

# FOR SALE

## OFFICE CONDOMINIUM Professional / Medical



**151 Good Drive, Unit 2, Lancaster, PA  
East Hempfield Township, Lancaster County**

**Tom McDermott, CCIM, SIOR or Joseph K. Maser**



**1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (717) 735-6001 Fax**

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**[www.uscommercialrealty.net](http://www.uscommercialrealty.net)**

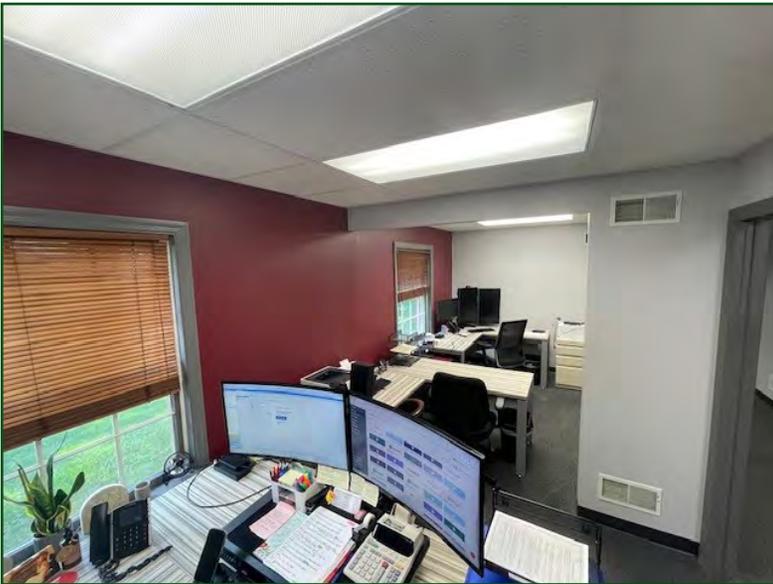
# SALIENT INFORMATION

|                           |  |
|---------------------------|--|
| <b>PROPERTY:</b>          | 151 Good Drive, Unit 2, Lancaster, PA<br>East Hempfield Township, Lancaster County   |
| <b>BUILDING SIZE:</b>     | ± 2,273 SF plus Basement Storage   |
| <b>ZONING:</b>            | RCC - Regional Commerce Center   |
| <b>WATER &amp; SEWER:</b> | Public   |
| <b>HVAC:</b>              | Gas Forced Air Heat, Electric Central A/C  |
| <b>ELECTRIC:</b>          | 200 Amp  |
| <b>CONSTRUCTION:</b>      | Brick Exterior   |
| <b>CEILING HEIGHTS:</b>   | 8' to 10'  |
| <b>ROOF:</b>              | Shingle  |
| <b>PARKING:</b>           | ± 29 Shared Spaces   |
| <b>REAL ESTATE TAXES:</b> | \$7,176 Annually (2025)  |
| <b>TRAFFIC COUNTS:</b>    | Good Drive - 14,989 vehicles per day (2025)  |
| <b>TAX ACCOUNT:</b>       | 290-10407-1-0002   |
| <b>SALE PRICE:</b>        | \$595,000  |
| <b>COMMENTS:</b>          | <p>Office is currently an accounting and financial services firm that adjoins neighbor's dental practice. It consists of six (6) private offices, reception, conference room, kitchen, two restrooms and a utility closet. Basement storage of more than 1,000 SF.</p> <p>Quarterly condo fees of ± \$2,600 annually.</p> <p>Significant signage on highly traveled Good Drive.</p> <p>Note: Sale is subject to neighboring owner's right-of-first refusal to purchase this unit, with fifteen (15) day review period.</p> |

# PHOTOGRAPHS



# PHOTOGRAPHS



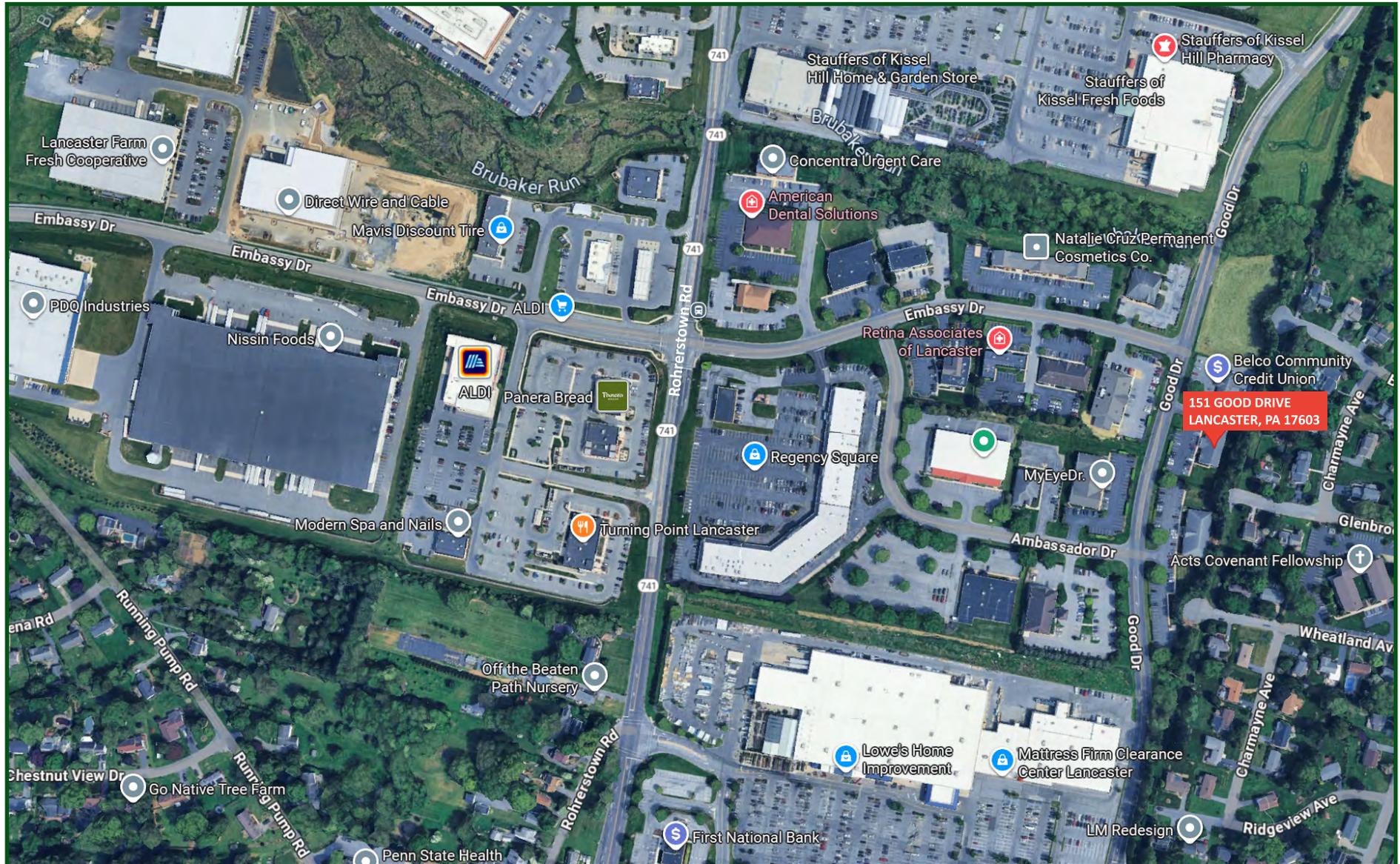
# PHOTOGRAPHS



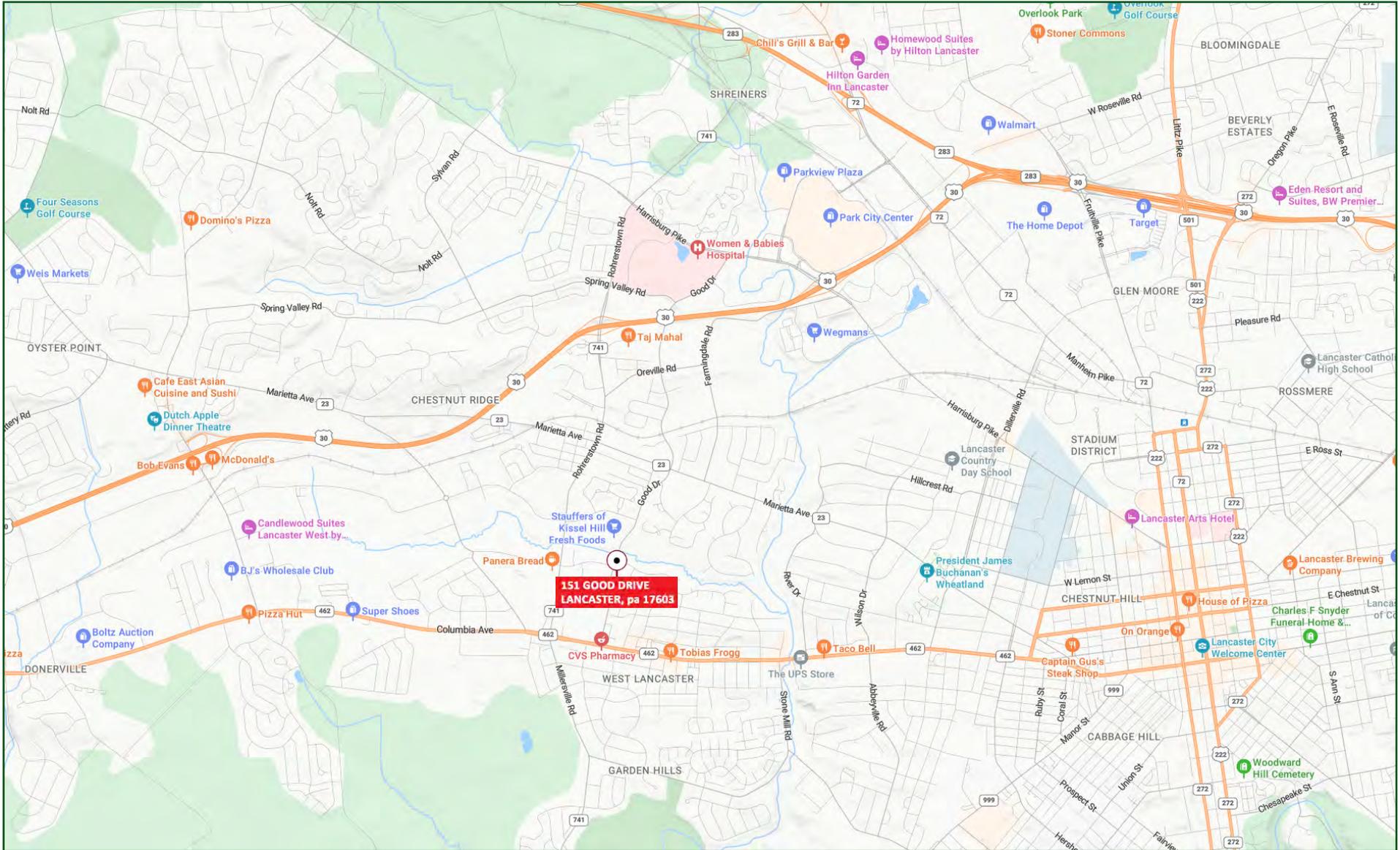
# TAX MAP



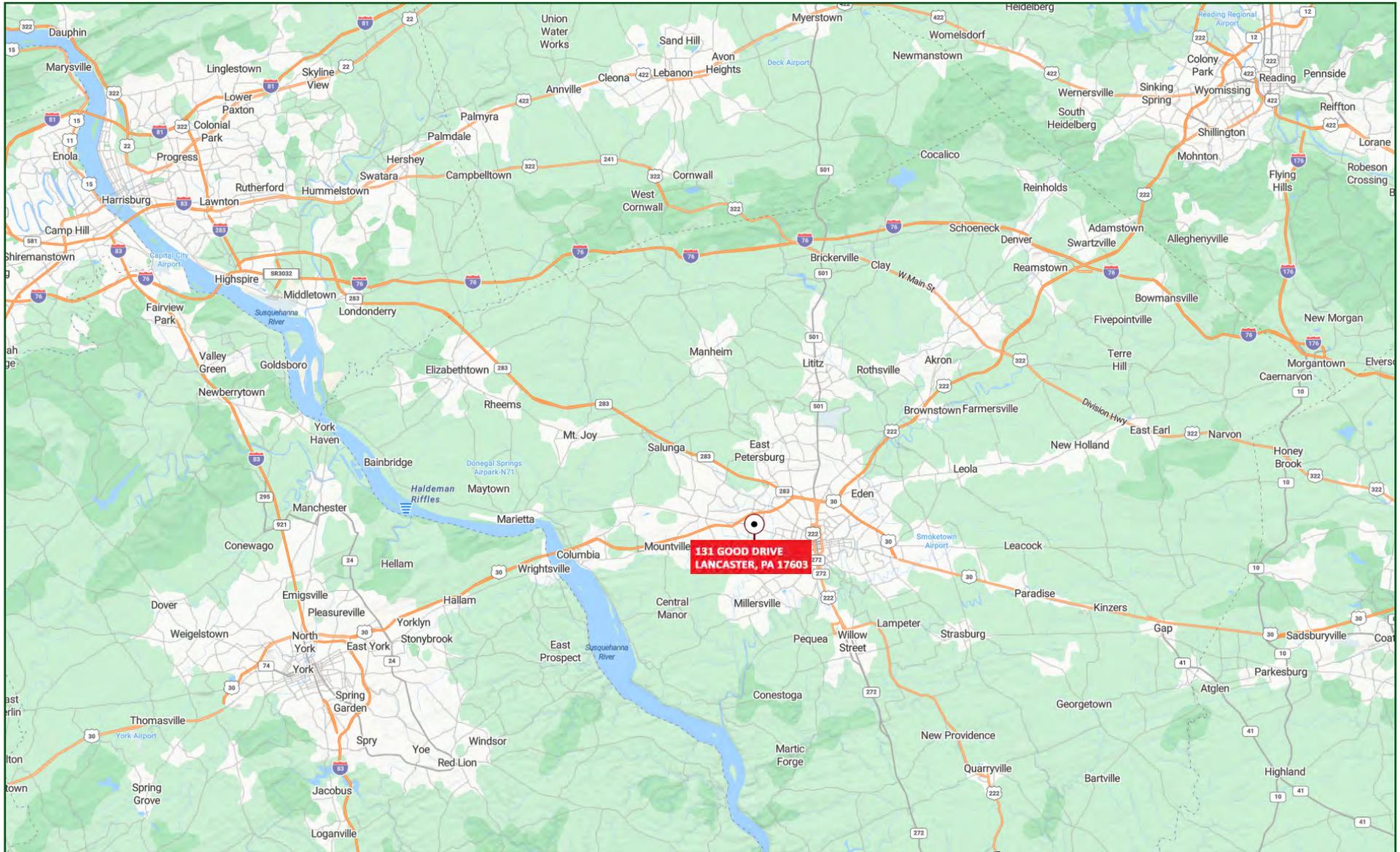
# AERIAL MAP



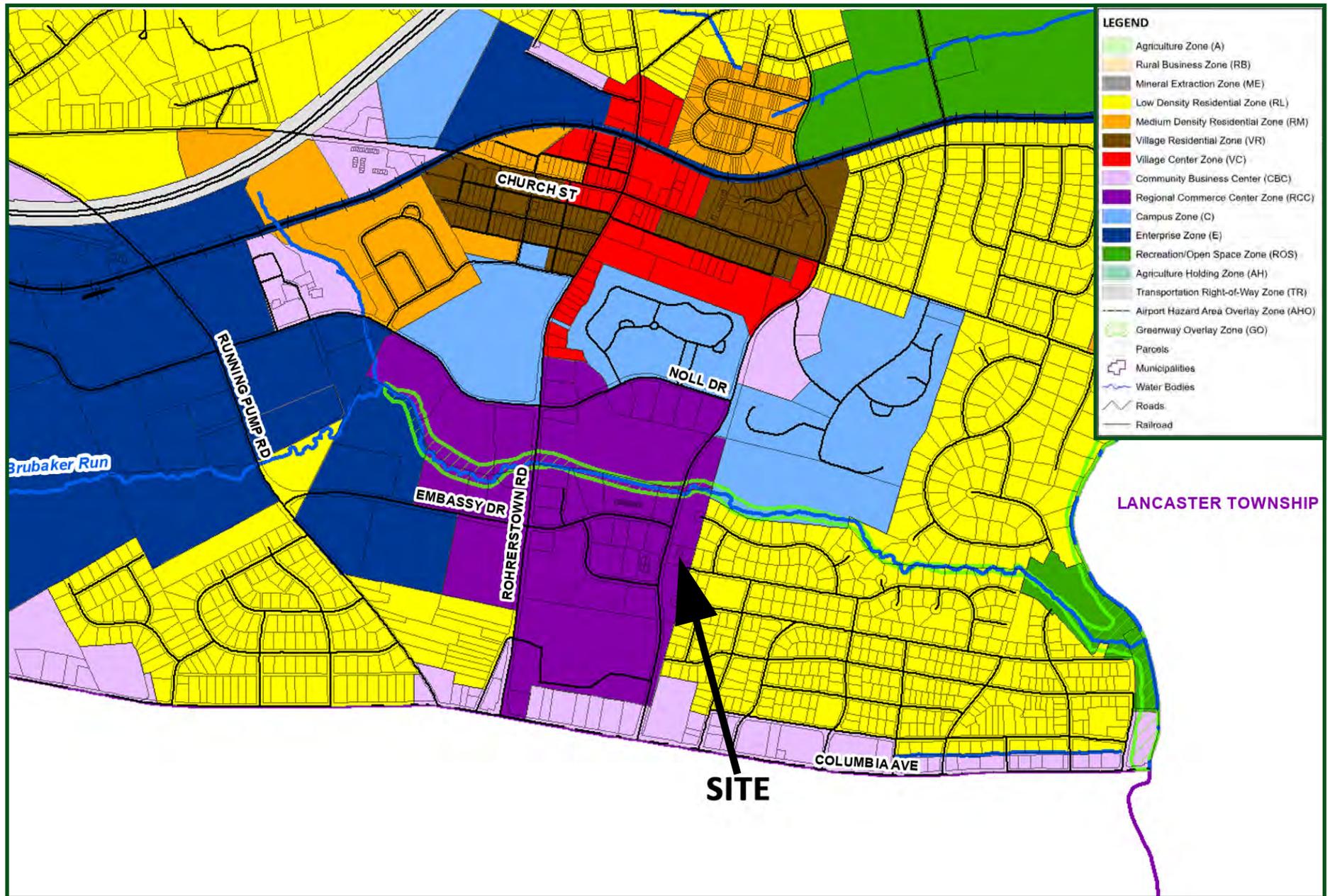
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (East Hempfield)



# ZONING ORDINANCE

Township of East Hempfield, PA

## § 270-3.10. Regional Commerce Center Zone (RCC).

- A. Statement of intent: To designate areas for mixed use commerce centers, which provide opportunities for the development of major employment complexes, with a focus on priority business clusters; office, research, and light industrial complexes; and economic development. These primary activities are supplemented by a modest amount of retail sales, service and repair and service activities to serve the needs of the commerce center employees. The zone has direct access to a complete transportation network, which accommodates both local and regional traffic. Special attention is given to design to ensure all elements of the center are coordinated and fit into the community character of East Hempfield Township.
- 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 uses:
    - (a) Personal care home/shelter care home.
  - (3) Business uses:
    - (a) Amusement, fitness, and entertainment businesses.
    - (b) Auction, retail.
    - (c) Bed-and-breakfasts.
    - (d) Contractor business and storage.
    - (e) Convenience store.
    - (f) Day-care services, commercial.
    - (g) Drive-through and drive-in services.
    - (h) Finance and insurance.
    - (i) Grocery stores.
    - (j) Industrial, light.
    - (k) Lodging and overnight accommodations.
    - (l) (Reserved)<sup>1</sup>
    - (m) Motor vehicle sales, leasing, and service.

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

# ZONING ORDINANCE

Township of East Hempfield, PA

§ 270-3.10

§ 270-3.10

- (n) Private club.
  - (o) Professional, scientific and technical offices.
  - (p) Restaurants.
  - (q) Retail sales, service and repair.
  - (r) Self-storage facilities.
  - (s) Shopping complexes.
  - (t) Veterinary clinic.
  - (u) Veterinary hospital.
  - (v) Personal care service. **[Added 3-18-2015 by Ord. No. 2015-03]**
  - (w) Car wash and detailing. **[Added 5-1-2019 by Ord. No. 2019-07]**
  - (x) Drive-through restaurant. **[Added 5-18-2022 by Ord. No. 2022-09]**
  - (y) Heavy equipment sales, service and repair. **[Added 10-18-2023 by Ord. No. 2023-05]**
- (4) Civic/social/utility uses:
- (a) Assisted living facilities.
  - (b) Community activity buildings.
  - (c) Municipal use.
  - (d) Park and recreation facilities, private and/or commercial.
  - (e) Park and recreation facilities, public.
  - (f) Place of worship, local.
  - (g) Public use.
  - (h) Public utilities.
  - (i) Recycling facilities less than 300 square feet.
  - (j) School, post-secondary.
  - (k) WF collocations and ROW WF collocations. **[Added 7-15-2020 by Ord. No. 2020-03]**
  - (l) 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:

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# ZONING ORDINANCE

Township of East Hempfield, PA

§ 270-3.10

§ 270-3.10

- (a) Alternative energy systems, accessory.
  - (b) Accessory dwelling units. **[Amended <sup>2</sup>]**
  - (c) Home-based business, no-impact.<sup>3</sup>
  - (d) Home-based business, impact. **[Added 9-7-2022 by Ord. No. 2022-12]**
- 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) Industrial, general.<sup>4</sup>
- 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) Bars/taverns.
  - (2) (Reserved)<sup>5</sup>
  - (3) Nightclubs. **[Amended 2-2-2022 by Ord. No. 2022-02]**
  - (4) (Reserved)<sup>6</sup>
  - (5) Place of worship, regional.
  - (6) 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 and accessory uses:

| Setback               | Principal | Accessory                   | Accessory Dwelling |
|-----------------------|-----------|-----------------------------|--------------------|
| <b>RESIDENTIAL</b>    |           |                             |                    |
| Front                 | 35 feet   | Not permitted in front yard | 20 feet            |
| Side                  | 10 feet   | 5 feet                      | 10 feet            |
| Rear                  | 20 feet   | 10 feet                     | 10 feet            |
| <b>NONRESIDENTIAL</b> |           |                             |                    |

2. 2-2-2022 by Ord. No. 2022-02

3. Editor's Note: Former Subsection B(5)(d), Personal communications devices, which immediately followed this subsection, was repealed 2-2-2022 by Ord. No. 2022-02.

4. Editor's Note: Former Subsection C(2), Nightclubs, which immediately followed this subsection, was repealed 2-2-2022 by Ord. No. 2022-02.

5. Editor's Note: Editor's Note: Former Subsection D(2), home-based business, impact, was repealed 9-7-2022 by Ord. No. 2022-12.

6. Editor's Note: Former Subsection D(4), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.

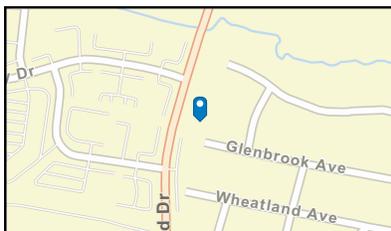
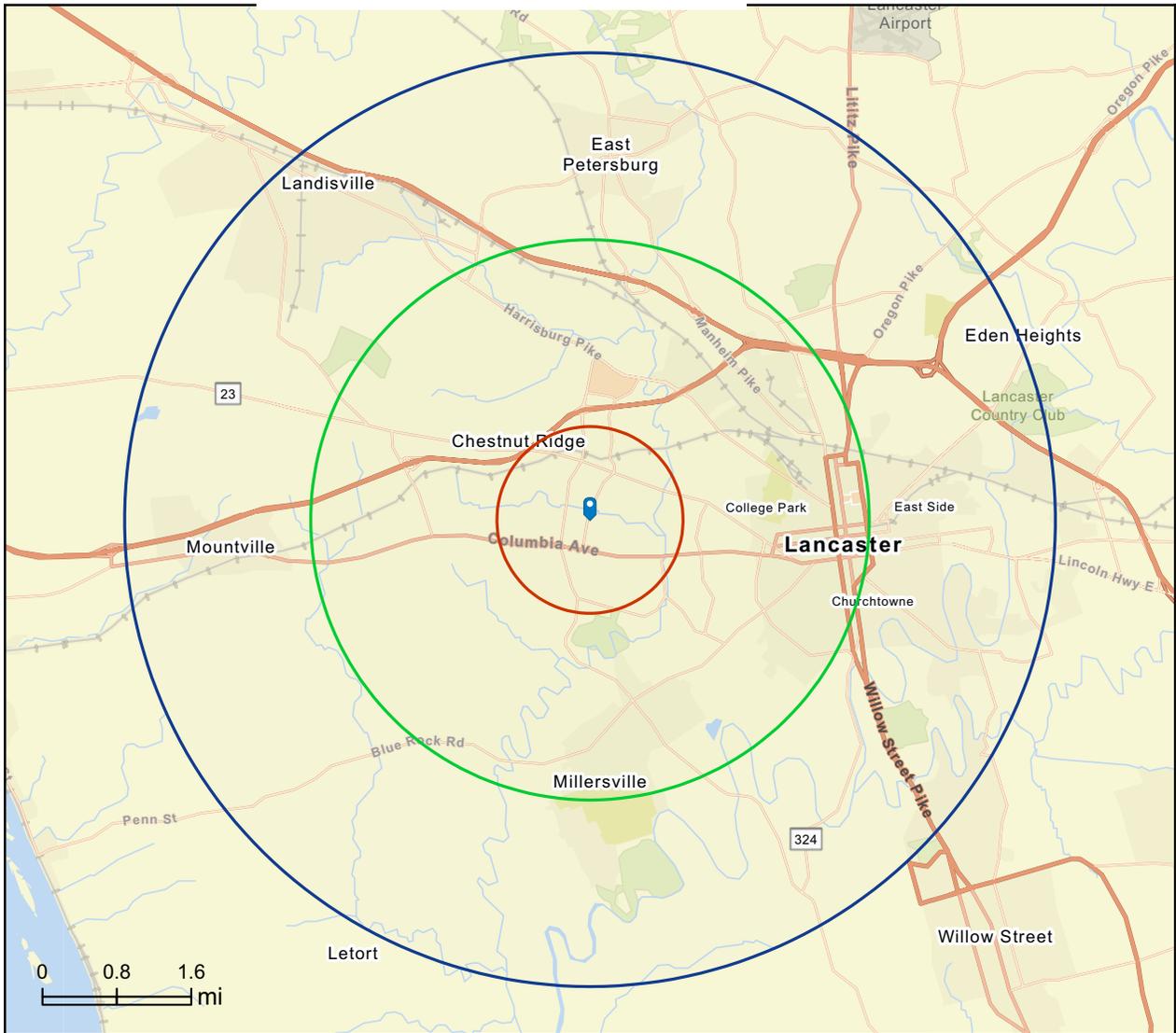
# DEMOGRAPHICS



## Site Map

151 Good Dr, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04369  
Longitude: -76.35827



August 11, 2025

# DEMOGRAPHICS



## Executive Summary

151 Good Dr, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04369  
Longitude: -76.35827

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 7,325  | 82,044  | 166,668 |
| 2020 Population        | 7,862  | 86,134  | 177,629 |
| 2025 Population        | 8,026  | 87,882  | 181,647 |
| 2030 Population        | 8,032  | 89,292  | 183,979 |
| 2010-2020 Annual Rate  | 0.71%  | 0.49%   | 0.64%   |
| 2020-2025 Annual Rate  | 0.39%  | 0.38%   | 0.43%   |
| 2025-2030 Annual Rate  | 0.01%  | 0.32%   | 0.26%   |
| 2020 Male Population   | 48.2%  | 48.3%   | 48.4%   |
| 2020 Female Population | 51.8%  | 51.7%   | 51.6%   |
| 2020 Median Age        | 45.1   | 37.4    | 37.8    |
| 2025 Male Population   | 48.6%  | 48.8%   | 48.9%   |
| 2025 Female Population | 51.4%  | 51.2%   | 51.1%   |
| 2025 Median Age        | 45.1   | 38.5    | 38.6    |

In the identified area, the current year population is 181,647. In 2020, the Census count in the area was 177,629. The rate of change since 2020 was 0.43% annually. The five-year projection for the population in the area is 183,979 representing a change of 0.26% annually from 2025 to 2030. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 38.6, compared to U.S. median age of 39.6.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2025 White Alone                         | 72.1% | 62.2% | 64.1% |
| 2025 Black Alone                         | 4.1%  | 9.6%  | 9.0%  |
| 2025 American Indian/Alaska Native Alone | 0.4%  | 0.4%  | 0.4%  |
| 2025 Asian Alone                         | 7.4%  | 5.5%  | 5.1%  |
| 2025 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2025 Other Race                          | 7.2%  | 11.3% | 10.9% |
| 2025 Two or More Races                   | 8.8%  | 10.9% | 10.4% |
| 2025 Hispanic Origin (Any Race)          | 16.7% | 24.0% | 23.2% |

Persons of Hispanic origin represent 23.2% 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 71.4 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| 2025 Wealth Index           | 94    | 78     | 88     |
| 2010 Households             | 3,138 | 33,328 | 64,217 |
| 2020 Households             | 3,158 | 34,935 | 68,109 |
| 2025 Households             | 3,199 | 35,748 | 69,912 |
| 2030 Households             | 3,212 | 36,599 | 71,306 |
| 2010-2020 Annual Rate       | 0.06% | 0.47%  | 0.59%  |
| 2020-2025 Annual Rate       | 0.25% | 0.44%  | 0.50%  |
| 2025-2030 Annual Rate       | 0.08% | 0.47%  | 0.40%  |
| 2025 Average Household Size | 2.44  | 2.36   | 2.48   |

The household count in this area has changed from 68,109 in 2020 to 69,912 in the current year, a change of 0.50% annually. The five-year projection of households is 71,306, a change of 0.40% annually from the current year total. Average household size is currently 2.48, compared to 2.50 in the year 2020. The number of families in the current year is 44,018 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.

August 11, 2025

# DEMOGRAPHICS



## Executive Summary

151 Good Dr, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04369  
Longitude: -76.35827

|                                     | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------------|-----------|-----------|-----------|
| <b>Mortgage Income</b>              |           |           |           |
| 2025 Percent of Income for Mortgage | 20.0%     | 25.6%     | 25.5%     |
| <b>Median Household Income</b>      |           |           |           |
| 2025 Median Household Income        | \$88,899  | \$75,637  | \$78,791  |
| 2030 Median Household Income        | \$96,271  | \$81,468  | \$85,571  |
| 2025-2030 Annual Rate               | 1.61%     | 1.50%     | 1.66%     |
| <b>Average Household Income</b>     |           |           |           |
| 2025 Average Household Income       | \$107,915 | \$98,425  | \$104,103 |
| 2030 Average Household Income       | \$115,404 | \$106,501 | \$113,149 |
| 2025-2030 Annual Rate               | 1.35%     | 1.59%     | 1.68%     |
| <b>Per Capita Income</b>            |           |           |           |
| 2025 Per Capita Income              | \$43,906  | \$39,865  | \$40,342  |
| 2030 Per Capita Income              | \$47,093  | \$43,435  | \$44,125  |
| 2025-2030 Annual Rate               | 1.41%     | 1.73%     | 1.81%     |
| <b>GINI Index</b>                   |           |           |           |
| 2025 Gini Index                     | 39.5      | 43.3      | 43.8      |

**Households by Income**  
Current median household income is \$78,791 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$85,571 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$104,103 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$113,149 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$40,342 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$44,125 in five years, compared to \$50,744 for all U.S. households.

|                                    | 1 mile | 3 miles | 5 miles |
|------------------------------------|--------|---------|---------|
| <b>Housing</b>                     |        |         |         |
| 2025 Housing Affordability Index   | 112    | 87      | 88      |
| 2010 Total Housing Units           | 3,291  | 35,281  | 67,529  |
| 2010 Owner Occupied Housing Units  | 2,310  | 19,093  | 39,993  |
| 2010 Renter Occupied Housing Units | 828    | 14,234  | 24,224  |
| 2010 Vacant Housing Units          | 153    | 1,953   | 3,312   |
| 2020 Total Housing Units           | 3,308  | 37,160  | 71,783  |
| 2020 Owner Occupied Housing Units  | 2,300  | 19,360  | 41,356  |
| 2020 Renter Occupied Housing Units | 858    | 15,575  | 26,753  |
| 2020 Vacant Housing Units          | 130    | 2,255   | 3,705   |
| 2025 Total Housing Units           | 3,351  | 38,231  | 73,857  |
| 2025 Owner Occupied Housing Units  | 2,384  | 20,152  | 43,420  |
| 2025 Renter Occupied Housing Units | 815    | 15,596  | 26,492  |
| 2025 Vacant Housing Units          | 152    | 2,483   | 3,945   |
| 2030 Total Housing Units           | 3,364  | 39,161  | 75,338  |
| 2030 Owner Occupied Housing Units  | 2,426  | 20,626  | 44,511  |
| 2030 Renter Occupied Housing Units | 786    | 15,973  | 26,795  |
| 2030 Vacant Housing Units          | 152    | 2,562   | 4,032   |
| <b>Socioeconomic Status Index</b>  |        |         |         |
| 2025 Socioeconomic Status Index    | 50.0   | 47.4    | 48.4    |

Currently, 58.8% of the 73,857 housing units in the area are owner occupied; 35.9%, renter occupied; and 5.3% 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 71,783 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.54%. Median home value in the area is \$321,353, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.66% annually to \$366,379.

**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.

August 11, 2025