

FOR SALE / LEASE

± 4,332 SF PROFESSIONAL OFFICE



**6 South Church Street
Quarryville, PA 17566**

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SALIENT INFORMATION

PROPERTY:	6 South Church Street, Quarryville, PA 17566 Quarryville Boro, Lancaster County
SALE PRICE:	\$800,000 (\$185/SF)
LEASE PRICE:	\$16.00/SF NNN (\$5,776/month)
SPACE AVAILABLE:	± 4,332 SF
TOTAL ACRES:	± 0.29 Acre
ZONING:	MU - Mixed Use
PARKING:	13 Spaces
HVAC:	FHA System
WATER/SEWER:	Public
YEAR BUILT:	1954
LANDLORD RESPONSIBILITIES:	Roof, Structure and Parking Lot
TENANT RESPONSIBILITIES:	NNN
REAL ESTATE TAXES:	\$8,890 (2026)
TAX ID:	530-53970-0-0000
TRAFFIC COUNT:	South Church Street - 7,055 vehicles per day (July, 2023) (both directions)
COMMENTS:	This long-standing former insurance office is now available for lease. Featuring approximately 4,332 SF with a combination of private offices, conference rooms, and open cubicle areas, making this the perfect opportunity for a professional office space.

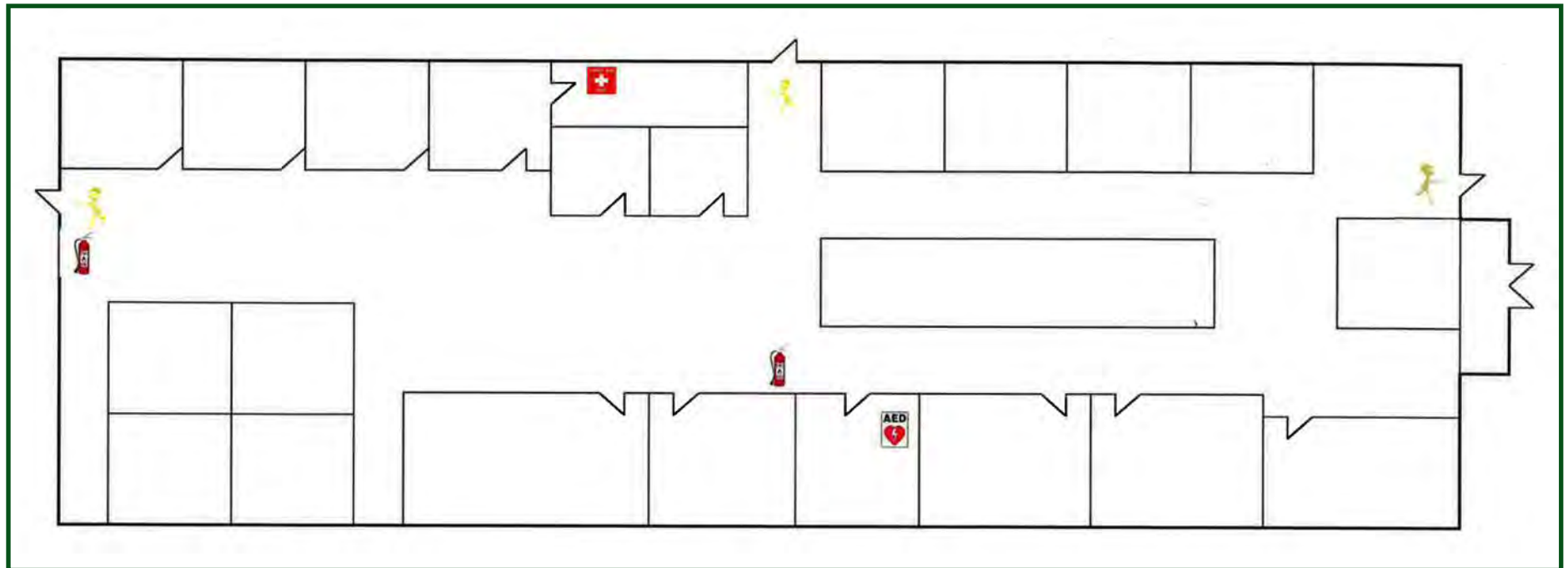
PHOTOGRAPHS



PHOTOGRAPHS



FLOOR PLAN



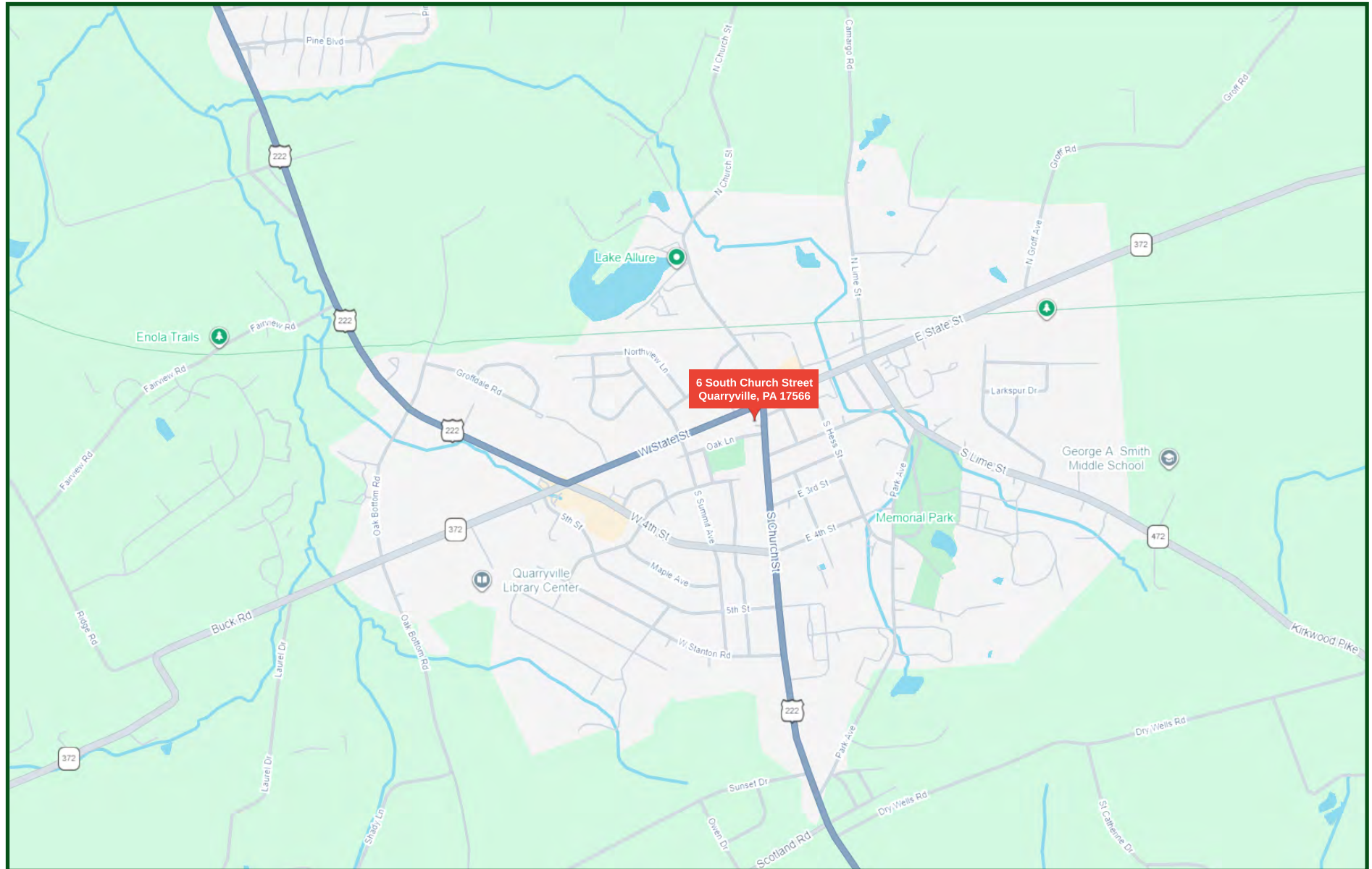
TAX MAP



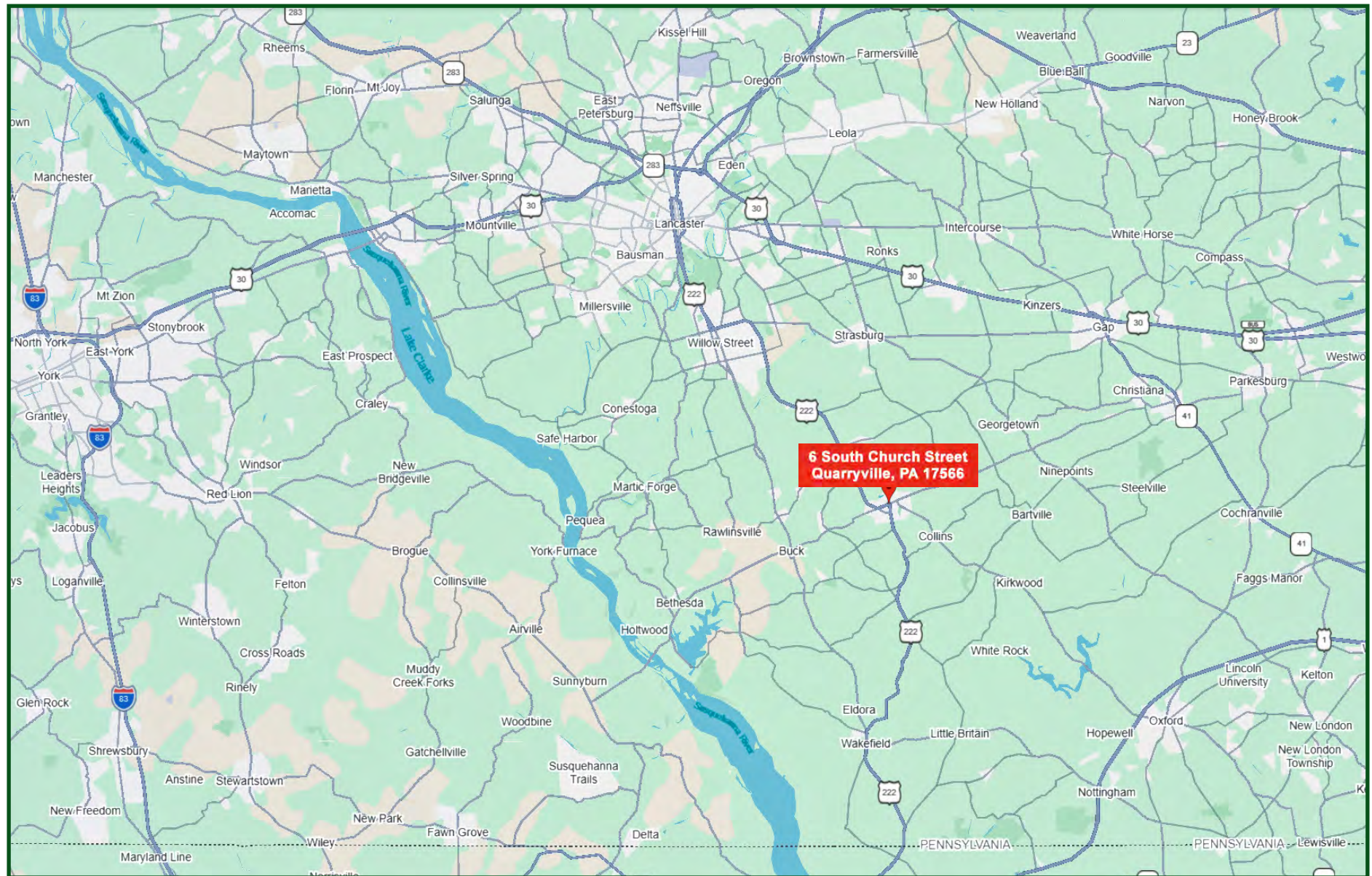
AERIAL PHOTO



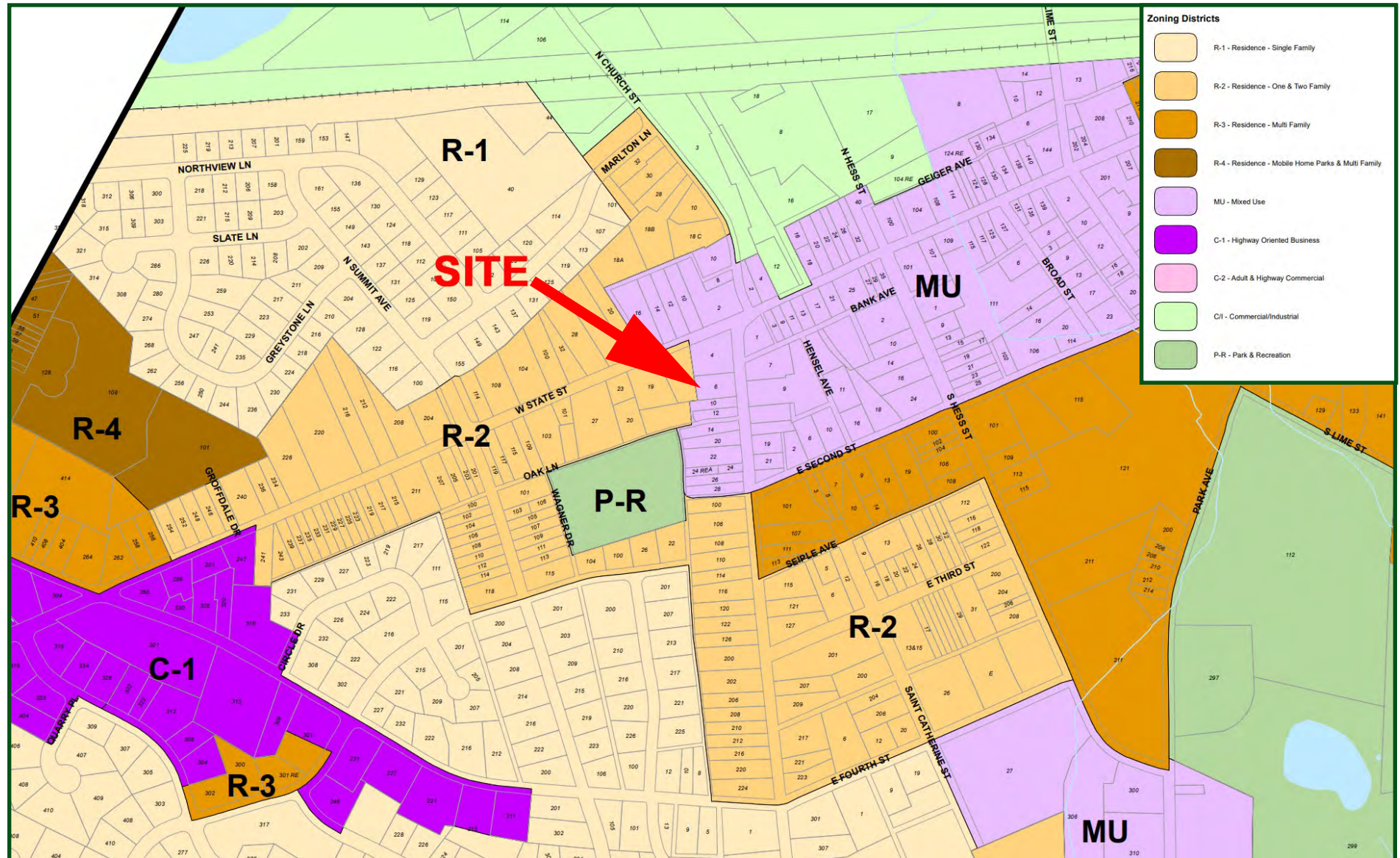
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Quarryville Boro)



§ 420-601. Purpose and general regulations.

A. Purpose.

- (1) It is the intent of this article and this zoning district to provide for a mix of commercial, retail and residential uses. This district also provides for continuing the existing commercial area of East State Street as a place providing commercial, service, business and eating uses to serve the community.
- (2) The district regulations are intended to provide a suitable environment for existing residential uses and to allow for residential use of buildings which are used for commercial purposes on the street level. The regulations of this district are intended to allow existing buildings to be used in a way that will support their proper maintenance and maximize their value. These regulations recognize that multiple uses are appropriate for many buildings in this district and that space for private parking is limited.

B. Regulations. Within the Mixed-Use District, a building may be erected, altered or used, and a lot or premises may be used when it is in conformance with the conditions of this chapter and the specific use, area and design regulations of this district.

§ 420-602. Uses permitted by right and special exception.

A. Uses permitted by right. In an MU District, the following uses are permitted by right, and are subject to Article XI of this chapter:

- (1) Medical office.
- (2) Office.
- (3) Retail store.
- (4) Service business.
- (5) Financial establishment.
- (6) Restaurant.
- (7) Repair shop.
- (8) Apartment (upper level).
- (9) Municipal use.
- (10) Single-family dwelling unit.
- (11) Accessory uses, provided that they are customarily incidental and subordinate to the uses permitted by right and special exception.
- (12) Home occupation, no-impact home-based.
- (13) Forestry.

B. Uses permitted by special exception. In an MU District, the following uses are permitted by

special exception and are subject to the requirements of Article XI of this chapter.

- (1) Automotive sales and service.
- (2) Bed-and-breakfast inn.
- (3) Community center.
- (4) Crafts, skilled.
- (5) Day-care center.
- (6) Emergency services.
- (7) Funeral home or mortuary.
- (8) Home occupation.
- (9) Library.
- (10) Place of worship.
- (11) Private club.
- (12) Tavern.
- (13) Utilities.
- (14) Short-term rentals. **[Added 4-1-2024 by Ord. No. 455]**

DEMOGRAPHICS

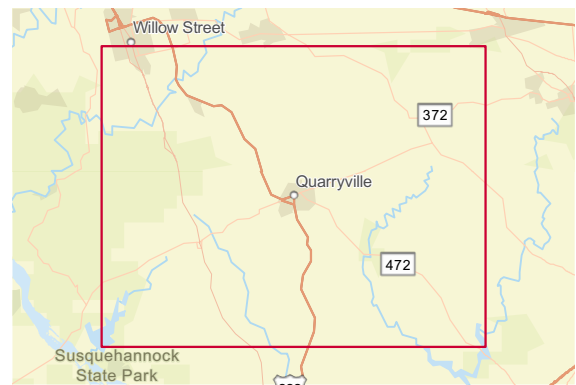
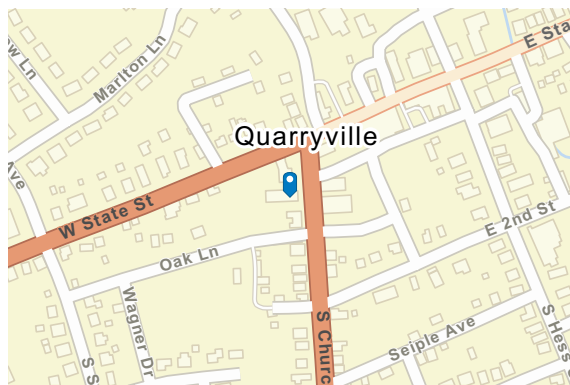
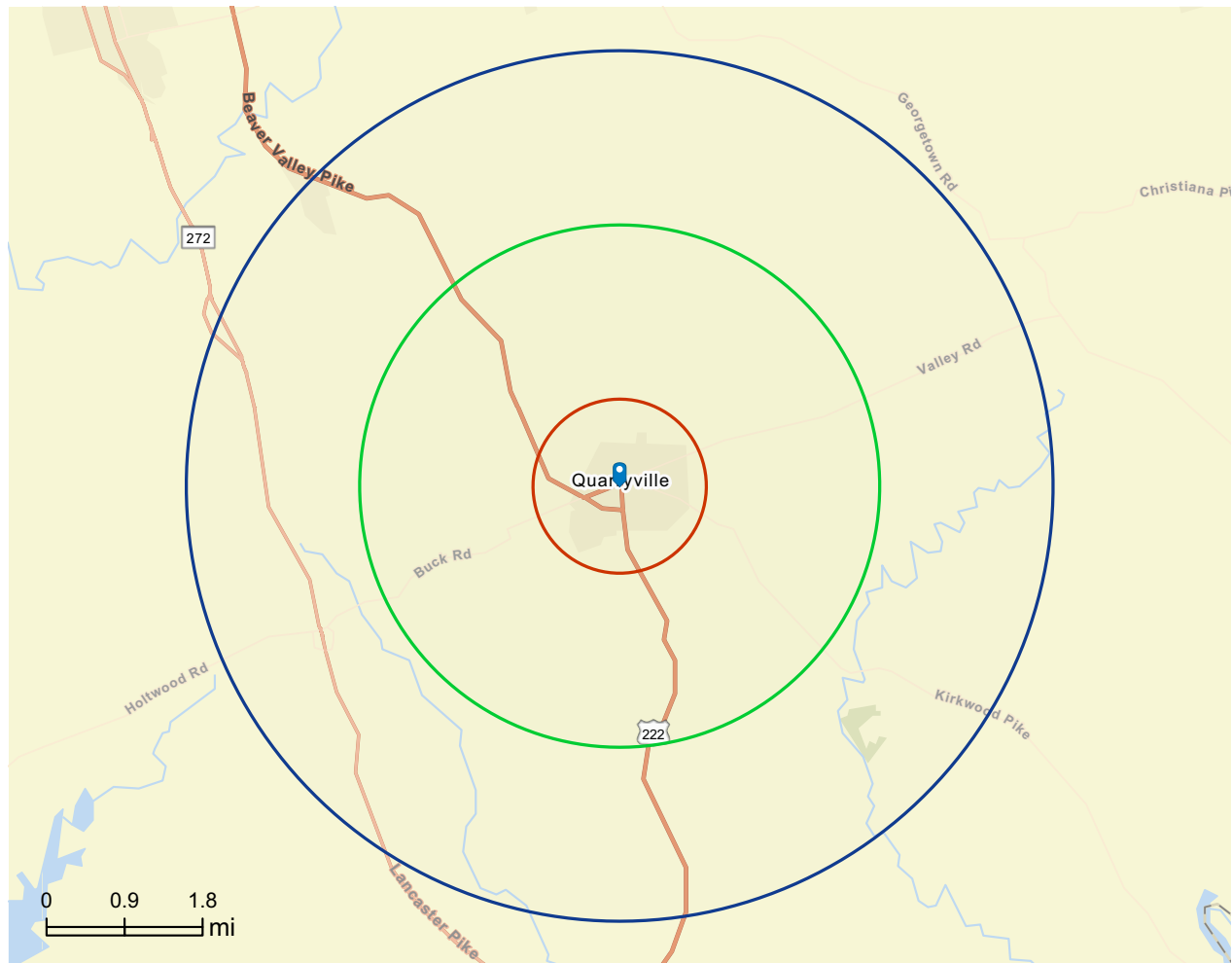
Site Map

6 S Church St, Quarryville, Pennsylvania, 17566

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 39.89659
Longitude: -76.16375



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Executive Summary

6 S Church St, Quarryville, Pennsylvania, 17566



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	3,877	9,699	20,217
2020 Male Population	48.3%	48.9%	49.5%
2020 Female Population	51.7%	51.1%	50.5%
2026 Population	4,023	10,284	20,888
2026 Male Population	49.4%	49.6%	50.1%
2026 Female Population	50.6%	50.4%	49.9%
2031 Population	4,098	10,460	21,079
2031 Male Population	49.7%	49.6%	50.0%
2031 Female Population	50.4%	50.4%	50.0%
2010-2020 Annual Rate	0.77%	0.51%	0.48%
2020-2026 Annual Rate	0.59%	0.94%	0.52%
2026-2031 Annual Rate	0.37%	0.34%	0.18%

In the identified area, the current year population is **20,888**. In 2020, the Census count in the area was **20,217**. The rate of change since 2020 was **0.52%** annually. The five-year projection for the population in the area is **21,079** representing a change of **0.18%** annually from 2026 to 2031. Currently, the population is **50.1%** male and **49.9%** female.

Median Age

2026 Median Age	39.4	38.8	37.3
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The median age in this area is **37.3**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	87.5%	91.8%	93.0%
2026 Black Alone	1.6%	0.9%	0.8%
2026 American Indian Alone	0.3%	0.2%	0.2%
2026 Asian Alone	0.7%	0.4%	0.3%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	3.9%	2.3%	1.8%
2026 Two or More Races	6.1%	4.3%	3.9%
2026 Hispanic Origin	8.6%	5.1%	4.0%
2026 Diversity Index	35.0	23.6	20.0

Persons of Hispanic origin represent **4.0%** of the population in the identified area compared to **19.9%** 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 **20.0** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 6 S Church St, Quarryville, Pennsylvania, 17566 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index		81	86
2010 Total Households	1,315	3,365	6,599
2020 Total Households	1,360	3,402	6,724
2026 Total Households	1,401	3,648	7,021
2031 Total Households	1,430	3,731	7,120
2010-2020 Annual Rate	0.34%	0.11%	0.19%
2020-2026 Annual Rate	0.48%	1.12%	0.69%
2026-2031 Annual Rate	0.41%	0.45%	0.28%
2026 Average Household Size	2.77	2.74	2.92

The household count in this area has changed from **6,724** in 2020 to **7,021** in the current year, a change of **0.69%** annually. The five-year projection of households is **7,120**, a change of **0.28%** annually from the current year total. Average household size is currently **2.92**, compared to **2.96** in the year 2020. The number of families in the current year is **5,237** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	22.6%	23.1%	25.5%
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Median Household Income

2026 Median Household Income	\$82,309	\$83,356	\$87,491
2031 Median Household Income	\$92,548	\$94,403	\$101,096
2026-2031 Annual Rate	2.37%	2.52%	2.93%

Average Household Income

2026 Average Household Income	\$99,749	\$104,086	\$109,250
2031 Average Household Income	\$113,532	\$118,188	\$123,749
2026-2031 Annual Rate	2.62%	2.57%	2.52%

Per Capita Income

2026 Per Capita Income	\$36,851	\$37,067	\$37,370
2031 Per Capita Income	\$41,889	\$42,231	\$42,525
2026-2031 Annual Rate	2.60%	2.64%	2.62%

Income Equality

2026 Gini Index	38.9	38.3	38.7
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 6 S Church St, Quarryville, Pennsylvania, 17566 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **\$87,471** in the area, compared to **\$83,873** for all U.S. households. Median household income is projected to be **\$101,096** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$109,250** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$123,749** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$37,370** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$42,525** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	99	97	88
2010 Total Housing Units	1,401	3,515	6,861
2010 Owner Occupied	819	2,413	4,981
2010 Renter Occupied	496	952	1,618
2010 Vacant	86	150	262
2020 Housing Units	1,420	3,523	6,943
2020 Owner Occupied	828	2,464	5,113
2020 Renter Occupied	532	938	1,611
2020 Vacant	44	113	216
2026 Housing Units	1,451	3,753	7,208
2026 Owner Occupied	872	2,713	5,441
2026 Renter Occupied	529	935	1,580
2026 Vacant	50	105	187
2031 Total Housing Units	1,482	3,841	7,318
2031 Owner Occupied	901	2,793	5,543
2031 Renter Occupied	529	938	1,577
2031 Vacant	52	110	198

Socioeconomic Status

2026 Socioeconomic Status Index	49.4	48.2	48.5
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Currently, **60.1%** of the **7,208** housing units in the area are owner occupied; **36.5%** renter occupied; and **3.4%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **6,943** housing units in the area and **44** vacant housing units. The annual rate of change in housing units since 2020 is **0.60%**. Median home value in the area is **\$378,911**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.94%** annually to **\$366,018**.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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