

FOR SALE / LEASE

MIXED USE

TWO UNIT INVESTMENT PROPERTY



602 St. Joseph Street
City of Lancaster, PA

Matthew M. Czaus



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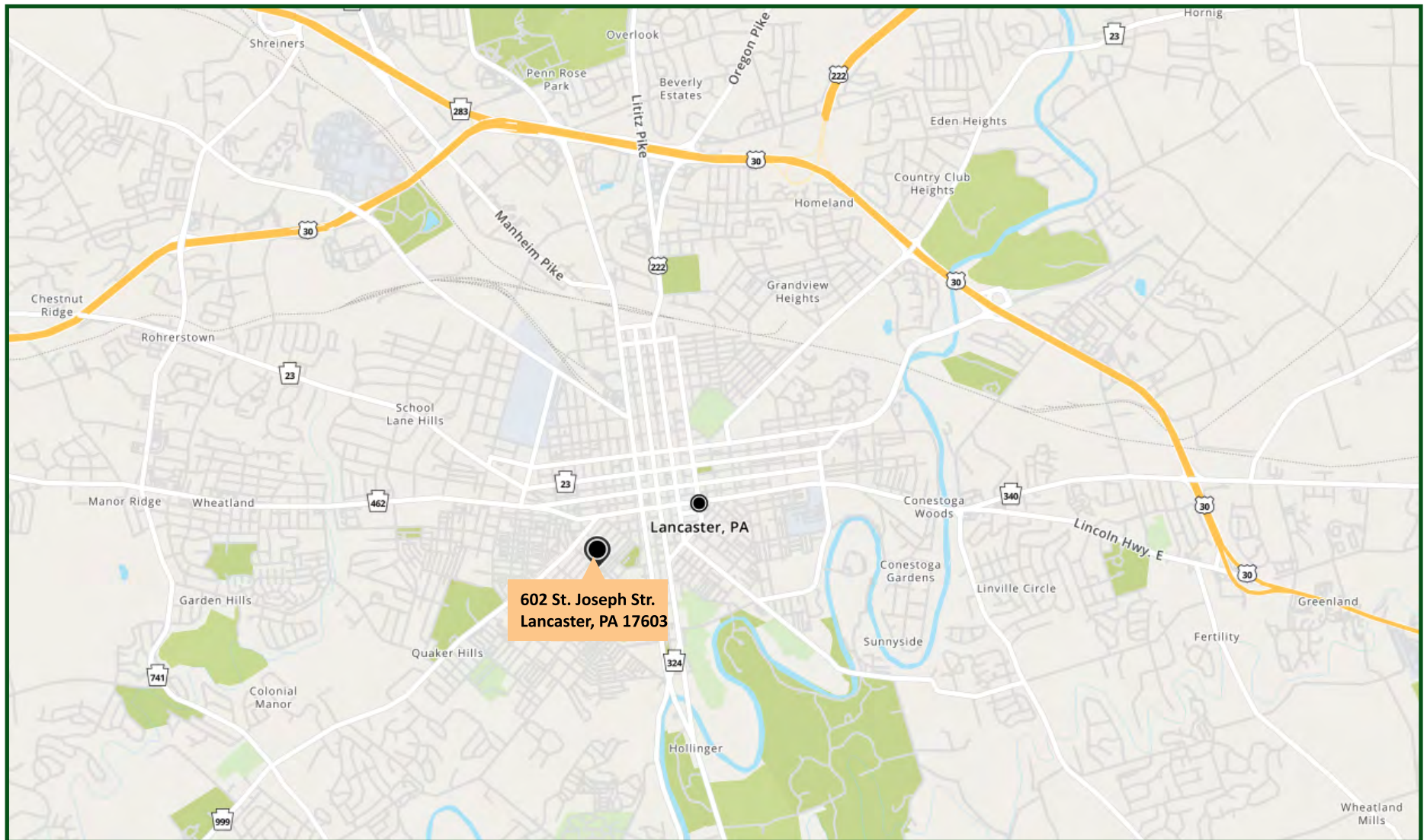
SALIENT INFORMATION

PROPERTY:	602 St. Joseph Street, Lancaster, PA 17603 City of Lancaster, Lancaster County		
SALE PRICE:	\$290,000		
LEASE PRICE:	\$1,000/month Modified Gross		
BUILDING SIZE:	$\pm$ 2,368 SF, 2-story First Floor - Retail Space Second Floor - Apartment (4 bedroom, 1 Bathroom)		
TOTAL ACRES:	$\pm$ 0.04 Acre		
ZONING:	R-3 Residential Medium Density Variety of of small neighborhood oriented or low-impact commercial retail service uses permitted by Special Exception.		
PARKING:	On Street		
HVAC:	Forced Hot Air		
Water/Sewer:	Public		
ROOF:	Combo Rubber/Shingle - Replaced 2023		
REAL ESTATE TAXES:	\$5,756 (2026)		
TAX ID:	338-92191-0-0000		
DEMOGRAPHICS:	Population	1 mile	40,562
		3 miles	109,832
		5 miles	185,871
COMMENTS:	Excellent opportunity to purchase a recently renovated property in the SoWe District of Lancaster City. With the ability to add additional value to recapture higher rents, this becomes a tremendous opportunity for any buyer. The roof and HVAC have been replaced recently. Both commercial and residential tenant rents are well below market rate. The first floor commercial unit is now vacant and available for lease. The tenant is responsible for utilities and snow removal.		

PHOTOGRAPHS



LOCATION MAP - LOCAL



TAX MAP



AERIAL PHOTOGRAPH



ZONING MAP - LANCASTER CITY



ZONING

ZONING

Commercial—Retail

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Beer or other alcoholic beverage retail store, for off-premises consumption (which may be combined with sale of other beverages and snacks)													
(a) Up to 10,000 square feet of floor area						S	S	S		S			
(b) Up to 25,000 square feet of floor area											X	X	
Building and home improvement equipment, furnishings, landscaping, and supplies													
(a) Up to 50,000 square feet of floor area							S						
(b) Without size restriction						S		X		S	X	X	X
Convenience store/mini-market — up to 7,000 square feet of floor area(2)													
(a) With gasoline sales										S	X		
(b) Without gasoline sales						S	S	S	X	X	X		
Drive-through restaurant											X		
Eating and drinking establishment, excluding drive-through restaurant(3)													
(a) Up to 1,200 square feet of floor area			S						S				
(b) Up to 3,000 square feet of floor area				S	S					S			
(c) Without size restriction						S	X	X			X		X
Farm equipment											X		X
Firearms and accessories store											X		
Fireworks sales											X		X
Fuel and ice dealer											X	X	X
Gasoline stations/service station, excluding convenience store										S	X	X	

ZONING

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Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Gourmet/specialty food store													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X			
(d) Without size restriction						S	S	S			X		
Grocery/general store, excluding gasoline/service station(2)													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X	X		
Liquor store — See “beer or other alcoholic beverage store”													
Motor vehicle, marine and aircraft accessory store													
(a) Up to 50,000 square feet of floor area							S					X	
(b) Without size restriction						S		X	X	X	X		
Motor vehicle, marine and aircraft sales, new or used													
(a) Up to 100,000 square feet of lot area												X	
(b) Without size restriction											X		
Pawn shop											S		
Pet store						S	X	X	S	S	X		
Pharmacy													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X	X			
(c) Up to 12,000 square feet of floor area						X				S			
(d) Without size restriction							X	X			X		
Retail store, other than uses listed separately and not including gasoline or auto sales													
(a) Up to 2,000 square feet of floor area			S	S					X				
(b) Up to 10,000 square feet of floor area						X				X			
(c) Up to 150,000 square feet of floor area							X	X			X		X
(d) Without size restriction							C	C			C		C

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ZONING

ZONING

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Secondhand/consignment furniture store						S		X	S	X	X		
Supermarket, over 10,000 square feet of floor area(2)						S	S	S		S	X		
Vending cart or truck(4)			S	S	S	S	X	X	X	X	X	X	X
Wholesale/retail discount warehouse store(5)											X		X

NOTES:

- (1) A special exception for commercial—retail uses permitted in the R3 and R4 Districts shall be granted only for retail uses located in corner properties or existing storefronts. A reduction in required parking for corner properties may be granted by special exception pursuant to § 300-11C, Commercial storefronts.
- (2) A special exception shall be granted or a certificate of zoning compliance shall be issued for a convenience store/mini-market or a grocery/general store only if the following conditions are met:
 - a. At least 50% of the gross floor area is devoted to food products; and
 - b. The applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
 - c. A grocery or general store shall not be open for business before 5:00 a.m. or after 11:00 p.m.
- (3) If an eating and drinking establishment will specialize in take-out sales, the applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
- (4) A special exception shall be granted or a certificate of zoning compliance shall be issued for a vending cart or truck only if the following conditions are met:
 - a. The vending cart or truck shall be used only for the sale of food products or natural products;
 - b. The vending cart or truck shall be placed in a fixed location on private property, as shown on a site plan, with the prior written permission of the property owner;
 - c. The vending cart or truck shall remain a portable vehicle capable of being moved at any time from the property;
 - d. The vending cart or truck shall comply with the design standards set forth in City Code § 291-10, Neighborhood vending cart and vending truck design standards;
 - e. The vending cart or truck shall not be placed within the public right-of-way, except that a mobile food truck, as defined by City Code Ch. 240, Art. III, Mobile Food Trucks, shall be permitted in the public right-of-way as regulated by Ch. 240, Art. III;
 - f. The vending cart or truck shall be situated in a manner that avoids blockage of the public sidewalk by customers;
 - g. Neither the vending cart or truck nor any related sign, display, or other appurtenance shall be located in any required off-street parking space on the premises;
 - h. The applicant shall provide a litter receptacle, intended for public use, on the premises near the vending cart or truck;
 - i. The cart or truck vendor shall make no loud noises, including hawking, or use sound-amplifying devices to attract attention to his/her business.
 - j. The hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. in residential zoning districts, or to such hours imposed by the Zoning Hearing Board, and from 7:00 a.m. to 1:00 a.m. in nonresidential districts;

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- k. The maximum sign area for a vending cart or truck shall be 12 square feet, which shall have no impact on the maximum sign allowance for other uses on the property;
 - l. The applicant shall receive all necessary licenses and certifications for the sale of food and natural products as required by state and local statutes and regulations;
 - m. The applicant shall maintain a current cart or truck vendor license, issued by the City of Lancaster Health Officer, at all times; and
 - n. The cart or truck shall be set back a minimum of 50 feet from the lot line of any principal residential use, which shall be increased to 100 feet if the use involves outdoor barbeque grills or generators.
- (5) A certificate of zoning compliance for a wholesale and/or discount warehouse store in the SM District shall not be issued unless evidence is presented that the following conditions have been met:
- a. The lot shall be located within 500 feet of a Route 30 Bypass access ramp;
 - b. No more than one wholesale and/or retail discount warehouse store shall be permitted on a lot nor shall a wholesale and/or retail discount warehouse store be permitted within 5,000 feet of another wholesale and/or retail discount warehouse store within the SM District;
 - c. The use shall comply with the Noise Control Ordinance, Chapter 198 of the Codified Ordinances of the City of Lancaster, as amended;
 - d. Any lighting used to illuminate any parking or loading areas or to illuminate any structures shall be so arranged as to reflect the light away from and not cause or create any glare, reflection, or illumination upon any abutting residential districts or properties and any abutting public rights-of-way;
 - e. The percent of maximum building coverage shall not exceed 50%;
 - f. Where the proposed use is on a lot abutting a residential zone within the City or neighboring municipality, the rear and side yard setbacks along the abutting property line shall be a minimum of 30 feet, and no accessory structures or paved areas shall be permitted in this setback area;
 - g. A minimum of 15% of the lot shall be landscaped with shrubs, ornamental trees and shade trees; and
 - h. Where the lot abuts or is across the street from a residential zoning district, a landscape screen shall be planted within the required yard area, provided that a twenty-five-foot sight triangle at corners and a five-foot sight triangle at driveways are maintained. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low-level and a high-level screen and shall be permanently maintained by the owner of the lot. The high-level screen shall consist of evergreen trees of not less than six feet in height at the time of planting and planted at intervals of not more than 10 feet. The low-level screen shall consist of evergreen shrubs of not less than two feet in height at the time of planting and planted at intervals of not more than five feet.

ZONING

ZONING

Commercial—Services

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(3)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair(1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				

ZONING

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Conversion up to 6,000 square feet of floor area										S				
(d) Conversion/expansion without size restriction of (c)					X	X	X	X			X	(3)		
(e) New construction without size restriction						X	X	X			X			
(f) New construction with a minimum building size of 20,000 square feet of floor area												X		
Car or truck wash														
(a) Up to 100,000 square feet of lot area										S		X		
(b) Without size restriction											X			
Catering service(2)			S	S	S	X	X	X	X	X	X	(3)		
Contractor's office														
(a) Without storage of equipment and materials(2)			S	S	X	X	X	X	X	X	X	X	X	
(b) With interior storage of equipment/materials(2)(4)				S	S	X	X	X	X	X	X	X	X	
(c) With exterior storage of equipment/materials						S					X	X	X	
Day care home														
(a) 1 to 3 children	X	X	X	X	X	X	X	X	X	X		X		
(b) 4 to 6 children(5)	X	X	X	X	X	X	X	X	X	X		X		
(c) 7 to 12 children				S	S	S	S	S	S	S		S		
Day care center	S	S	S	S	X	X	X	X	X	X	X	X	X	
Dry cleaning service														
(a) Up to 1,200 square feet(2)			X	X	X	X			X					
(b) Without size restriction						S	X	X	S	X	X		X	
Duplicating, printing, mailing, computer service(2)			X	X	X	X	X	X	X	X	X	(3)		

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Supp 38, Feb 2023

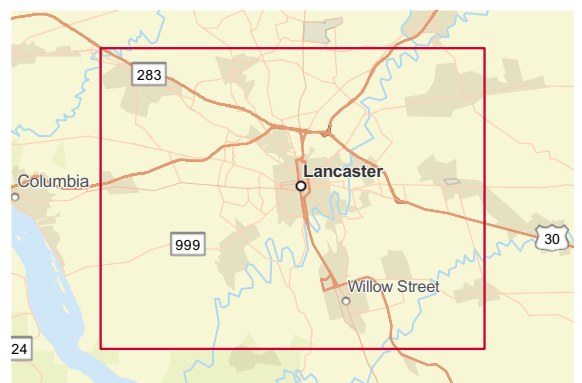
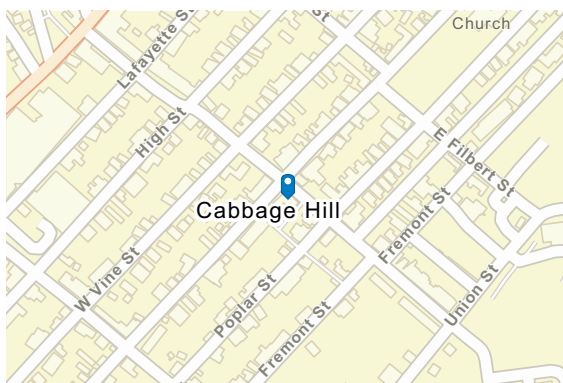
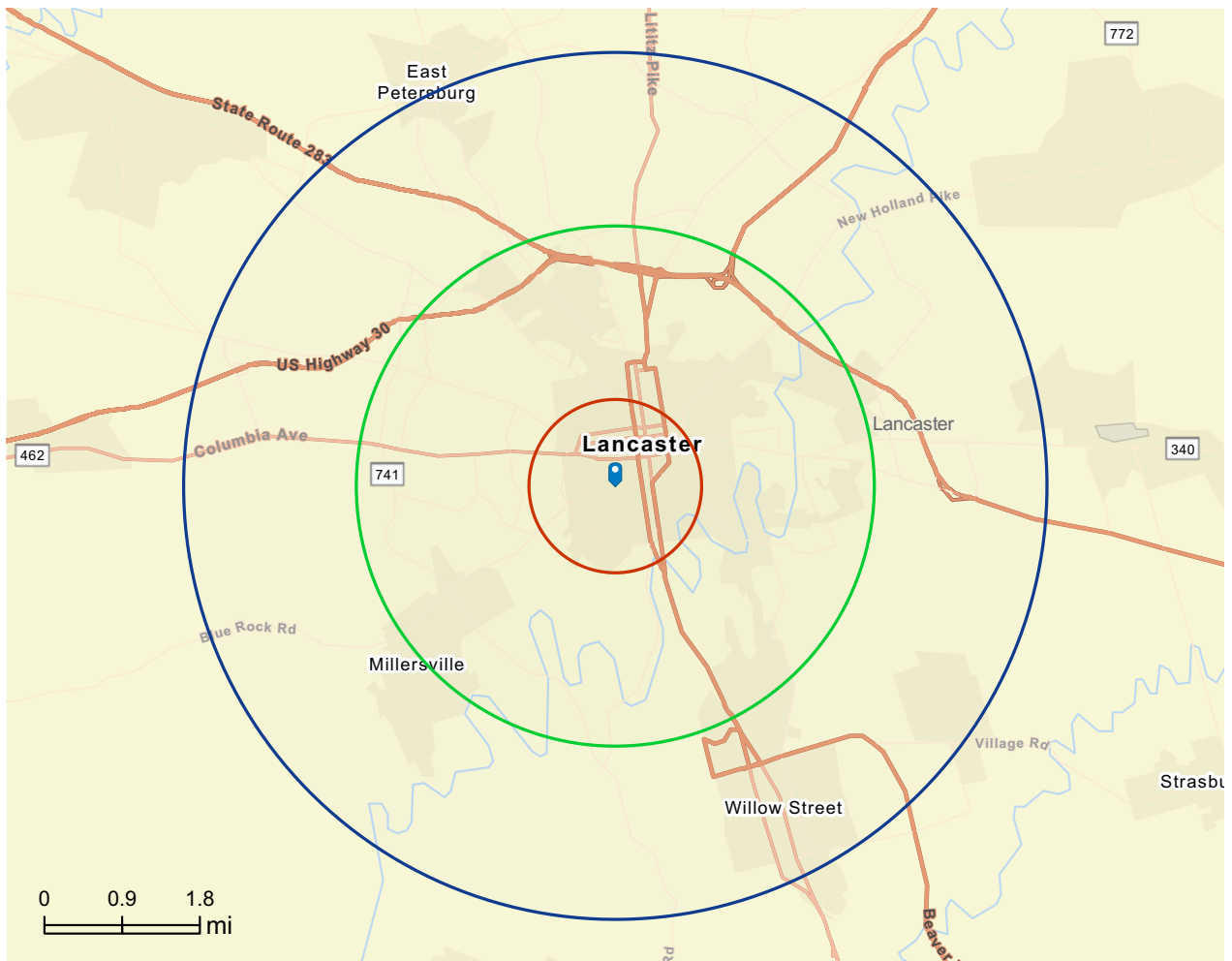
Site Map

602 Saint Joseph St, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.03283
Longitude: -76.31287



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Executive Summary

602 Saint Joseph St, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	39,949	107,438	180,592
2020 Male Population	49.1%	48.4%	48.2%
2020 Female Population	50.9%	51.6%	51.8%
2026 Population	40,562	109,832	185,871
2026 Male Population	49.7%	48.9%	48.8%
2026 Female Population	50.3%	51.1%	51.2%
2031 Population	41,156	112,102	190,159
2031 Male Population	49.5%	48.8%	48.6%
2031 Female Population	50.5%	51.3%	51.4%
2010-2020 Annual Rate	-0.15%	0.39%	0.68%
2020-2026 Annual Rate	0.24%	0.35%	0.46%
2026-2031 Annual Rate	0.29%	0.41%	0.46%

In the identified area, the current year population is **185,871**. In 2020, the Census count in the area was **180,592**. The rate of change since 2020 was **0.46%** annually. The five-year projection for the population in the area is **190,159** representing a change of **0.46%** annually from 2026 to 2031. Currently, the population is **48.8%** male and **51.2%** female.

Median Age

2026 Median Age	34.8	37.6	39.2
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The median age in this area is **39.2**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	42.9%	54.6%	63.8%
2026 Black Alone	16.5%	12.1%	9.3%
2026 American Indian Alone	0.7%	0.6%	0.4%
2026 Asian Alone	3.4%	4.9%	5.2%
2026 Pacific Islander Alone	0.1%	0.1%	0.0%
2026 Some Other Race Alone	21.7%	15.3%	11.0%
2026 Two or More Races	14.8%	12.5%	10.3%
2026 Hispanic Origin	42.3%	31.3%	23.1%
2026 Diversity Index	85.6	79.8	71.6

Persons of Hispanic origin represent **23.1%** of the population in the identified area compared to **19.9%** 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 **71.6** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 602 Saint Joseph St, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index		70	87
2010 Total Households	15,900	40,264	65,528
2020 Total Households	16,193	41,591	70,248
2026 Total Households	16,602	42,716	72,827
2031 Total Households	17,239	43,948	75,174
2010-2020 Annual Rate	0.18%	0.32%	0.70%
2020-2026 Annual Rate	0.40%	0.43%	0.58%
2026-2031 Annual Rate	0.76%	0.57%	0.64%
2026 Average Household Size	2.37	2.43	2.44

The household count in this area has changed from **70,248** in 2020 to **72,827** in the current year, a change of **0.58%** annually. The five-year projection of households is **75,174**, a change of **0.64%** annually from the current year total. Average household size is currently **2.44**, compared to **2.46** in the year 2020. The number of families in the current year is **44,917** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	19.5%	21.2%	22.9%
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Median Household Income

2026 Median Household Income	\$66,003	\$77,818	\$84,335
2031 Median Household Income	\$73,642	\$85,383	\$93,531
2026-2031 Annual Rate	2.21%	1.87%	2.09%

Average Household Income

2026 Average Household Income	\$82,734	\$98,423	\$110,631
2031 Average Household Income	\$92,899	\$109,304	\$122,574
2026-2031 Annual Rate	2.34%	2.12%	2.07%

Per Capita Income

2026 Per Capita Income	\$33,118	\$38,642	\$43,831
2031 Per Capita Income	\$37,195	\$43,186	\$48,931
2026-2031 Annual Rate	2.35%	2.25%	2.23%

Income Equality

2026 Gini Index	41.3	41.3	42.1
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 602 Saint Joseph St, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **\$94,533** in the area, compared to **\$69,673** for all U.S. households. Median household income is projected to be **\$93,531** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$110,631** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$122,574** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$43,831** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$48,931** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	114	105	97
2010 Total Housing Units	17,136	42,775	69,226
2010 Owner Occupied	6,535	21,748	38,975
2010 Renter Occupied	9,365	18,516	26,553
2010 Vacant	1,236	2,511	3,698
2020 Housing Units	17,465	44,120	74,397
2020 Owner Occupied	6,396	21,938	40,391
2020 Renter Occupied	9,797	19,653	29,857
2020 Vacant	1,268	2,501	4,134
2026 Housing Units	18,080	45,664	77,331
2026 Owner Occupied	6,720	22,891	42,723
2026 Renter Occupied	9,882	19,825	30,104
2026 Vacant	1,478	2,948	4,504
2031 Total Housing Units	18,647	46,678	79,566
2031 Owner Occupied	6,823	23,151	43,471
2031 Renter Occupied	10,416	20,797	31,703
2031 Vacant	1,408	2,730	4,392

Socioeconomic Status

2026 Socioeconomic Status Index	39.6	44.0	48.4
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Currently, **37.2%** of the **77,331** housing units in the area are owner occupied; **54.7%** renter occupied; and **8.2%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **74,397** housing units in the area and **1,268** vacant housing units. The annual rate of change in housing units since 2020 is **0.62%**. Median home value in the area is **\$328,008**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.84%** annually to **\$276,498**.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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