FOR SALE

± 4,890 SF
COMMERCIAL PROPERTY

3525 Columbia Avenue
Lancaster, PA 17603

Matthew M. Czaus

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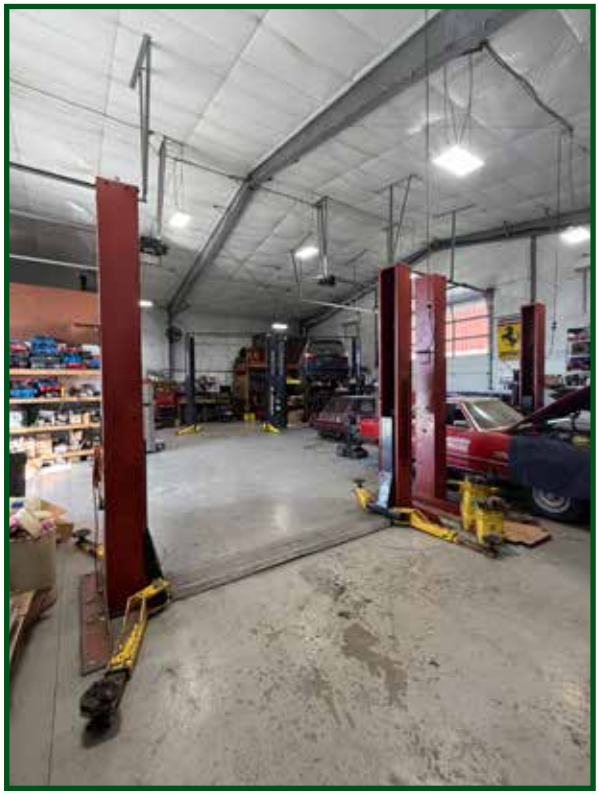
SALIENT INFORMATION

PROPERTY:	3525 Columbia Avenue, Lancaster, PA 17603 East Hempfield Township, Lancaster County
SALE PRICE:	$1,595,000
SPACE AVAILABLE:	Commercial Garage - ± 3,000 SF Home - ± 1,890 SF
IMPROVEMENTS:	Commercial Garage - Metal on steel frame with two (2) overhead drive-in doors and thru-wall heat pump. Home - 1-1/2 story house, with slate roof, stone veneer exterior and hot water radiators. Four (4) radiators are new.
TOTAL ACRES:	± 1.39 Acres
ZONING:	CBC - Community Business Center
PARKING:	18 Spaces Front/Mid Lot, ± 30 spaces Rear Lot
HVAC:	Commercial Garage - Heat Pump Home - Radiator
WATER/SEWER:	Well Water / Public Sewer
YEAR BUILT:	Commercial Garage - 2019 Home - 1930
REAL ESTATE TAXES:	$7,768 (2026)
TAX ID:	290-98543-0-0000
TRAFFIC COUNT:	Columbia Avenue - 12,764 vehicles per day (Sept., 2025) (both directions)
COMMENTS:	A great opportunity to purchase a recently built garage that is fully air conditioned. Room for 5 to 6 vehicles. Sale of inventory within garage is negotiable. Four vehicle lifts exist in the garage. With two large drive-in doors, the space is easily accessible. The property features a + 11,000 SF parking lot in the rear. Buyers have the ability to live where they work or utilitze the 3-bedroom, 2-bath home as a rental for future additional income. Home could also be converted into an office for the business. New hotel currently being build within close proximity of this property.

PHOTOGRAPHS

PHOTOGRAPHS



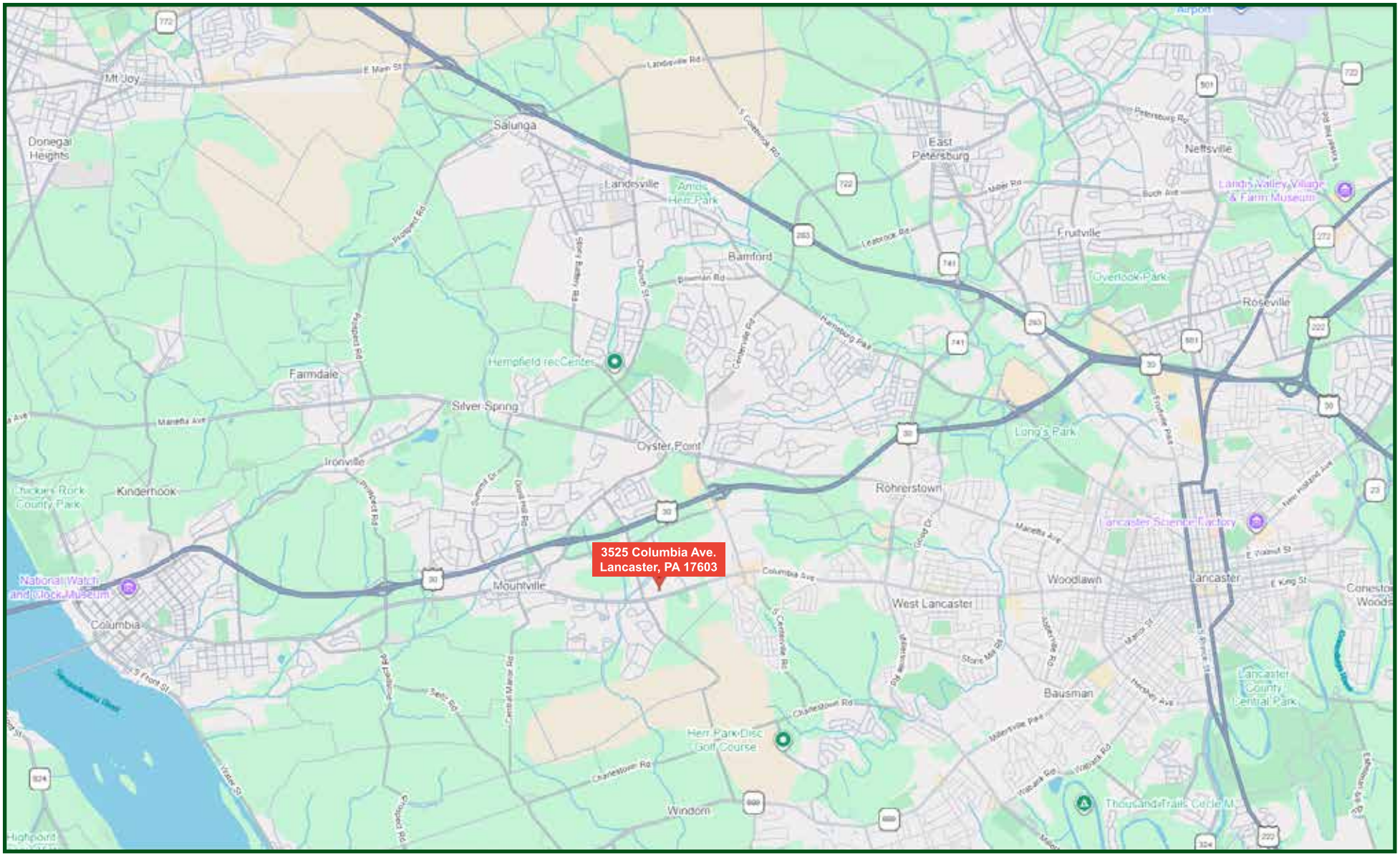
TAX MAP

GENOESE DRIVE
NORTH DONNERVILLE ROAD
COLUMBIA AVENUE (Route 462)
12,764 VPD
DOLLAR GENERAL

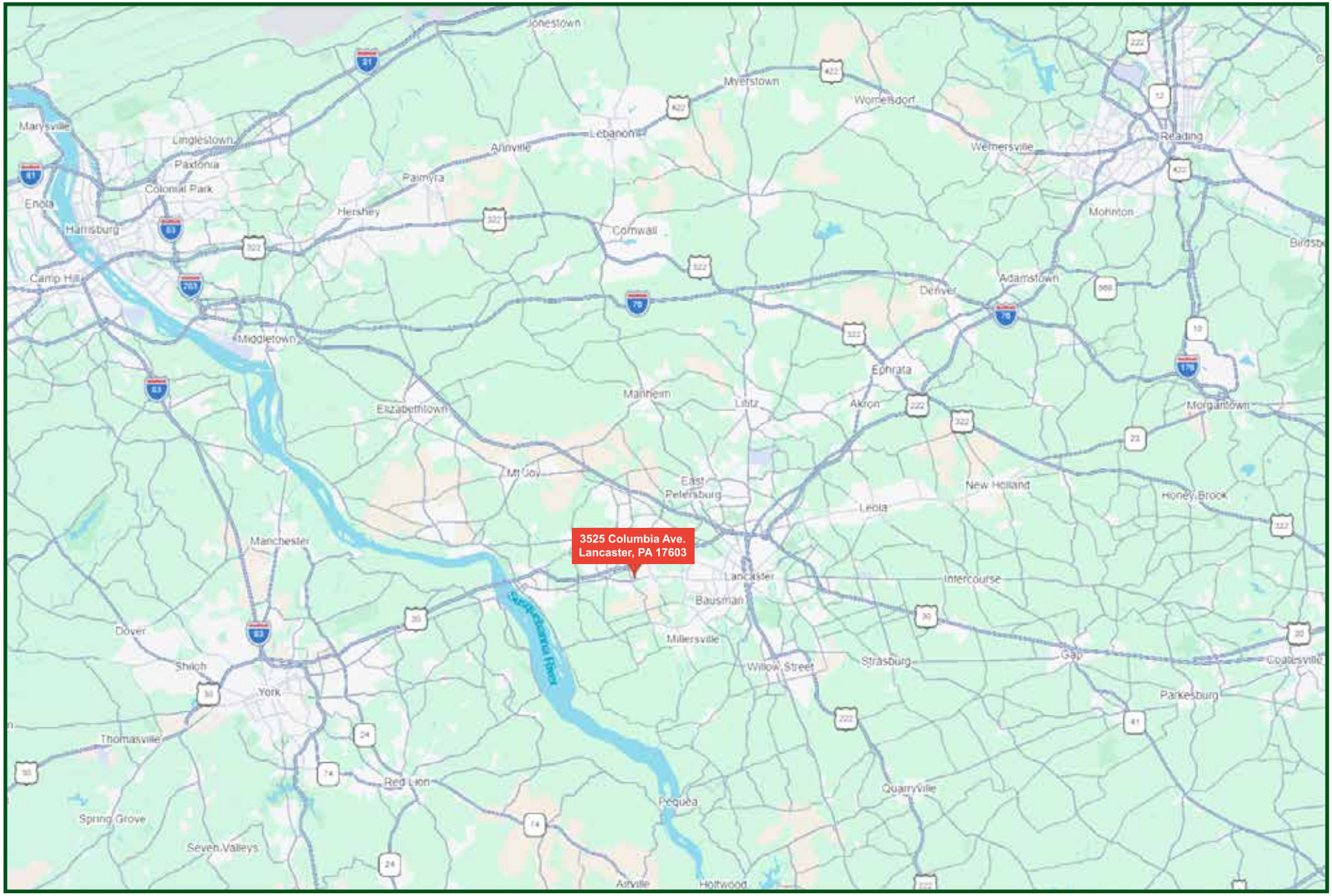
AERIAL PHOTO

AERIAL PHOTO

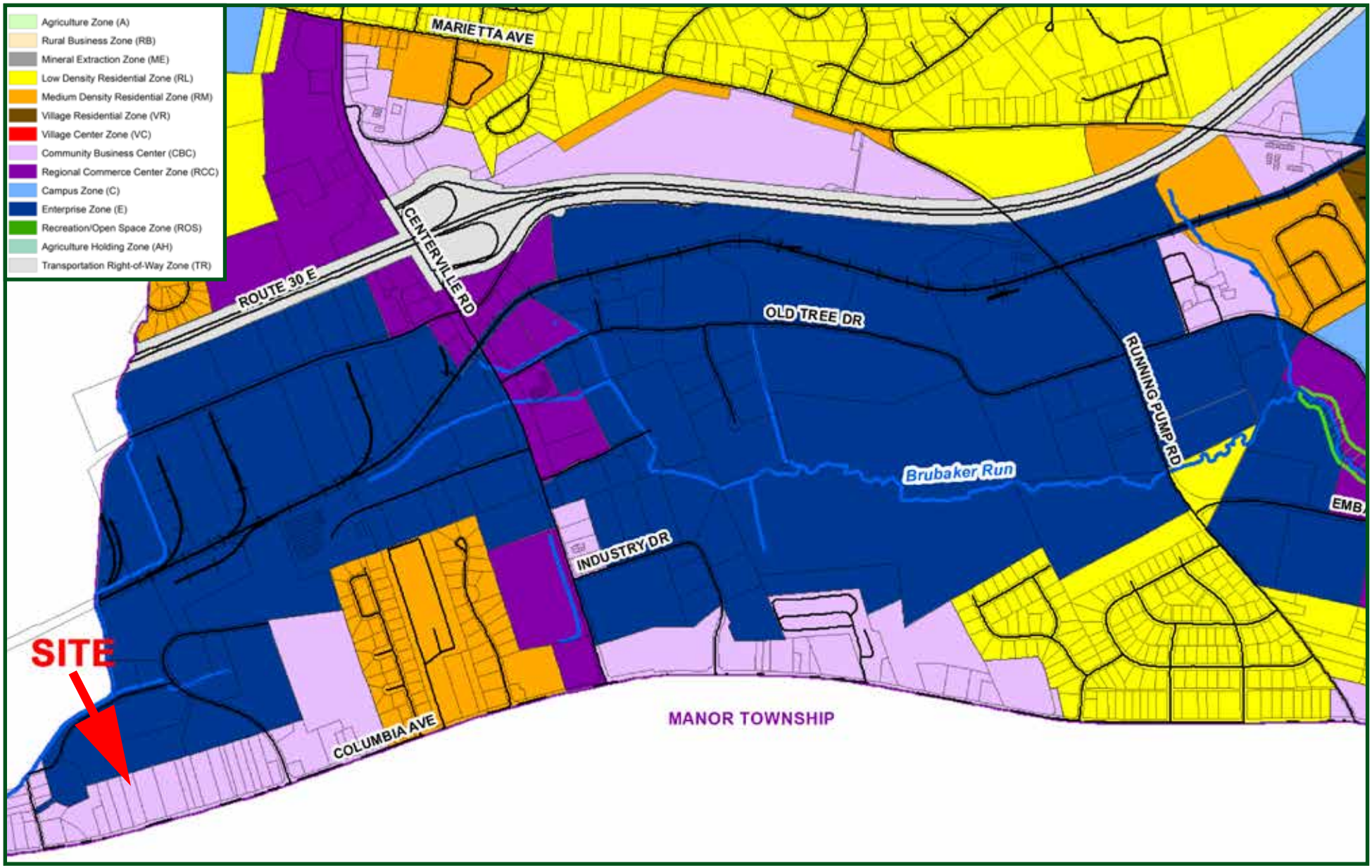
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (East Hempfield Township)



§ 270-3.9. Community Business Center Zone (CBC). [Amended 3-18-2015 by Ord. No. 2015-03; 5-1-2019 by Ord. No. 2019-07; 7-15-2020 by Ord. No. 2020-03; 2-2-2022 by Ord. No. 2022-02; 3-2-2022 by Ord. No. 2022-03; 5-18-2022 by Ord. No. 2022-09; 9-7-2022 by Ord. No. 2022-12; 3-1-2023 by Ord. No. 2023-01; 5-15-2024 by Ord. No. 2024-01]

A. Statement of intent: This zone provides East Hempfield Township residents with major goods and services at a size and scale that is appropriate with surrounding neighborhoods. The zone represents existing and new business areas in the Township that are contiguous to the Township's major corridors in the Designated Growth Area in the East Hempfield Township Comprehensive Plan. These areas have the carrying capacity to accommodate moderately sized business activities. A major organizing feature of these business areas is the roadway corridor; therefore, design features of the corridor to provide streets that accommodate motorized and nonmotorized vehicular and pedestrian traffic and parking in a safe, efficient and attractive manner is of paramount importance. The zone provides opportunities for live-work arrangements in multi-use structures.

B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter including but not limited to specific use provisions in Article 5.

(1) Agricultural uses:

(a) Forestry activities.

(b) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).

(2) Residential use:

(a) Multifamily dwelling.

(b) Townhouse.

(c) Two-family conversions.

(d) Single-family semidetached dwelling (duplex).

(3) Business uses:

(a) Amusement, fitness, and entertainment businesses.

(b) Bed-and-breakfasts.

(c) Conveniences stores.

(d) Drive-through and drive-in services.

(e) Finance and insurance.

(f) Grocery store.

(g) Industrial, light.

(h) Lodging and overnight accommodations.

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(i) Mixed-use building.

(j) (Reserved)

(k) Motor vehicle sales, leasing, and service.

(l) Private club.

(m) Professional, scientific and technical offices.

(n) Restaurant.

(o) Retail sales, service and repair.

(p) Self-storage facilities.

(q) Shopping complex.

(r) Veterinary hospital/clinic.

(s) Personal care service.

(t) Contractor business and storage.

(u) Car wash and detailing.

(v) Drive-through restaurant.

(w) Boarding kennels.

(4) Civic/social/utility uses:

(a) Community activity buildings.

(b) Municipal use.

(c) Park and recreation facilities, public.

(d) Place of worship, local.

(e) Public utilities.

(f) Recycling facilities less than 300 square feet.

(g) School, post-secondary.

(h) WF collocations and ROW WF collocations.

(i) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs.

(5) Accessory uses customarily incidental to the above permitted uses.

(a) Alternative energy systems, accessory.

(b) Accessory dwelling units.

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(c) Home-based business, no-impact.

(d) Home-based business, impact.

C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.

(1) (Reserved)

D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.

(1) (Reserved)

(2) Bars/taverns.

(3) Boarding homes.

(4) Cemeteries.

(5) Home-based business, impact.

(6) Nightclubs.

(7) Place of worship, regional.

(8) Small cell WFs and macrocell WFs.

E. Design standards (see also Article 4 for modifications and exceptions):

(1) Minimum lot area: None.

(2) Minimum setbacks for principal uses, accessory uses, and accessory dwelling units.

Setback		Principal	Accessory	Accessory Dwelling
RESIDENTIAL				
	Front	20 feet*	Not permitted in front yard	20 feet
	Side	10 feet	5 feet	10 feet
	Rear	20 feet	5 feet	10 feet
NONRESIDENTIAL				
	Front	20 feet	20 feet	Not permitted in front yard
	Side	10 feet from other nonresidential uses. 20 feet from adjacent residential uses	10 feet from other nonresidential uses. 20 feet from adjacent residential uses	10 feet
	Rear	20 feet	10 feet	10 feet

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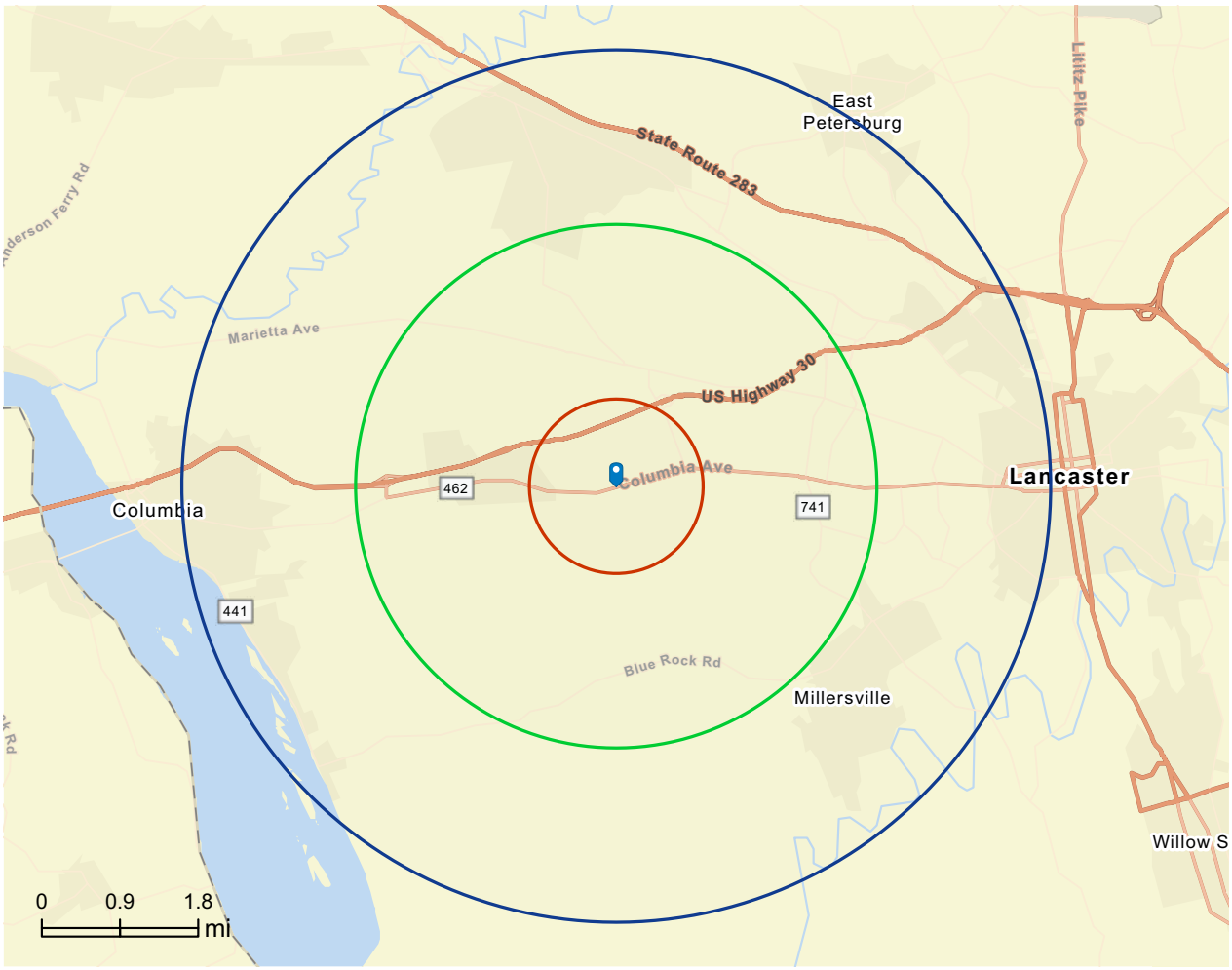
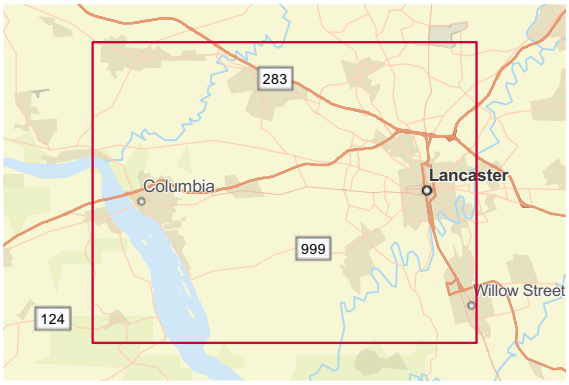
Site Map

3525 Columbia Ave, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03819
Longitude: -76.40534





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Executive Summary

3525 Columbia Ave, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	5,209	40,839	116,572
2020 Male Population	47.5%	48.5%	48.3%
2020 Female Population	52.5%	51.5%	51.7%
2026 Population	5,276	41,872	119,043
2026 Male Population	48.4%	49.2%	48.9%
2026 Female Population	51.6%	50.8%	51.1%
2031 Population	5,284	42,101	120,349
2031 Male Population	48.5%	49.0%	48.8%
2031 Female Population	51.5%	51.0%	51.3%
2010-2020 Annual Rate	1.61%	0.96%	0.62%
2020-2026 Annual Rate	0.20%	0.40%	0.34%
2026-2031 Annual Rate	0.03%	0.11%	0.22%

In the identified area, the current year population is **119,043**. In 2020, the Census count in the area was **116,572**. The rate of change since 2020 was **0.34%** annually. The five-year projection for the population in the area is **120,349** representing a change of **0.22%** annually from 2026 to 2031. Currently, the population is **48.9%** male and **51.1%** female.

Median Age			
2026 Median Age	39.4	43.3	39.8

The median age in this area is **39.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	72.6%	78.3%	71.5%
2026 Black Alone	6.5%	4.0%	6.9%
2026 American Indian Alone	0.4%	0.2%	0.3%
2026 Asian Alone	4.9%	5.2%	4.6%
2026 Pacific Islander Alone	0.1%	0.0%	0.0%
2026 Some Other Race Alone	7.3%	4.8%	7.7%
2026 Two or More Races	8.3%	7.3%	8.9%
2026 Hispanic Origin	15.8%	11.5%	17.2%
2026 Diversity Index	60.0	50.2	62.0

Persons of Hispanic origin represent **17.2%** 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 **62.0** 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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Executive Summary | 3525 Columbia Ave, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index		120	92
2010 Total Households	1,829	14,878	43,212
2020 Total Households	2,117	15,948	45,323
2026 Total Households	2,161	16,440	46,512
2031 Total Households	2,172	16,597	47,275
2010-2020 Annual Rate	1.47%	0.70%	0.48%
2020-2026 Annual Rate	0.33%	0.49%	0.42%
2026-2031 Annual Rate	0.10%	0.19%	0.33%
2026 Average Household Size	2.42	2.51	2.45

The household count in this area has changed from **45,323** in 2020 to **46,512** in the current year, a change of **0.42%** annually. The five-year projection of households is **47,275**, a change of **0.33%** annually from the current year total. Average household size is currently **2.45**, compared to **2.47** in the year 2020. The number of families in the current year is **29,842** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	21.7%	20.7%	22.2%

Median Household Income			
2026 Median Household Income	$95,035	$102,188	$87,990
2031 Median Household Income	$106,972	$116,515	$98,527
2026-2031 Annual Rate	2.39%	2.66%	2.29%

Average Household Income			
2026 Average Household Income	$125,438	$131,055	$113,072
2031 Average Household Income	$139,232	$145,008	$125,291
2026-2031 Annual Rate	2.11%	2.04%	2.07%

Per Capita Income			
2026 Per Capita Income	$51,172	$51,387	$44,595
2031 Per Capita Income	$57,023	$57,062	$49,643
2026-2031 Annual Rate	2.19%	2.12%	2.17%

Income Equality			
2026 Gini Index	40.8	40.5	40.8

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Executive Summary | 3525 Columbia Ave, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **$87,990** in the area, compared to **$65,693** for all U.S. households. Median household income is projected to be **$98,527** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$113,072** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$125,291** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$44,595** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$49,643** 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	103	108	101
2010 Total Housing Units	1,906	15,382	45,200
2010 Owner Occupied	1,170	11,689	28,964
2010 Renter Occupied	659	3,189	14,247
2010 Vacant	77	504	1,988
2020 Housing Units	2,186	16,449	47,612
2020 Owner Occupied	1,300	12,263	29,579
2020 Renter Occupied	817	3,685	15,744
2020 Vacant	71	520	2,347
2026 Housing Units	2,224	16,900	48,757
2026 Owner Occupied	1,356	12,821	30,855
2026 Renter Occupied	805	3,619	15,657
2026 Vacant	63	460	2,245
2031 Total Housing Units	2,238	17,084	49,611
2031 Owner Occupied	1,377	13,004	31,258
2031 Renter Occupied	795	3,593	16,017
2031 Vacant	66	487	2,336

Socioeconomic Status			
2026 Socioeconomic Status Index	58.1	56.9	51.2

Currently, **61.0%** of the **48,757** housing units in the area are owner occupied; **36.2%** renter occupied; and **2.8%** 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 **47,612** housing units in the area and **71** vacant housing units. The annual rate of change in housing units since 2020 is **0.38%**. Median home value in the area is **$332,095**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **2.37%** annually to **$394,409.**

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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