

Offering Memorandum

for the sale/lease of

+/- 15 Acres Mixed Use Commercial Site

**Intersection of
Rohrerstown Road and Harrisburg
Pike
Lancaster, PA**

East Hempfield Township

Prepared by

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A PREMIER Mixed Use Development Opportunity

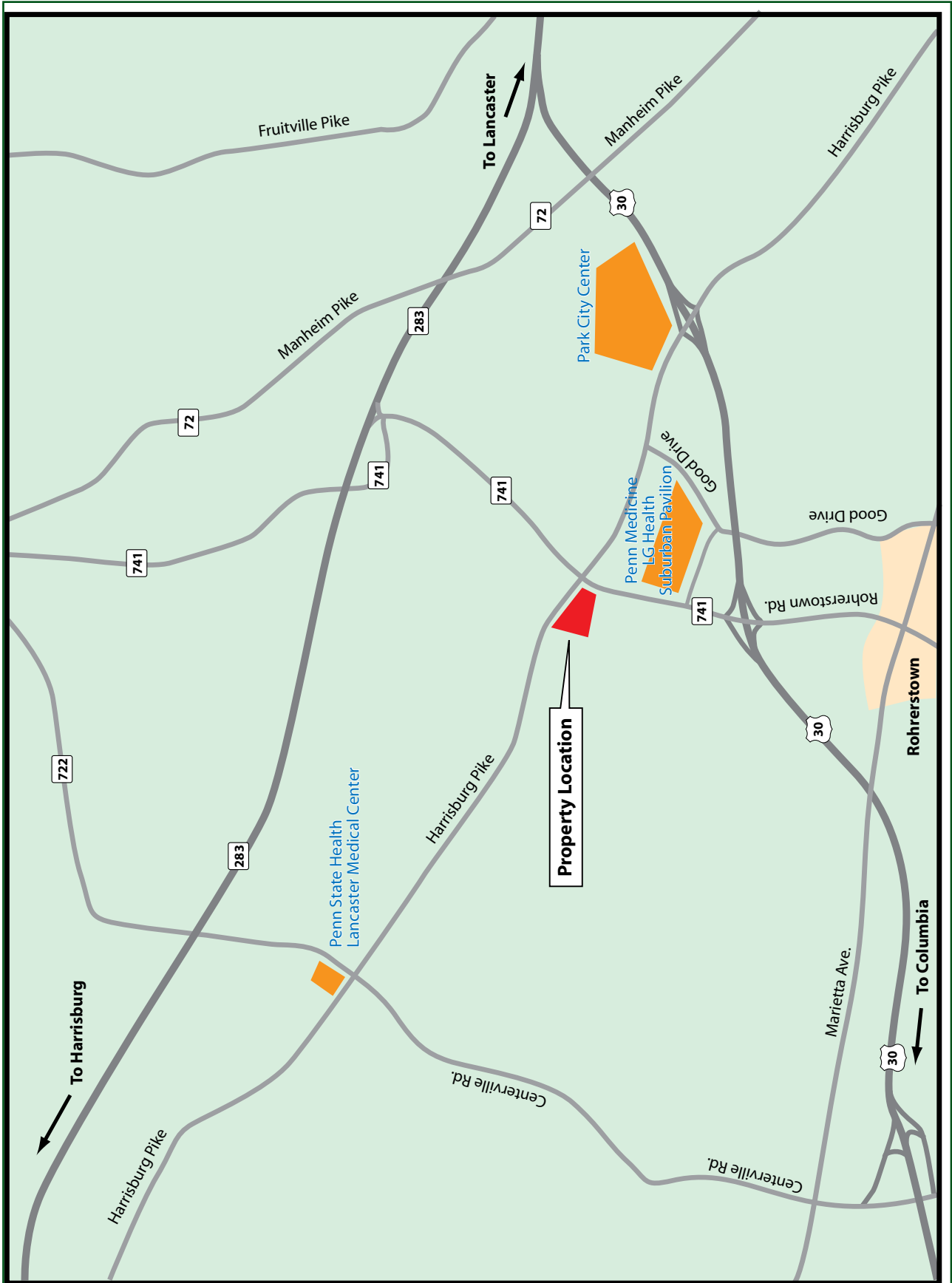
Salient Information	1
Location Map	2
Tax Map	3
Concept Plan I	4
Aerial Map	5
Photographs	6
Regional Map	7
Zoning Map - East Hempfield Township	8
Zoning Ordinance - East Hempfield Township	9-13
Demographics	14-17

FOR SALE OR LEASE

± 15.0 Total Acres Premier Land Development Opportunity Lancaster, Pennsylvania

LOCATION:	Intersection of Rohrerstown Road (Route 741) & Harrisburg Pike East Hempfield Township, Lancaster County, Lancaster, PA 17601
DESCRIPTION:	<p>This strategically located property offers exceptional visibility and accessibility at a signalized intersection along a high-traffic corridor in the densely developed, suburban trade area of western Lancaster County. The site is positioned directly across from the Penn Medicine Lancaster General Health Campus, with Park City Center located just one-half mile to the east along Harrisburg Pike. The new Penn State Health Medical Center is approximately one mile to the west, while convenient access to State Route 283 and US Route 30 further enhances the property's regional connectivity.</p> <p>The offering comprises seven (7) parcels that are being master planned for a variety of potential uses, for future development within an established and highly accessible commercial corridor.</p>
SITE SIZE:	± 15.0 Acres
FRONTAGE:	± 343 feet frontage on Rohrerstown Road (Route 741) and ± 633 feet frontage on Harrisburg Pike. There is a primary site access on both roads.
ZONING:	CBC - Community Business Center (See attached zoning information for broad menu of permitted uses.)
PUBLIC UTILITIES:	Public Sewer - Connected to site Public Water - Connected to site Gas - Connected to site (medium pressure) Electric - Connected to site (3-phase)
Demographics:	2026 Population: 63,432 (3 mile radius) Average HH Income: \$127,223 (3 mile radius)
TRAFFIC COUNT:	Rohrerstown Road (Route 741) - ± 15,330 vehicles per day (both directions) Harrisburg Pike - ± 14,527 vehicles per day (both directions)
COMMENTS:	Developer will consider sale or lease for free-standing parcels. Terms and conditions to be negotiated.

LOCATION MAP

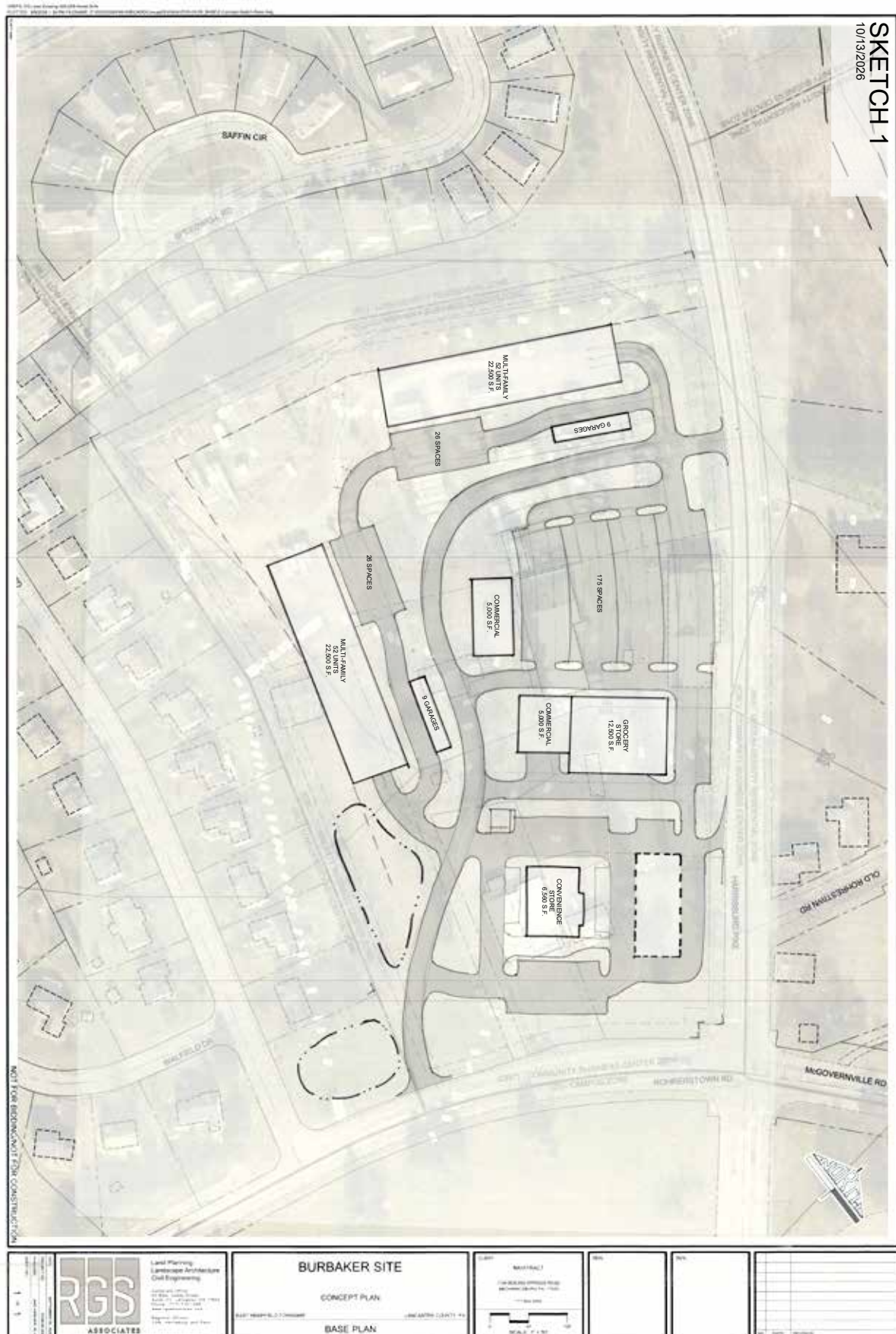




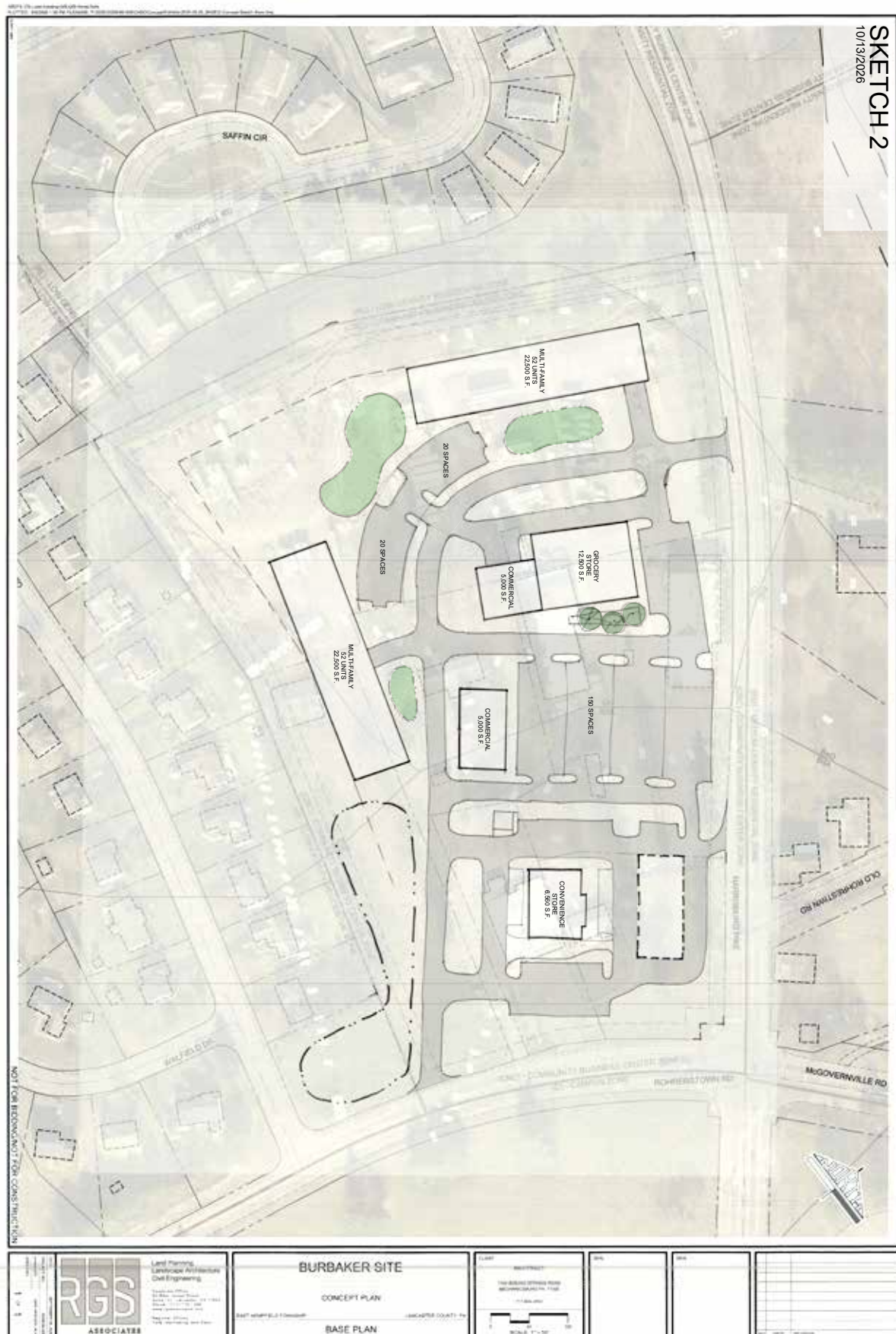
CONCEPT PLAN I



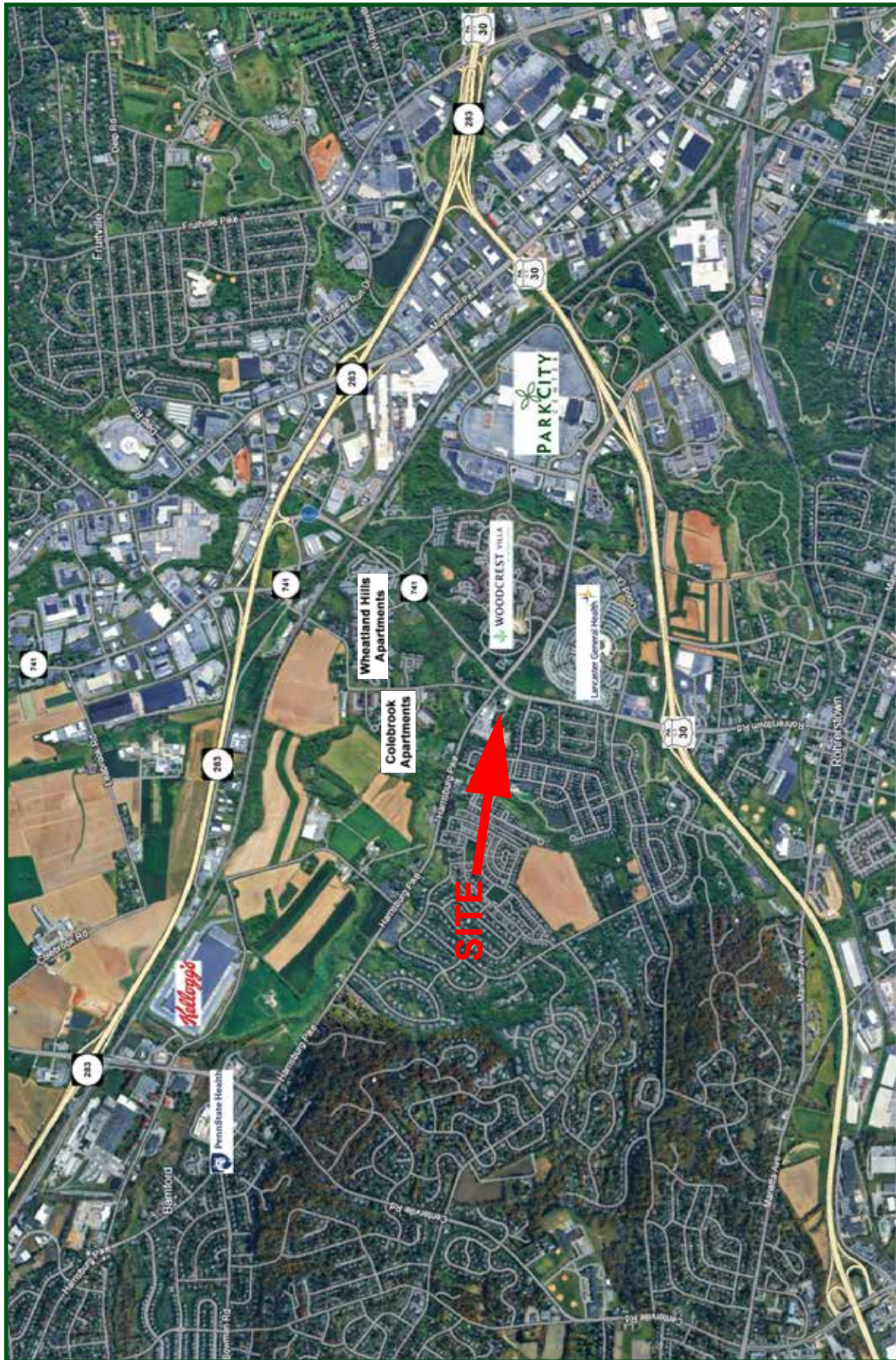
CONCEPT PLAN II



CONCEPT PLAN III



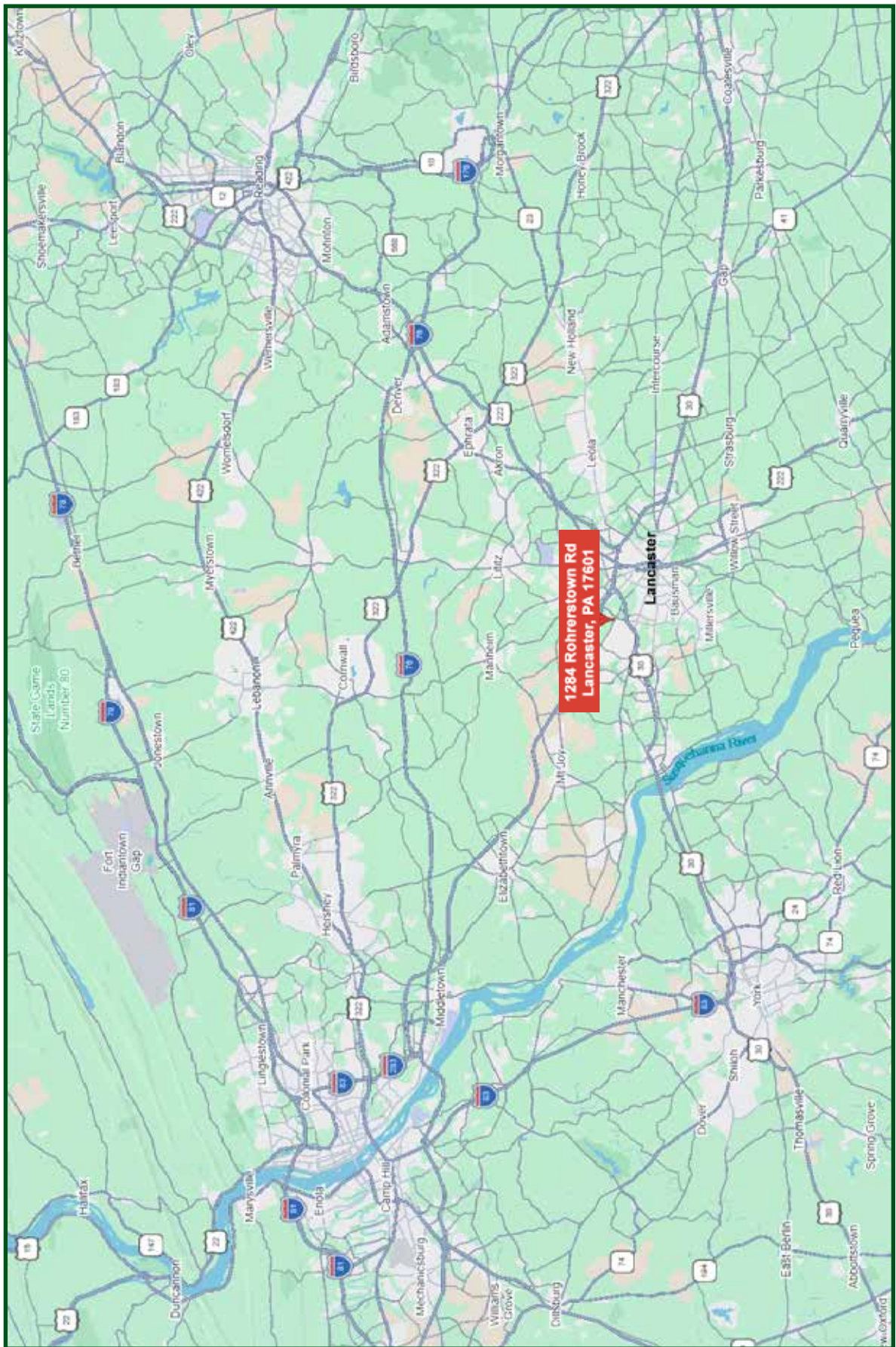
AERIAL MAP



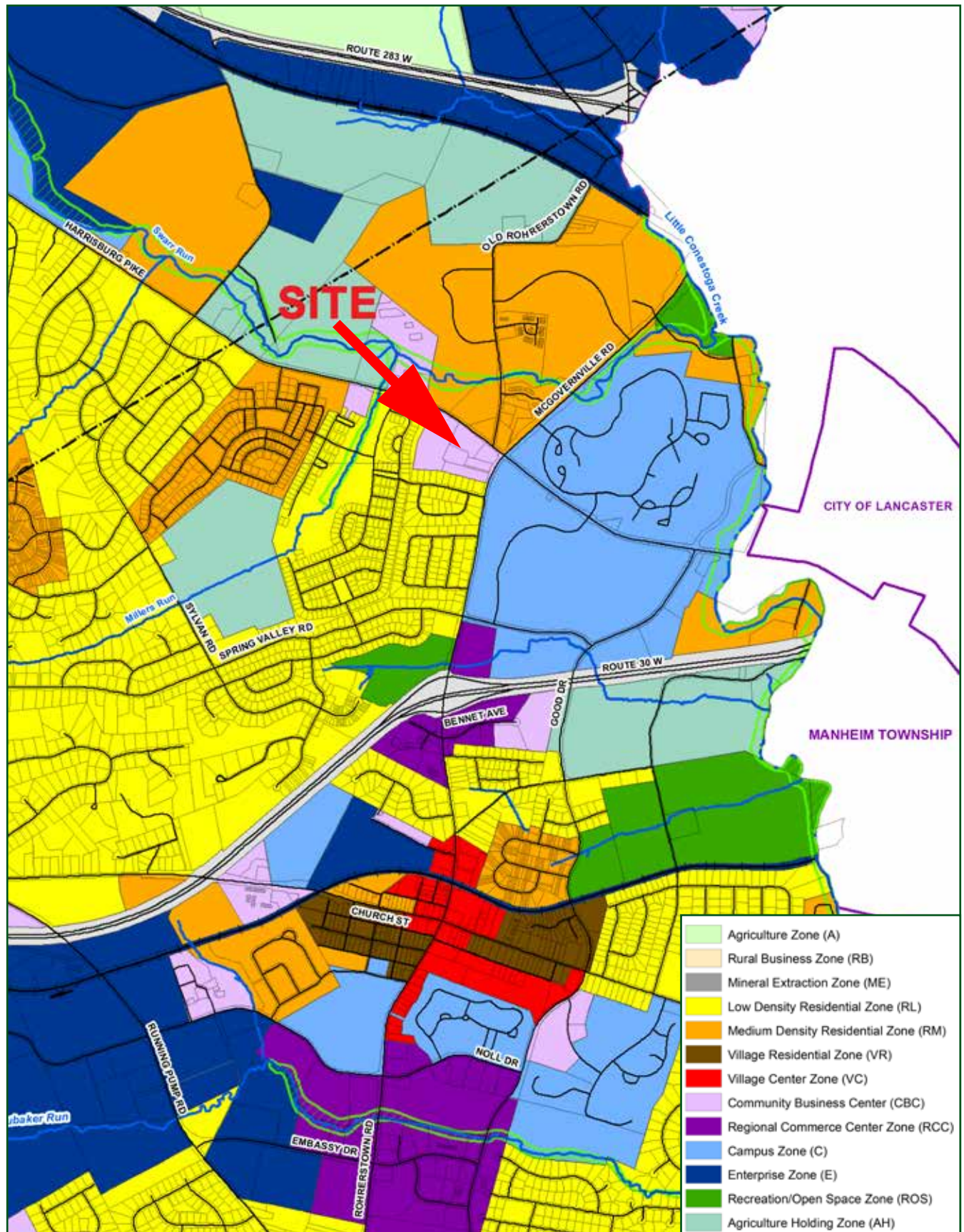
PHOTOGRAPHS



REGIONAL MAP



ZONING MAP - EAST HEMPFIELD TOWNSHIP



Township of East Hempfield, PA

§ 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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Township of East Hempfield, PA

§ 270-3.9

§ 270-3.9

- (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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§ 270-3.9

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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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§ 270-3.9

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NOTE:

- * 25 feet if a sidewalk is located along the street in front of the dwelling unit

(3) Maximum residential density:

- (a) Townhouse: four dwelling units per acre.
- (b) Multifamily: four dwelling units per acre.
- (c) Single-family semidetached dwelling (duplex): four dwelling units per acre.

(4) Minimum lot width:

- (a) Agriculture: 100 feet.
- (b) Residential: 20 feet.
- (c) Civic/social: 50 feet.
- (d) Business: 50 feet.

(5) Maximum lot coverage: 70%.

(6) Maximum building height:

- (a) Residential: 35 feet.
- (b) All other uses: 45 feet.

(7) Maximum building area:

- (a) Grocery store: 65,000 square feet.
- (b) Industrial, light: 10,000 square feet.
- (c) Lodging and overnight accommodations: 30,000 square feet.
- (d) Retail businesses (excluding convenience stores): 25,000 square feet.
- (e) Self-storage facilities.

[1] Lots more than 10 acres, provided the lot is accessible via a collector road: 65,000 square feet.

[2] All other lots not meeting the requirements of § 270-3.9E(7)(e)[1]: 15,000 square feet.

- (f) All other buildings: 15,000 square feet.

(8) Agricultural setback requirements: See regulations in Article 4.

(9) Agricultural disclaimer: See regulations in Article 4.

(10) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this

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Township of East Hempfield, PA

§ 270-3.9

§ 270-3.9

chapter.

- (11) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (12) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (13) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.¹
- (14) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (15) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (16) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible or is prohibitively expensive.
- (17) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (18) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

1. Editor's Note: See Ch. 222, Streets and Sidewalks.

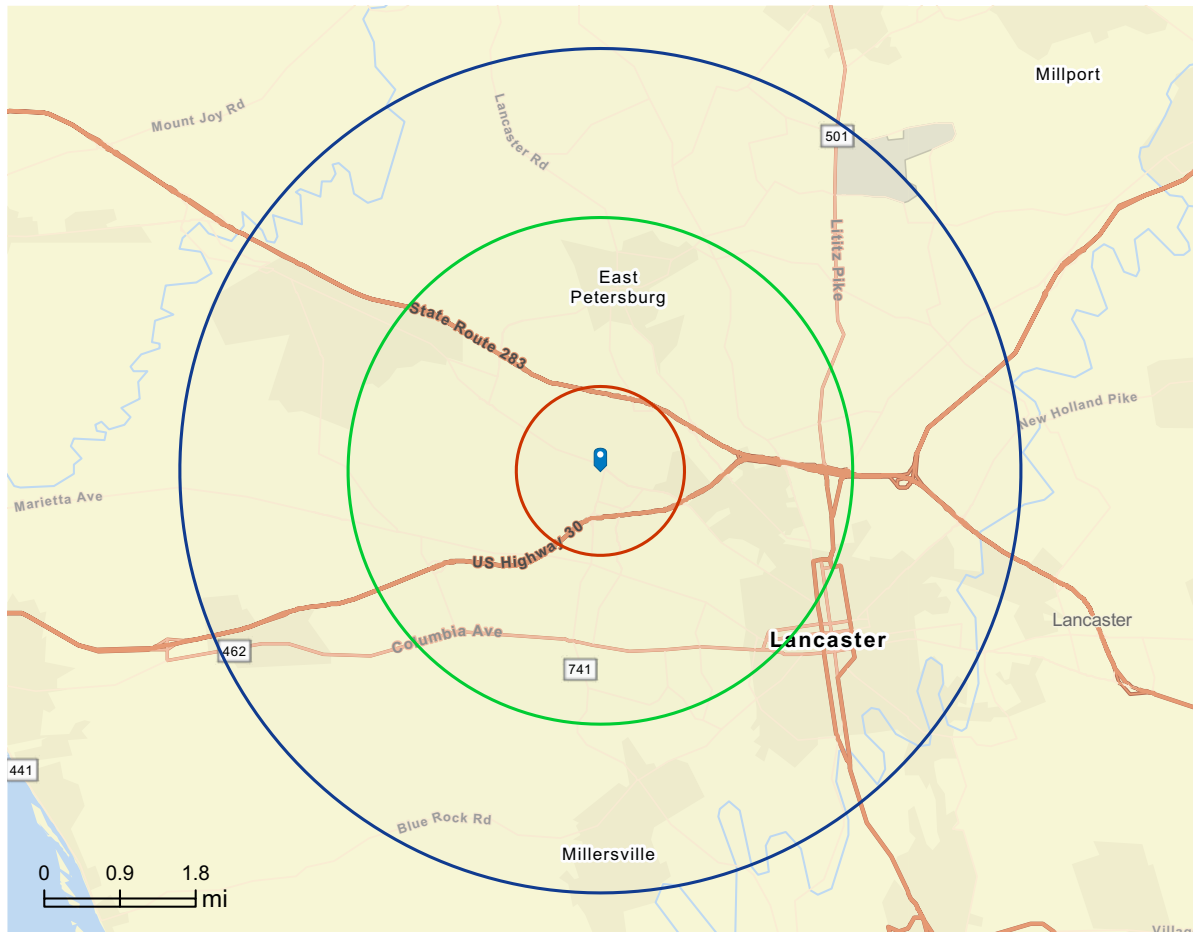
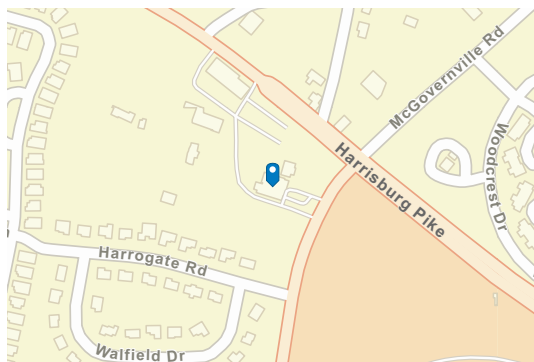
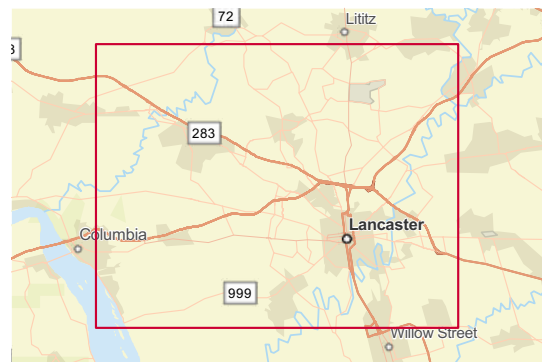
Site Map

1284 Rohrerstown Rd, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.06884
Longitude: -76.35808



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Executive Summary

1284 Rohrerstown Rd, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	7,028	60,471	179,452
2020 Male Population	47.0%	48.4%	48.3%
2020 Female Population	53.0%	51.6%	51.7%
2026 Population	7,182	63,432	185,316
2026 Male Population	47.5%	49.0%	48.9%
2026 Female Population	52.5%	51.0%	51.1%
2031 Population	7,260	65,234	188,530
2031 Male Population	46.8%	48.8%	48.7%
2031 Female Population	53.2%	51.3%	51.3%
2010-2020 Annual Rate	1.82%	0.83%	0.70%
2020-2026 Annual Rate	0.35%	0.77%	0.52%
2026-2031 Annual Rate	0.22%	0.56%	0.34%

In the identified area, the current year population is **185,316**. In 2020, the Census count in the area was **179,452**. The rate of change since 2020 was **0.52%** annually. The five-year projection for the population in the area is **188,530** representing a change of **0.34%** annually from 2026 to 2031. Currently, the population is **48.9%** male and **51.1%** female.

Median Age

2026 Median Age	43.6	41.4	39.4
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The median age in this area is **39.4**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	68.0%	74.0%	64.1%
2026 Black Alone	8.8%	5.5%	8.9%
2026 American Indian Alone	0.2%	0.2%	0.4%
2026 Asian Alone	7.2%	6.4%	5.4%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	6.9%	5.7%	10.7%
2026 Two or More Races	8.9%	8.1%	10.4%
2026 Hispanic Origin	15.5%	13.5%	22.7%
2026 Diversity Index	64.0	56.6	71.2

Persons of Hispanic origin represent **22.7%** 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 **71.2** 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 | 1284 Rohrerstown Rd, Lancaster, Pennsylvania, 17601 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	96	110	94
2010 Total Households	2,553	22,398	64,991
2020 Total Households	3,170	23,586	68,825
2026 Total Households	3,263	24,806	71,435
2031 Total Households	3,303	25,689	73,178
2010-2020 Annual Rate	2.19%	0.52%	0.57%
2020-2026 Annual Rate	0.46%	0.81%	0.60%
2026-2031 Annual Rate	0.24%	0.70%	0.48%
2026 Average Household Size	2.19	2.45	2.49

The household count in this area has changed from **68,825** in 2020 to **71,435** in the current year, a change of **0.60%** annually. The five-year projection of households is **73,178**, a change of **0.48%** annually from the current year total. Average household size is currently **2.49**, compared to **2.51** in the year 2020. The number of families in the current year is **45,303** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	30.7%	22.1%	22.9%
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Median Household Income

2026 Median Household Income	\$85,668	\$94,852	\$85,903
2031 Median Household Income	\$90,111	\$105,809	\$95,709
2026-2031 Annual Rate	1.02%	2.21%	2.19%

Average Household Income

2026 Average Household Income	\$114,643	\$127,223	\$115,375
2031 Average Household Income	\$123,626	\$139,953	\$127,764
2026-2031 Annual Rate	1.52%	1.93%	2.06%

Per Capita Income

2026 Per Capita Income	\$55,642	\$50,271	\$44,935
2031 Per Capita Income	\$60,290	\$55,651	\$50,047
2026-2031 Annual Rate	1.62%	2.05%	2.18%

Income Equality

2026 Gini Index	42.8	41.5	42.8
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i **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 | 1284 Rohrerstown Rd, Lancaster, Pennsylvania, 17601 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **\$85,903** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$95,709** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$115,375** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$127,764** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$44,935** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$50,047** 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	73	101	97
2010 Total Housing Units	2,715	23,418	68,434
2010 Owner Occupied	1,057	15,563	40,357
2010 Renter Occupied	1,496	6,835	24,634
2010 Vacant	162	1,020	3,443
2020 Housing Units	3,569	24,897	72,732
2020 Owner Occupied	1,222	16,107	41,864
2020 Renter Occupied	1,948	7,479	26,961
2020 Vacant	389	1,337	3,912
2026 Housing Units	3,659	26,213	75,700
2026 Owner Occupied	1,269	17,165	44,277
2026 Renter Occupied	1,994	7,641	27,158
2026 Vacant	396	1,407	4,265
2031 Total Housing Units	3,703	27,065	77,268
2031 Owner Occupied	1,290	17,492	45,039
2031 Renter Occupied	2,013	8,197	28,139
2031 Vacant	400	1,376	4,090

Socioeconomic Status

2026 Socioeconomic Status Index	61.1	56.6	49.0
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Currently, **34.7%** of the **75,700** housing units in the area are owner occupied; **54.5%** renter occupied; and **10.8%** 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 **72,732** housing units in the area and **389** vacant housing units. The annual rate of change in housing units since 2020 is **0.64%**. Median home value in the area is **\$334,573**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.44%** annually to **\$479,666**.

i **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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