

FOR LEASE

RETAIL / OFFICE SPACE

Great Visability



2608 Columbia Avenue
Lancaster, PA 17603

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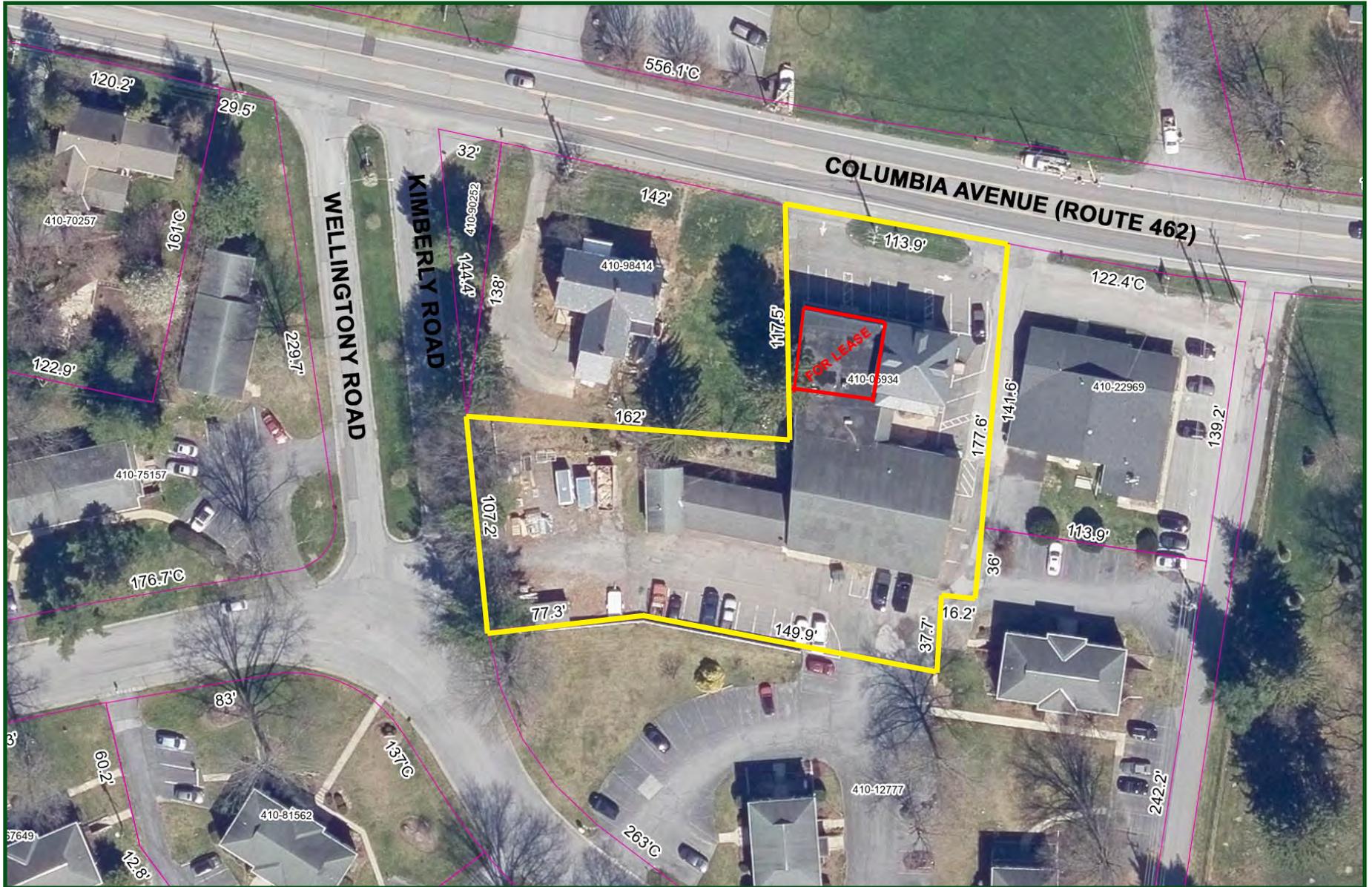
SALIENT INFORMATION

PROPERTY:	2608 Columbia Avenue, Lancaster, PA 17603 Manor Township, Lancaster County
LEASE RATE:	\$2,750 per month, plus electric, natural gas and telephone/internet
LEASE AREA:	+ 1,730 SF
SITE SIZE:	± 0.80 Acre
PARKING:	± 13 Spaces
WATER / SEWER:	Public
HVAC:	Natural Gas & Central A/C
ZONING:	GC - General Commercial
TAX ID:	Portion of 410-05934-0-0000
TRAFFIC COUNT:	Columbia Ave. (Route 462) 15,956 vehicles per day (Sept. 2025)
COMMENTS:	Nicely finished retail space in high traffic location on Columbia Avenue (Route 462). Additional parking available in the rear of the building. Ideal for offices, retail, services and related business uses.

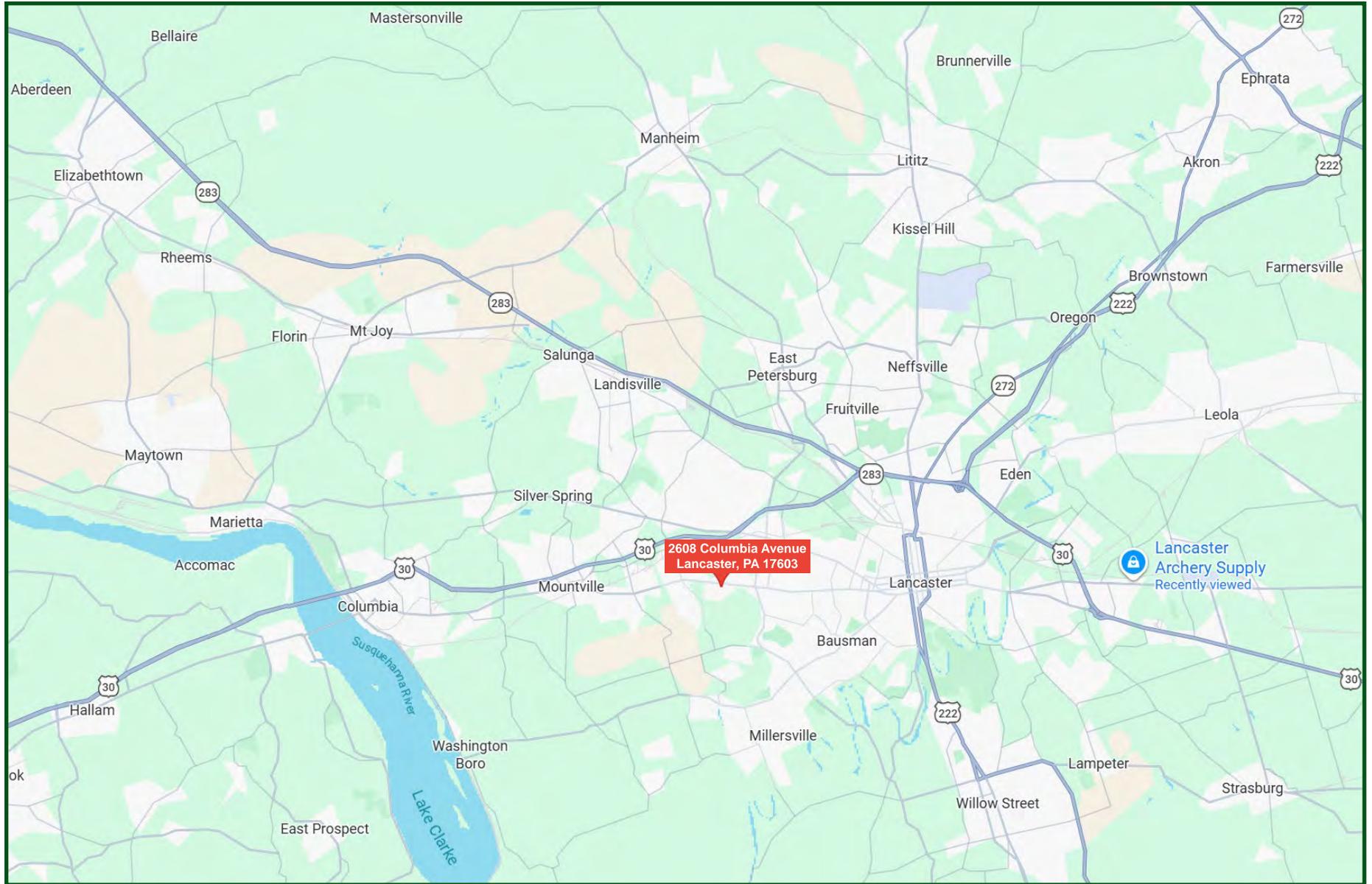
PHOTOGRAPHS - Exterior



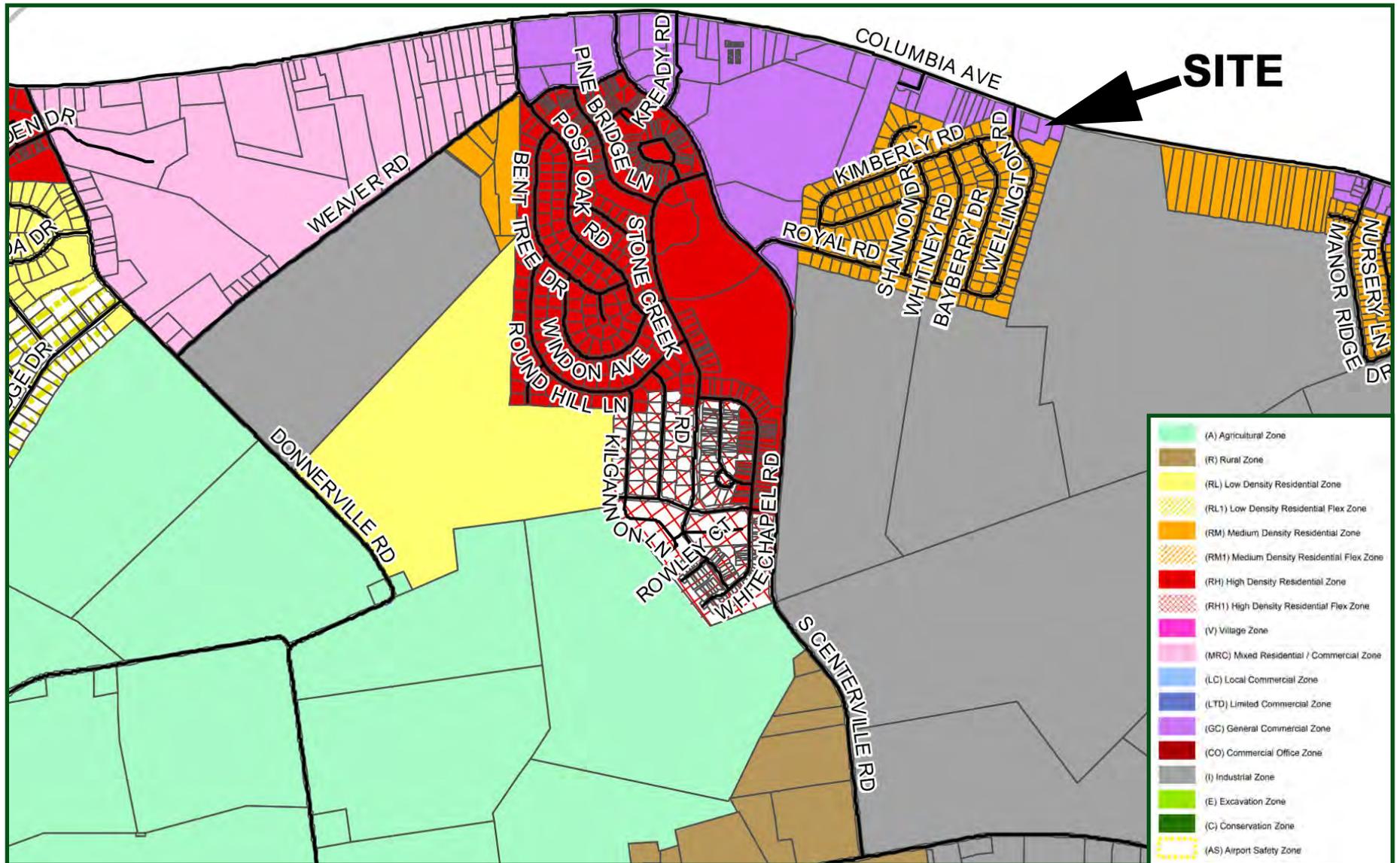
AERIAL TAX MAP



LOCATION MAP - LOCAL



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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DEMOGRAPHICS

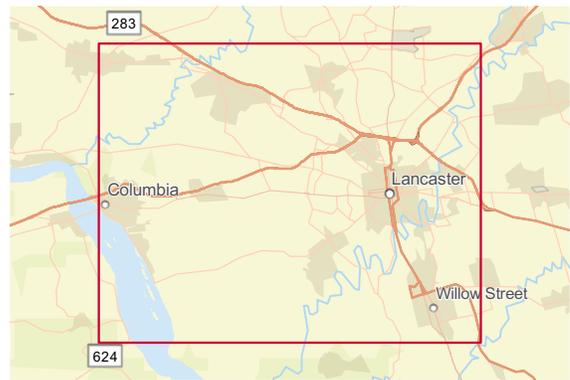
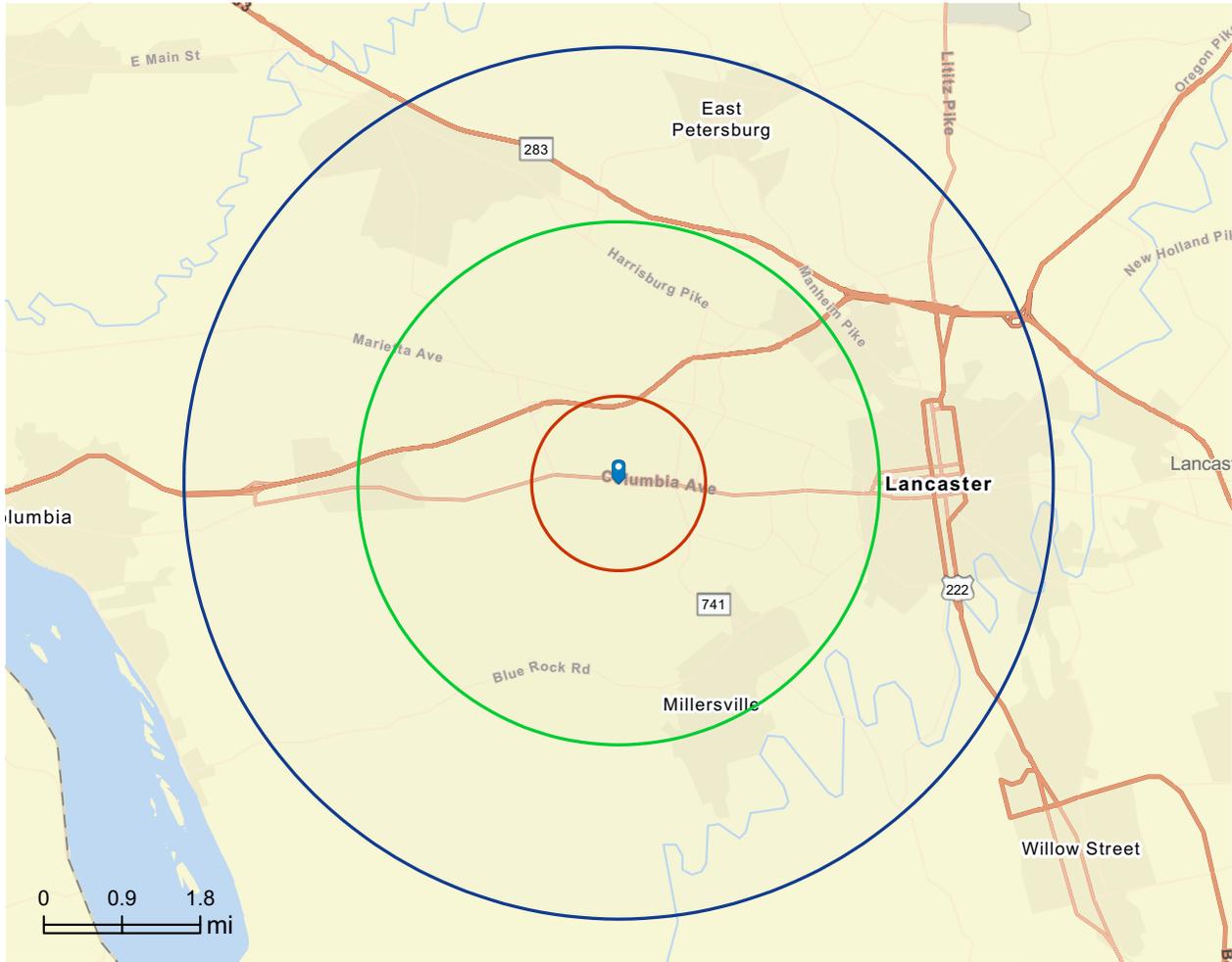
Site Map

2608 Columbia Ave, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.03983
Longitude: -76.37638



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DEMOGRAPHICS

Executive Summary

2608 Columbia Ave, Lancaster, Pennsylvania, 17603



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	3,495	55,930	154,969
2020 Population	4,054	60,758	163,867
2025 Population	4,162	61,772	167,487
2030 Population	4,190	62,237	169,684
2010-2020 Annual Rate	1.49%	0.83%	0.56%
2020-2025 Annual Rate	0.50%	0.32%	0.42%
2025-2030 Annual Rate	0.13%	0.15%	0.26%

Age	1 mile	3 miles	5 miles
2025 Median Age	45.0	41.0	38.2
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	73.3%	72.8%	63.3%
Black Alone	4.3%	6.0%	9.3%
American Indian Alone	0.1%	0.3%	0.5%
Asian Alone	5.9%	5.6%	4.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.1%	6.8%	11.4%
Two or More Races	8.2%	8.4%	10.7%
Hispanic Origin	15.9%	15.4%	24.0%
Diversity Index	59.3	59.4	72.3

Households	1 mile	3 miles	5 miles
2010 Total Households	1,500	22,773	59,452
2020 Total Households	1,783	24,309	62,891
2025 Total Households	1,839	24,773	64,534
2030 Total Households	1,861	25,064	65,860
2010-2020 Annual Rate	1.74%	0.65%	0.56%
2020-2025 Annual Rate	0.59%	0.36%	0.49%
2025-2030 Annual Rate	0.24%	0.23%	0.41%
2025 Average Household Size	2.25	2.39	2.48
Wealth Index	71	100	82

 **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 | 2608 Columbia Ave, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for M		24.5%	25.4%

Median Household Income			
2025 Median Household Income	\$70,701	\$86,032	\$77,660
2030 Median Household Income	\$77,213	\$93,987	\$84,049
2025-2030 Annual Rate	1.78%	1.78%	1.59%

Average Household Income			
2025 Average Household Income	\$90,400	\$113,411	\$100,647
2030 Average Household Income	\$97,695	\$122,973	\$109,542

Per Capita Income			
2025 Per Capita Income	\$40,663	\$45,288	\$39,022
2030 Per Capita Income	\$44,179	\$49,338	\$42,750
2025-2030 Annual Rate	1.67%	1.73%	1.84%

Income Equality			
2025 Gini Index	43.9	42.5	43.4

Socioeconomic Status			
2025 Socioeconomic Status Index	46.2	53.4	47.7

Housing Unit Summary			
Housing Affordability Index	81	91	88
2010 Total Housing Units	1,558	23,773	62,508
2010 Owner Occupied Hus (%)	69.8%	68.7%	61.6%
2010 Renter Occupied Hus (%)	30.3%	31.3%	38.4%
2010 Vacant Housing Units (%)	3.7%	4.2%	4.9%
2020 Housing Units	1,848	25,551	66,381
2020 Owner Occupied HUs (%)	62.5%	66.2%	59.7%
2020 Renter Occupied HUs (%)	37.5%	33.8%	40.3%
Vacant Housing Units	3.6%	4.9%	5.2%
2025 Housing Units	1,900	26,022	68,306
Owner Occupied Housing Units	64.0%	67.4%	61.1%
Renter Occupied Housing Units	36.0%	32.6%	38.9%
Vacant Housing Units	3.2%	4.8%	5.5%
2030 Total Housing Units	1,920	26,330	69,736
2030 Owner Occupied Housing Units	1,226	17,030	40,429
2030 Renter Occupied Housing Units	634	8,034	25,431
2030 Vacant Housing Units	59	1,266	3,876

 **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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