

# FOR LEASE

## RETAIL SPACE FOR TANNING SALON ± 1,900 SF



**2000 Columbia Avenue  
Lancaster, PA 17603**

**Dan Berger, Jr., CCIM, SIOR**



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# SALIENT INFORMATION

<b>PROPERTY:</b>	2000 Columbia Avenue, Lancaster, PA 17603 Manor Township, Lancaster County
<b>LEASE PRICE:</b>	\$2,500 per month NNN Equipment can be included for additional \$750 per month
<b>SPACE AVAILABLE:</b>	± 1,900 SF
<b>ZONING:</b>	GC - General Commercial
<b>PARKING:</b>	Shared spaces on-site
<b>WATER/SEWER:</b>	Public
<b>HVAC:</b>	Heat Pump / Central Air Conditioning
<b>TAX MAP:</b>	Portion of 410-96722-0-0000
<b>TENANT RESPONSIBILITIES:</b>	Real estate taxes, insurance and CAM (pro-rated)
<b>LANDLORD RESPONSIBILITIES:</b>	Repair/replacement of the roof and structure
<b>COMMENTS:</b>	Formerly Planet Beach, this space is move-in ready for another tanning salon or personal care business. Includes lobby/waiting areas, ten (10) service rooms, laundry room and private restrooms.

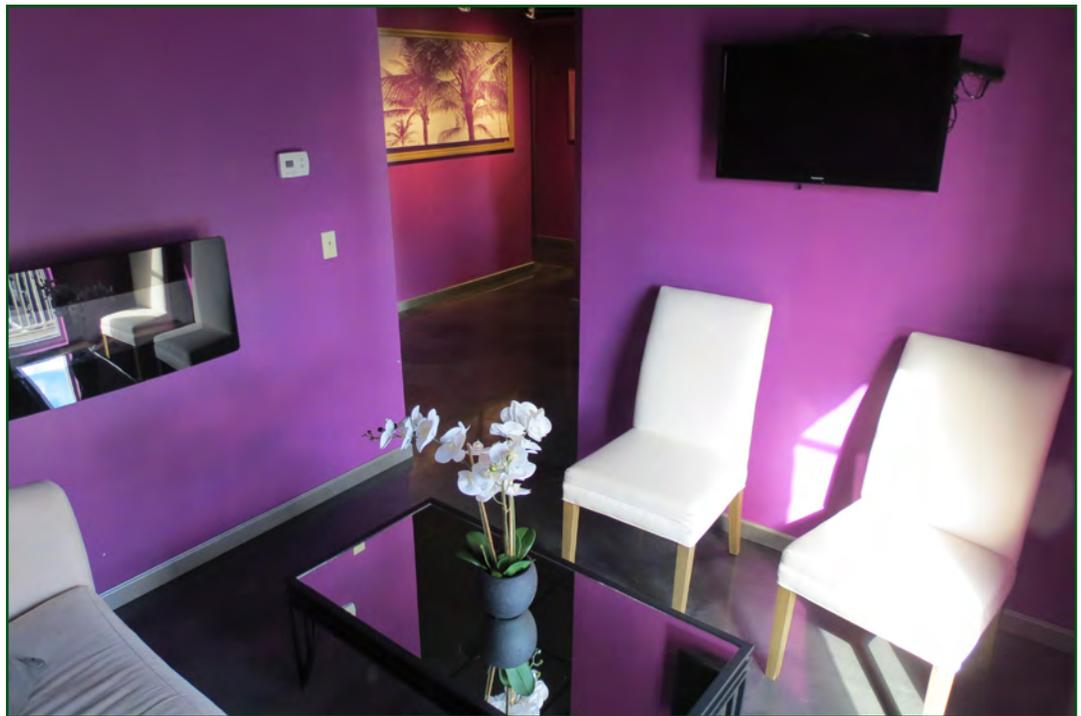
# PHOTOGRAPHS



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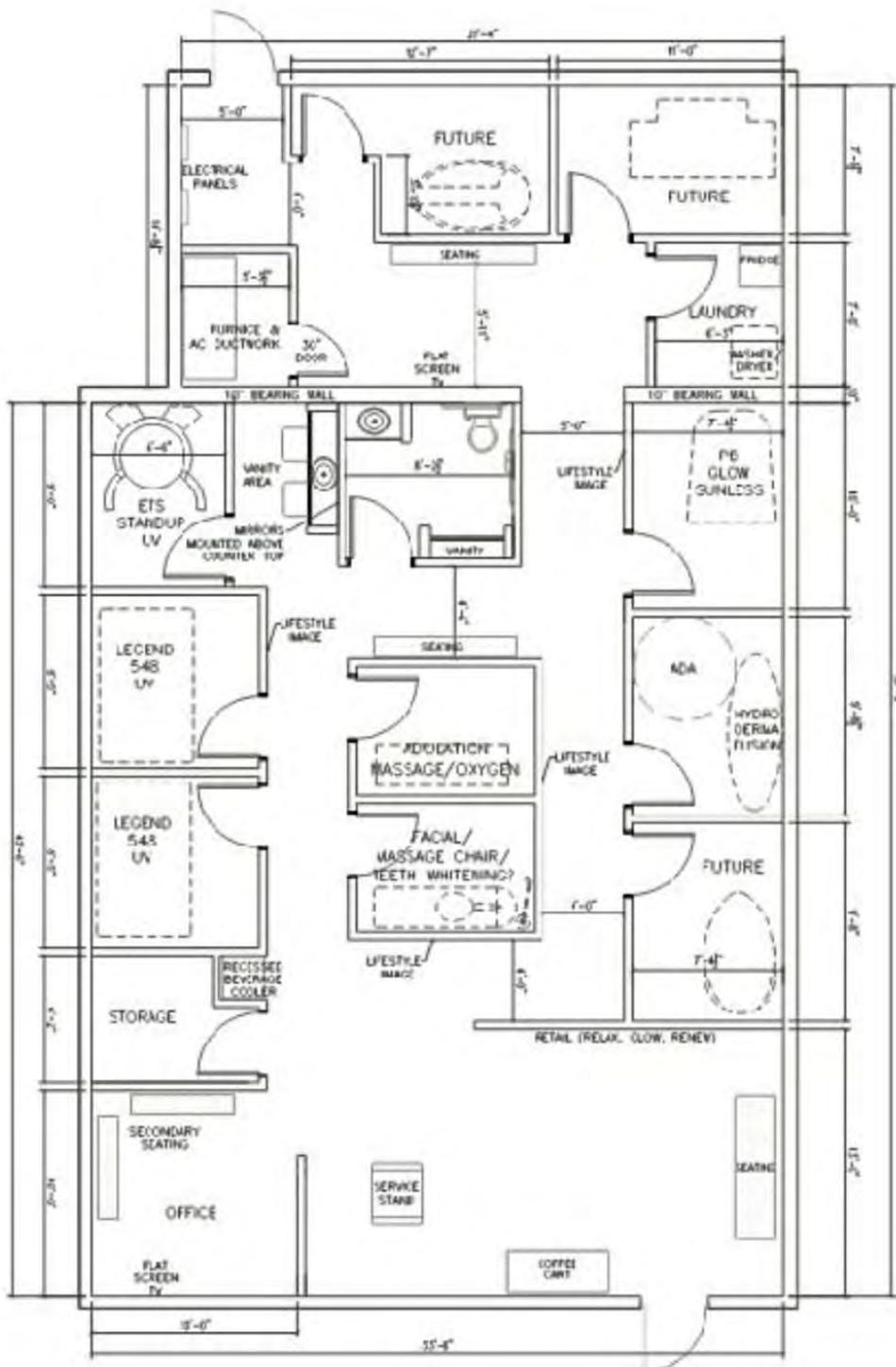
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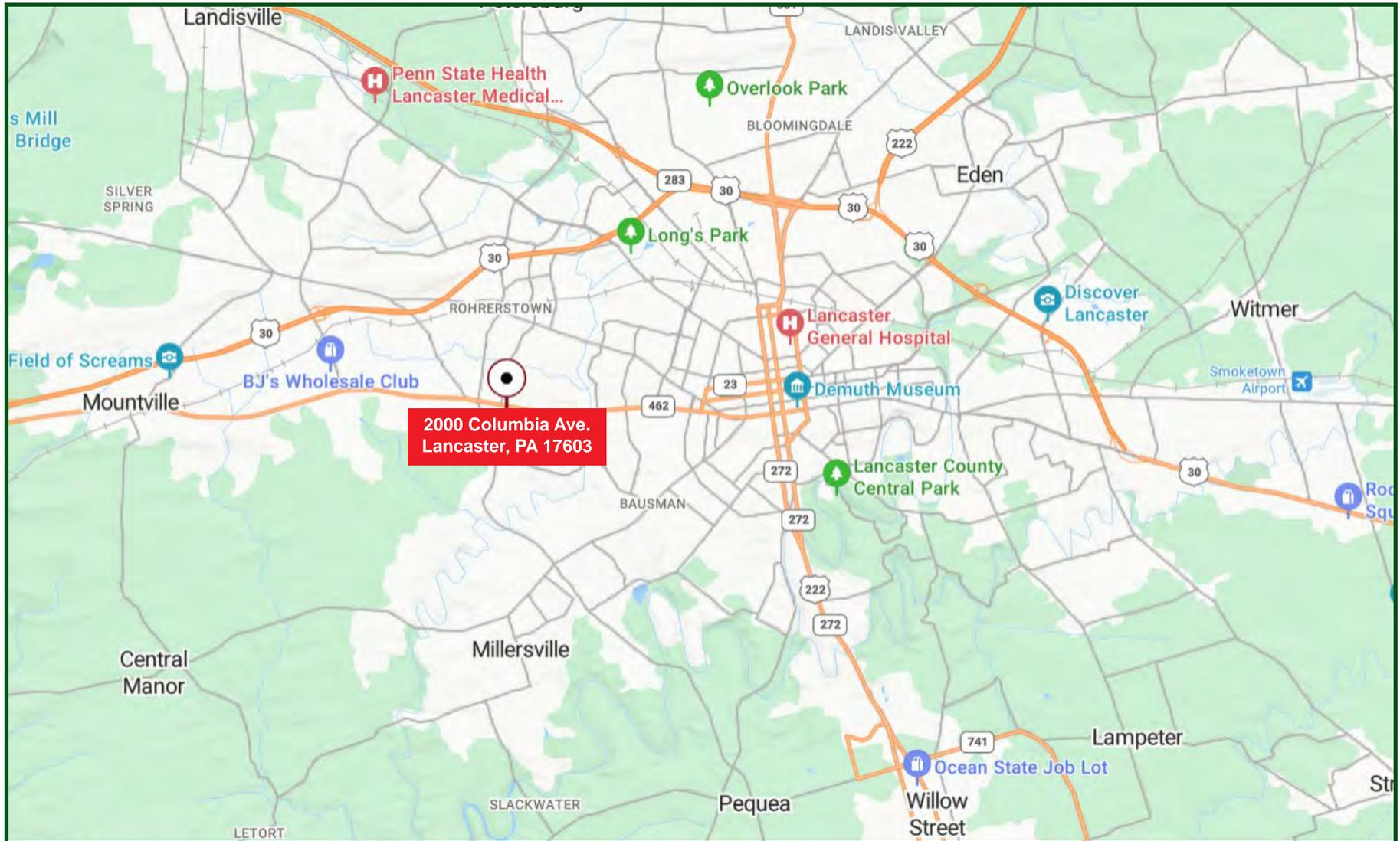
# FLOOR PLAN



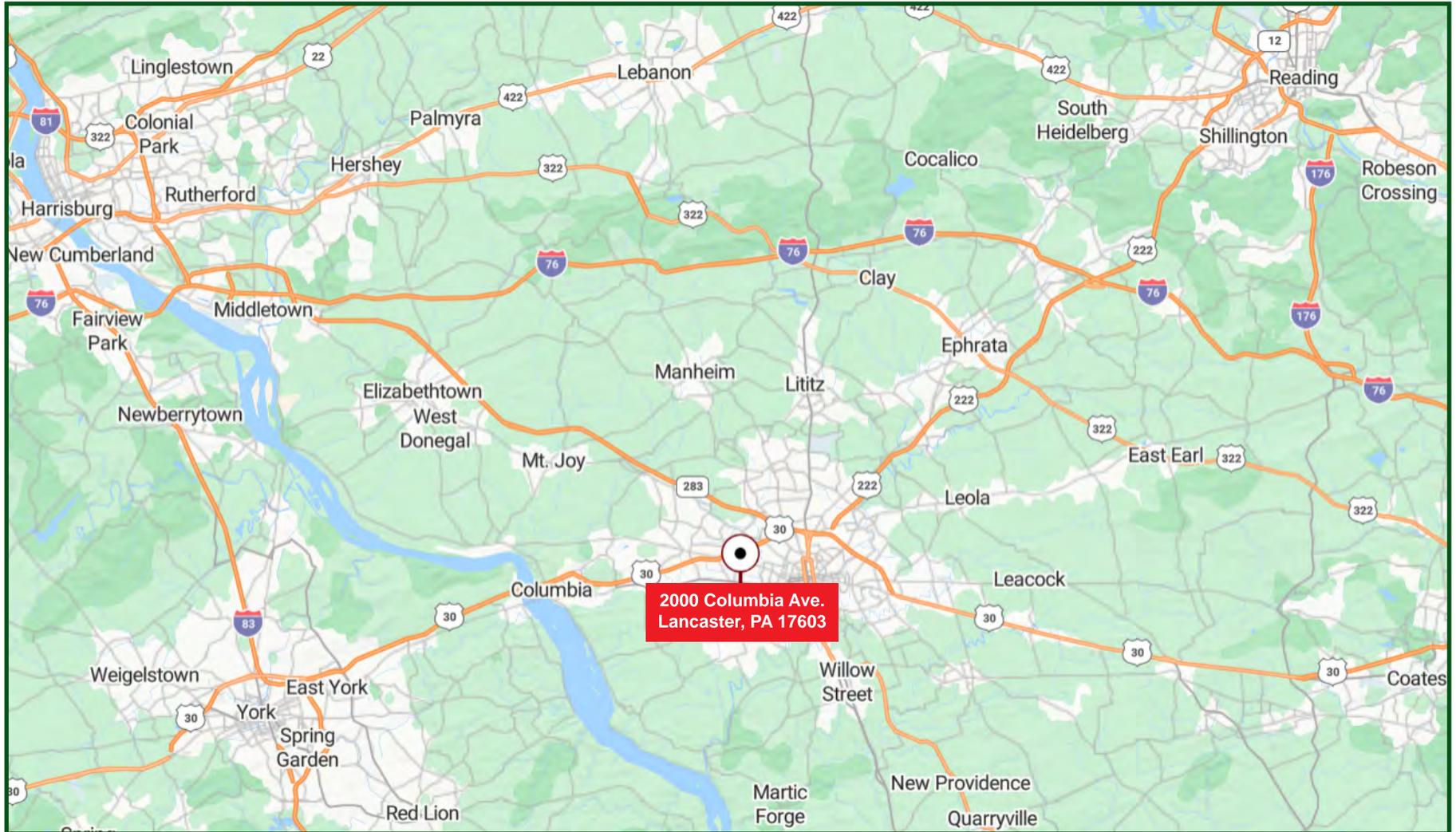
# TAX MAP



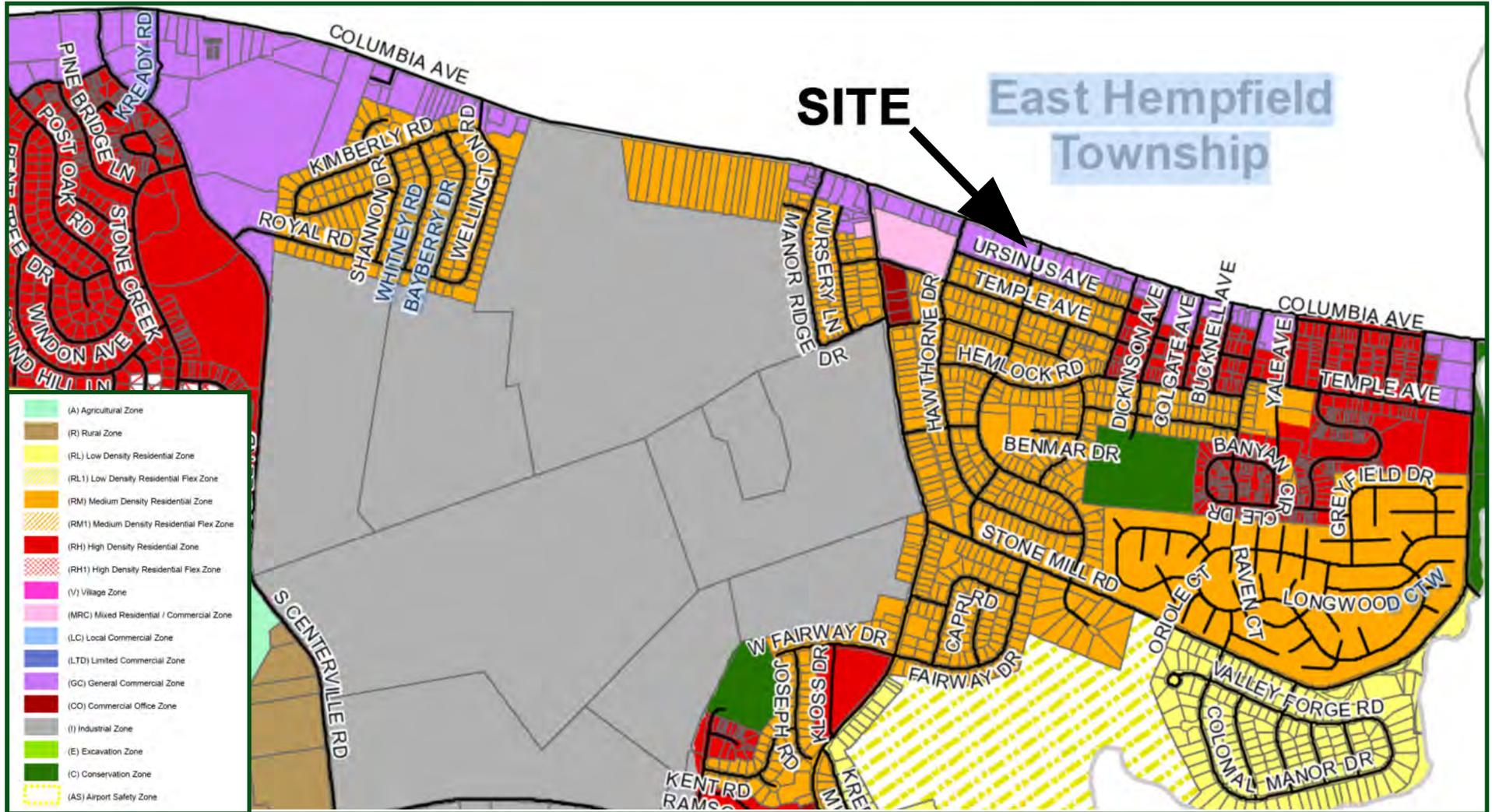
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (Manor Township)



## § 425-17. (GC) General Commercial Zone.

- A. Purpose. This zone provides suitable locations with public sewer and water for larger-scale and/or highway-oriented retail, service and entertainment businesses. The uses often involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties, and landscaping requirements should help to create an attractive site appearance. Finally, certain design incentives are provided for integrated uses that share access, parking, loading, signage, etc.
- B. Permitted uses.
- (1) Automobile, boat, farm machinery, mobile home, and trailer sales.
  - (2) Banks and similar financial institutions.
  - (3) Churches and related uses, but not to exceed 70,000 square feet in building area (see § 425-62).
  - (4) Dry cleaners, laundries and laundromats.
  - (5) Funeral homes, mortuaries, and crematoriums.
  - (6) Hotels, motels and similar lodging facilities.
  - (7) Medical and dental clinics and offices.
  - (8) Offices.
  - (9) Public uses and public utilities structures.
  - (10) Recycling collection facilities, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet.
  - (11) Restaurants and taverns (but not including drive-through or fast-food restaurants, nor nightclubs).
  - (12) Retail sale of goods and services, including but not limited to auto parts stores, without installation.
  - (13) Schools (excluding vocational and mechanical trade schools).
  - (14) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinet making, and other structural components of buildings.
  - (15) Theaters and auditoriums.

# ZONING

Township of Manor, PA

§ 425-17

§ 425-17

- (16) Accessory uses customarily incidental to the above permitted uses.
  - (17) Veterinary clinic (no long-term boarding or kennels). **[Added 3-4-2019 by Ord. No. 4-2019]**
- C. Special exception uses (subject to the procedures presented in § 425-123C of this chapter).
- (1) Adult-related facilities (see § 425-49).
  - (2) Amusement arcades (see § 425-53).
  - (3) Automobile, boat, trailer, truck, farm machinery, and mobile home service and repair facilities, including but not limited to auto mechanics, drive-through lubrication services and tires, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops (see § 425-55).
  - (4) Automobile filling stations (including minor incidental repair) (see § 425-56).
  - (5) Car washes (see § 425-60).
  - (6) Cell site antenna (see § 425-61).
  - (7) Commercial day-care facilities (see § 425-67).
  - (8) Commercial recreation facilities (see § 425-68).
  - (9) Drive-through and/or fast-food restaurants (see § 425-71).
  - (10) Health and fitness clubs (see § 425-79).
  - (11) Home improvement and building supply stores (see § 425-81).
  - (12) Hospitals (see § 425-83).
  - (13) Mini-warehouses (see § 425-90).
  - (14) Nightclubs (see § 425-92).
  - (15) Shopping centers involving any use permitted in this zone (see § 425-103).
  - (16) Principal solar energy systems (PSES) (see § 425-104.1). **[Added 9-5-2023 by Ord. No. 2-2023]**
- D. Lot area, lot width and lot coverage requirements. See the following table:

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage
15,000	100	70%

- E. Minimum setback requirements.
- (1) Front yard setback. All buildings, structures (except permitted signs), and loading areas shall be set back at least 35 feet from the street right-of-way; off-street parking lots and

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- outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way.
- (2) Side yard setback. All buildings and structures shall be set back at least 15 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 10 feet from the side lot lines, unless these facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for these facilities.
  - (3) Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 20 feet from the rear lot line.
  - (4) Residential buffer strip. Any lot adjoining land within any of the residential zones shall maintain a twenty-five-foot setback for buildings, structures, off-street parking lots, loading areas, and outdoor storage areas, from the residentially zoned parcels. Such area shall be used for a landscape strip and screen.
- F. Maximum permitted height. Height shall not exceed 70 feet above the finished grade. Structures exceeding 40 feet shall be set back an additional one foot for every two feet increase in height over 40 feet from side and rear property line setback requirements in § 425-17E of this chapter. However, if the lot is adjacent to any of the residential zones, the minimum yard dimension for the yard immediately adjoining any of the residential zones shall be increased by two feet for every one foot of building height over 40 feet. This increase shall be in addition to all other minimum setback requirements of § 425-17E of this chapter.
- G. Off-street loading. Off-street loading shall be provided as specified in § 425-42 of this chapter. In addition, no off-street loading area shall be permitted on any side of a building facing an adjoining street.
- H. Off-street parking. Off-street parking shall be provided as specified in § 425-41 of this chapter.
- I. Signs. Signs shall be permitted as specified in § 425-44 of this chapter.
- J. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 425-39 of this chapter. All access drives serving other uses shall be in accordance with § 425-40 of this chapter.
- K. 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 § 425-43 of this chapter.)
- L. 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 § 425-43 of this chapter.)
- M. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed.

# ZONING

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- N. All uses permitted within this zone shall also comply with the general provisions in Article III of this chapter.
- O. Commercial operations standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
- P. Outdoor storage. Within this zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and the outdoor storage areas comply with the setbacks imposed within this section. The outdoor storage areas for automobile sales uses need not be screened from adjoining roads.

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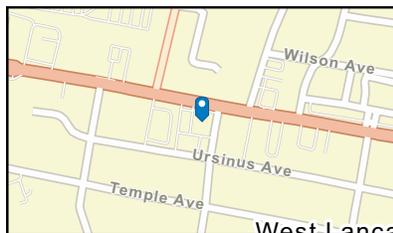
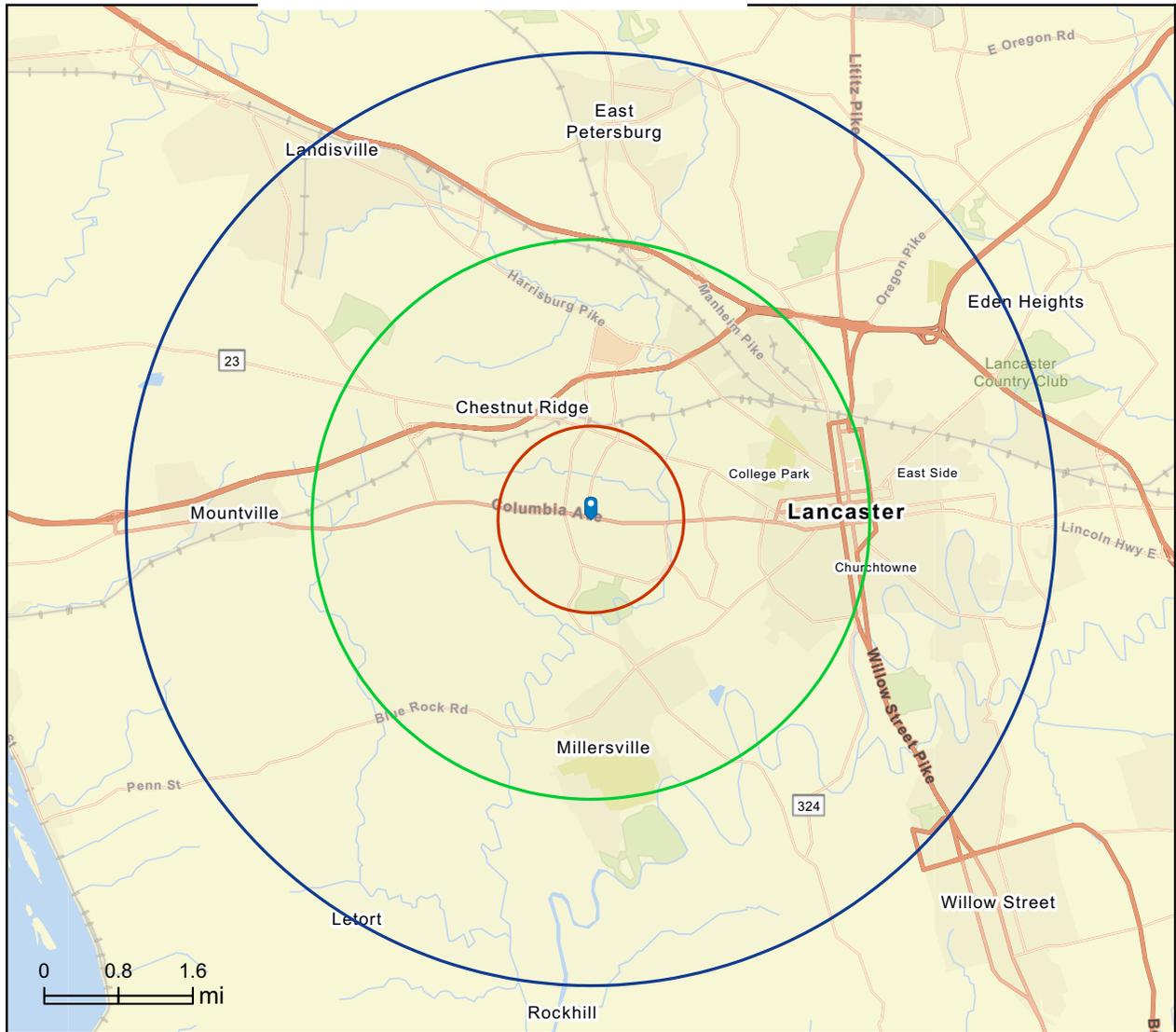
# DEMOGRAPHICS



## Site Map

2000 Columbia Ave, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.03857  
Longitude: -76.35878



October 08, 2025

# DEMOGRAPHICS



## Executive Summary

2000 Columbia Ave, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,146	82,246	164,166
2020 Population	7,742	86,939	174,695
2025 Population	7,857	88,923	178,587
2030 Population	7,848	90,303	180,811
2010-2020 Annual Rate	0.80%	0.56%	0.62%
2020-2025 Annual Rate	0.28%	0.43%	0.42%
2025-2030 Annual Rate	-0.02%	0.31%	0.25%
2020 Male Population	48.1%	48.3%	48.3%
2020 Female Population	51.9%	51.7%	51.7%
2020 Median Age	45.1	36.6	37.9
2025 Male Population	48.6%	48.7%	48.9%
2025 Female Population	51.4%	51.3%	51.1%
2025 Median Age	45.2	37.6	38.7

In the identified area, the current year population is 178,587. In 2020, the Census count in the area was 174,695. The rate of change since 2020 was 0.42% annually. The five-year projection for the population in the area is 180,811 representing a change of 0.25% 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 38.7, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	73.0%	61.8%	63.9%
2025 Black Alone	4.2%	10.1%	9.1%
2025 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2025 Asian Alone	7.4%	5.2%	5.0%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	6.5%	11.6%	11.0%
2025 Two or More Races	8.7%	10.9%	10.4%
2025 Hispanic Origin (Any Race)	15.7%	24.4%	23.3%

Persons of Hispanic origin represent 23.3% 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 71.6 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	88	76	86
2010 Households	3,137	32,666	63,254
2020 Households	3,126	34,519	66,900
2025 Households	3,155	35,294	68,614
2030 Households	3,157	36,135	69,959
2010-2020 Annual Rate	-0.04%	0.55%	0.56%
2020-2025 Annual Rate	0.18%	0.42%	0.48%
2025-2030 Annual Rate	0.01%	0.47%	0.39%
2025 Average Household Size	2.42	2.38	2.48

The household count in this area has changed from 66,900 in 2020 to 68,614 in the current year, a change of 0.48% annually. The five-year projection of households is 69,959, a change of 0.39% 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 43,024 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.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	19.0%	25.3%	25.4%
<b>Median Household Income</b>			
2025 Median Household Income	\$83,478	\$74,964	\$78,303
2030 Median Household Income	\$89,919	\$80,666	\$84,885
2025-2030 Annual Rate	1.50%	1.48%	1.63%
<b>Average Household Income</b>			
2025 Average Household Income	\$102,498	\$96,444	\$102,599
2030 Average Household Income	\$110,226	\$104,480	\$111,523
2025-2030 Annual Rate	1.46%	1.61%	1.68%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$41,574	\$38,629	\$39,812
2030 Per Capita Income	\$44,760	\$42,151	\$43,541
2025-2030 Annual Rate	1.49%	1.76%	1.81%
<b>GINI Index</b>			
2025 Gini Index	41.0	43.3	43.6
<b>Households by Income</b>			
Current median household income is \$78,303 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$84,885 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$102,599 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$111,523 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$39,812 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$43,541 in five years, compared to \$50,744 for all U.S. households.			
<b>Housing</b>			
2025 Housing Affordability Index	118	88	88
2010 Total Housing Units	3,286	34,584	66,607
2010 Owner Occupied Housing Units	2,349	18,559	39,037
2010 Renter Occupied Housing Units	787	14,107	24,216
2010 Vacant Housing Units	149	1,918	3,353
2020 Total Housing Units	3,272	36,719	70,605
2020 Owner Occupied Housing Units	2,329	18,900	40,245
2020 Renter Occupied Housing Units	797	15,619	26,655
2020 Vacant Housing Units	124	2,236	3,694
2025 Total Housing Units	3,302	37,750	72,594
2025 Owner Occupied Housing Units	2,394	19,691	42,222
2025 Renter Occupied Housing Units	761	15,603	26,392
2025 Vacant Housing Units	147	2,456	3,980
2030 Total Housing Units	3,308	38,668	74,026
2030 Owner Occupied Housing Units	2,425	20,163	43,264
2030 Renter Occupied Housing Units	732	15,973	26,695
2030 Vacant Housing Units	151	2,533	4,067
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	47.5	46.9	48.2

Currently, 58.2% of the 72,594 housing units in the area are owner occupied; 36.4%, renter occupied; and 5.5% 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 70,605 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.53%. Median home value in the area is \$318,054, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.71% annually to \$363,520.

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