FOR LEASE

+/- 3,000 SF OFFICE SPACE

245 Centerville Road, Units 10 & 11
Lancaster, PA 17603

Dan Berger, Jr., CCIM, SIOR

U.S. COMMERCIAL REALTY

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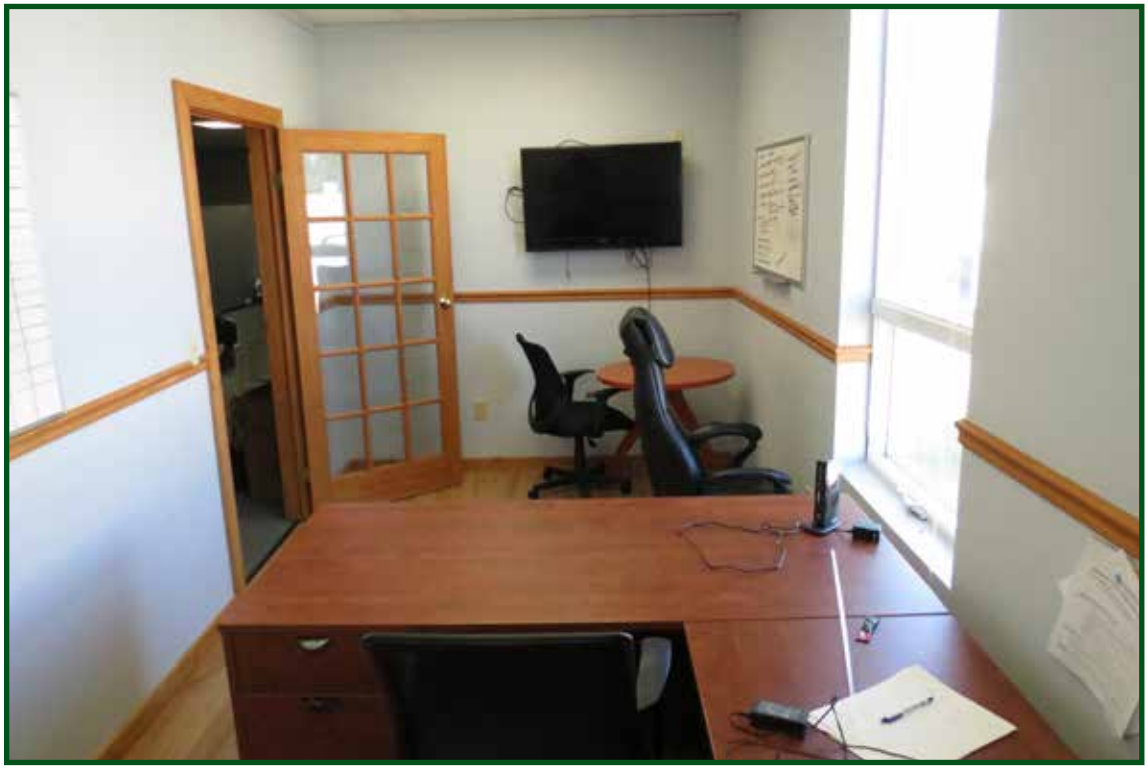
SALIENT INFORMATION

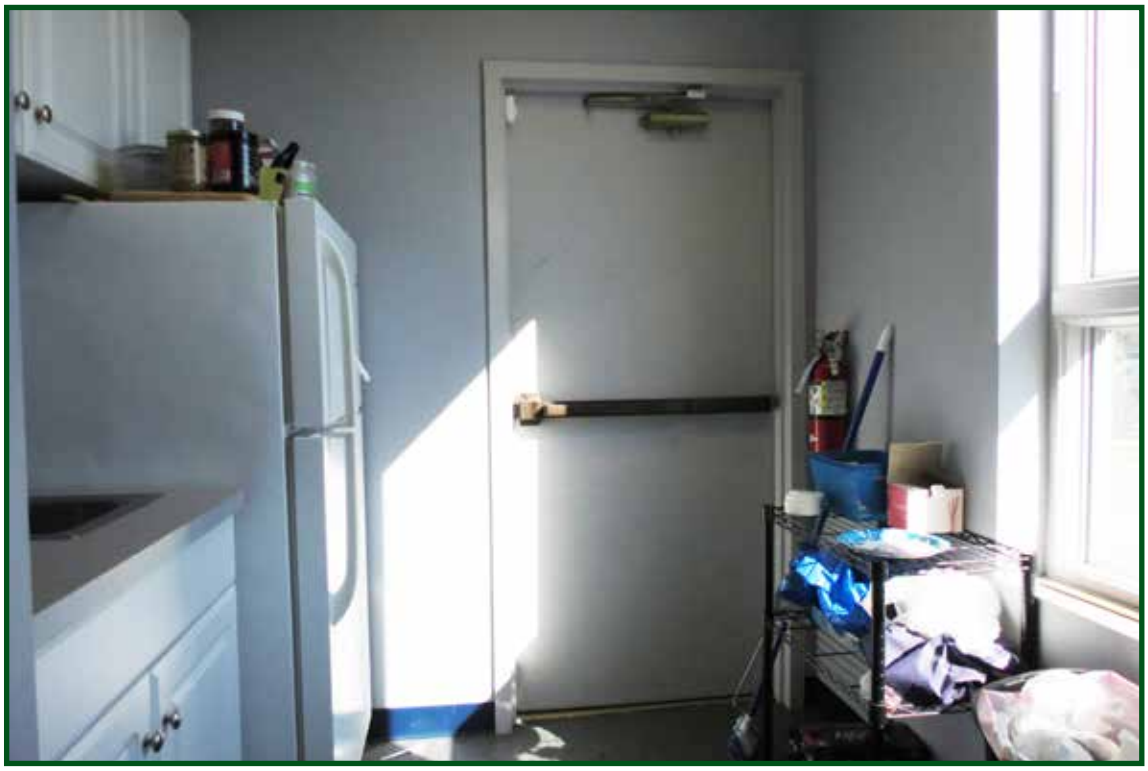
PROPERTY:	245 Centerville Road, Suites 10 & 11 (Second Floor) Lancaster, PA 17603 East Hempfield Township, Lancaster County
LEASE PRICE:	$3,250/Month plus CAM $1,585/Month = $4,835/Month Total
SPACE AVAILABLE:	± 3,000 SF Rentable, Second Floor
PARKING:	± 155 On-Site Spaces
WATER & SEWER:	Public
HVAC:	Natural Gas Heat, Central A/C
ZONING:	RCC - Regional Commerce Center Zone
TRAFFIC COUNT:	Centerville Road - 16,426 Vehicles Per Day (August, 2023) (both directions)
TAX ACCT:	290-58850-1-0011
COMMENTS:	Second floor, elevator served office suite in the high-traffic Sycamore Court business center which offers convenient highway access off Route 30 and great visibility from Centerville Road. Features include a lobby/reception area, eight (8) private offices, conference room, kitchenette, and open bullpen work area.

PHOTOGRAPHS

PHOTOGRAPHS

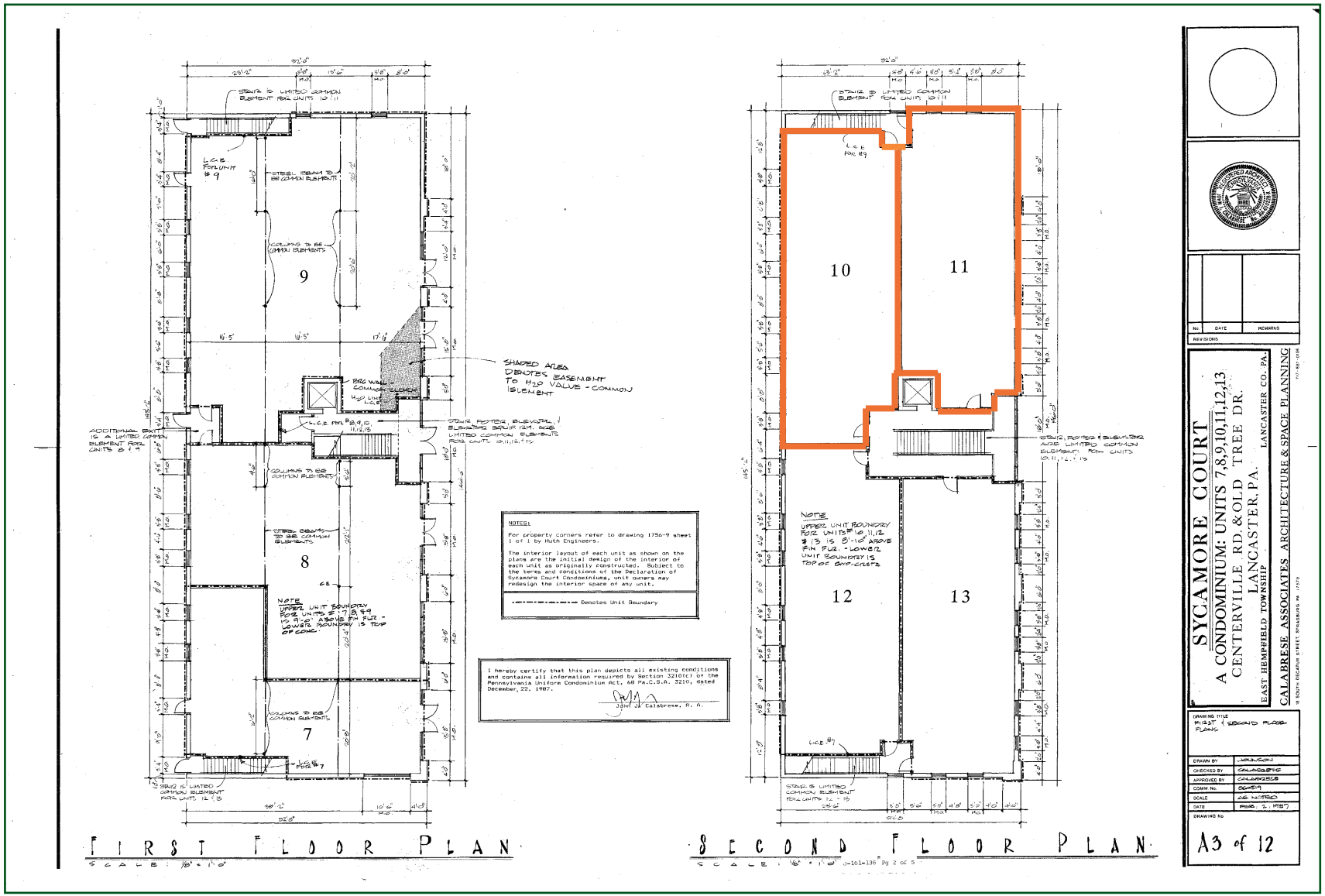


PHOTOGRAPHS

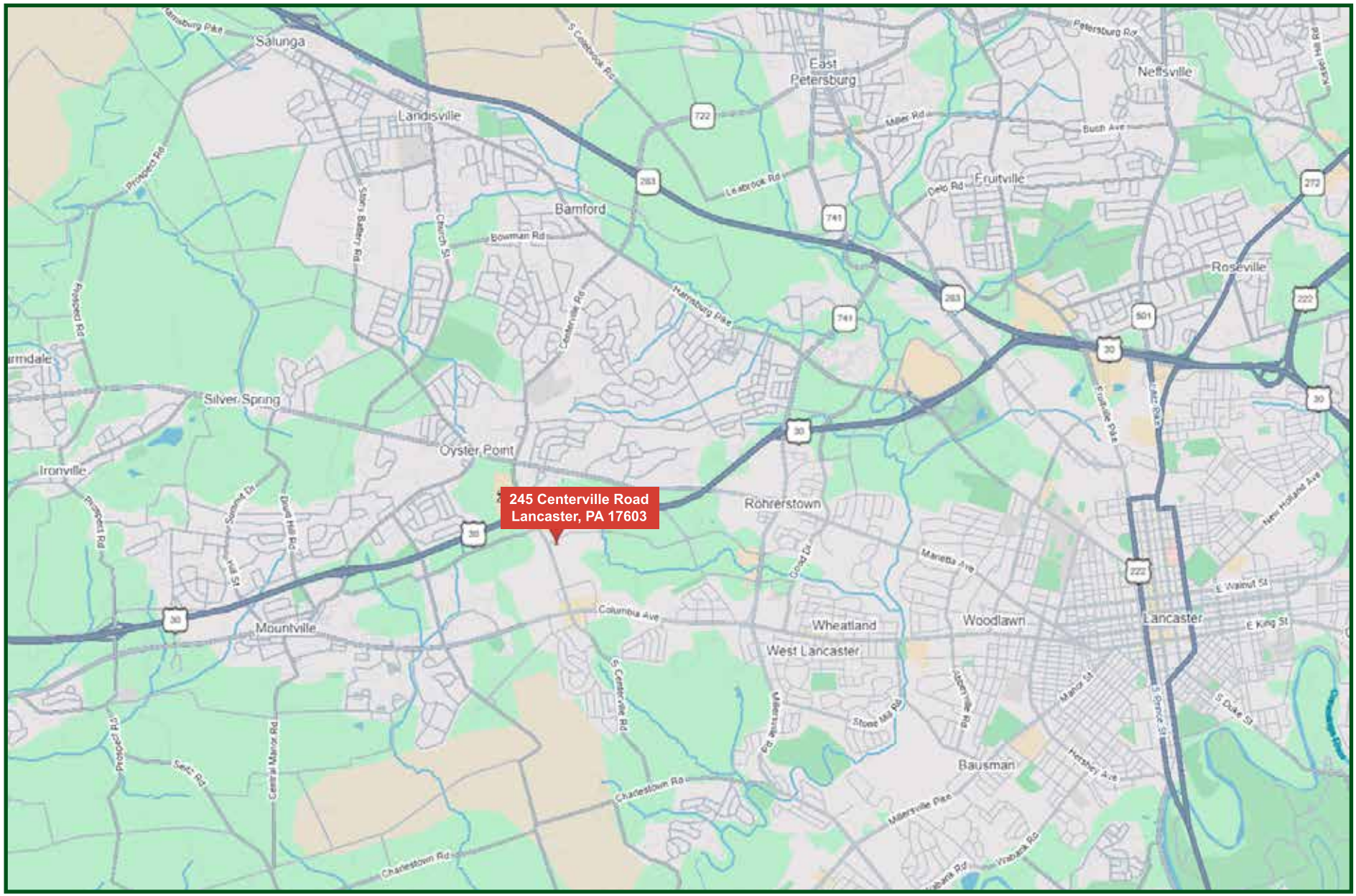


AERIAL TAX MAP

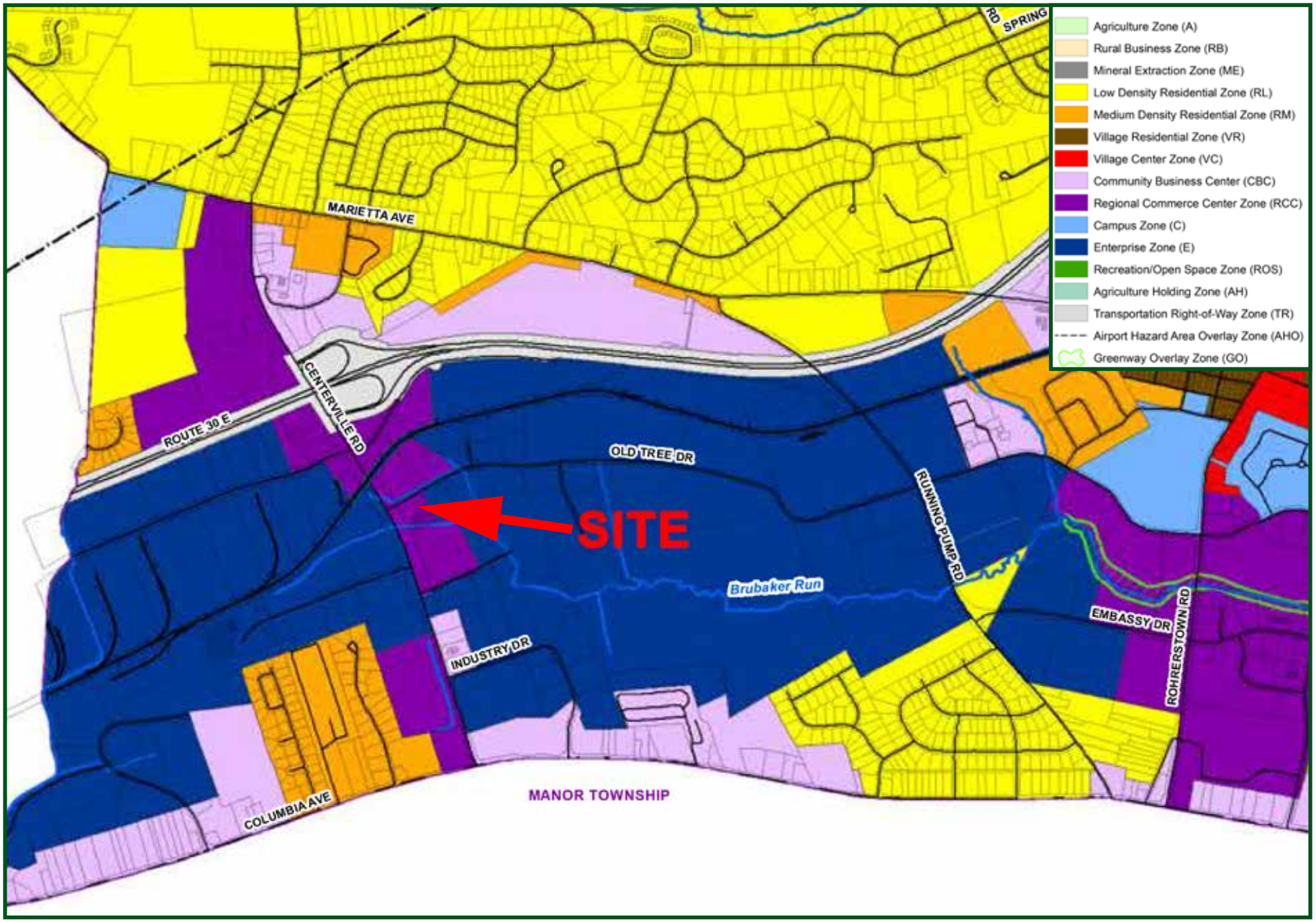
FLOOR PLAN


FIRST FLOOR PLAN
SECOND FLOOR PLAN
SHADED AREA DENOTES EASEMENT TO H2O VALUE - COMMON ELEMENT
NOTES:
For property corners refer to drawing 1756-9 sheet 1 of 1 by Huth Engineers.
The interior layout of each unit as shown on the plans are the initial design of the interior of each unit as originally constructed. Subject to the terms and conditions of the Declaration of Sycamore Court Condominium, unit owners may redesign the interior space of any unit.
Denotes Unit Boundary
I hereby certify that this plan depicts all existing conditions and contains all information required by Section 3210(c) of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. 3210, dated December, 22, 1987.
James J. Calabrese, R. A.
SYCAMORE COURT
A CONDOMINIUM: UNITS 7,8,9,10,11,12,13
CENTERVILLE RD. & OLD TREE DR.
EAST HEMPFIELD TOWNSHIP
LANCASTER, PA.
LANCASTER CO., PA.
CALABRESE ASSOCIATES ARCHITECTURE & SPACE PLANNING
DRAWING TITLE
FIRST / SECOND FLOOR PLANS
A3 of 12

LOCATION MAP



ZONING MAP (East Hempfield Township)



§ 270-3.10. Regional Commerce Center Zone (RCC).

A. Statement of intent: To designate areas for mixed use commerce centers, which provide opportunities for the development of major employment complexes, with a focus on priority business clusters; office, research, and light industrial complexes; and economic development. These primary activities are supplemented by a modest amount of retail sales, service and repair and service activities to serve the needs of the commerce center employees. The zone has direct access to a complete transportation network, which accommodates both local and regional traffic. Special attention is given to design to ensure all elements of the center are coordinated and fit into the community character of East Hempfield Township.

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 uses:

(a) Personal care home/shelter care home.

(3) Business uses:

(a) Amusement, fitness, and entertainment businesses.

(b) Auction, retail.

(c) Bed-and-breakfasts.

(d) Contractor business and storage.

(e) Convenience store.

(f) Day-care services, commercial.

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

(h) Finance and insurance.

(i) Grocery stores.

(j) Industrial, light.

(k) Lodging and overnight accommodations.

(l) (Reserved)[1]

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

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1. **Editor's Note: Former Subsection B(3)(l), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.**

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(n) Private club.

(o) Professional, scientific and technical offices.

(p) Restaurants.

(q) Retail sales, service and repair.

(r) Self-storage facilities.

(s) Shopping complexes.

(t) Veterinary clinic.

(u) Veterinary hospital.

(v) Personal care service. **[Added 3-18-2015 by Ord. No. 2015-03]**

(w) Car wash and detailing. **[Added 5-1-2019 by Ord. No. 2019-07]**

(x) Drive-through restaurant. **[Added 5-18-2022 by Ord. No. 2022-09]**

(y) Heavy equipment sales, service and repair. **[Added 10-18-2023 by Ord. No. 2023-05]**

(4) Civic/social/utility uses:

(a) Assisted living facilities.

(b) Community activity buildings.

(c) Municipal use.

(d) Park and recreation facilities, private and/or commercial.

(e) Park and recreation facilities, public.

(f) Place of worship, local.

(g) Public use.

(h) Public utilities.

(i) Recycling facilities less than 300 square feet.

(j) School, post-secondary.

(k) WF collocations and ROW WF collocations. **[Added 7-15-2020 by Ord. No. 2020-03]**

(l) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03]**

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

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(a) Alternative energy systems, accessory.

(b) Accessory dwelling units. **[Amended [2]]**

(c) Home-based business, no-impact.[3]

(d) Home-based business, impact. **[Added 9-7-2022 by Ord. No. 2022-12]**

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) Industrial, general.[4]

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) Bars/taverns.

(2) (Reserved)[5]

(3) Nightclubs. **[Amended 2-2-2022 by Ord. No. 2022-02]**

(4) (Reserved)[6]

(5) Place of worship, regional.

(6) Small cell WFs and macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03]**

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

(1) Minimum lot area: None.

(2) Minimum setbacks for principal and accessory uses:

Setback		Principal	Accessory	Accessory Dwelling
RESIDENTIAL				
	Front	35 feet	Not permitted in front yard	20 feet
	Side	10 feet	5 feet	10 feet
	Rear	20 feet	10 feet	10 feet
NONRESIDENTIAL				

2. **2-2-2022 by Ord. No. 2022-02**
3. **Editor's Note: Former Subsection B(5)(d), Personal communications devices, which immediately followed this subsection, was repealed 2-2-2022 by Ord. No. 2022-02.**
4. **Editor's Note: Former Subsection C(2), Nightclubs, which immediately followed this subsection, was repealed 2-2-2022 by Ord. No. 2022-02.**
5. **Editor's Note: Editor's Note: Former Subsection D(2), home-based business, impact, was repealed 9-7-2022 by Ord. No. 2022-12.**
6. **Editor's Note: Former Subsection D(4), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.**

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Site Map

245 Centerville Rd, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii

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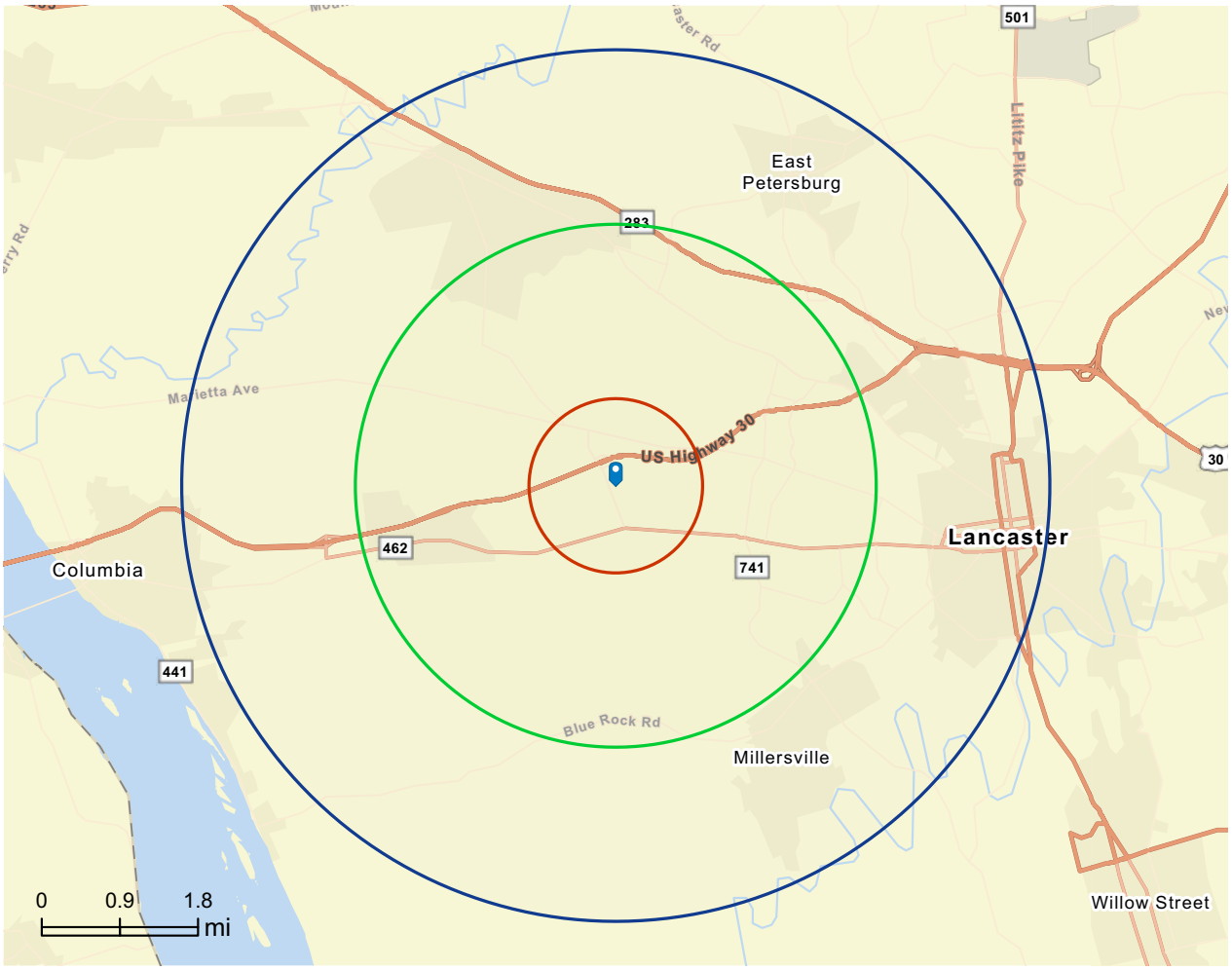
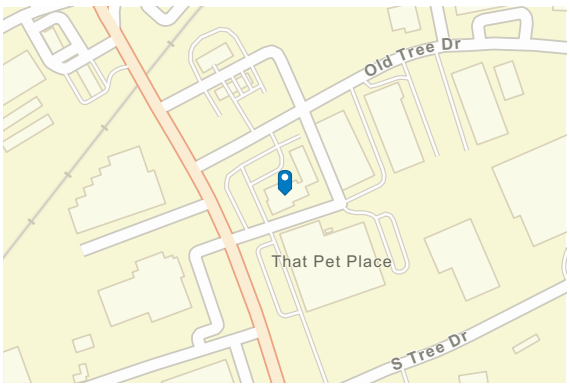
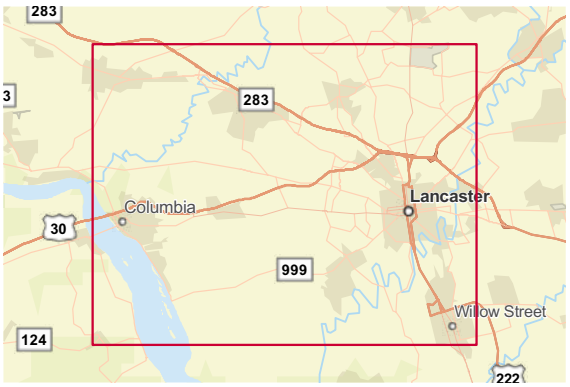
Prepared by Esri
Latitude: 40.04832
Longitude: -76.39228







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Executive Summary

245 Centerville Rd, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii

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Population	1 mile	3 miles	5 miles
2020 Population	4,166	48,479	141,435
2020 Male Population	48.7%	48.3%	48.4%
2020 Female Population	51.3%	51.7%	51.6%
2026 Population	4,246	49,753	145,981
2026 Male Population	49.3%	48.9%	48.9%
2026 Female Population	50.8%	51.1%	51.1%
2031 Population	4,269	50,054	148,583
2031 Male Population	49.1%	48.7%	48.8%
2031 Female Population	50.9%	51.3%	51.2%
2010-2020 Annual Rate	0.78%	1.10%	0.60%
2020-2026 Annual Rate	0.30%	0.42%	0.51%
2026-2031 Annual Rate	0.11%	0.12%	0.35%

In the identified area, the current year population is **145,981**. In 2020, the Census count in the area was **141,435**. The rate of change since 2020 was **0.51%** annually. The five-year projection for the population in the area is **148,583** representing a change of **0.35%** annually from 2026 to 2031. Currently, the population is **48.9%** male and **51.1%** female.

Median Age			
2026 Median Age	43.7	43.3	38.8

The median age in this area is **38.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	73.0%	76.3%	66.4%
2026 Black Alone	4.3%	4.8%	8.7%
2026 American Indian Alone	0.1%	0.2%	0.4%
2026 Asian Alone	7.2%	5.7%	4.8%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	7.1%	5.3%	9.7%
2026 Two or More Races	8.3%	7.7%	10.0%
2026 Hispanic Origin	14.7%	12.6%	21.0%
2026 Diversity Index	58.7	53.6	68.6

Persons of Hispanic origin represent **21.0%** 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 **68.6** 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 | 245 Centerville Rd, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index		113	87
2010 Total Households	1,592	17,823	52,133
2020 Total Households	1,754	19,428	55,192
2026 Total Households	1,808	19,997	57,254
2031 Total Households	1,827	20,196	58,714
2010-2020 Annual Rate	0.97%	0.87%	0.57%
2020-2026 Annual Rate	0.49%	0.46%	0.59%
2026-2031 Annual Rate	0.21%	0.20%	0.50%
2026 Average Household Size	2.34	2.45	2.45

The household count in this area has changed from **55,192** in 2020 to **57,254** in the current year, a change of **0.59%** annually. The five-year projection of households is **58,714**, a change of **0.50%** 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 **35,778** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	23.0%	21.9%	22.6%

Median Household Income			
2026 Median Household Income	$82,989	$96,471	$85,421
2031 Median Household Income	$93,147	$107,741	$94,752
2026-2031 Annual Rate	2.34%	2.23%	2.10%

Average Household Income			
2026 Average Household Income	$111,488	$126,252	$110,358
2031 Average Household Income	$123,848	$138,944	$122,361
2026-2031 Annual Rate	2.13%	1.93%	2.09%

Per Capita Income			
2026 Per Capita Income	$46,855	$51,085	$43,598
2031 Per Capita Income	$52,354	$56,415	$48,655
2026-2031 Annual Rate	2.24%	2.00%	2.22%

Income Equality			
2026 Gini Index	40.0	40.8	41.6

ⓘ 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 | 245 Centerville Rd, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is [illegible] in the area, compared to [illegible] for all U.S. households. Median household income is projected to be **$94,752** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$110,358** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$122,361** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$43,598** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$48,655** 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	98	102	99
2010 Total Housing Units	1,649	18,514	54,824
2010 Owner Occupied	1,196	12,857	32,677
2010 Renter Occupied	396	4,966	19,456
2010 Vacant	57	691	2,691
2020 Housing Units	1,815	20,347	58,227
2020 Owner Occupied	1,231	13,499	33,620
2020 Renter Occupied	523	5,929	21,572
2020 Vacant	70	948	3,034
2026 Housing Units	1,864	20,875	60,558
2026 Owner Occupied	1,293	14,089	35,492
2026 Renter Occupied	515	5,908	21,762
2026 Vacant	56	878	3,304
2031 Total Housing Units	1,885	21,092	61,914
2031 Owner Occupied	1,318	14,283	36,058
2031 Renter Occupied	508	5,913	22,656
2031 Vacant	58	896	3,200

Socioeconomic Status			
2026 Socioeconomic Status Index	53.1	57.0	49.4

Currently, **69.4%** of the **60,558** housing units in the area are owner occupied; **27.6%** renter occupied; and **3.0%** 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 **58,227** housing units in the area and **70** vacant housing units. The annual rate of change in housing units since 2020 is **0.63%**. Median home value in the area is **$328,521**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **2.05%** annually to **$358,990.**

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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