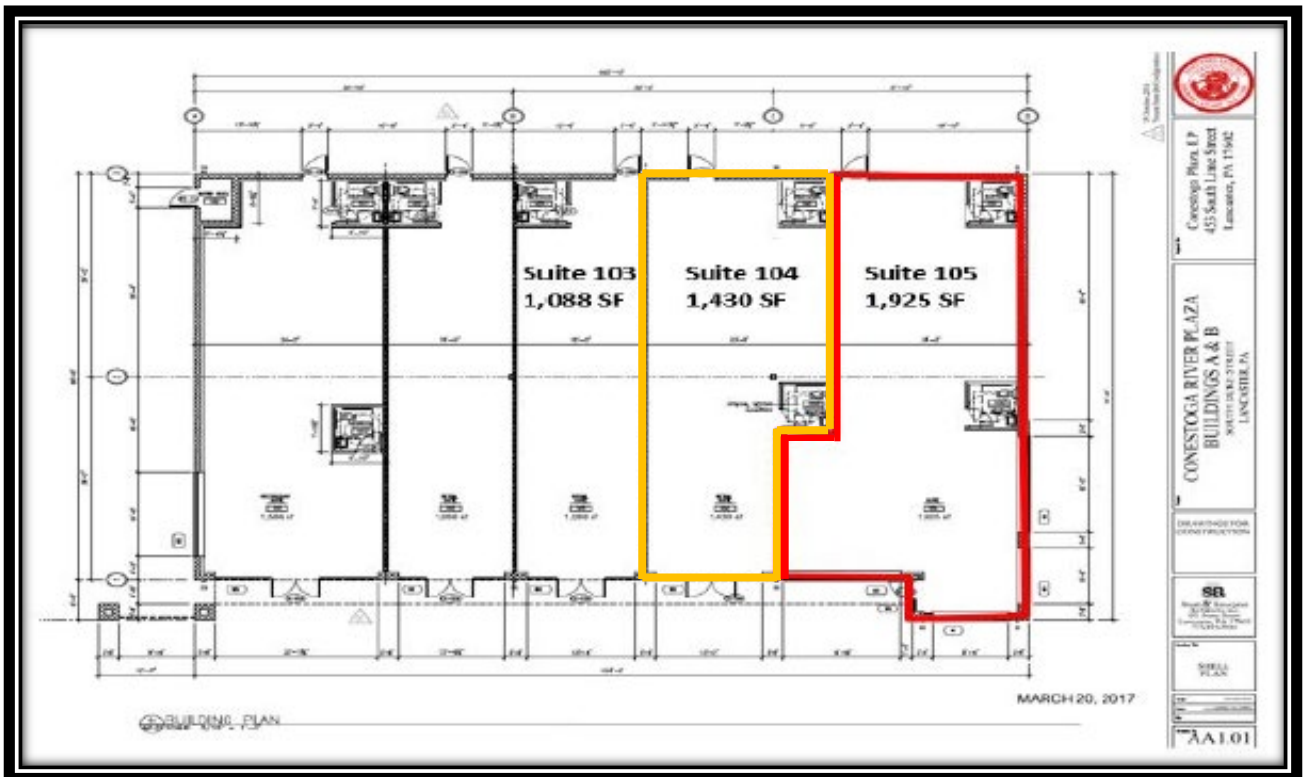
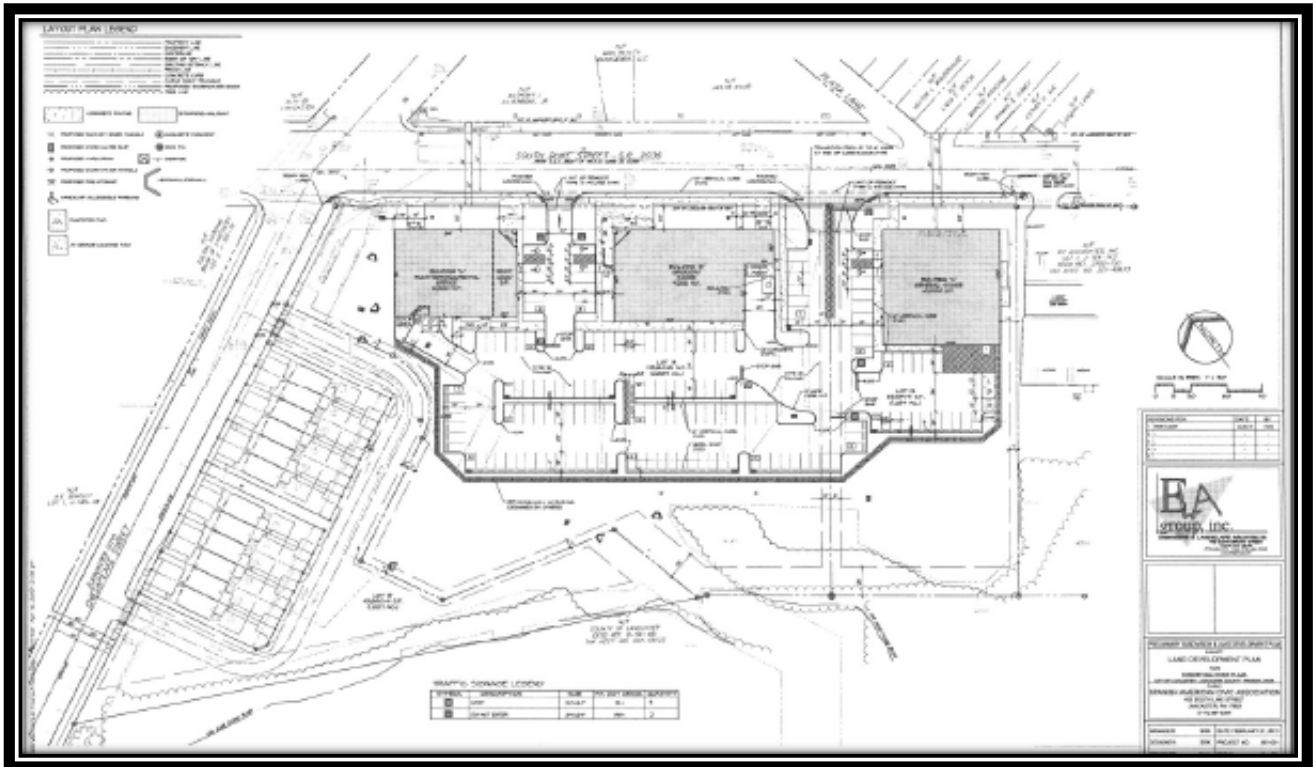
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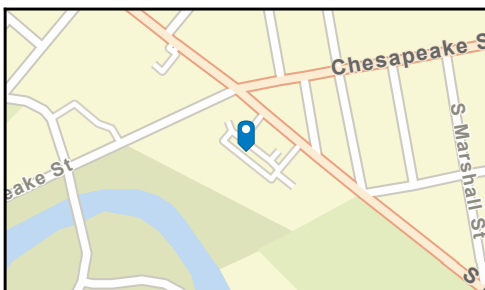
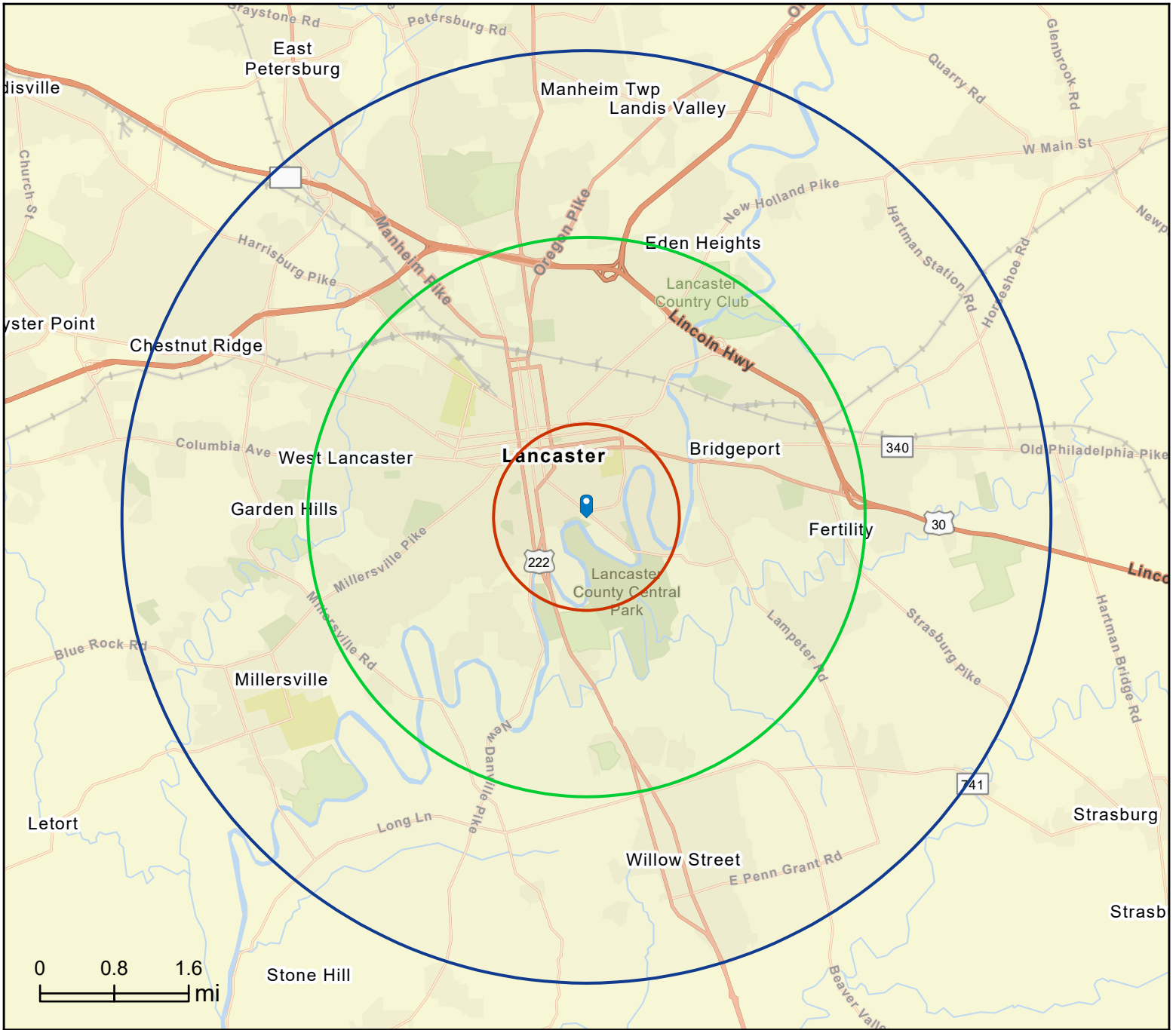




# Site Map

910 S Duke St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.02911  
Longitude: -76.29461



July 01, 2020



# Executive Summary

910 S Duke St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.02911  
Longitude: -76.29461

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	24,707	94,065	147,560
2010 Population	25,838	102,409	162,289
2020 Population	26,566	108,264	172,780
2025 Population	26,972	111,097	177,842
2000-2010 Annual Rate	0.45%	0.85%	0.96%
2010-2020 Annual Rate	0.27%	0.54%	0.61%
2020-2025 Annual Rate	0.30%	0.52%	0.58%
2020 Male Population	50.9%	48.7%	48.4%
2020 Female Population	49.1%	51.3%	51.6%
2020 Median Age	31.3	36.4	38.2

In the identified area, the current year population is 172,780. In 2010, the Census count in the area was 162,289. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 177,842 representing a change of 0.58% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 31.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	38.6%	60.4%	69.4%
2020 Black Alone	21.2%	13.7%	10.3%
2020 American Indian/Alaska Native Alone	0.9%	0.6%	0.4%
2020 Asian Alone	1.9%	3.5%	3.9%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	30.4%	16.5%	11.7%
2020 Two or More Races	6.9%	5.2%	4.2%
2020 Hispanic Origin (Any Race)	59.3%	34.1%	25.1%

Persons of Hispanic origin represent 25.1% 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 69.2 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	32	67	84
2000 Households	7,950	36,667	57,502
2010 Households	8,313	39,566	62,905
2020 Total Households	8,553	41,718	66,865
2025 Total Households	8,698	42,843	68,875
2000-2010 Annual Rate	0.45%	0.76%	0.90%
2010-2020 Annual Rate	0.28%	0.52%	0.60%
2020-2025 Annual Rate	0.34%	0.53%	0.59%
2020 Average Household Size	2.84	2.48	2.47

The household count in this area has changed from 62,905 in 2010 to 66,865 in the current year, a change of 0.60% annually. The five-year projection of households is 68,875, a change of 0.59% annually from the current year total. Average household size is currently 2.47, compared to 2.46 in the year 2010. The number of families in the current year is 41,079 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

910 S Duke St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.02911  
Longitude: -76.29461

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.1%	13.0%	13.8%
<b>Median Household Income</b>			
2020 Median Household Income	\$34,874	\$50,856	\$56,710
2025 Median Household Income	\$36,326	\$52,803	\$59,299
2020-2025 Annual Rate	0.82%	0.75%	0.90%
<b>Average Household Income</b>			
2020 Average Household Income	\$46,224	\$69,102	\$78,229
2025 Average Household Income	\$49,431	\$74,464	\$84,873
2020-2025 Annual Rate	1.35%	1.51%	1.64%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$15,480	\$26,734	\$30,318
2025 Per Capita Income	\$16,573	\$28,827	\$32,907
2020-2025 Annual Rate	1.37%	1.52%	1.65%

### Households by Income

Current median household income is \$56,710 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$59,299 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$78,229 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$84,873 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,318 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,907 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	146	145	139
2000 Total Housing Units	8,893	39,359	61,027
2000 Owner Occupied Housing Units	3,185	20,338	34,696
2000 Renter Occupied Housing Units	4,765	16,329	22,805
2000 Vacant Housing Units	943	2,692	3,526
2010 Total Housing Units	8,908	42,039	66,445
2010 Owner Occupied Housing Units	3,083	21,120	36,696
2010 Renter Occupied Housing Units	5,230	18,446	26,209
2010 Vacant Housing Units	595	2,473	3,540
2020 Total Housing Units	9,274	44,658	71,094
2020 Owner Occupied Housing Units	2,896	20,844	37,091
2020 Renter Occupied Housing Units	5,657	20,873	29,774
2020 Vacant Housing Units	721	2,940	4,229
2025 Total Housing Units	9,449	45,888	73,259
2025 Owner Occupied Housing Units	2,909	21,254	38,069
2025 Renter Occupied Housing Units	5,789	21,590	30,806
2025 Vacant Housing Units	751	3,045	4,384

Currently, 52.2% of the 71,094 housing units in the area are owner occupied; 41.9%, renter occupied; and 5.9% 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 66,445 housing units in the area - 55.2% owner occupied, 39.4% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 3.05%. Median home value in the area is \$187,750, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.19% annually to \$199,158.

**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.

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