

FOR LEASE

± 2,800 SF PROFESSIONAL OFFICE CITY OF LANCASTER



136 - 140 East King Street Lancaster, PA 17602

Matthew M. Czaus



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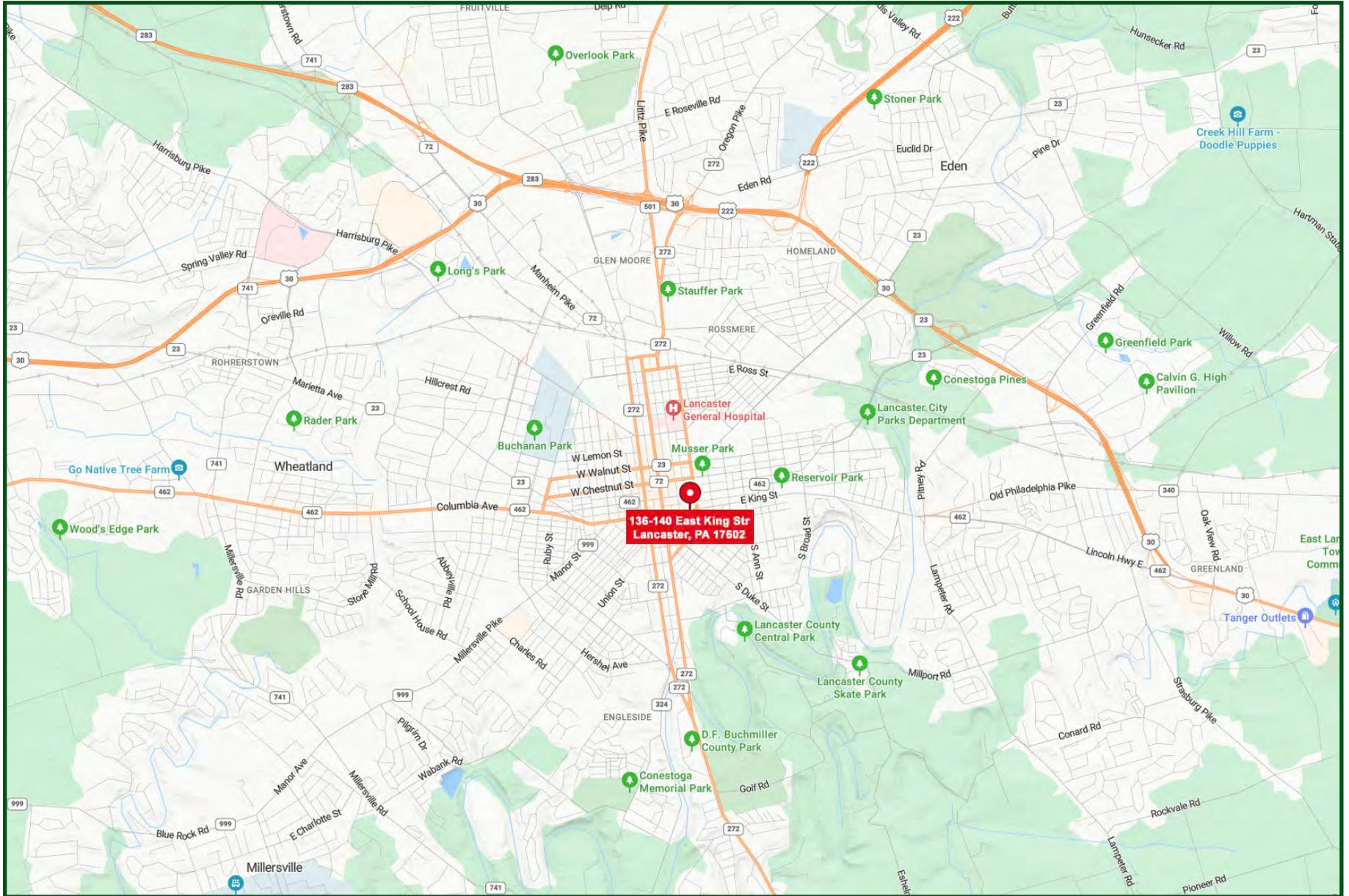
SALIENT INFORMATION

PROPERTY:	136 - 140 East King Street, Lancaster, PA 17602 City of Lancaster, Lancaster County
LEASE PRICE:	Negotiable
SPACE AVAILABLE:	± 2,800 SF
TOTAL ACRES:	± 0.19 Acre
ZONING:	CB - Central Business District
PARKING:	Off Street Parking / Pro-rata Share
HVAC:	Combined Electric & Gas
WATER/SEWER:	Public
YEAR BUILT:	1899
LANDLORD RESPONSIBILITIES:	Roof Structure & Parking Lot Maintenance
TENANT RESPONSIBILITIES:	NNN
REAL ESTATE TAXES:	\$16,427 (2025)
TAX ID:	333-83787-0-0000
TRAFFIC COUNT:	East King Street - 10,618 vehicles per day (both directions)
COMMENTS:	Professional office building located in central business district of City of Lancaster. Row office/retail space providing flexible options for any future tenants. Tenants may request that Landlord complete fitout or Tenant may complete the fitout to their specifications.

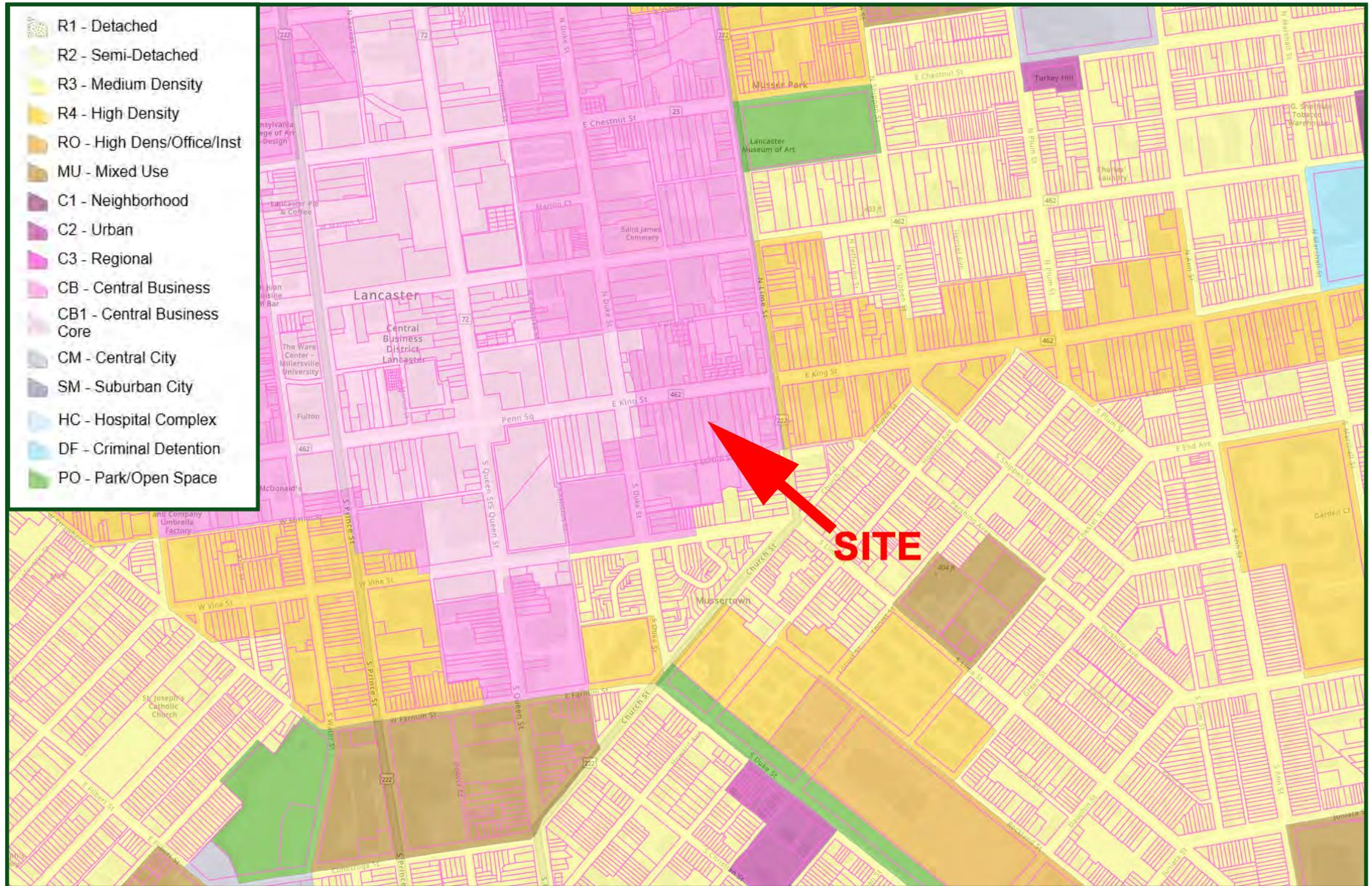
PHOTOGRAPHS



LOCATION MAP - LOCAL



ZONING MAP (CITY OF LANCASTER)



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	

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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

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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				

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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)		

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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														

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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

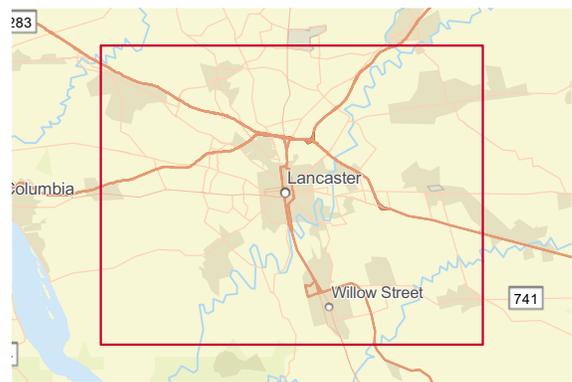
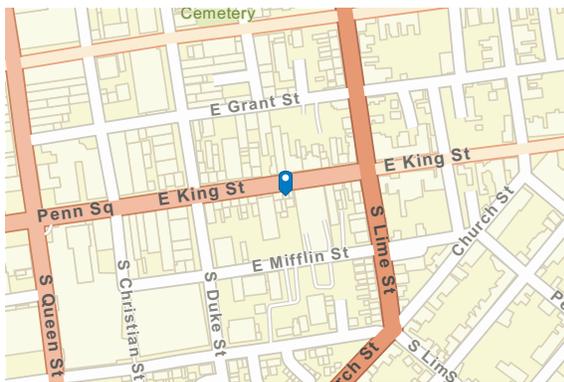
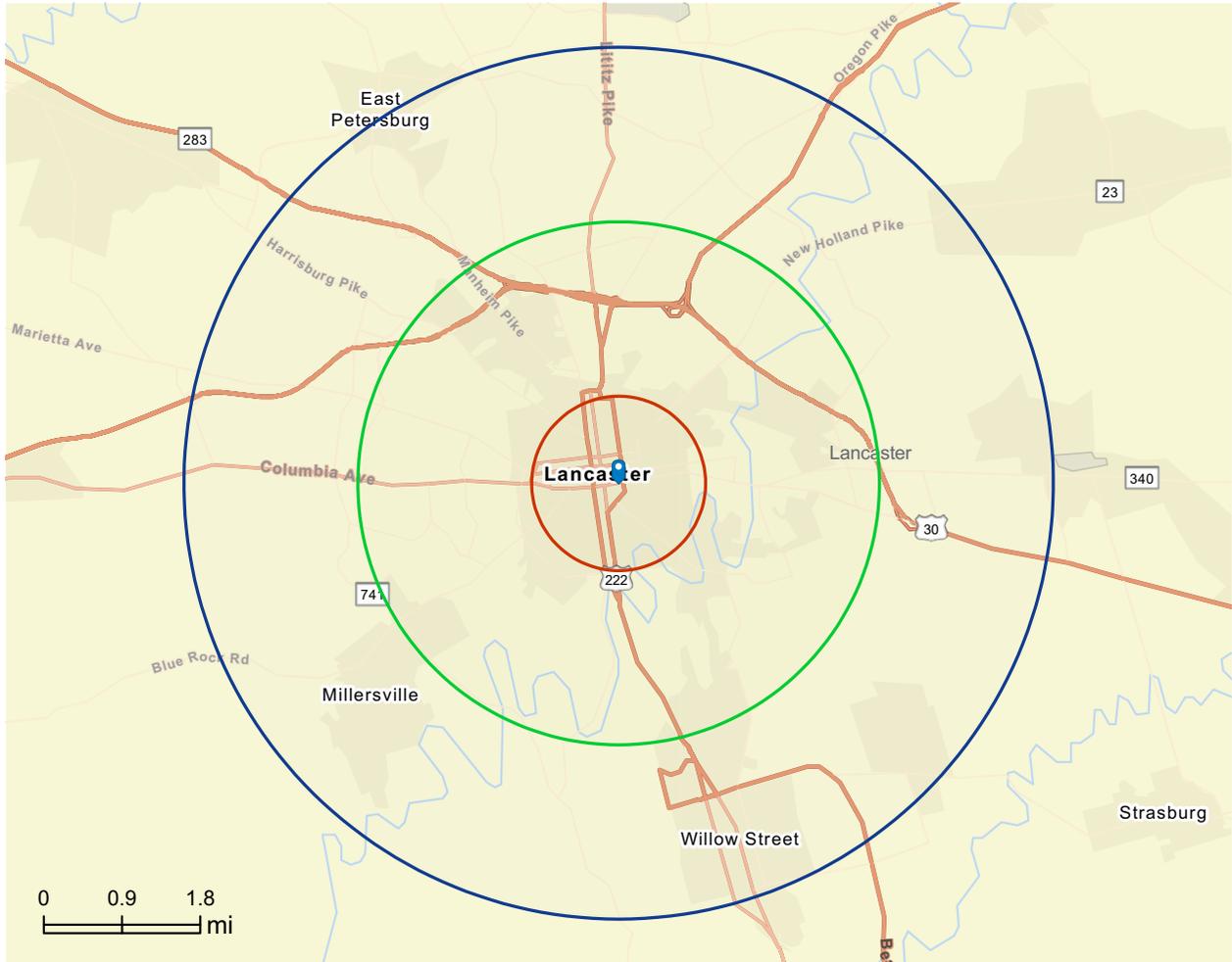
Site Map

136 E King St, Lancaster, Pennsylvania, 17602

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.03819
Longitude: -76.30241



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DEMOGRAPHICS

Executive Summary

136 E King St, Lancaster, Pennsylvania, 17602



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	47,677	105,411	171,735
2020 Population	45,740	110,108	184,443
2025 Population	46,361	112,045	188,562
2030 Population	47,091	114,396	192,046
2010-2020 Annual Rate	-0.41%	0.44%	0.72%
2020-2025 Annual Rate	0.26%	0.33%	0.42%
2025-2030 Annual Rate	0.31%	0.42%	0.37%

Age	1 mile	3 miles	5 miles
2025 Median Age	34.2	37.5	39.2
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	40.9%	55.3%	64.3%
Black Alone	16.3%	11.9%	9.0%
American Indian Alone	0.8%	0.6%	0.4%
Asian Alone	3.9%	4.9%	5.1%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	22.3%	15.0%	10.8%
Two or More Races	15.8%	12.3%	10.2%
Hispanic Origin	44.5%	30.9%	22.8%
Diversity Index	86.4	79.4	71.1

Households	1 mile	3 miles	5 miles
2010 Total Households	17,554	40,842	66,337
2020 Total Households	17,903	42,374	71,140
2025 Total Households	18,290	43,207	73,133
2030 Total Households	18,814	44,546	75,168
2010-2020 Annual Rate	0.20%	0.37%	0.70%
2020-2025 Annual Rate	0.41%	0.37%	0.53%
2025-2030 Annual Rate	0.57%	0.61%	0.55%
2025 Average Household Size	2.43	2.46	2.45
Wealth Index	44	72	88

[Source](#): Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 136 E King St, Lancaster, Pennsylvania, 17602 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Rent		24.4%	26.0%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$58,108	\$72,000	\$78,497
2030 Median Household Income	\$63,767	\$78,596	\$85,045
2025-2030 Annual Rate	1.88%	1.77%	1.62%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$74,224	\$92,818	\$104,259
2030 Average Household Income	\$80,868	\$100,973	\$113,001

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$29,254	\$36,174	\$40,849
2030 Per Capita Income	\$32,170	\$39,689	\$44,630
2025-2030 Annual Rate	1.92%	1.87%	1.79%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	42.9	42.6	43.6

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	37.3	43.8	47.9

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	96	91	86
2010 Total Housing Units	18,921	43,330	70,026
2010 Owner Occupied Hus (%)	38.5%	54.3%	59.3%
2010 Renter Occupied Hus (%)	61.5%	45.7%	40.7%
2010 Vacant Housing Units (%)	7.2%	5.7%	5.3%
2020 Housing Units	19,352	44,865	75,298
2020 Owner Occupied HUs (%)	36.6%	53.1%	57.5%
2020 Renter Occupied HUs (%)	63.4%	46.9%	42.5%
Vacant Housing Units	7.6%	5.6%	5.5%
2025 Housing Units	20,019	45,984	77,570
Owner Occupied Housing Units	38.1%	54.3%	58.9%
Renter Occupied Housing Units	61.9%	45.7%	41.1%
Vacant Housing Units	8.6%	6.0%	5.7%
2030 Total Housing Units	20,604	47,403	79,690
2030 Owner Occupied Housing Units	7,195	24,029	44,228
2030 Renter Occupied Housing Units	11,618	20,517	30,940
2030 Vacant Housing Units	1,790	2,857	4,522

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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