

# FOR SALE/LEASE

## RESTAURANT & TWO (2) APARTMENT UNITS



- Successful restaurant at this location for more than 20 years.
- West End Lancaster location
- Income from two (2) large apartments
- Potential for two (2) garage units

**601 West Lemon Street  
Lancaster, PA 17603**

**Thomas M. McDermott, CCIM, SIOR or Joseph K. Maser**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

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

# SALIENT INFORMATION

<b>PROPERTY:</b>	601 West Lemon Street, Lancaster, PA 17603 City of Lancaster, Lancaster County
<b>BUILDING AREA:</b>	4,980 SF <ul style="list-style-type: none"><li>• First floor restaurant and pizza shop <math>\pm</math> 1,800 SF</li><li>• Two (2) 3-bedroom apartments</li></ul>
<b>SITE SIZE:</b>	$\pm$ 0.06 Acre
<b>TAX ACCOUNT:</b>	339-29844-0-0000
<b>REAL ESTATE TAXES:</b>	\$12,903 Total (2025)
<b>HVAC:</b>	Gas heat and central air conditioning for restaurant. Electric baseboard heat for apartment units.
<b>WATER &amp; SEWER:</b>	Public
<b>ZONING:</b>	R-3 Medium Density Residential
<b>LANDLORD RESPONSIBILITIES:</b>	Real estate taxes, insurance, snow removal and trash removal
<b>SALE PRICE:</b>	<b>\$775,000 For Entire Package</b>
<b>LEASE PRICE:</b>	<b>\$75,000 Down for FF&amp;E and Lease at \$2,500/Mo Plus Utilities</b>
<b>COMMENTS:</b>	<p>This sale includes the real estate, business, furniture, fixtures and equipment. Financials are not available. This is a fully equipped restaurant with forty (40) seats plus a take-out window that has been operating profitably for more than twenty (20) years.</p> <p>Two (2) 3-bedroom apartment units leased at \$1,900/mo. and \$1,650/mo. with tenants paying for electric, which includes heat.</p>

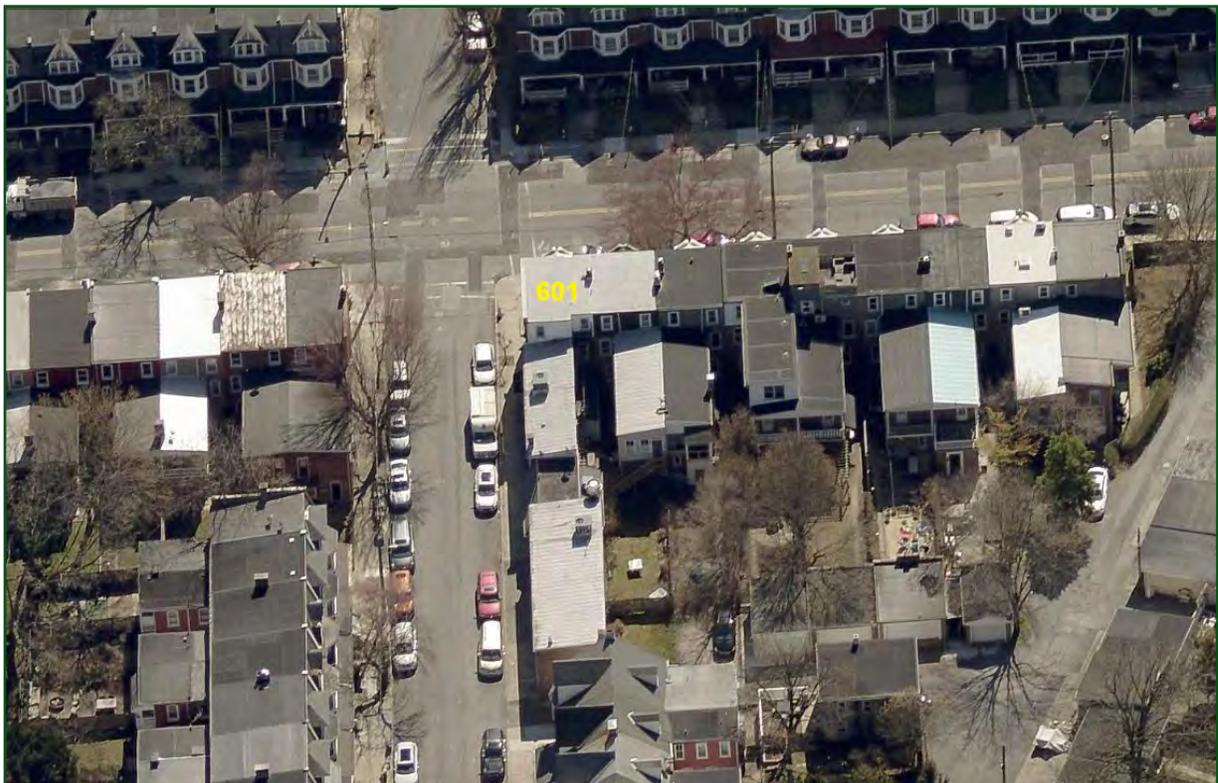
## EQUIPMENT LIST

- Two (2) POS System
- Ice Cream Chest Freezer
- Two (2) Ice Machines
- Dough Roller
- Salad Unit
- Conveyor Pizza Oven
- Deck Oven
- 2-Burner Stove
- 36" Griddle
- 40 lb Fryer
- Exhaust System
- 8 x 8 Walk-In Cooler
- Three (3) Chest Freezers
- Meat Slicer
- Seating for 40

# AERIAL TAX MAP



# PHOTOGRAPHS - AERIAL



# PHOTOGRAPHS



# PHOTOGRAPHS



# PHOTOGRAPHS



# PHOTOGRAPHS



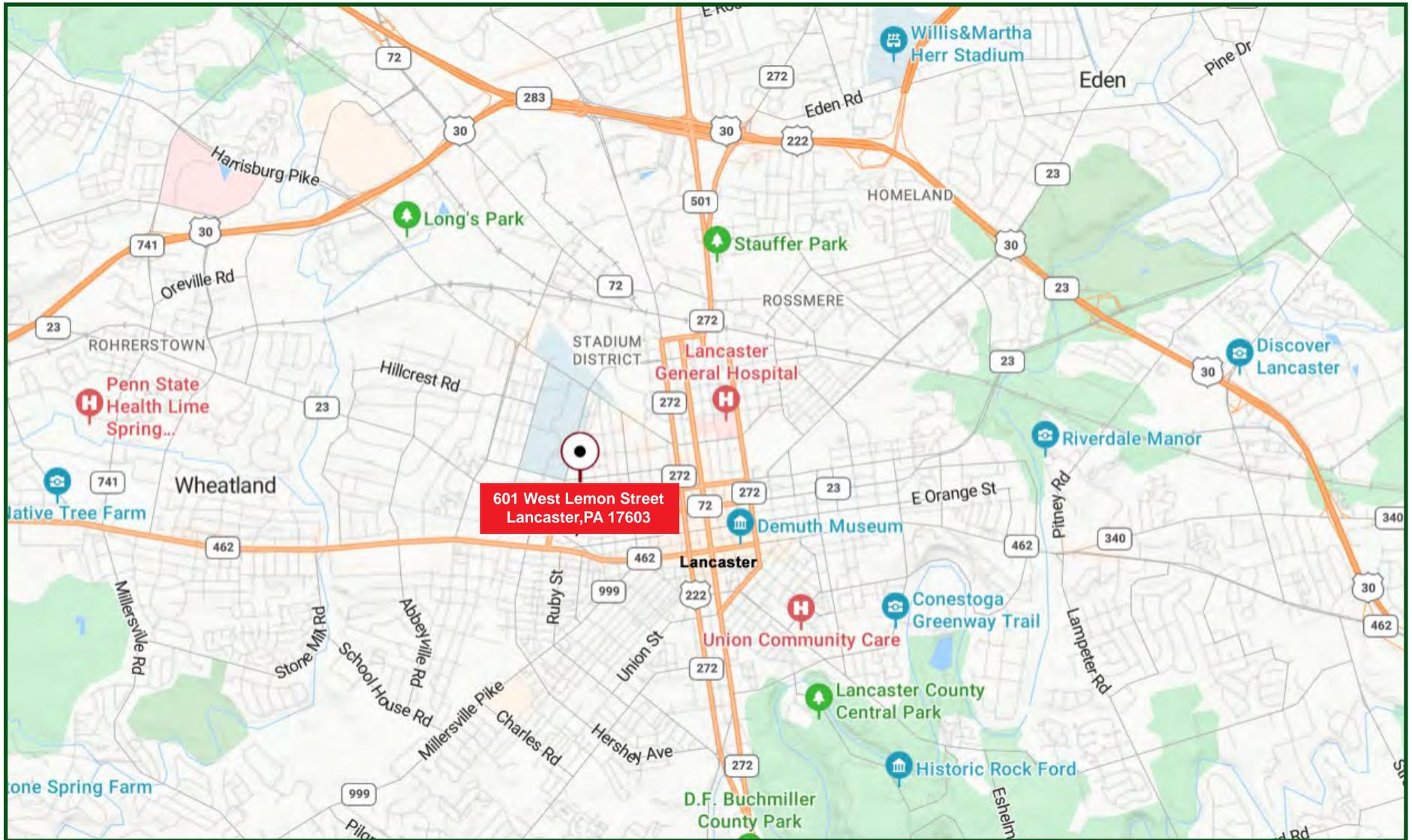
# PHOTOGRAPHS



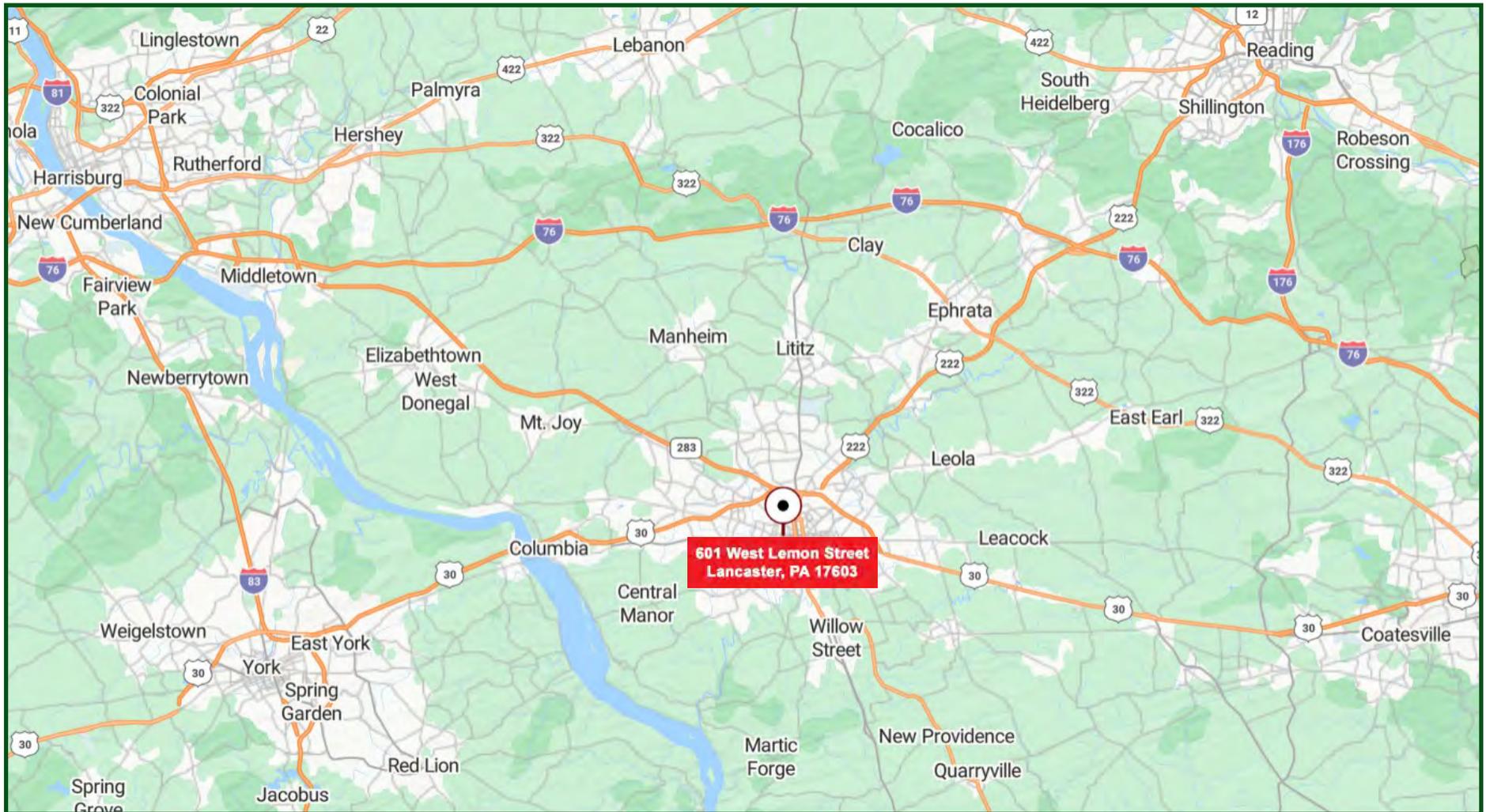
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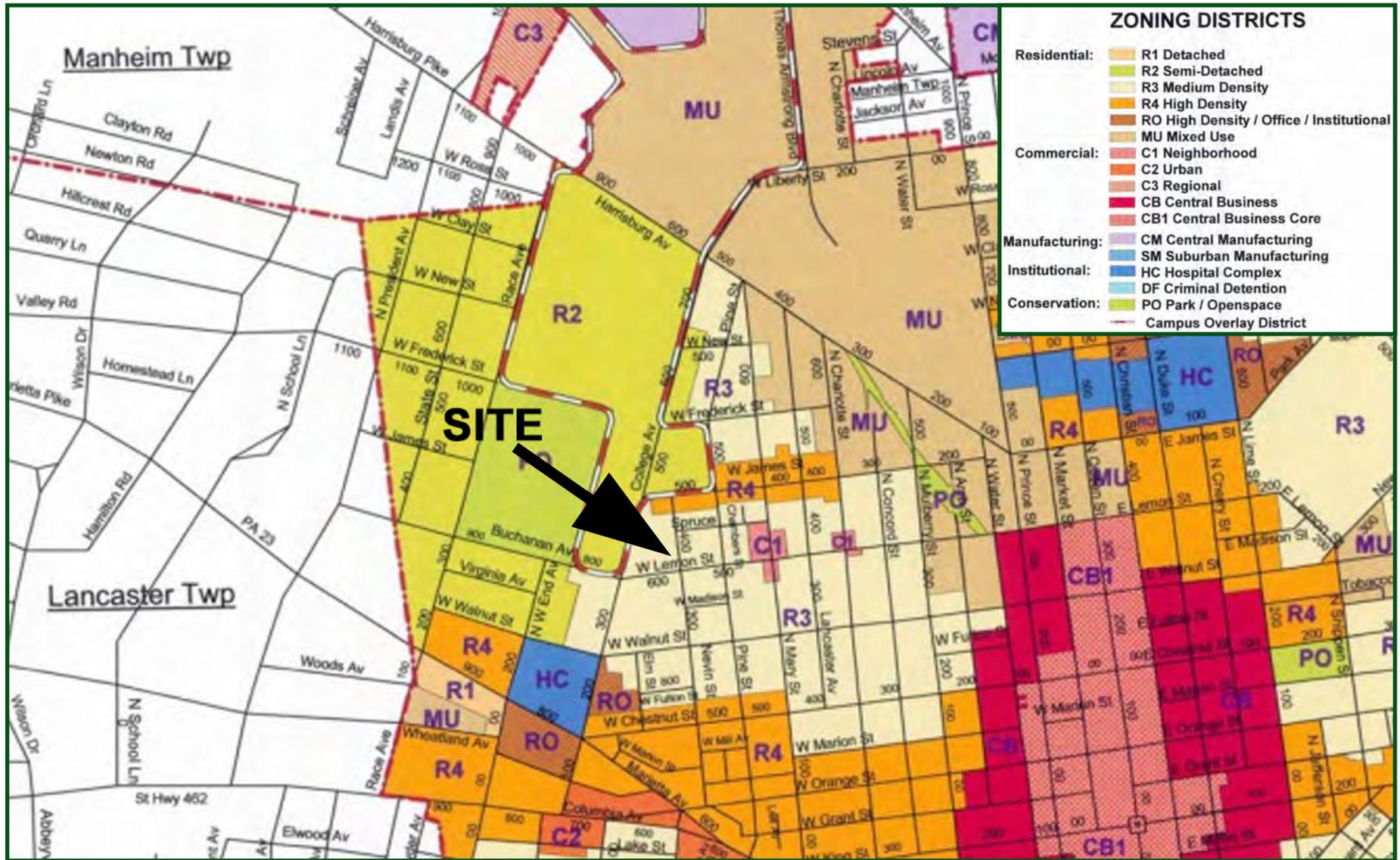
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (City of Lancaster)



# ZONING ORDINANCE

ZONING  
300 Attachment 2

City of Lancaster

Table of Permitted Uses  
Residential (1)

[Amended 9-13-2016 by Ord. No. 9-2016; 7-11-2017 by Ord. No. 10-2017; 9-12-2017 by Ord. No. 12-2017; 6-25-2019 by Ord. No. 10-2019; 5-10-2022 by Ord. No. 07-2022; 5-23-2023 by Ord. No. 07-2023]

**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	CM
Single-family detached dwelling											
(a) New	X	X	X	X	X	X					
(b) Conversion of an existing building	X	X	X	X	X	X	X(2)	X	X	X	
Single-family semidetached dwelling											
(a) New		X	X	X	X	X					
(b) Conversion of an existing building		X	X	X	X	X	X(2)	X	X	X	
Single-family attached dwelling											
(a) New			X	X	X	X			X		
(b) Conversion of an existing building			X	X	X	X	X(2)	X	X	X	
Apartment dwelling, above an allowed nonresidential use											
(a) Two units per building			X	X	X	X	X(2)	X	X	X	X
Two-family dwelling, including efficiency units, and combination dwelling											
(a) New						S	X(2)	X			
(b) Conversion of an existing building(3)											
(i) Minimum 2,000-gross-square-foot building			S	S	S	S			S	S	
(ii) Without minimum threshold							X(2)	X			

# ZONING ORDINANCE

## LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	CM
Multifamily dwelling, including efficiency units, and combination dwelling											
(a) New(4)(11)				S	X	X	X(2)	X	X	X	
(b) Conversion of an existing building(3)(11)											
(i) Minimum 2,500-gross-square-foot building			S	S	X	X			S	S	
(ii) Without minimum threshold							X(2)	X			
Fraternity/sorority				S							
Manufactured dwelling(5)	X	X	X	X	X	X					
Nonfamily unit	X(8)	X(8)	X	X	X	X	X(2)	X	X	X	X
Home occupation											
(a) No impact(6)	X	X	X	X	X	X	X	X	X	X	X
(b) General(7)	S	S	S	S	S	S	S	S	S	S	S
Rooming/boarded units											
(a) Conversion of a minimum 3,500-gross-square-foot-building(3)(9)				S					S	S	
(b) New or conversion without a minimum gross square foot building(10)							S(2)	S			
Live-work unit(12)						X	X(2)	X	X	X	
Flexible residential development option in accordance with § 300-23		X	X	X	X	X					

### NOTES:

See also the habitable floor area requirements in § 300-30.

If a zoning district is not listed in the above table, it means that none of the uses listed on that table are allowed in that zoning district, unless specifically permitted otherwise.

- (1) In all districts, an existing corner storefront shall not be converted to any residential unit or use.
- (2) In the CB1 District, a residential use of any type shall not be permitted on the street level of a building, with the exception of an existing single-family dwelling as of the date of adoption of this chapter.
- (3) A certificate of zoning compliance shall be issued or a special exception shall be granted for the conversion of a structure below the minimum gross square foot threshold only if the following conditions are met:
  - a. Where the structure contains one or more nonresidential uses and is not a single-family dwelling, conversion of the nonresidential space to one or more dwelling units will be permitted, provided the requirements of Article VI, Article VIII, and all other applicable provisions of this chapter are satisfied; and

# ZONING ORDINANCE

## 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 ORDINANCE

## LANCASTER CODE

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

# ZONING ORDINANCE

## 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;

# ZONING ORDINANCE

## 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 ORDINANCE

## LANCASTER CODE

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)		

# ZONING ORDINANCE

## ZONING

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
Funeral service				S	S	S		X	S	X	X			
Homestay(9)			X	X	X	X	X	X	X	X				
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction					X	S	X	X		X	X	(3)		X
(c) New construction/expansion without size restriction					X	S	X	X			X			X
(d) New construction with a minimum building size of 20,000 square feet of floor area												X		
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S			S	S	S	S	S	S
Parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	S	S	S	S	S	S	S	S
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														

# ZONING ORDINANCE

## LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X	X		
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	
(c) Without size restriction						S				S	X			
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Short-term rental(8)					X	X	X	X	X	X				
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxicab service														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S		S		X	X	X		

### NOTES:

- (1) An auto repair use shall meet the following additional requirements:
  - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
  - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;

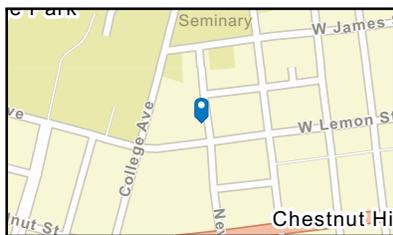
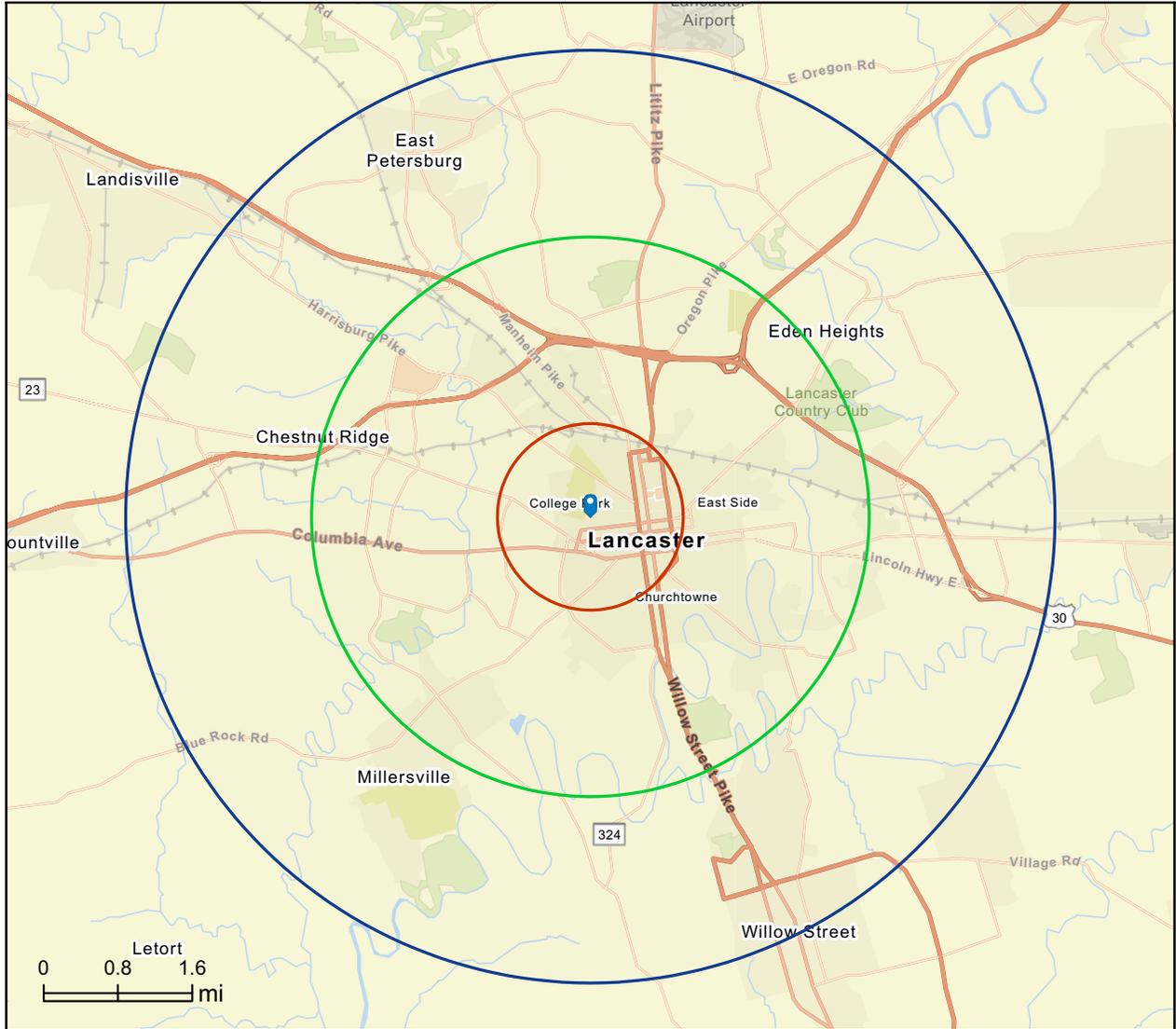
# DEMOGRAPHICS



## Site Map

601 W Lemon St, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04352  
Longitude: -76.31843



October 07, 2025

# DEMOGRAPHICS



## Executive Summary

601 W Lemon St, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04352  
Longitude: -76.31843

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	32,376	106,544	179,152
2020 Population	31,425	111,404	192,764
2025 Population	32,102	113,420	197,504
2030 Population	33,303	115,233	201,126
2010-2020 Annual Rate	-0.30%	0.45%	0.74%
2020-2025 Annual Rate	0.41%	0.34%	0.46%
2025-2030 Annual Rate	0.74%	0.32%	0.36%
2020 Male Population	49.1%	48.4%	48.1%
2020 Female Population	50.9%	51.6%	51.9%
2020 Median Age	33.3	36.2	38.8
2025 Male Population	49.5%	49.0%	48.6%
2025 Female Population	50.5%	51.0%	51.4%
2025 Median Age	34.6	37.3	39.6

In the identified area, the current year population is 197,504. In 2020, the Census count in the area was 192,764. The rate of change since 2020 was 0.46% annually. The five-year projection for the population in the area is 201,126 representing a change of 0.36% annually from 2025 to 2030. Currently, the population is 48.6% male and 51.4% female.

### Median Age

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

### Race and Ethnicity

2025 White Alone	55.0%	54.5%	65.0%
2025 Black Alone	13.0%	11.9%	8.8%
2025 American Indian/Alaska Native Alone	0.6%	0.6%	0.4%
2025 Asian Alone	4.2%	5.4%	5.1%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	14.4%	15.1%	10.5%
2025 Two or More Races	12.7%	12.5%	10.1%
2025 Hispanic Origin (Any Race)	30.2%	31.0%	22.2%

Persons of Hispanic origin represent 22.2% 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 70.3 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	57	70	90
2010 Households	12,802	41,438	69,623
2020 Households	12,893	43,324	74,187
2025 Households	13,221	44,196	76,230
2030 Households	13,893	45,243	78,309
2010-2020 Annual Rate	0.07%	0.45%	0.64%
2020-2025 Annual Rate	0.48%	0.38%	0.52%
2025-2030 Annual Rate	1.00%	0.47%	0.54%
2025 Average Household Size	2.26	2.45	2.46

The household count in this area has changed from 74,187 in 2020 to 76,230 in the current year, a change of 0.52% annually. The five-year projection of households is 78,309, a change of 0.54% annually from the current year total. Average household size is currently 2.46, compared to 2.48 in the year 2020. The number of families in the current year is 47,550 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.

October 07, 2025