

FOR LEASE

+/- 1,119 SF RETAIL SPACE



**132 Locust Street, Unit 101
Columbia, PA 17512**

Dan Berger, Jr., CCIM, SIOR



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SALIENT INFORMATION

PROPERTY:	132 Locust Street, Unit 101, Columbia, PA 17512 Columbia Borough, Lancaster County
LEASE PRICE:	\$1,600 / Month plus Electric
SPACE AVAILABLE:	1,119 SF
PARKING:	On-Street
WATER & SEWER:	Public
ZONING:	Downtown Commercial
COMMENTS:	Open retail space within the Riverview Terrace Apartment building in downtown Columbia. Conveniently located near the Columbia Crossings River Trail and other retailers.



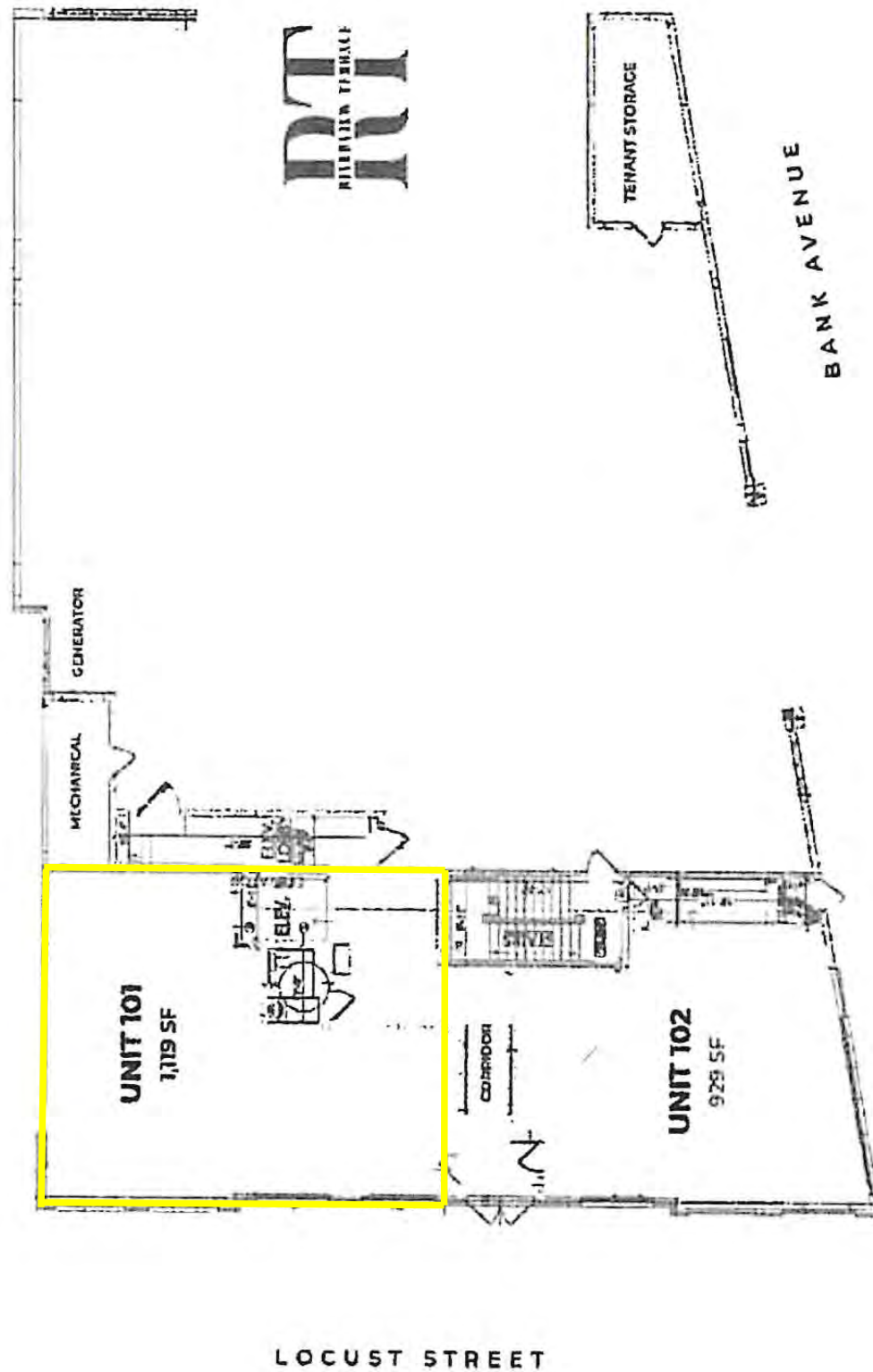
PHOTOGRAPHS



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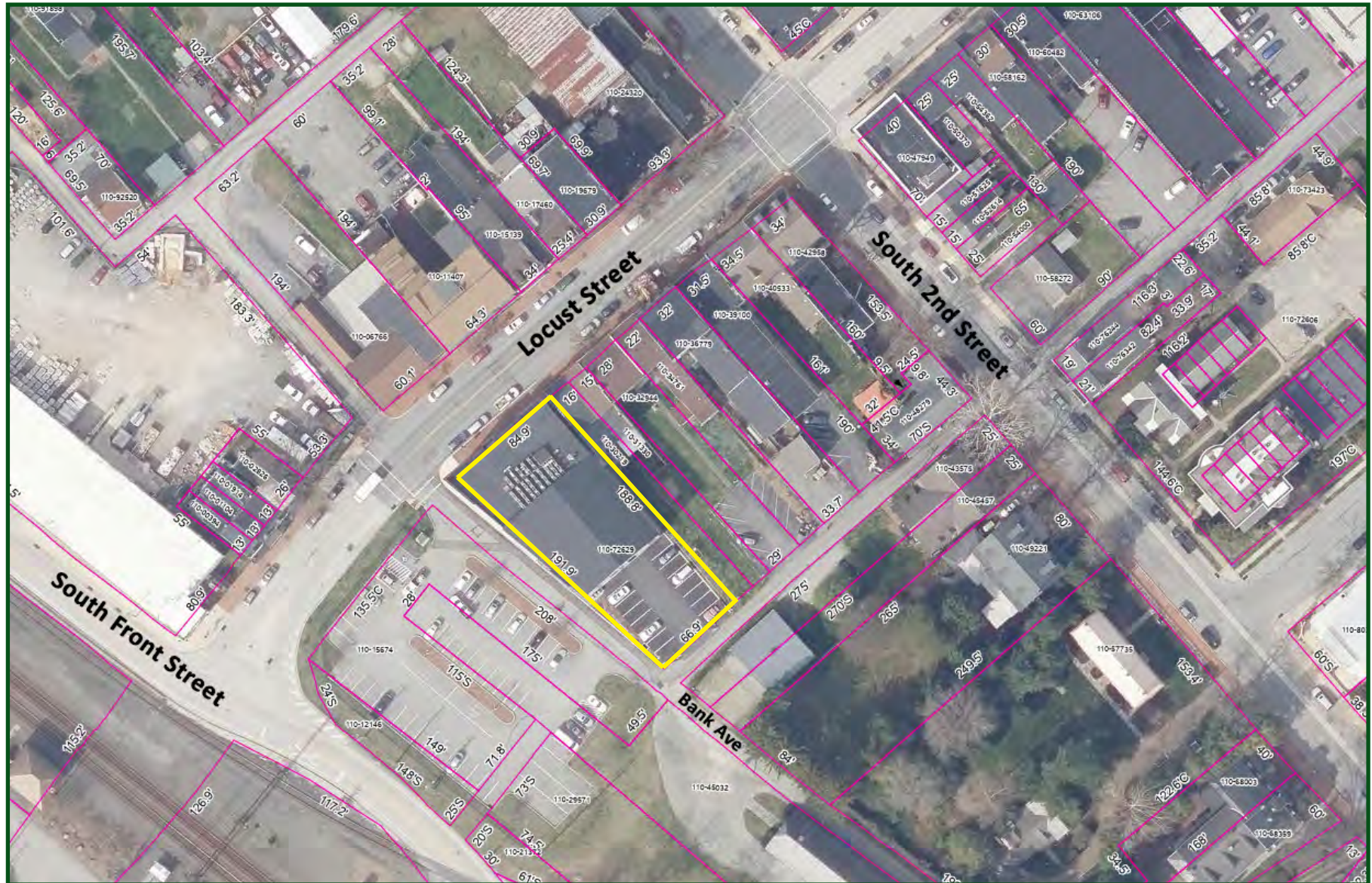
FLOOR PLAN



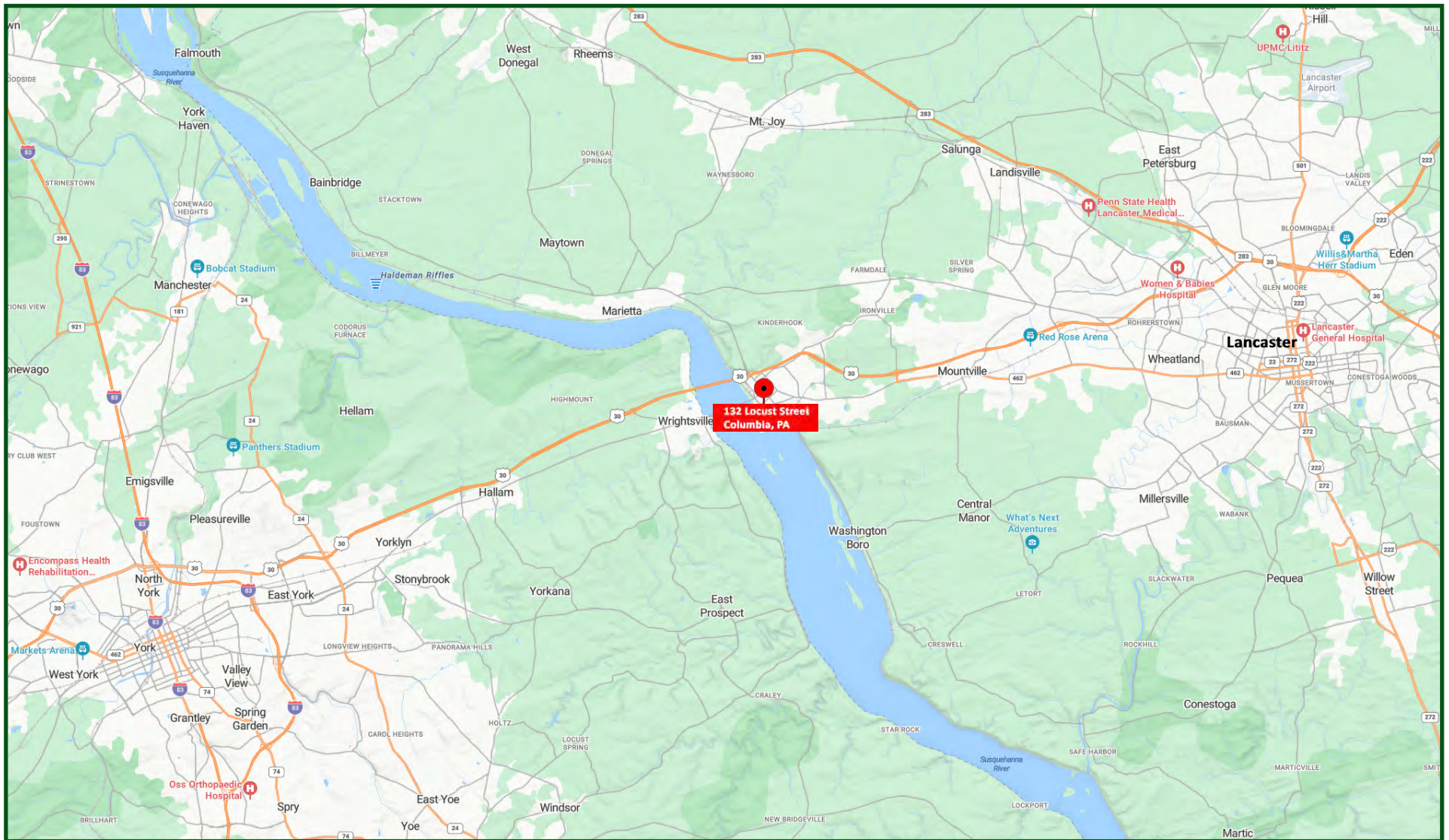
FLOOR PLAN



AERIAL TAX MAP



LOCATION MAP



ZONING

ZONING

220 Attachment 2

Borough of Columbia

Table of Permitted Uses by District

Primarily Nonresidential Districts

[Amended 4-14-2003 by Ord. No. 718; 5-12-2008 by Ord. No. 790;
3-23-2010 by Ord. No. 805; 3-14-2011 by Ord. No. 813; 6-25-2019 by Ord. No. 912]

KEY:

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

S. 220-30 = See additional requirements in § 220-30

S. 220-31 = See additional requirements in § 220-31

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC ¹	MDRB	LB	CR	HC	RC	LI & GI
Residential Uses								
Single-family detached dwelling (Manufactured/mobile home shall meet the additional requirements of § 220-30, but shall not be permitted within the historic district)	P	P	P	N	N	N	P	N
Twin dwelling, side-by-side, with each dwelling unit on its own lot	P	P	P	N	N	N	N	N
Rowhouse/townhouse (S. 220-30)	P	P	P	N	N	N	N	N
Apartments (S. 220-30), which may include conversion of an existing building into an additional number of dwelling units (S. 220-30)	N	P ² in DC N in NC	N	N	N	N	N	
Boarding or rooming house (S. 220-30)	N	N	N	N	N	SE	N	N
Retirement community (S. 220-30)	SE	N	N	N	P	N	N	N
Group home within a lawful existing dwelling unit (S.220-30), not including a treatment center	P	P	P	N	N	N	N	N
Short-term rental	N	N	P	N	N	N	N	N
Commercial Uses								
Adult use (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
After hours club (Note: This use is generally prohibited by State Act 219 of 1990)	N	N	N	N	N	N	N	N
Airport	N	N	N	P	N	N	N	N
Auto repair garage or service station (S. 220-30)	N	N	N	N	N	P	N	N

ZONING

COLUMBIA CODE

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC ¹	MDRB	LB	CR	HC	RC	LI & GI
Auto, boat or mobile/manufactured								
Home sales (S. 220-30)	N	N	N	N	N	P	N	N
Bakery	N	P	N	P	N	P	P	P
Bed-and-breakfast inn (S. 220-30)	N	P	P	P	P	P	P	P
Beverage distributor, which may include retail and/or wholesale sales	N	P	N	P	N	P	N	P
Boat marina, boat storage and								
Boat repair	N	N	N	N	N	P	N	P
Campground (S. 220-30)	N	N	N	SE	SE	SE	N	N
Car wash (S. 220-30)	N	N	N	SE	N	P	N	P
Communications antennas mounted on an existing public utility transmission tower, building or other structure, and communications equipment buildings	P	SE in DC P in NC	P	P	P	P	P	N
Communications towers, subject to the standards for communications towers set forth at Article IV, § 220-30A(13), and communications equipment buildings	N	N	N	N	SE	N	N	SE
Conference center	N	P	N	P	P	P	P	P
Construction company or tradesperson's headquarters (see also as home occupation)	N	P ²	N	P	N	P	SE ³	P
Crafts or artisan's studio (see also as home occupation in § 220-31)	SE	P	P	P	P	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	N	P	P	P	P	P	P	P
Exercise club	N	P	N	P	P	P	P	P
Financial institution (S. 220-30), provided any drive-through service shall need special exception approval	N	P	N	P	P	P	P	P
Flea market auction house	N	SE	N	N	N	P	P	P
Funeral home (S. 220-30)	N	SE	SE	P	P	P	P	P
Golf course	SE	N	N	P	P	P	P	P
Greenhouse or garden center	N	P	N	P	P	P	P	P
Kennel (S. 220-30)	N	N	N	SE	SE	SE	N	SE
Laundromat	N	P	N	N	N	P	P	P
Laundry, commercial or industrial	N	N	N	P	P	P	N	P
Lumber yard	N	N	N	P	P	P	N	P
Motel or hotel (S. 220-30)	N	P	N	P	P	P	P	P
Office	P	P	P	P	P	P	P	P

ZONING

ZONING

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC ¹	MDRB	LB	CR	HC	RC	LI & GI
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair and closely similar uses) (see also home occupation)	N	P	P	P	P	P	P	P
Picnic grove, private	N	N	N	P	P	P	P	P
Recreation, indoor (other than publicly-owned recreation) (S. 220-30) (includes bowling alley, roller or ice skating, batting practice and closely similar uses)	N	P	N	P	P	P	P	P
Recreation, outdoor (other than publicly-owned recreation (including miniature golf course, golf driving range, amusement park, boating, fishing, and closely similar uses)	N	N	N	P	P	P	P	P
Repair service, household appliance	N	P	P	P	P	P	P	P
Restaurant with drive-through service (S. 220-30)	N	N	N	N	N	P	N	N
Restaurant, without drive-through service	N	P	SE	P	P	P	P	P
Retail store (not including uses listed individually in this table)	N	P ⁴	SE ⁴	P ⁵	SE	P	P ⁴	N
Target range (S. 220-30)	N	N	N	N	SE	N	N	N
Tavern which may include a state-licensed microbrewery	N	P in DC N in NC	N	SE	SE	P	P	N
Theater, indoor, other than an adult use	N	P	N	P	P	P	P	P
Trade/hobby school	P	P	N	P	P	P	P	P
Veterinarian office (S. 220-30)	N	P	N	P	P	P	P	P
Wholesale sales: see under industrial uses								
Industrial Uses								
Asphalt plant	N	N	N	N	N	N	N	N in LI SE In GI
Building supplies and building materials, wholesale sales of	N	N	N	N	P	P	N	P
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	N	N	N	P
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	P	N	N	N	P
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	N	P	N	N	N	P

ZONING

COLUMBIA CODE

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC ¹	MDRB	LB	CR	HC	RC	LI & GI
Junk: outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N	N	N
Junk yard (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, routine propane sales as accessory to a retail sales use, pre-packaged sales, or fuel tanks for company vehicles	N	N	N	N	N	SE ⁶	N	N in LI SE in GI
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:								
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	SE	N	P	N	N	N	P
Cement, gypsum, concrete or plaster products	N	N	N	N	N	N	N	P
Ceramics products (other than crafts studio)	N	N	N	P	N	N	N	P
Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N	N	N	N	N in LI SE in GI
Chemical products that are not highly hazardous or toxic	N	N	N	N	N	N	N	SE
Electrical and electronic machines, supplies and equipment	N	N	N	P	N	N	N	P
Fabricated metal products (ammunition or explosives)	N	N	N	SE	N	N	N	P
Food and beverage products, at an industrial scale as opposed to a clearly retail scale (not including uses listed individually in this table)	N	N	N	P	N	SE	N	P
Furniture and wood products (not including raw paper pulp)	N	N	N	P	N	P	N	P
Glass and glass products (other than crafts studio)	N	N	N	P	N	N	N	P
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N	N	N	N	N
Jewelry and optical goods	N	N	N	P	N	N	N	P
Large solar energy production facilities	N	N	N	N	N	N	N	SE

ZONING

ZONING

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC ¹	MDRB	LB	CR	HC	RC	LI & GI
Leather, clay and pottery products (other than crafts studio)	N	N	N	P	N	N	N	P
Manufactured or modular housing	N	N	N	N	N	N	N	P
Metal products, primary	N	N	N	N	N	N	N	SE in LI P in GI
Microelectronic components	N	N	N	P	N	N	N	P
Paper and cardboard products (not including manufacture of raw paper pulp)	N	N	N	P	N	N	N	P
Paper: raw pulp	N	N	N	N	N	N	N	N in LI SE in GI
Paving or roofing materials, other than bulk manufacture of asphalt	N	N	N	N	N	N	N	P
Pharmaceuticals	N	N	N	P	P	N	N	P
Plastics, polymers, resins or vinyl	N	N	N	N	N	N	N	P
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P	N	N	N	P
Rubber, natural or synthetic	N	N	N	N	N	N	N	P
Scientific, electronic and other precision instruments	N	N	N	P	N	N	N	P
Soaps, detergents, paints, varnishes or enamels	N	N	N	N	N	N	N	P
Transportation equipment	N	N	N	N	N	N	N	P
Mineral extraction (S. 220-30) and related processing, stockpiling and storage	N	N	N	N	N	N	N	N In LI SE in GI
Packaging	N	N	N	P	N	N	N	P
Package delivery services distribution center	N	N	N	N	N	N	N	P
Photo processing, bulk	N	N	N	P	N	N	N	P
Printing or bookbinding	N	N	N	P	N	N	N	P
Recycling collection center (S. 220-30)	N	N	N	SE	SE	SE	N	SE
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	N	N	N	N	N	SE
Research and development, engineering or testing facility or laboratory	N	N	N	P	N	N	N	P
Sawmill/planning mill	N	N	N	N	N	N	N	P
Self-storage development (S. 220-30)	N	N	N	N	N	SE	N	P
Slaughterhouse or stockyard	N	N	N	N	N	N	N	N in LI SE in GI

ZONING

COLUMBIA CODE

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC ¹	MDRB	LB	CR	HC	RC	LI & GI
Solid waste landfill (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
Solid waste transfer facility or waste to energy facility (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
Trucking company terminal (S. 220-30)	N	N	N	N	N	N	N	SE
Warehousing (S.220-30)	N	N	N	N	N	N	N	P
Welding	N	N	N	N	N	N	N	P
Wholesale sales	N	N	N	P	N	SE	N	P
Wind energy production facilities	N	N	N	N	N	N	N	SE
Institutional Uses								
Cemetery without crematorium	P	N	N	N	N	N	N	N
Crematorium	N	N	N	N	N	N	N	N in LI SE in GI
College or university: educational and support buildings	P	P	N	P	P	P	P	P
Community center or library	P	P	P	P	P	P	P	P
Cultural center or museum	P	P	P	P	P	P	P	P
Day-care center, adult (S. 220-30)	P	P	P	P	P	P	P	P
Day-care center, child (S. 220-30) (see also as an accessory use)	P	P	P	P	P	P	P	P
Hospital (S. 220-30)	P	P	N	P	P	P	P	P
Membership club, other than an after hours club or tavern	N	P	N	P	P	P	P	P
Nursing home or personal care	P	P	SE	P	P	P	P	P
Home (S. 220-30)								
Place of worship (S. 220-30)	P	SE	P	P	P	P	P	P
Retirement community: see under "residential"								
School, public or private, primary or secondary (S.220-30)	P	P	P	P	P	P	P	N
Treatment center (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
Public/Semipublic Uses								
Borough-owned uses	P	P	P	P	P	P	P	P
Government facility, other than uses separately in § 220-25	SE	SE	SE	SE	SE	SE	SE	P
Emergency services station, which may include a supporting social club building or facility	P	SE	N	P	P	P	SE	P
Publicly owned recreation	P	P	P	P	P	P	P	P

ZONING

ZONING

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC ¹	MDRB	LB	CR	HC	RC	LI & GI
Public utility facility (see also § 220-14)	SE	SE	N	SE	SE	SE	SE	P
Swimming pool, nonhousehold (S. 220-30)	P	N	N	P	P	P	P	P
U.S. Postal Service facility, which may include a leased facility	N	P	N	P	P	P	P	P
Accessory Uses								
See list of additional permitted uses in § 220-25C, such as “residential accessory structure or use”								
See additional requirements in § 220-31 for specific accessory uses.								
Day-care center accessory to a lawful place of worship	P	P	P	P	P	P	P	P
Day-care, child (S. 220-31):								
Group day-care home	P	P	P	P	P	P	P	P
Family day-care home	P	P	P	P	P	P	P	P
Home occupation, general (S. 220-31)	SE	P	P	P	P	P	P	P
Home occupation, light (S. 220-31)	P	P	P	P	P	P	P	P
Telephones (outdoor pay) or vending machines: see § 220-31								
Miscellaneous Uses								
Parking lot as the principal use of a lot	N	P	N	N	N	P	SE	P
Raising of livestock (S. 220-30)	N	N	N	SE	SE	N	N	N
Crop farming	P	N	N	P	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter, especially including the environmental protection requirements of Article V	N	N	N	N	N	N	N	N

NOTES:

- ¹ See § 220-28 for additional requirements within the NC District.
- ² Provided that a permitted principal commercial use occupies the first floor of the structure.
- ³ Provided no outdoor storage of materials or equipment is visible from a public street or alley. Any parking of contractor's business trucks or equipment shall be off-street.
- ⁴ Limited to indoor sales and display, except for clearly accessory and customary activities, such as sidewalk sales. any parking of delivery trucks in the dc district shall be off-street.
- ⁵ Within the LB District, no retail establishment shall exceed a total floor area of 100,000 square feet.
- ⁶ Limited to storage of less than 10,000 gallons on a lot, and provided such storage is set back a minimum of 100 feet from any lot line of a dwelling.

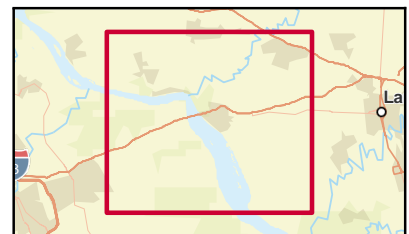
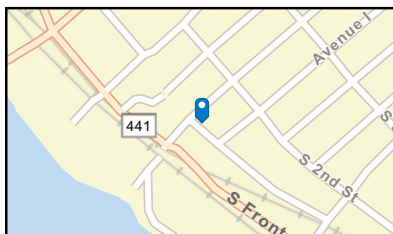
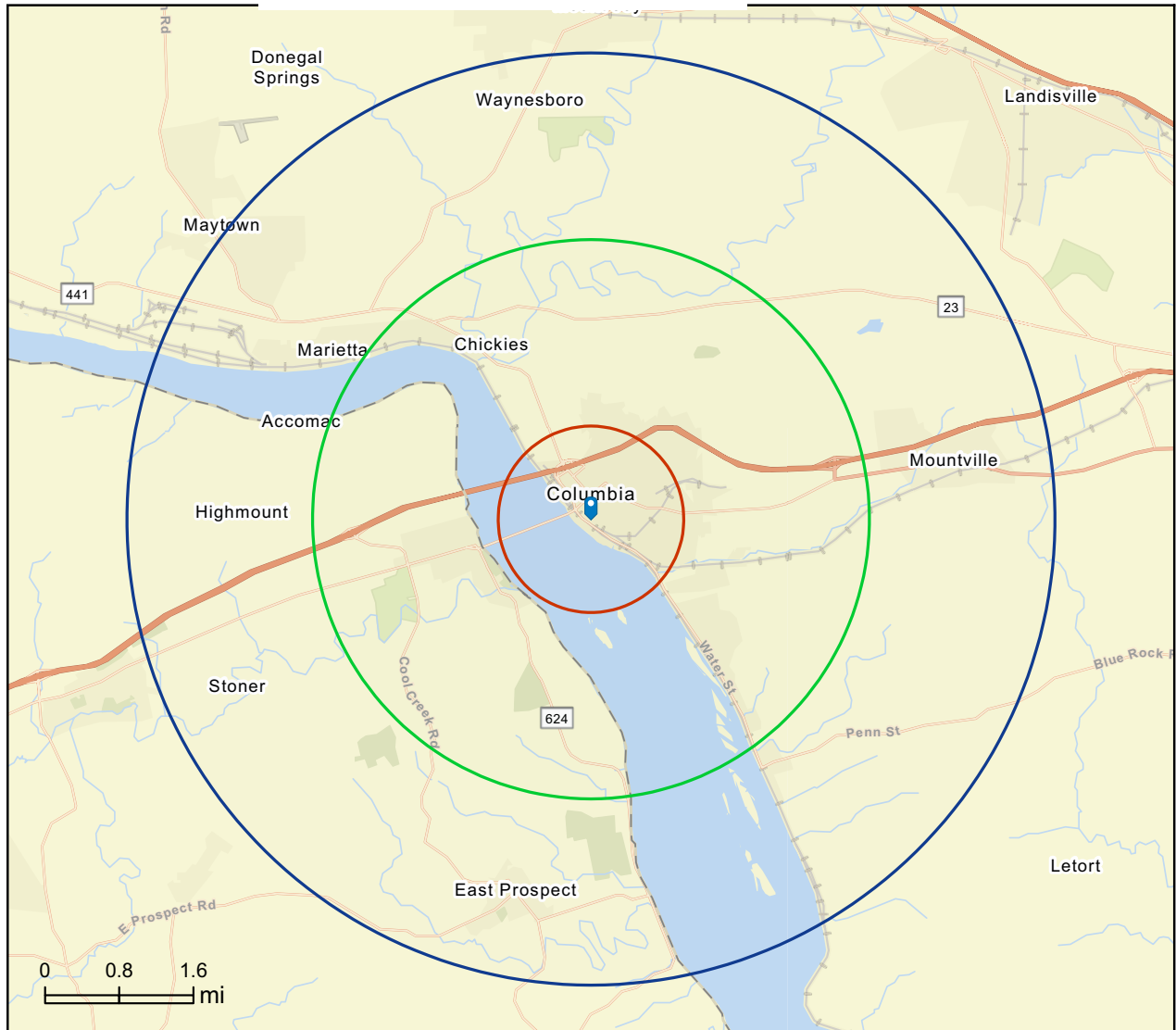
DEMOGRAPHICS



Site Map

132 Locust St, Columbia, Pennsylvania, 17512
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03023
Longitude: -76.50473



July 23, 2025

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Page 1 of 1

DEMOGRAPHICS



Executive Summary

132 Locust St, Columbia, Pennsylvania, 17512
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03023
Longitude: -76.50473

	1 mile	3 miles	5 miles
Population			
2010 Population	8,872	22,230	45,120
2020 Population	8,639	22,373	47,032
2025 Population	8,710	22,499	47,694
2030 Population	8,713	22,513	47,953
2010-2020 Annual Rate	-0.27%	0.06%	0.42%
2020-2025 Annual Rate	0.16%	0.11%	0.27%
2025-2030 Annual Rate	0.01%	0.01%	0.11%
2020 Male Population	48.4%	48.9%	49.2%
2020 Female Population	51.6%	51.1%	50.8%
2020 Median Age	39.1	41.0	41.2
2025 Male Population	49.2%	49.6%	49.9%
2025 Female Population	50.8%	50.4%	50.1%
2025 Median Age	40.1	41.9	42.0

In the identified area, the current year population is 47,694. In 2020, the Census count in the area was 47,032. The rate of change since 2020 was 0.27% annually. The five-year projection for the population in the area is 47,953 representing a change of 0.11% annually from 2025 to 2030. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 42.0, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	71.5%	79.5%	82.5%
2025 Black Alone	8.4%	5.0%	4.1%
2025 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2025 Asian Alone	0.8%	1.0%	1.5%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	8.9%	6.2%	4.7%
2025 Two or More Races	10.0%	8.0%	7.0%
2025 Hispanic Origin (Any Race)	20.5%	14.5%	11.1%

Persons of Hispanic origin represent 11.1% of the population in the identified area compared to 19.7% 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 44.7 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	47	68	83
2010 Households	3,694	8,906	17,917
2020 Households	3,704	9,097	18,773
2025 Households	3,778	9,244	19,242
2030 Households	3,803	9,314	19,486
2010-2020 Annual Rate	0.03%	0.21%	0.47%
2020-2025 Annual Rate	0.38%	0.31%	0.47%
2025-2030 Annual Rate	0.13%	0.15%	0.25%
2025 Average Household Size	2.28	2.40	2.45

The household count in this area has changed from 18,773 in 2020 to 19,242 in the current year, a change of 0.47% annually. The five-year projection of households is 19,486, a change of 0.25% annually from the current year total. Average household size is currently 2.45, compared to 2.48 in the year 2020. The number of families in the current year is 12,782 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

July 23, 2025

DEMOGRAPHICS



Executive Summary

132 Locust St, Columbia, Pennsylvania, 17512
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03023
Longitude: -76.50473

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	22.1%	25.0%	25.4%
Median Household Income			
2025 Median Household Income	\$50,362	\$66,897	\$80,978
2030 Median Household Income	\$56,612	\$77,073	\$89,555
2025-2030 Annual Rate	2.37%	2.87%	2.03%
Average Household Income			
2025 Average Household Income	\$70,451	\$87,787	\$101,143
2030 Average Household Income	\$78,846	\$96,979	\$110,882
2025-2030 Annual Rate	2.28%	2.01%	1.86%
Per Capita Income			
2025 Per Capita Income	\$30,149	\$36,304	\$40,723
2030 Per Capita Income	\$33,972	\$40,348	\$44,956
2025-2030 Annual Rate	2.42%	2.13%	2.00%
GINI Index			
2025 Gini Index	44.7	41.8	40.6
Households by Income			

Current median household income is \$80,978 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$89,555 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$101,143 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$110,882 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$40,723 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$44,956 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	99	88	87
2010 Total Housing Units	4,016	9,613	19,025
2010 Owner Occupied Housing Units	2,020	5,783	12,676
2010 Renter Occupied Housing Units	1,674	3,123	5,241
2010 Vacant Housing Units	322	707	1,108
2020 Total Housing Units	4,049	9,775	19,771
2020 Owner Occupied Housing Units	1,880	5,728	13,037
2020 Renter Occupied Housing Units	1,824	3,369	5,736
2020 Vacant Housing Units	354	621	1,000
2025 Total Housing Units	4,100	9,884	20,231
2025 Owner Occupied Housing Units	1,957	5,951	13,530
2025 Renter Occupied Housing Units	1,821	3,293	5,712
2025 Vacant Housing Units	322	640	989
2030 Total Housing Units	4,122	9,948	20,434
2030 Owner Occupied Housing Units	2,013	6,094	13,854
2030 Renter Occupied Housing Units	1,790	3,220	5,633
2030 Vacant Housing Units	319	634	948
Socioeconomic Status Index			
2025 Socioeconomic Status Index	44.9	49.9	53.5

Currently, 66.9% of the 20,231 housing units in the area are owner occupied; 28.2%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 19,771 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.44%. Median home value in the area is \$328,844, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.47% annually to \$389,977.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

July 23, 2025