

# FOR LEASE COMMERCIAL SITE



**LOCATION:** 2501 Lincoln Highway East, East Lampeter Township, Ronks, PA 17572

**SITE SIZE:** ± 2.8 Acres

**BUILDING SIZE:** ± 5,555 square feet

**ZONING:** **C-3 Regional Commercial District:** allows a wide variety of uses, including convenience store, hotel and/or motel containing a maximum of two hundred (200) rooms, personal service facility, recreation use, restaurant with or without drive-through, retail sales, shopping center, theater among others.

**UTILITIES:** Public water and sewer

**TAXES:** ± \$22,240 annually

**TRAFFIC COUNT:** Lincoln Highway East/ Route 30: 29,131 vehicles per day both directions.  
*(with peaks up to 100,000 vpd during April through October tourist season)*  
 Hartman Bridge Road/ Route 896: 20,553 vehicles per day both directions.

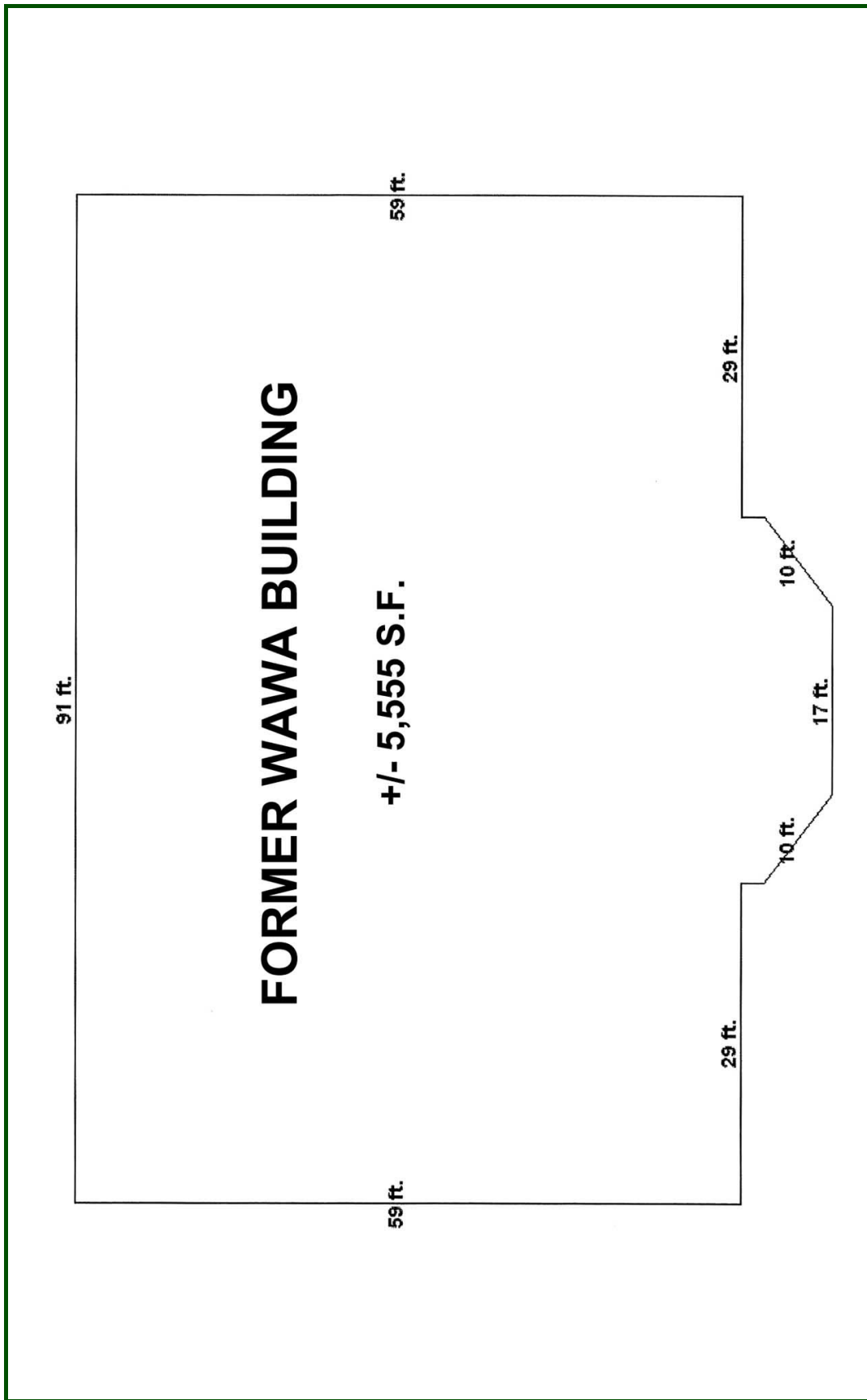
DEMOGRAPHICS:	2016	1 Mile	3 Miles	5 Miles
Population:		1,356	17,094	49,523
Average HH Income:		\$67,420	\$75,765	\$79,315

**PRICE:** \$160,000/year NNN

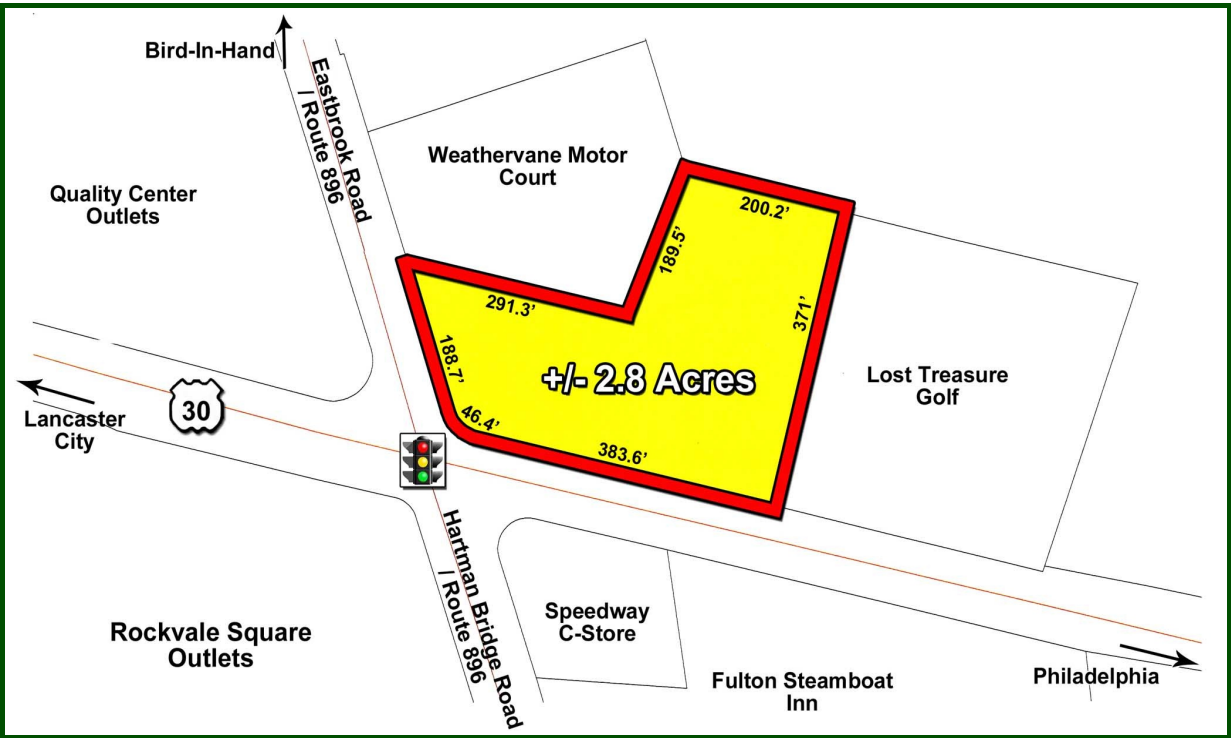
LOCAL AERIAL MAP



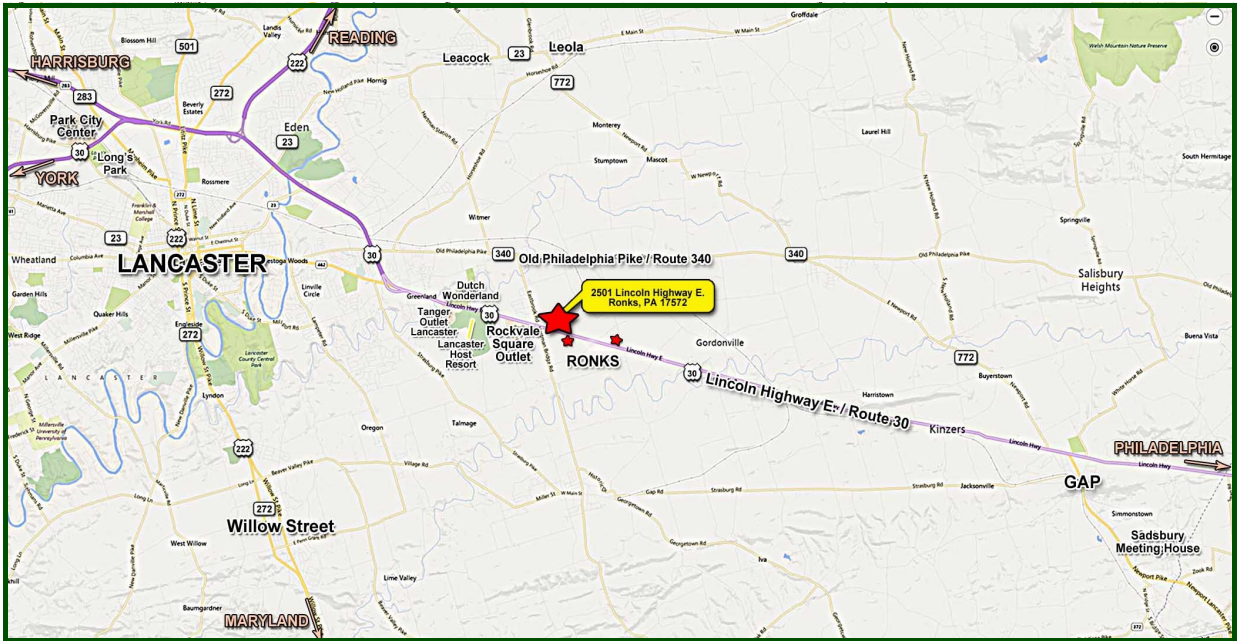
EXISTING BUILDING FOOTPRINT



# TAX MAP



# LOCAL MAP



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