

FOR SALE
± 12,000 SF OFFICE BUILDING
EAST HEMPFIELD TOWNSHIP



2301 Harrisburg Pike, Building 3
East Hempfield Township, Lancaster, PA



U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

SALIENT INFORMATION

LOCATION:	2301 Harrisburg Pike, Building 3, East Hempfield Township, Lancaster County, PA 17601			
SALE PRICE:	\$1,549,000			
PARKING:	61 parking spaces for the building			
UTILITIES:	Water/Sewer:	Public System		
	Electric:	200 Amp		
	HVAC:	Natural Gas		
ZONING:	Community Business Center - <i>Encourages new and existing business areas contiguous to the major corridors, and supports a wide range of moderate size business activities.</i>			
TRAFFIC COUNT:	Harrisburg Pike:	7,650 Vehicles Per Day West of Rohrerstown Road (2019) 12,867 Vehicles Per Day East of Rohrerstown Road (2020) 20,007 Vehicles Per Day East of Rohrerstown Road (2015)		
DEMOGRAPHICS:		<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
	Population	4,416	43,064	150,629
	Households	2,001	16,424	57,878
	Average HH Income	\$ 85,846	\$105,548	\$ 85,427
COMMENTS:	The building is currently in shell condition. Available to be custom designed space for your individual needs. Unit 3 is currently leased to McKonly & Asbury through 2025. Conveniently located between Route 30 and Route 283, as well as near Penn Medicine Lancaster General Health Campus and Penn State Health’s new hospital. Strong growth corridor.			



UNIT 3 - LEASE INFORMATION

TENANT:	McKonly & Asbury, LLP
DATE:	December 1, 2018
INITIAL TERM:	7 years
RENEWALS:	Three remaining at 1 year each
RENT:	\$4,989.33/month (as of June 1, 2022)
INCREASES:	2.0% annually after the first 5 years
REPAIRS & MAINTENANCE:	Landord cost - roof, bearing walls and foundation, insurance (fire and extended casualty) maintenance and repair of common areas, maintenance and repair of HVAC, electric, plumbing and sprinkler systems
REAL ESTATE TAXES:	Tenant cost
UTILITIES:	Tenant cost
INSURANCE:	Tenant cost
TRASH:	Tenant cost

UNIT 3 - TENANT PROFILE

McKONLY & ASBURY CPAs & Business Advisors

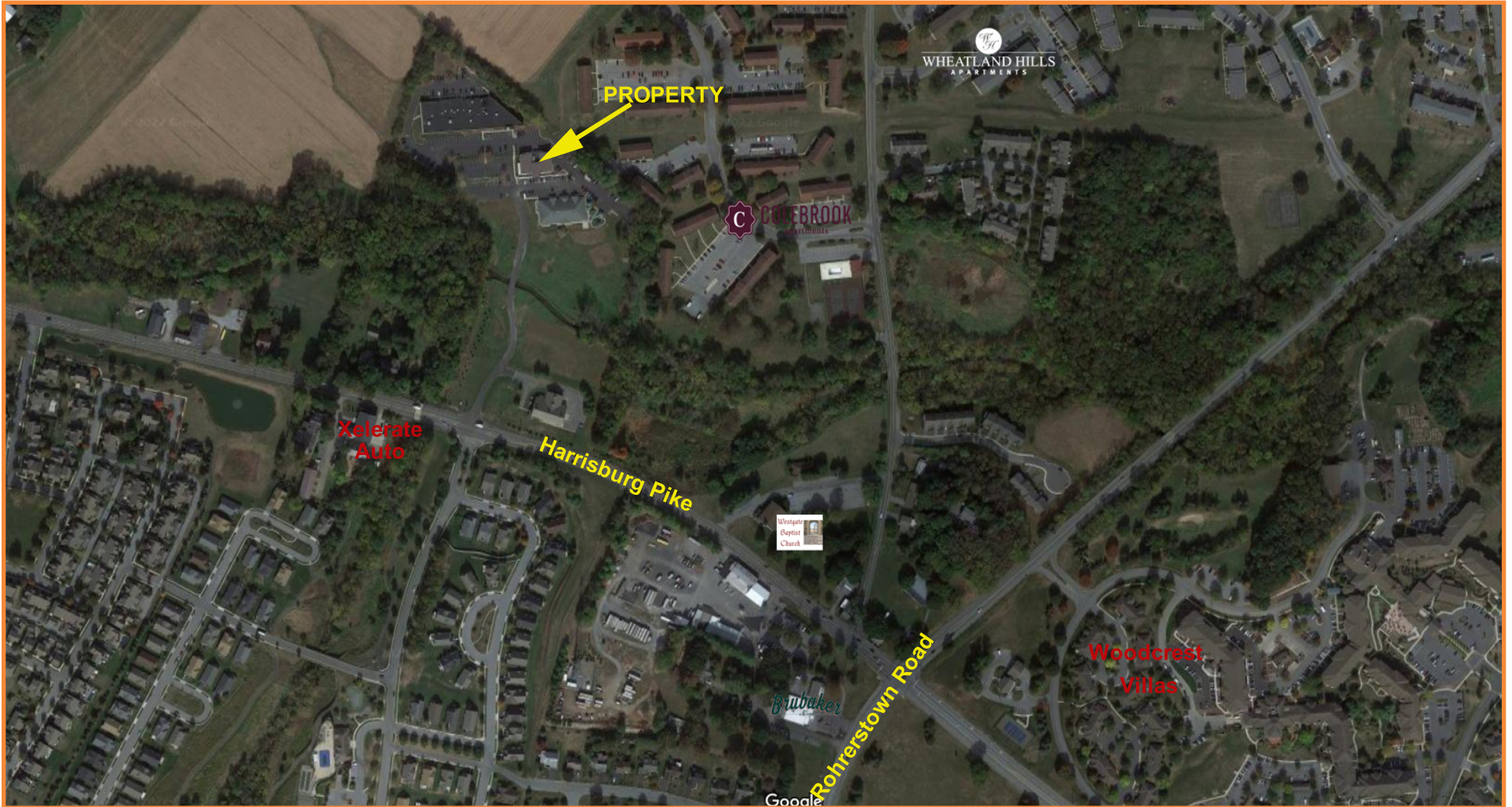
In 1973, Henry McKonly, Jr.; Clarence Asbury; and Thomas Rigling, II left successful careers with one of the largest, well-known accounting firms in the midstate. They established their own accounting firm with the goal of providing high-quality service based on greater responsiveness and interaction with the client.

Since that time, McKonly & Asbury has grown substantially in size and scope of services, but the firm has maintained its focus on superior client service. That precept remains the cornerstone of our firm's philosophy and is impressed upon each of our professionals from the day they join the firm.

Other elements of the firm's core beliefs affirm its dedication to providing superior service by developing an organization dedicated to responsible management – one that values and develops talented professionals.

Since our inception, McKonly & Asbury has served the Central Pennsylvania community as trusted advisors and valued business partners. As we continue into our fourth decade of business, we are focused on providing the local service and attention you deserve, delivered by a professional team boasting all the depth and expertise of international firms. We focus on your needs and initiate ideas that help you achieve your goals. We believe in building purpose through profits, using our firm's strengths and resources to make giving back an integral part of who we are.

LOCAL AERIAL



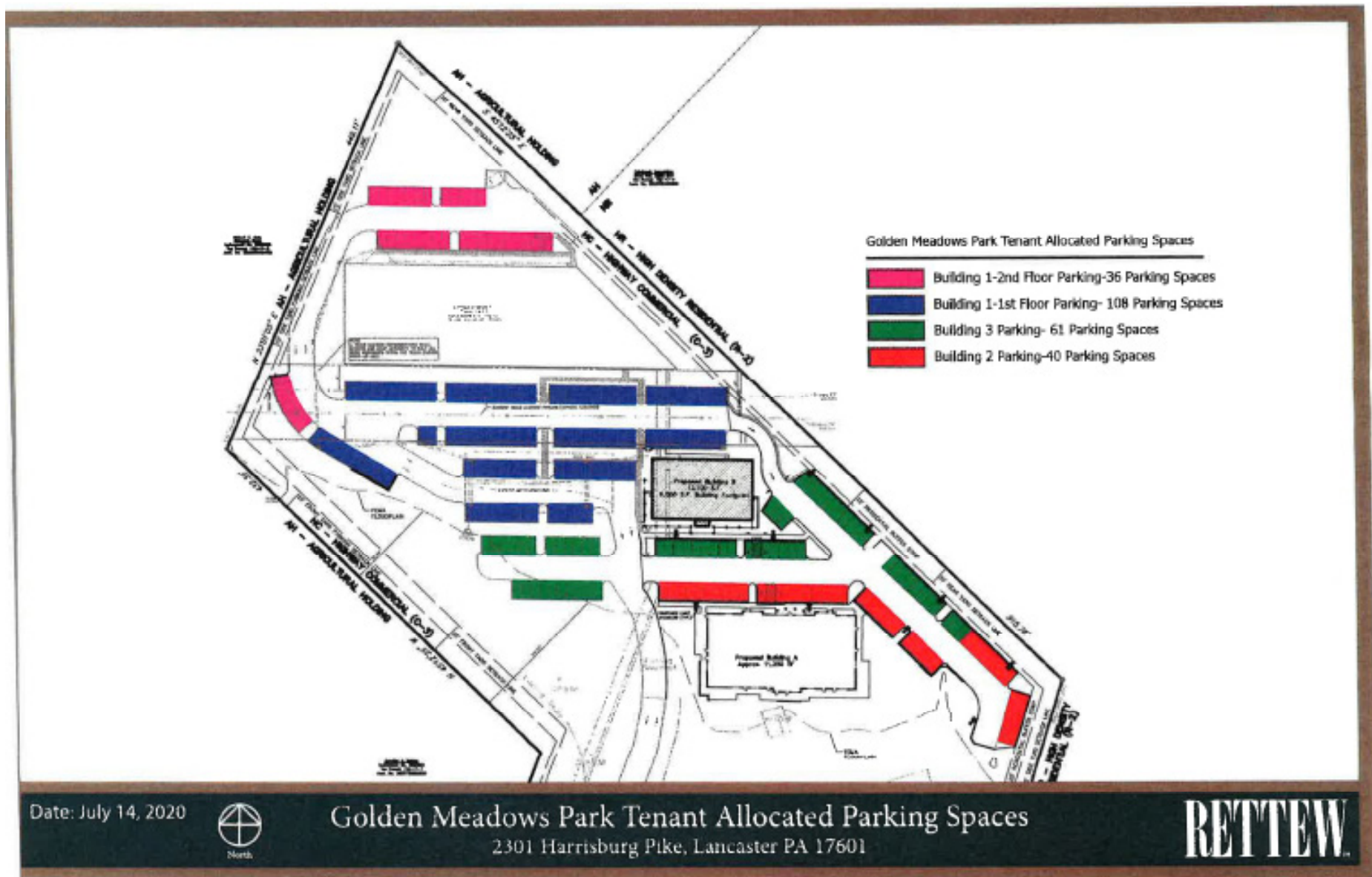
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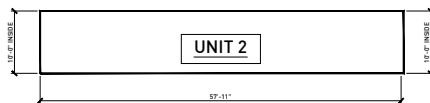
PROPERTY CONDO PLAN



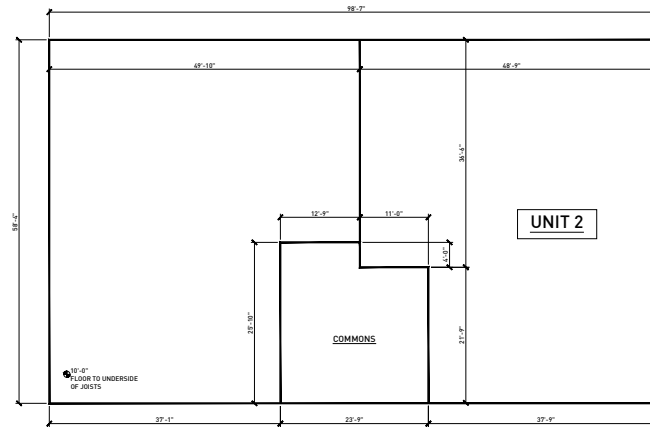
PARKING ALLOCATION



BUILDING CONDO PLAN - UNIT 2

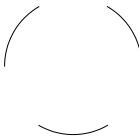


② FIRST FLOOR SECTION - UNIT 2
SCALE: $\frac{1}{4}'' = 1'-0''$



① FIRST FLOOR - UNIT 2
SCALE: $\frac{1}{4}'' = 1'-0''$

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Condo Unit for:
GOLDEN MEADOWS
2001 Manchester Pike
Lancaster, PA 17402

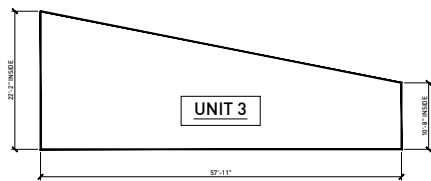
Floor Plan

REVISIONS:
DATE DESCRIPTION

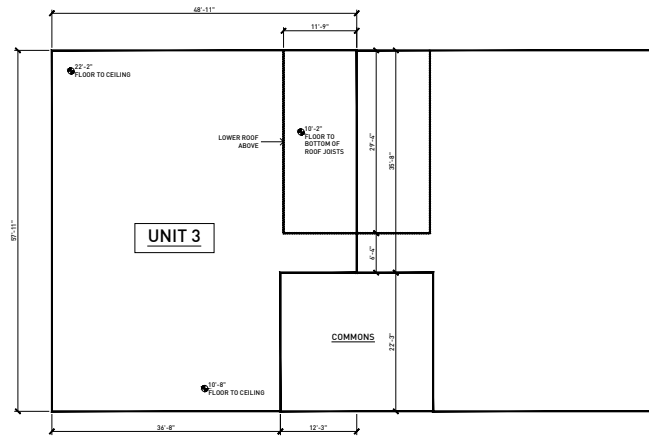
ISSUED: 03/01/2023

A102

BUILDING CONDO PLAN - UNIT 3

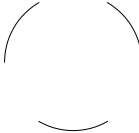


② PARTIAL SECOND FLOOR SECTION - UNIT 3
SCALE: $\frac{1}{8}"=1'-0"$



① PARTIAL SECOND FLOOR - UNIT 3
SCALE: $\frac{1}{8}"=1'-0"$

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Condo Unit for:
GOLDEN MEADOWS
2001 Haverhill Pike
Lancaster, PA 17402

Floor Plan

REVISIONS:
DATE DESCRIPTION

ISSUED: 03/01/2023

A103

48'-11"

11'-9"

22'-2" FLOOR TO CEILING

12'-2" FLOOR TO BOTTOM OF ROOF JOISTS

LOWER ROOF ABOVE

26'-8"

12'-2"

6'-2"

COMMONS

12'-3"

12'-8" FLOOR TO CEILING

36'-8"

UNIT 4

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DUE TO DISTORTION FROM REPRODUCTION PROCESSES, DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWING. ONLY DIMENSIONS AS SHOWN SHALL BE USED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE PROCEEDING WITH WORK.

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GOLDEN MEADOWS

22301 Harrisburg Pike
Lancaster PA 17602

REVISIONS:

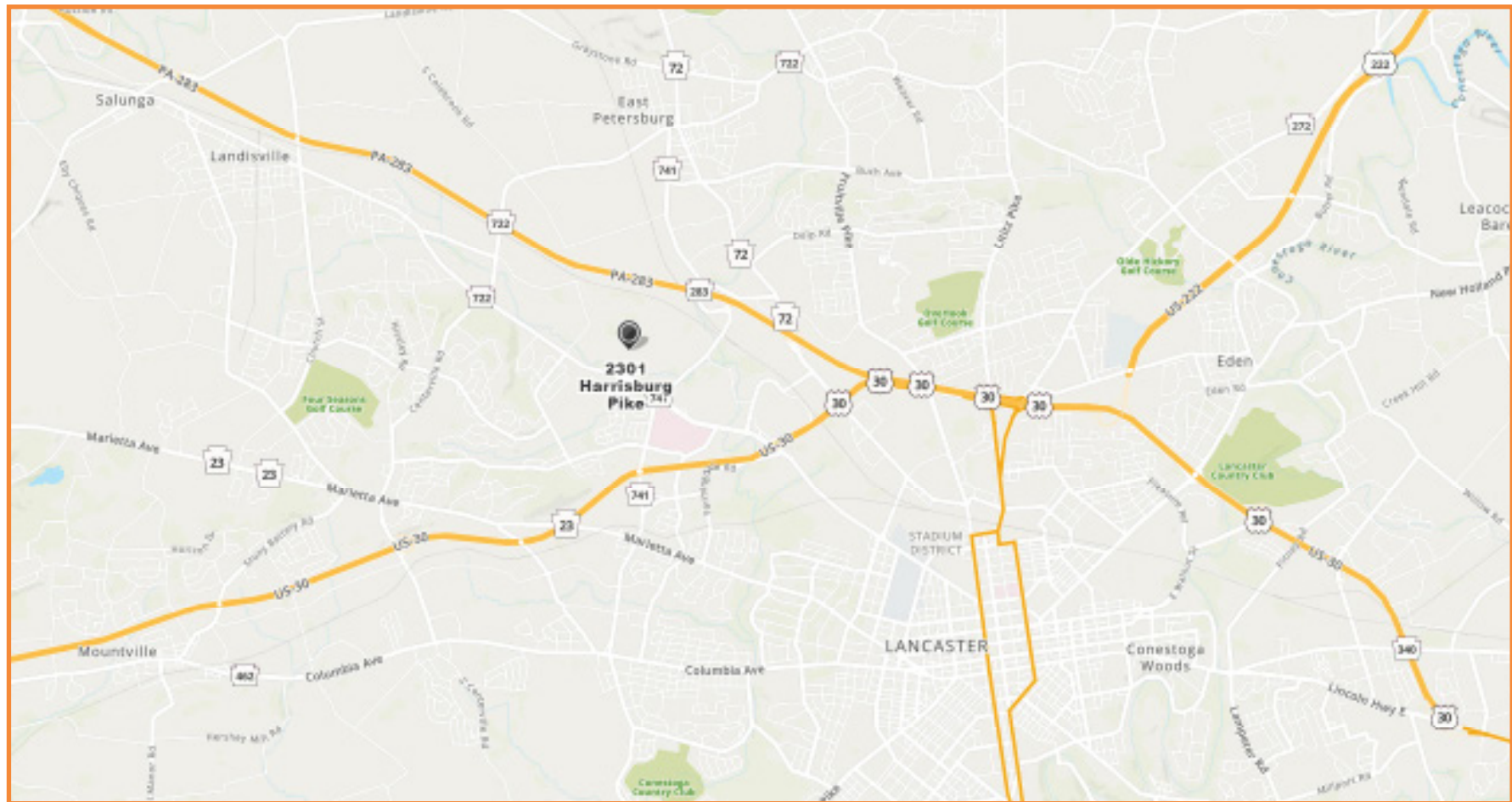
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ISSUED: 03/01/2023



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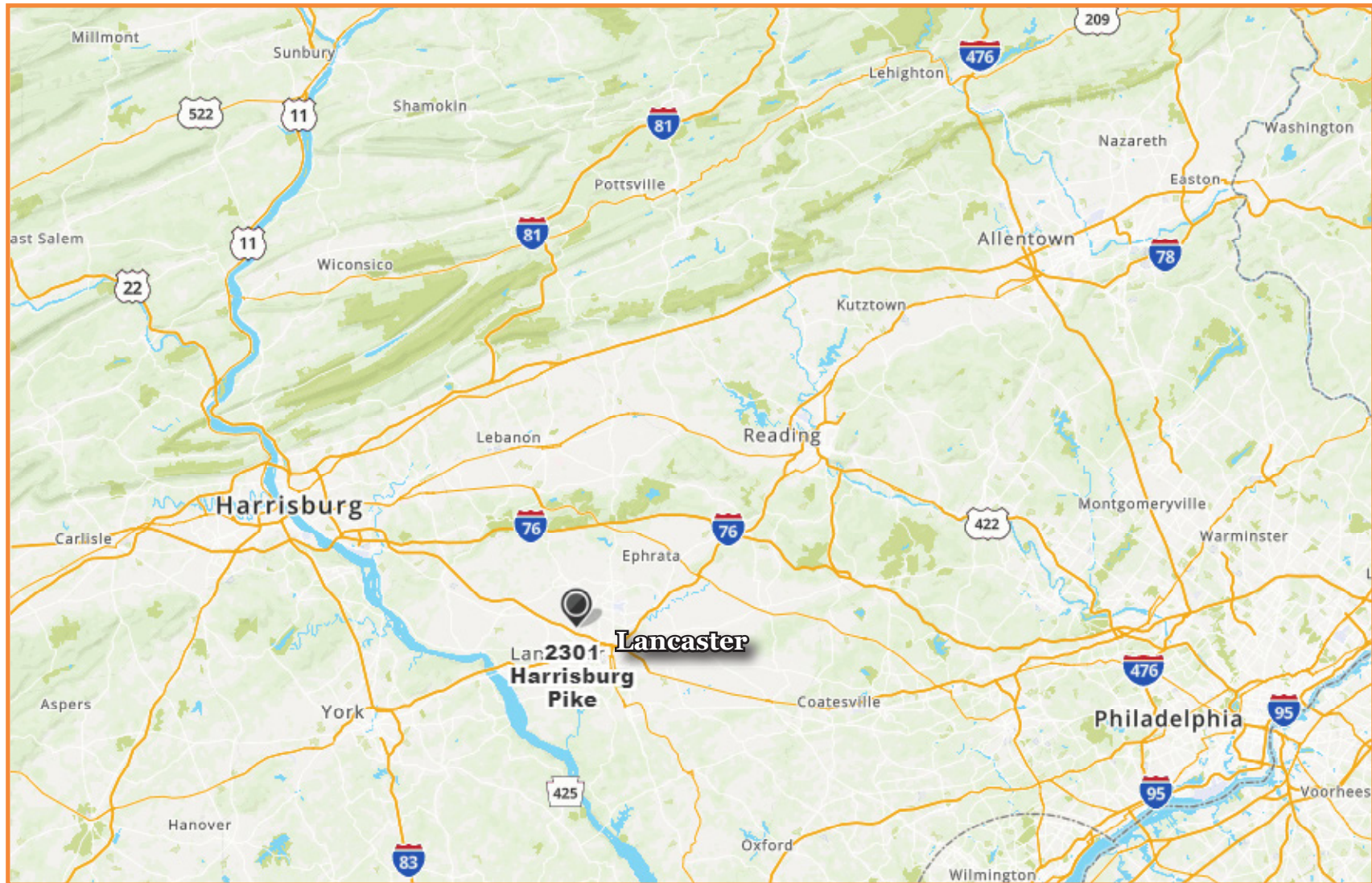
LOCAL MAP



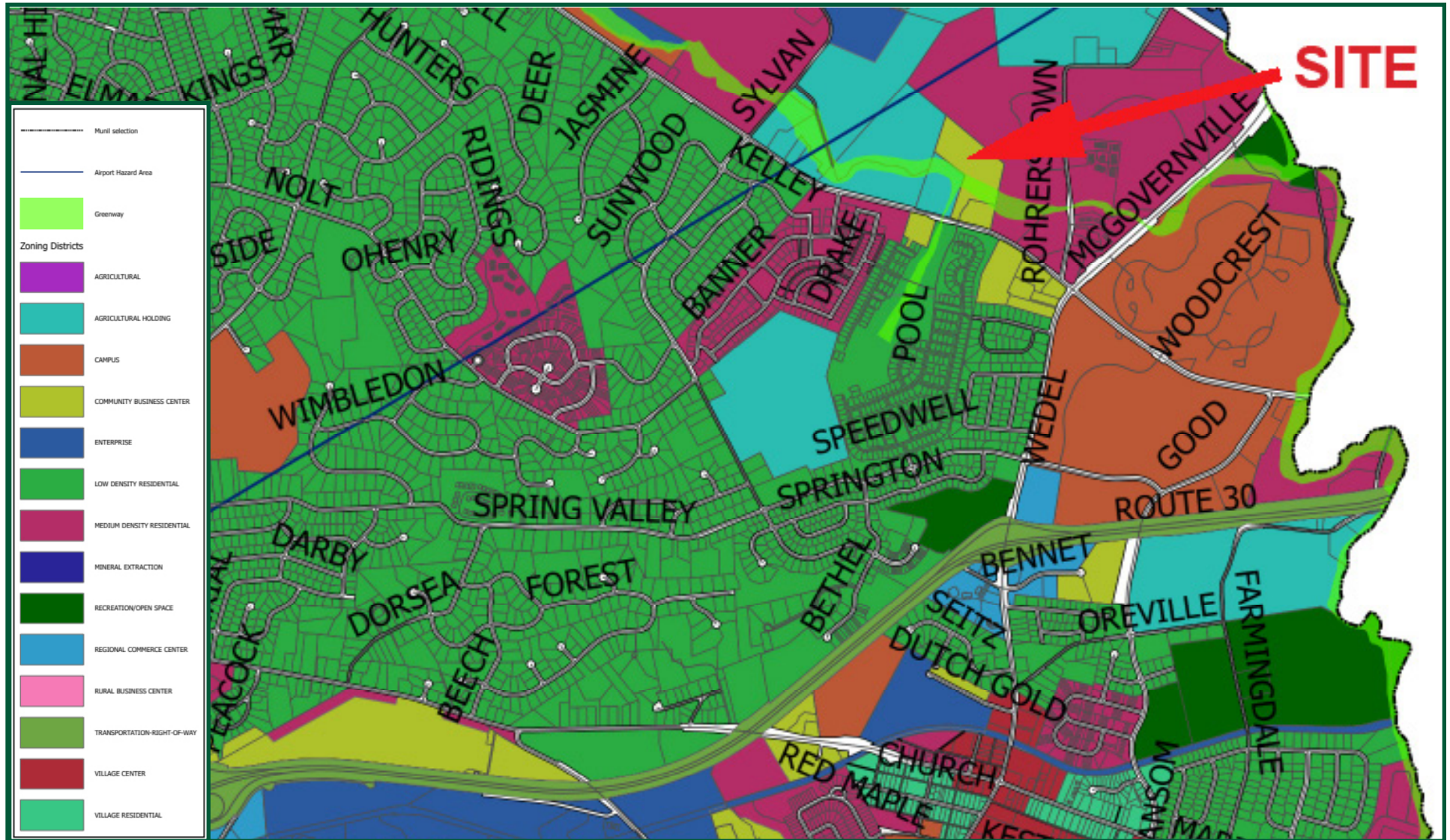
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REGIONAL MAP



ZONING MAP



ZONING

§ 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) Convenience 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.

ZONING

§ 270-3.9

§ 270-3.9

- (j) (Reserved)¹
- (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]
- (u) Car wash and detailing. [Added 5-1-2019 by Ord. No. 2019-07]
- (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.
 - (h) WF collocations and ROW WF collocations. [Added 7-15-2020 by Ord. No. 2020-03]
 - (i) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs. [Added 7-15-2020 by Ord. No. 2020-03]
- (5) Accessory uses customarily incidental to the above permitted uses.
 - (a) Alternative energy systems, accessory.
 - (b) Home-based business, impact.

1. Editor's Note: Former Subsection B(3)(g), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.

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- (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) (Reserved)²
 - (7) Place of worship, regional.
 - (8) Small cell WFs and macrocell WFs. [Added 7-15-2020 by Ord. No. 2020-03]
- 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

2. Editor's Note: Former Subsection D(6), Motor vehicle fueling station, was repealed 5-4-2019 by Ord. No. 2019-07.

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Setback	Principal	Accessory	Accessory Dwelling
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

ZONING

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8 of this chapter.

§ 270-3.9

- (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.³
- (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.

3. Editor's Note: See Ch. 222, Streets and Sidewalks.

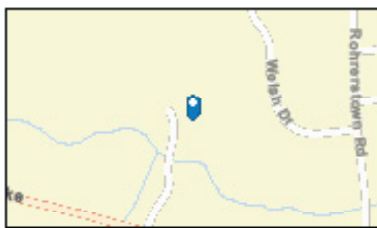
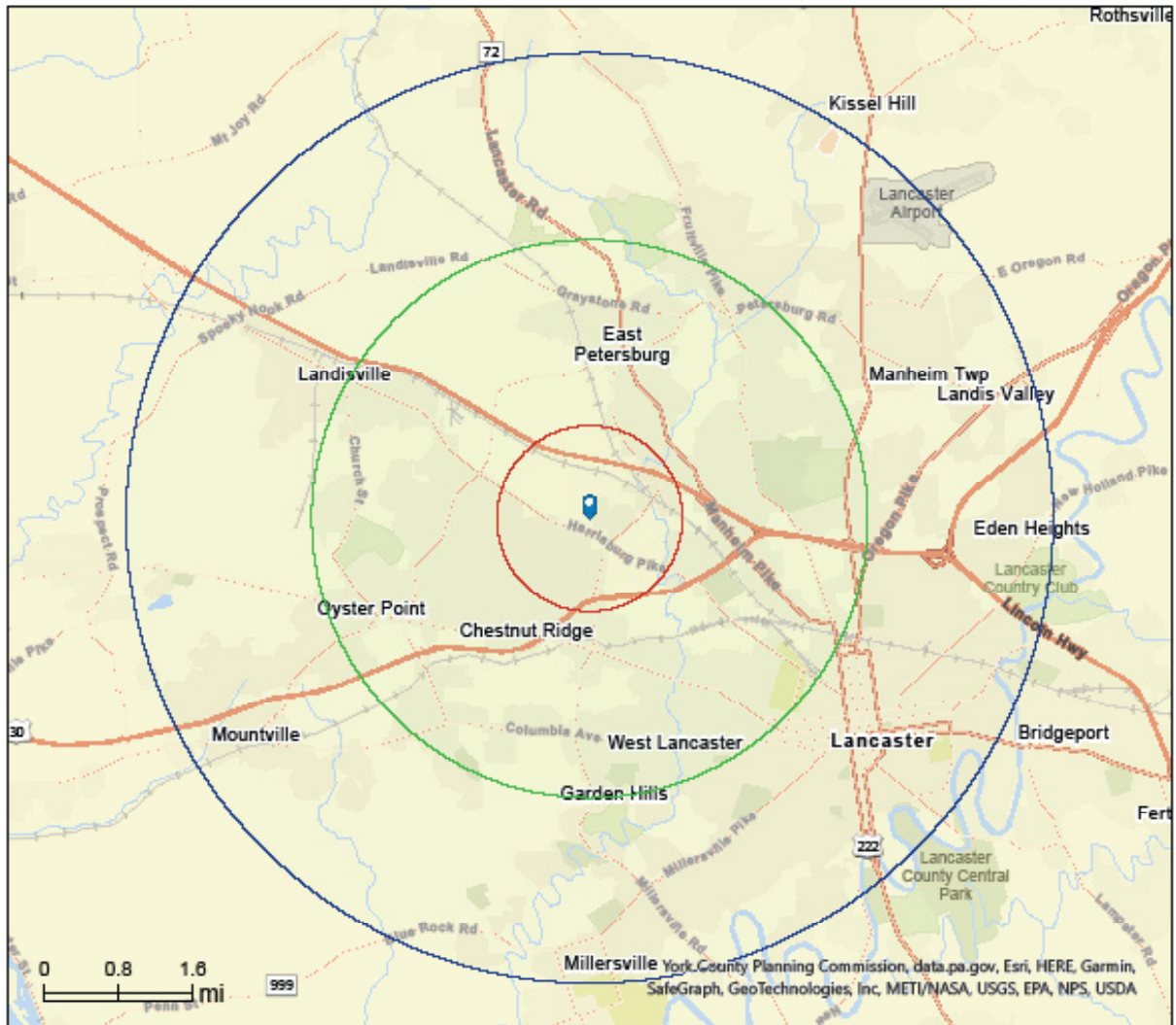
DEMOGRAPHICS MAP



Site Map

2301 Harrisburg Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.07329
Longitude: -76.36083



May 18, 2022

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DEMOGRAPHICS



Executive Summary

2301 Harrisburg Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.07929
Longitude: -76.36083

	1 mile	3 miles	5 miles
Population			
2000 Population	4,418	43,064	150,629
2010 Population	5,061	46,565	164,422
2021 Population	5,813	50,145	174,998
2026 Population	6,096	52,078	180,211
2000-2010 Annual Rate	1.37%	0.78%	0.88%
2010-2021 Annual Rate	1.24%	0.66%	0.55%
2021-2026 Annual Rate	0.90%	0.78%	0.59%
2021 Male Population	47.5%	48.1%	48.6%
2021 Female Population	52.5%	51.9%	51.4%
2021 Median Age	42.9	44.6	39.0

In the identified area, the current year population is 174,998. In 2010, the Census count in the area was 164,422. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 180,211 representing a change of 0.59% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	73.3%	81.8%	89.8%
2021 Black Alone	8.3%	4.6%	9.7%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.4%
2021 Asian Alone	6.3%	5.5%	4.3%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	8.1%	4.9%	11.5%
2021 Two or More Races	3.8%	3.0%	4.2%
2021 Hispanic Origin (Any Race)	17.9%	11.7%	24.6%

Persons of Hispanic origin represent 24.6% of the population in the identified area compared to 18.9% 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 68.4 in the identified area, compared to 68.4 for the U.S. as a whole.

Households

2021 Wealth Index	109	135	93
2000 Households	2,001	16,424	57,878
2010 Households	2,320	16,355	63,928
2021 Total Households	2,680	19,828	68,339
2026 Total Households	2,823	20,655	70,544
2000-2010 Annual Rate	1.49%	1.12%	1.00%
2010-2021 Annual Rate	1.29%	0.69%	0.59%
2021-2026 Annual Rate	1.05%	0.82%	0.64%
2021 Average Household Size	2.16	2.47	2.47

The household count in this area has changed from 63,928 in 2010 to 68,339 in the current year; a change of 0.59% annually. The five-year projection of households is 70,544, a change of 0.64% annually from the current year total. Average household size is currently 2.47, compared to 2.48 in the year 2010. The number of families in the current year is 43,110 in the specified area.

Data NetWorX 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

May 18, 2022

DEMOGRAPHICS



Executive Summary

2301 Harriberg Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.07329
Longitude: -76.36088

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	23.9%	12.9%	14.3%
Median Household Income			
2021 Median Household Income	\$51,277	\$76,883	\$62,362
2026 Median Household Income	\$54,618	\$83,140	\$67,669
2021-2026 Annual Rate	1.27%	1.08%	1.85%
Average Household Income			
2021 Average Household Income	\$85,946	\$105,546	\$85,427
2026 Average Household Income	\$94,284	\$116,391	\$94,104
2021-2026 Annual Rate	1.89%	1.98%	1.96%
Per Capita Income			
2021 Per Capita Income	\$40,399	\$42,258	\$39,344
2026 Per Capita Income	\$44,480	\$46,734	\$38,796
2021-2026 Annual Rate	1.95%	2.03%	1.99%

Households by Income

Current median household income is \$62,362 in the area, compared to \$64,790 for all U.S. households. Median household income is projected to be \$67,669 in five years, compared to \$72,832 for all U.S. households.

Current average household income is \$85,427 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$94,104 in five years, compared to \$103,679 for all U.S. households.

Current per capita income is \$39,344 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,796 in five years, compared to \$39,378 for all U.S. households.

Housing			
2021 Housing Affordability Index	83	155	136
2000 Total Housing Units	2,061	16,958	61,167
2000 Owner Occupied Housing Units	711	12,444	37,226
2000 Renter Occupied Housing Units	1,290	3,960	20,682
2000 Vacant Housing Units	80	531	3,309
2010 Total Housing Units	2,409	19,162	67,343
2010 Owner Occupied Housing Units	888	13,576	39,749
2010 Renter Occupied Housing Units	1,432	4,779	24,179
2010 Vacant Housing Units	149	807	3,415
2021 Total Housing Units	2,924	21,017	72,614
2021 Owner Occupied Housing Units	1,050	14,588	42,264
2021 Renter Occupied Housing Units	1,630	5,240	26,078
2021 Vacant Housing Units	244	1,189	4,275
2026 Total Housing Units	3,090	21,918	78,064
2026 Owner Occupied Housing Units	1,094	15,103	43,835
2026 Renter Occupied Housing Units	1,730	5,552	26,709
2026 Vacant Housing Units	267	1,263	4,540

Currently, 56.2% of the 72,614 housing units in the area are owner occupied; 35.9% are renter occupied; and 8.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 67,343 housing units in the area - 59.0% owner occupied, 35.9% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 3.41%. Median home value in the area is \$212,085, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.11% annually to \$235,404.

Data: Median 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

May 18, 2022

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