

FOR LEASE

COMMERCIAL / RETAIL / OFFICE PROPERTY

GREAT VISIBILITY AT HIGH TRAFFIC INTERSECTION



**859 Village Road
Lancaster, PA 17602**

Michael D. Wagner, CCIM



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

(717) 735-6000 (717) 735-6001 Fax

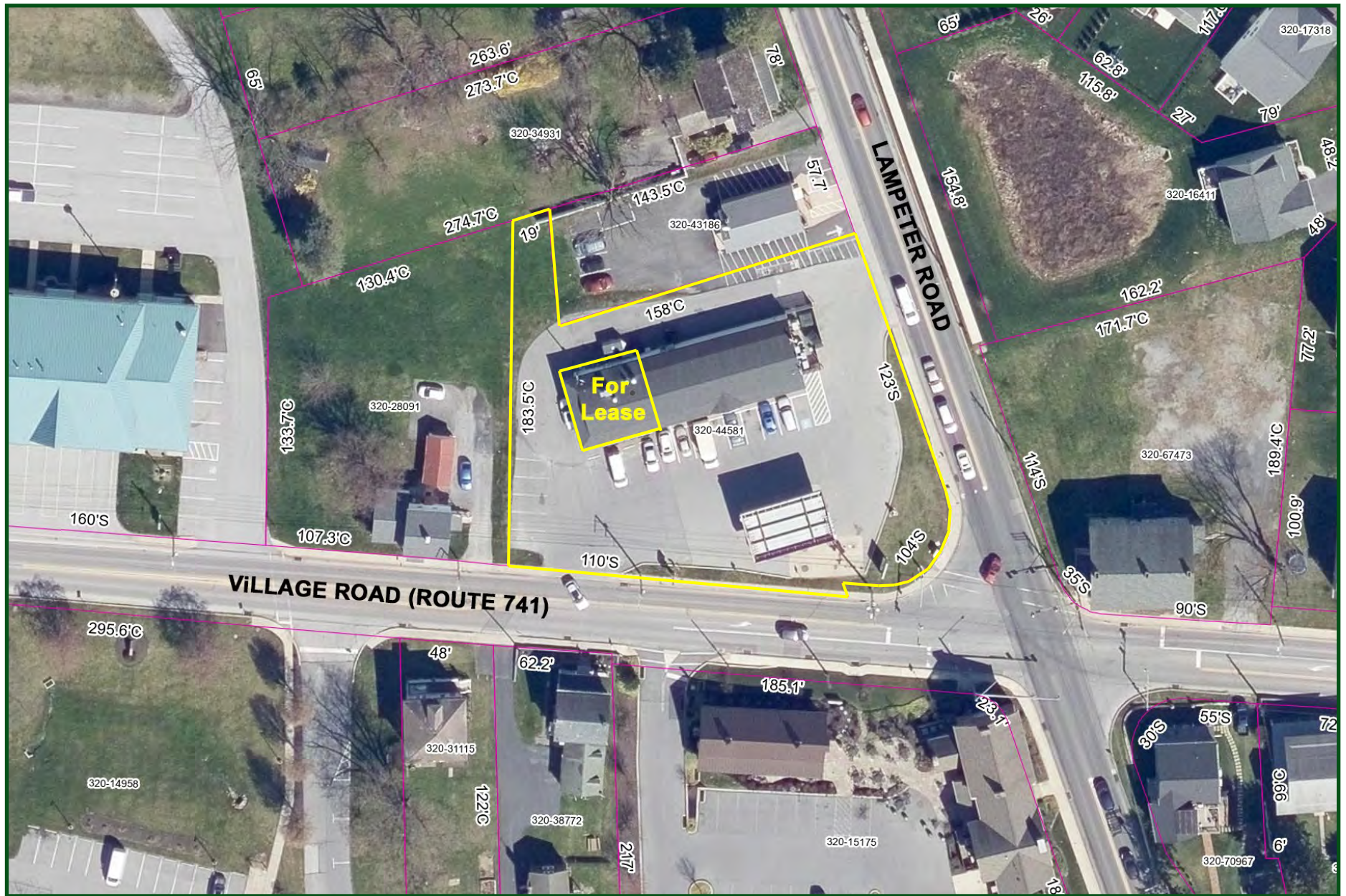
mike@uscommercialrealty.net

www.uscommercialrealty.net

SALIENT INFORMATION

PROPERTY:	859 Village Road, Lancaster, PA 17602 West Lampeter Township, Lancaster County
TOTAL ACRES:	± 0.56 Acres
BUILDING:	± 11,330 SF Warehouse
WATER	Well Water
SEWER:	Septic System
HVAC:	Heat Pump
ZONING:	MS Main Street - permitted uses include: Bakery, catering, custom, for off-site consumption, conference center, crafts or artisan's studio, custom printing, copying, faxing, mailing or courier service, exercise club, financial institution, garden center, office (may include medical labs), personal services, plant nursery, recording studio, household appliance repair service, restaurant without drive-through service, retail store.
TRAFFIC COUNTS:	Lampeter Road - 14,603 vehicles per day (July, 2023) Village Road (Route 741) - 9,083 vehicles per day (Nov., 2025)
REAL ESTATE TAXES:	± \$4,500 total (2026) Pro-Rated
LANDLORD RESPONSIBILITIES:	Roof, Foundation, Parking Lot Repair & Maintenance
TENANT RESPONSIBILITIES:	CAM, Taxes & Insurance
TAX ACCOUNT NO.:	320-44581-0-0000
LEASE RATE:	\$2,500/Month NNN
COMMENTS:	Located at corner of heavily traveled intersection of Village Road (Route 741) and Lampeter Road. Attached to and shares common parking with full service Turkey Hill convenience store. Space was formerly a pizza restaurant.

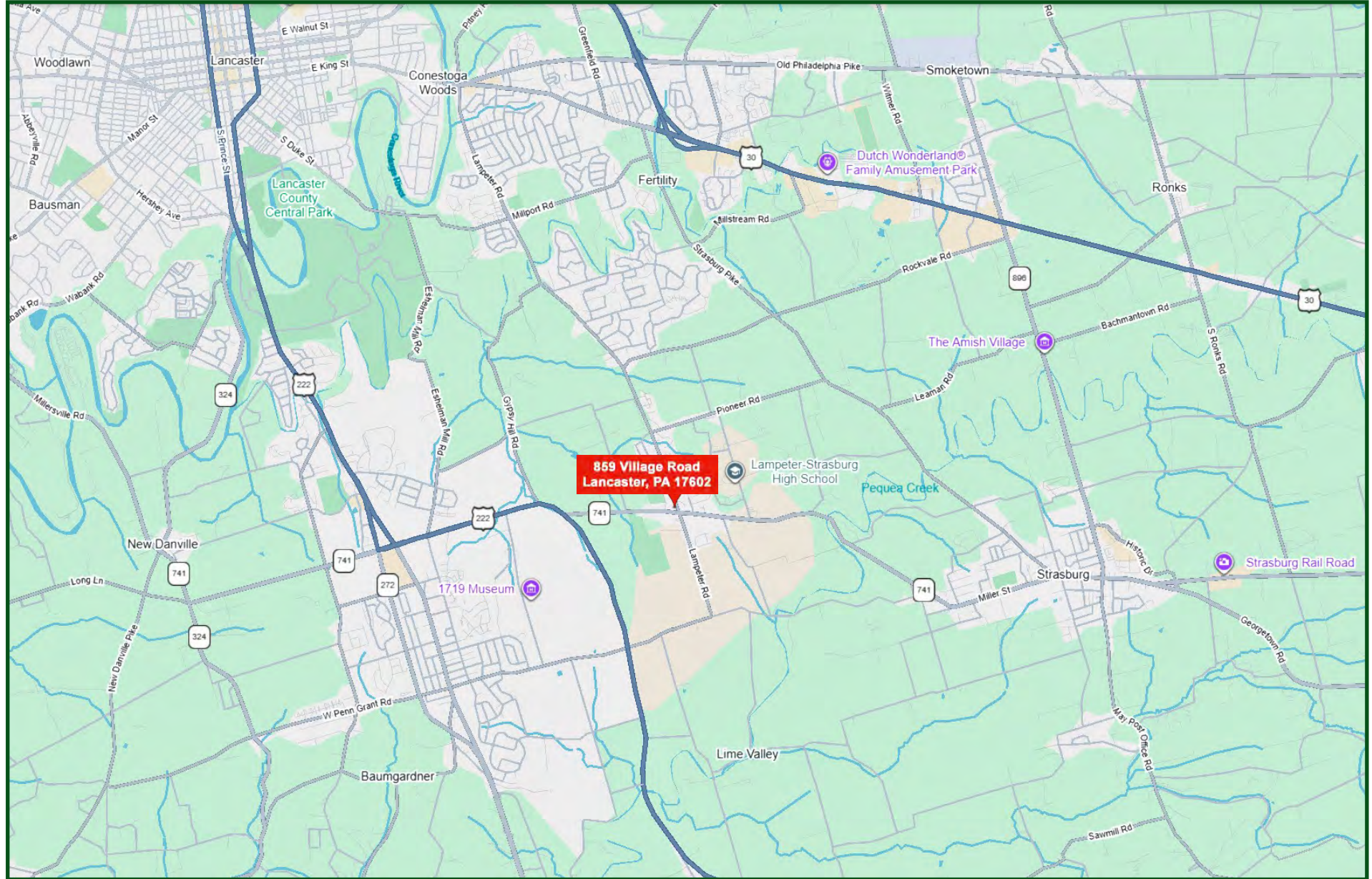
TAX MAP



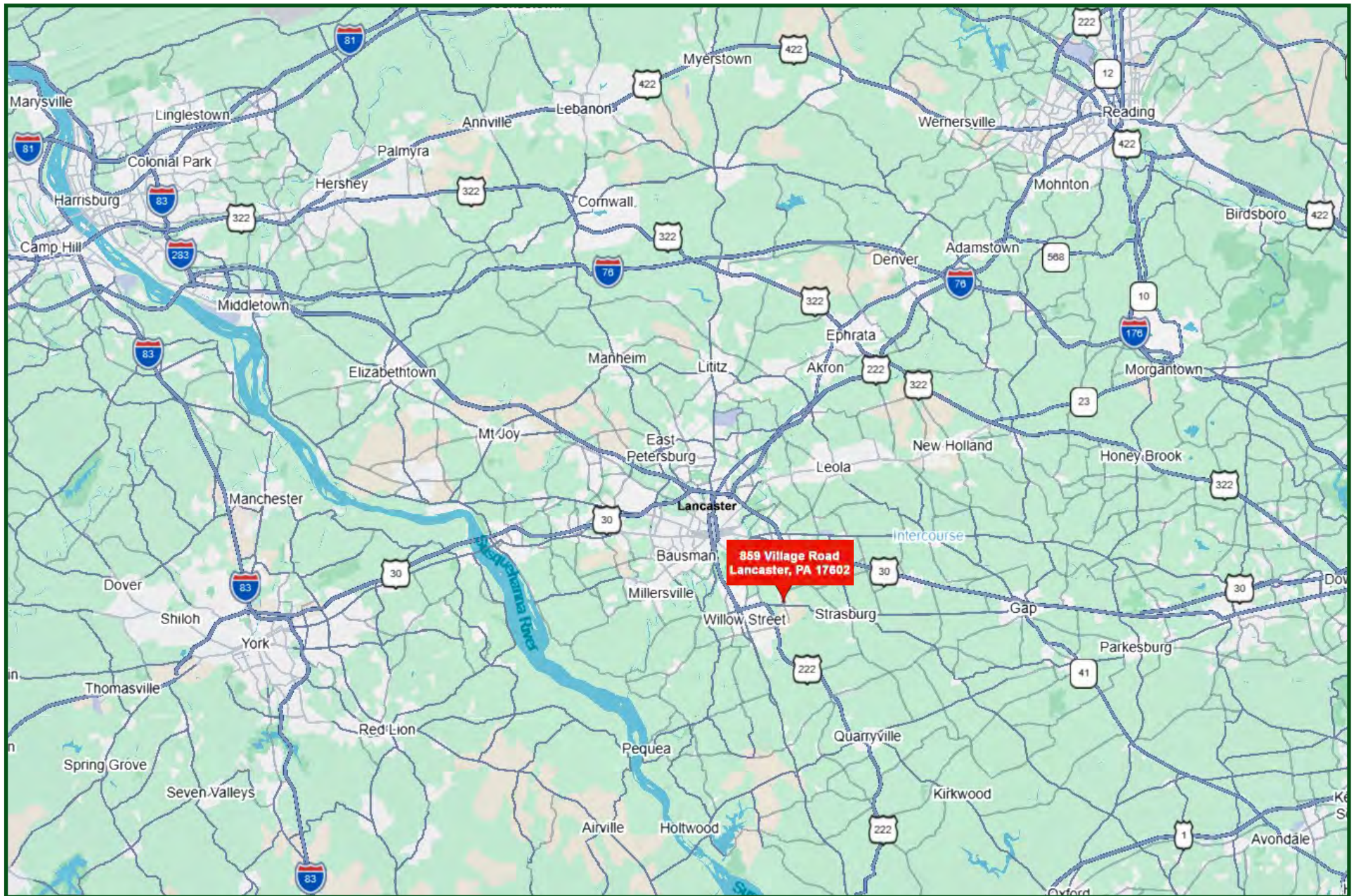
AERIAL PHOTO



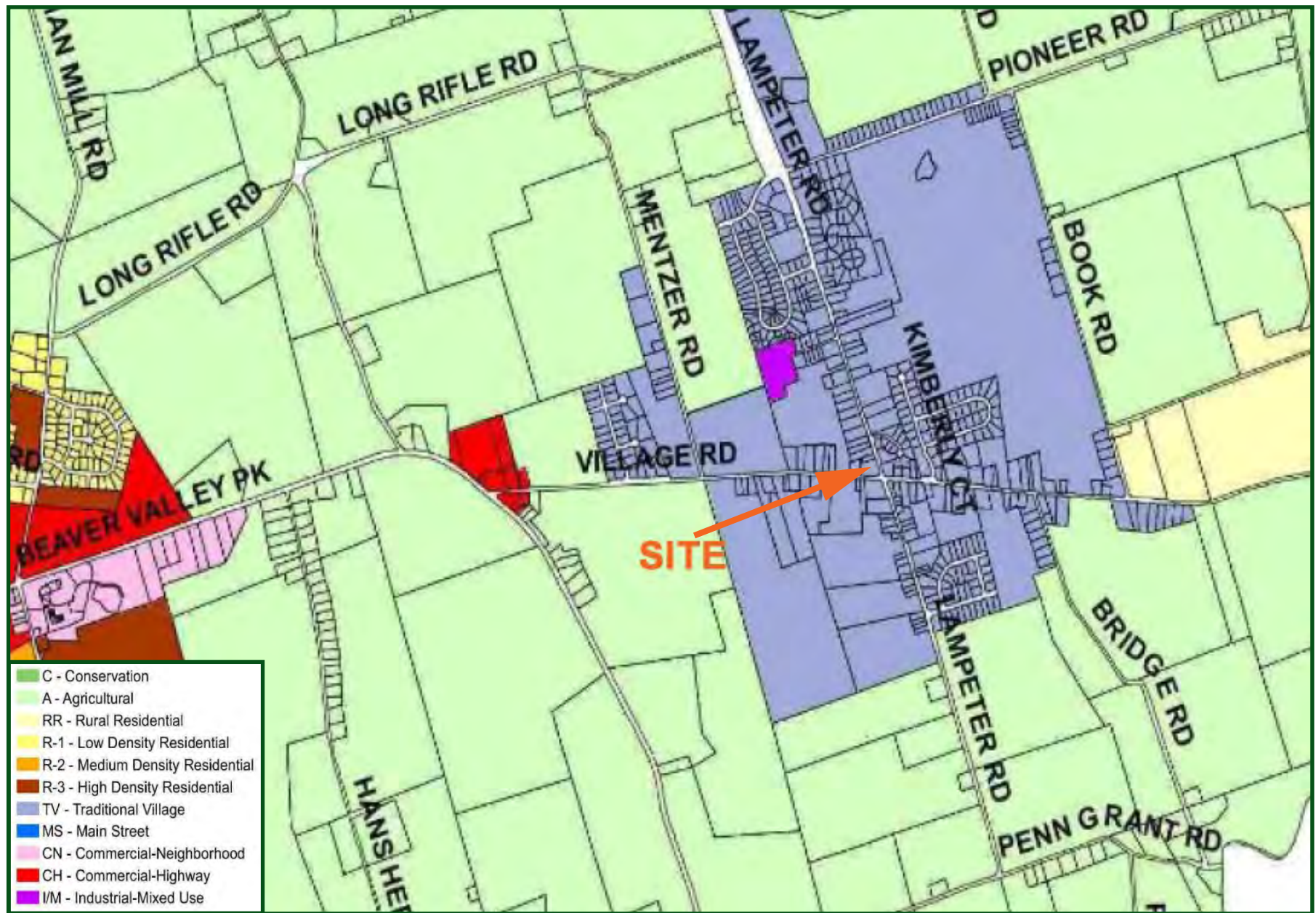
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (West Lampeter Township)



ZONING

285 Attachment 8

Township of West Lampeter

Main Street Zoning District Section 285-43

Purpose. To provide business opportunities while seeking to develop a central community focus for the Township. To promote a pedestrian-friendly and bicycle-friendly environment. To promote an appropriate mix of retail, service, office, public, institutional and residential uses. To avoid heavy commercial uses that are most likely to conflict with the historic and scenic character and most likely to cause conflicts with homes. To primarily provide for smaller-scale uses that will not be obtrusive in the landscape and that will not overload the road system. To carefully locate commercial areas and commercial driveways to minimize traffic safety and congestion problems along roads.

Permitted Uses (The use is permitted by right in this district)

Primary:

Single-family dwelling	Twin dwelling	Townhome
Multifamily dwelling	Conversion of existing building into dwellings	Dry cleaners
Emergency service station	Financial institution	Office
Personal services	Place of worship	

Accessory:

Accessory roof-mounted solar	Home occupation (no-impact)
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Special Exception Uses - (The Use needs the permission of the Zoning Hearing Board)

Primary:

Auto filling station	Bed-and-breakfast	Clubhouse for private club
Contractor shop	Day care	Group home
Indoor theaters	Indoor/outdoor recreation	Public/nonprofit parks
Public uses/public utilities structures	Restaurants	Retail sales
Veterinarian office		

Accessory:

Home occupation (general)

Conditional Uses - (The Use needs the permission of the Board of Supervisors)

Conference center	Hotel/motel
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DEMOGRAPHICS

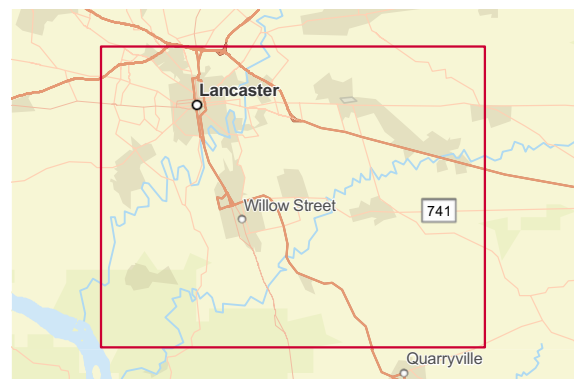
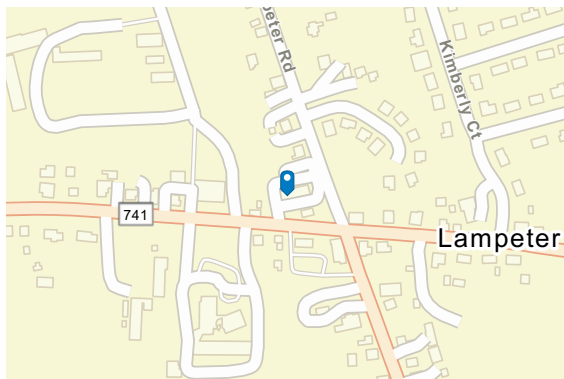
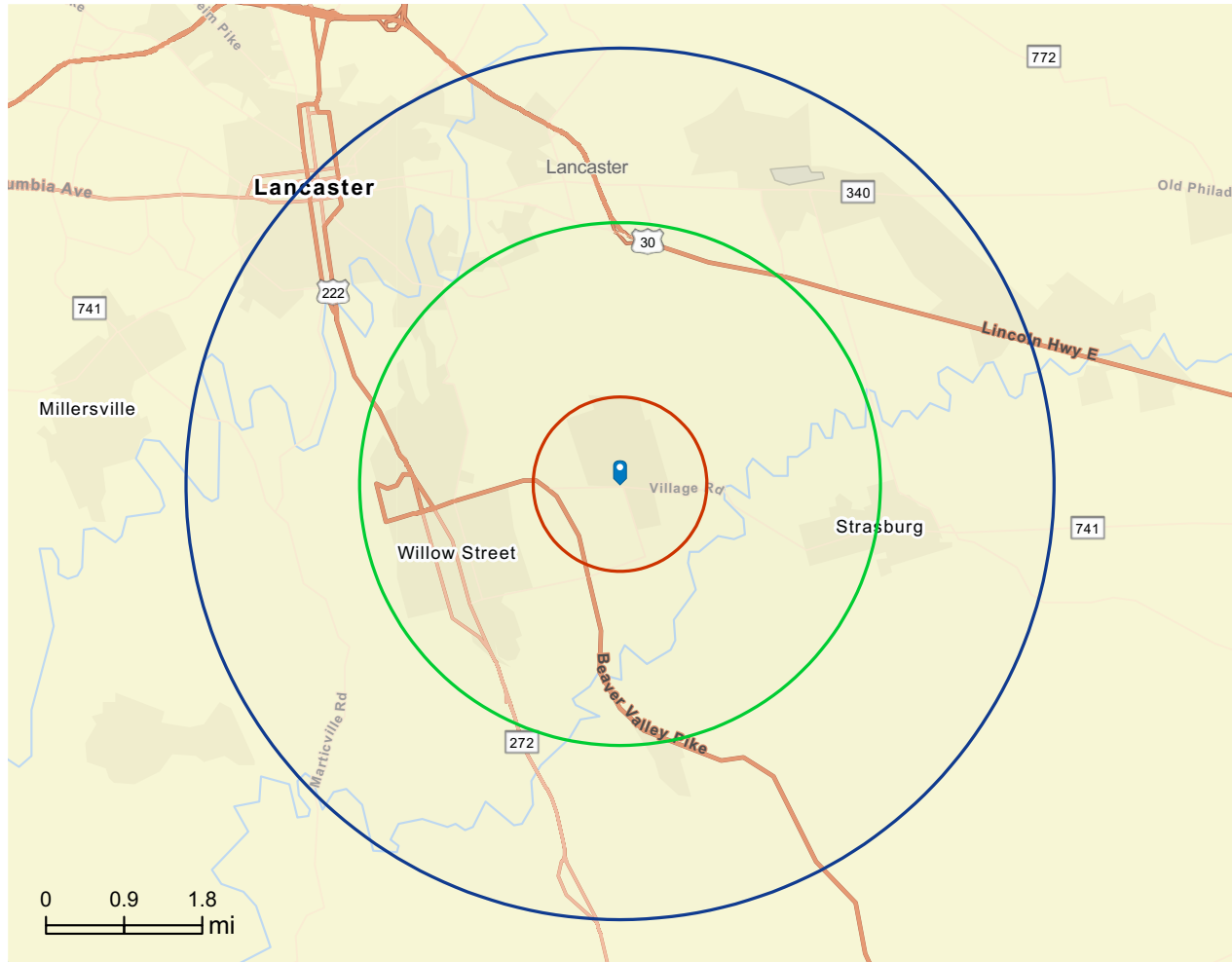
Site Map

859 Village Rd, Lancaster, Pennsylvania, 17602

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 39.99048
Longitude: -76.24064



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Executive Summary

859 Village Rd, Lancaster, Pennsylvania, 17602



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	1,900	21,506	87,191
2020 Population	2,039	24,493	93,010
2025 Population	2,078	24,706	93,664
2030 Population	2,078	24,866	95,282
2010-2020 Annual Rate	0.71%	1.31%	0.65%
2020-2025 Annual Rate	0.36%	0.17%	0.13%
2025-2030 Annual Rate	0.00%	0.13%	0.34%

Age			
2025 Median Age	37.3	46.2	38.3
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	89.5%	85.2%	60.9%
Black Alone	2.0%	3.5%	10.4%
American Indian Alone	0.1%	0.2%	0.5%
Asian Alone	1.7%	2.3%	3.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.7%	3.4%	13.9%
Two or More Races	4.9%	5.4%	10.9%
Hispanic Origin	4.5%	7.9%	27.9%
Diversity Index	26.6	37.4	75.2

Households			
2010 Total Households	682	8,521	32,262
2020 Total Households	732	9,614	34,897
2025 Total Households	748	9,884	35,678
2030 Total Households	753	9,991	36,692
2010-2020 Annual Rate	0.71%	1.21%	0.79%
2020-2025 Annual Rate	0.41%	0.53%	0.42%
2025-2030 Annual Rate	0.13%	0.22%	0.56%
2025 Average Household Size	2.78	2.43	2.55
Wealth Index	116	112	75

 [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 | 859 Village Rd, Lancaster, Pennsylvania, 17602 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for M		22.9%	26.5%

Median Household Income			
2025 Median Household Income	\$98,443	\$99,006	\$75,427
2030 Median Household Income	\$102,864	\$106,962	\$81,684
2025-2030 Annual Rate	0.88%	1.56%	1.61%

Average Household Income			
2025 Average Household Income	\$128,479	\$122,728	\$95,208
2030 Average Household Income	\$145,260	\$133,081	\$103,609

Per Capita Income			
2025 Per Capita Income	\$43,915	\$49,499	\$36,470
2030 Per Capita Income	\$50,002	\$53,877	\$40,103
2025-2030 Annual Rate	2.63%	1.71%	1.92%

Income Equality			
2025 Gini Index	41.7	39.4	41.5

Socioeconomic Status			
2025 Socioeconomic Status Index	64.5	58.4	44.3

Housing Unit Summary			
Housing Affordability Index	92	98	84
2010 Total Housing Units	704	9,010	34,222
2010 Owner Occupied Hus (%)	71.0%	67.0%	56.5%
2010 Renter Occupied Hus (%)	29.0%	33.0%	43.5%
2010 Vacant Housing Units (%)	3.1%	5.4%	5.7%
2020 Housing Units	753	10,223	36,920
2020 Owner Occupied HUs (%)	73.9%	65.0%	55.1%
2020 Renter Occupied HUs (%)	26.1%	35.0%	44.9%
Vacant Housing Units	2.8%	6.0%	5.5%
2025 Housing Units	769	10,489	37,877
Owner Occupied Housing Units	75.4%	66.5%	56.6%
Renter Occupied Housing Units	24.6%	33.5%	43.4%
Vacant Housing Units	2.7%	5.8%	5.8%
2030 Total Housing Units	772	10,586	38,920
2030 Owner Occupied Housing Units	576	6,721	20,734
2030 Renter Occupied Housing Units	178	3,270	15,958
2030 Vacant Housing Units	19	595	2,228

 [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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