

FOR LEASE
+/- 2.5 ACRES PRIME COMMERCIAL SITE
LANCASTER, PA



LOCATION: 2151 Lincoln Highway East, East Lampeter Township, Lancaster, Pennsylvania 17602

LAND SIZE: ± 2.5 acres

ZONING: **C 2 - Commercial District** - Permitted uses include: banks and other financial institutions, business & professional offices, restaurants, retail stores and shops, bakery shop, shopping centers, self-serving gasoline dispensing facilities, automobile vehicle's sales and service; hospitals, hotels, theaters, medical and dental clinics, among others.

TRAFFIC COUNT: 29,338 vehicles per day (with peaks up to 100,000 vpd during April through October tourist season)

FRONTAGE: ± 425' on Lincoln Highway East (Route 30)
 ± 341' on Harvest Road

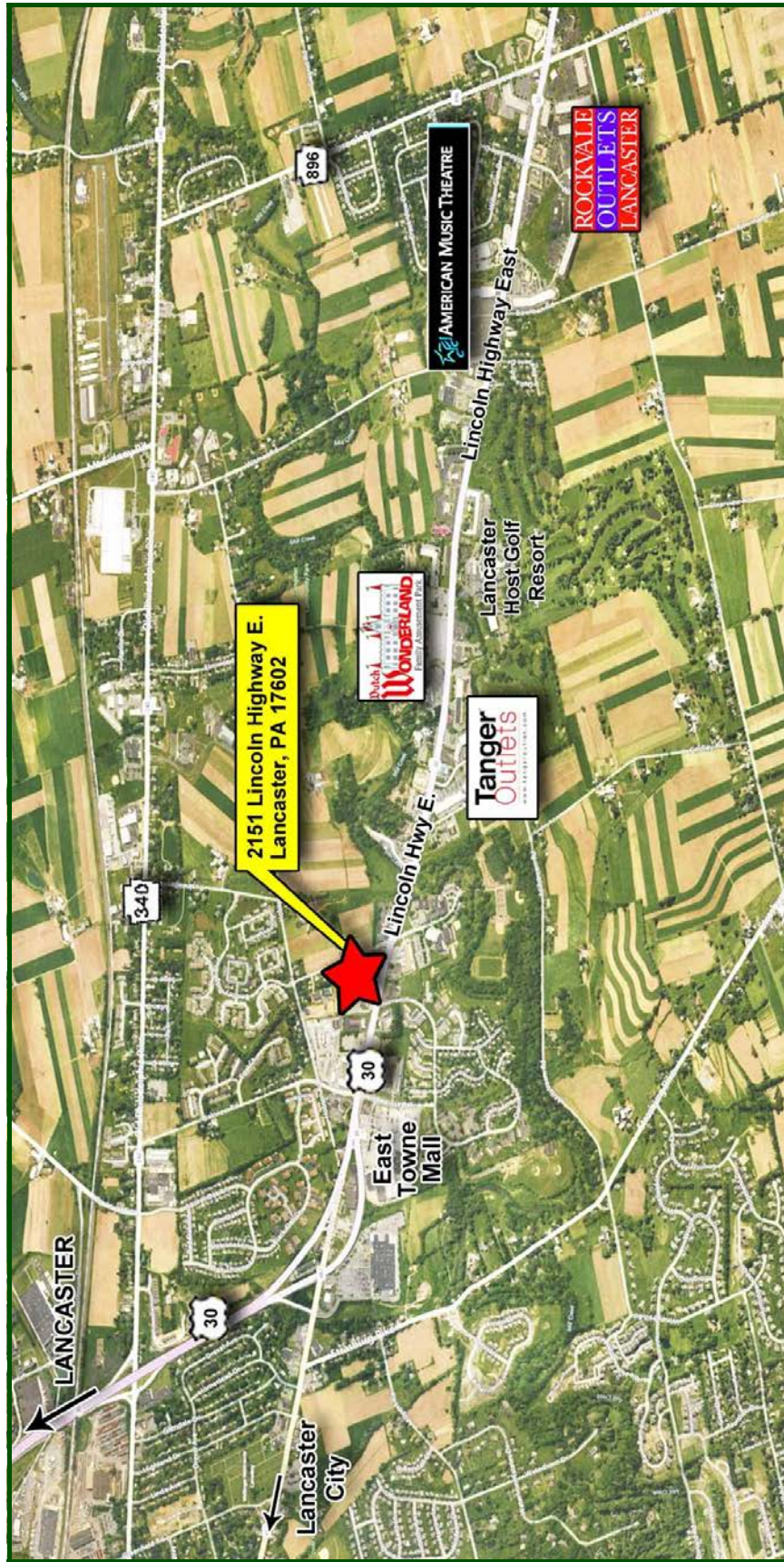
DEMOGRAPHICS:	2016	3 Miles	5 Miles	10 Miles
Population		26,727	125,569	300,835
Average HH Income		\$79,913	\$64,254	\$74,618

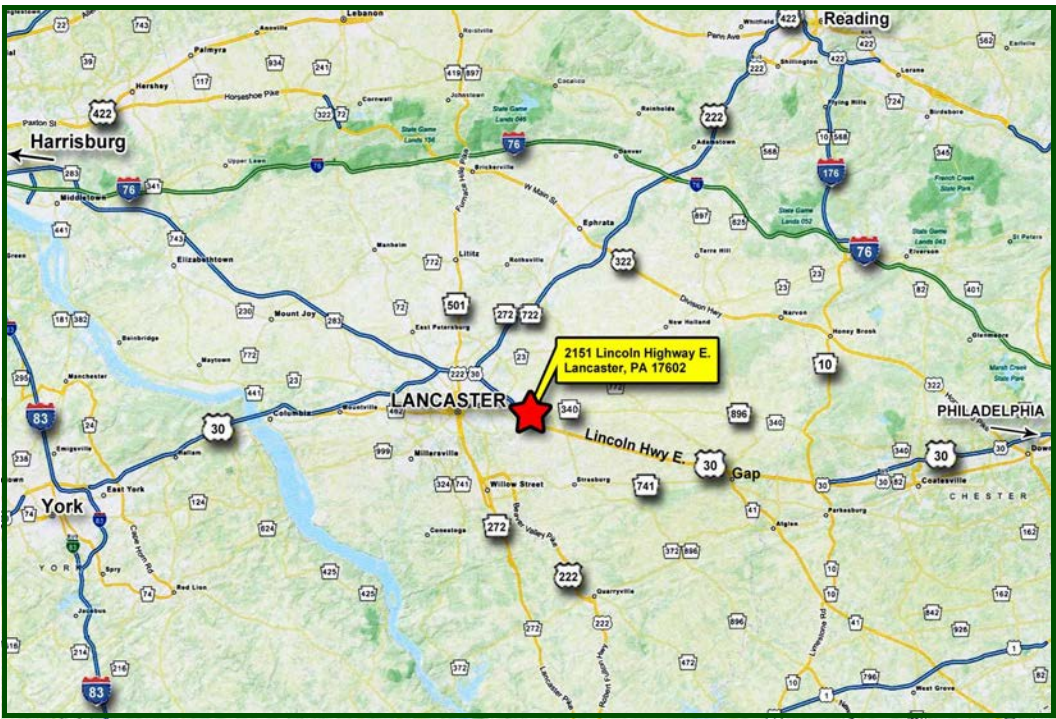
COMMENTS:

- 40 room motel and other buildings expected to be razed for re-development of the property for another use.
- ± 1,500 square feet building on west end of property leased until December 31, 2021

LEASE PRICE: \$ 175,000 / Year NNN

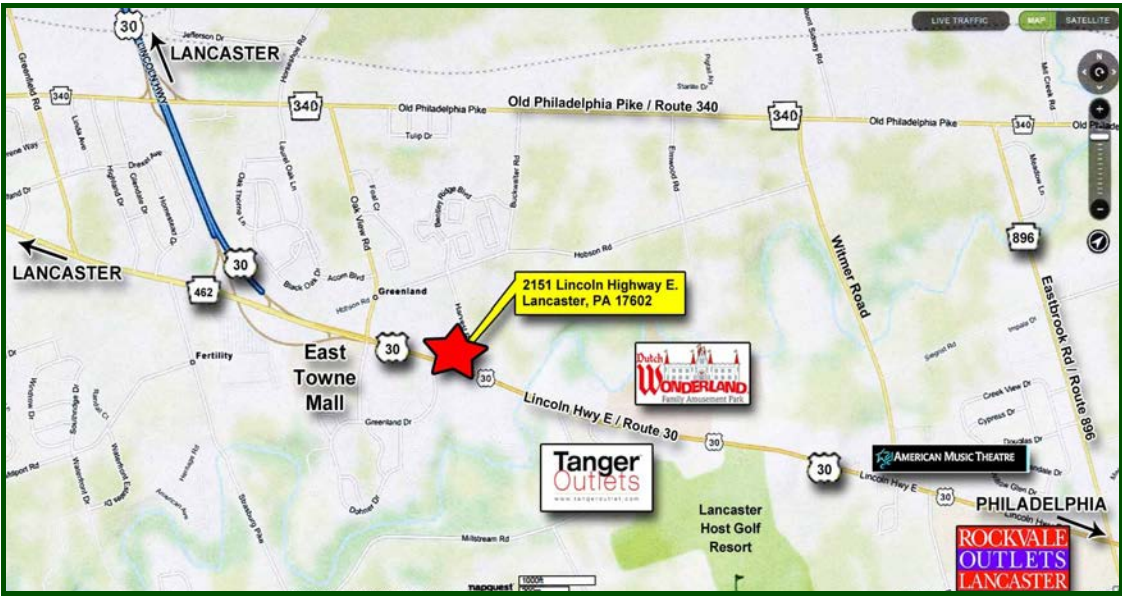
Aerial Photograph





Regional Map

Local Map



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