

FOR LEASE
PROFESSIONAL OFFICE SPACE
OREGON BUSINESS CENTER



SALIENT INFORMATION

LOCATION: 2501 Oregon Pike Suite 101, Manheim Township, Lancaster County, PA 17601

AVAILABLE SF: 7,405 SF

DISTANCES TO: Route 283: ± 5 miles Route 222: ± 2 miles
Route 30: ± 2 miles PA Turnpike: ± 14 miles

ZONING: (B-1) Business Permitted uses include: Community facilities, municipal uses, medical/dental/professional offices, public works.

FEATURES: Multiple Private Offices Conference Room
Large Open Cubicle Areas Lunchroom with Kitchen Area
Training Room Private Office with Full Bathroom
Ample Parking Exterior Signage

TRAFFIC COUNT: Oregon Pike: 11,603 Vehicles Per Day (both directions)

DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,077	38,209	154,781
Households	2,219	15,114	59,383
Average HH Income	\$104,907	\$99,223	\$79,723

LEASE RATE: \$9.50 PSF NNN
Estimated CAM, Taxes, and Insurance is \$4.25 PSF
Snow removal will be invoiced per occurrence



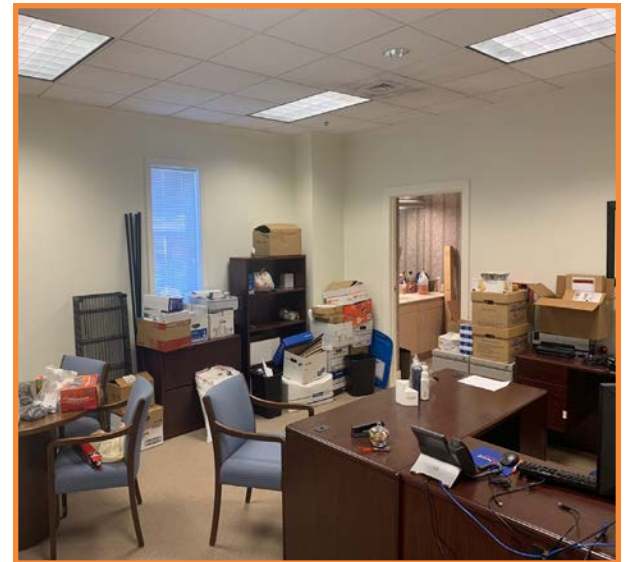
AERIAL



PHOTOS



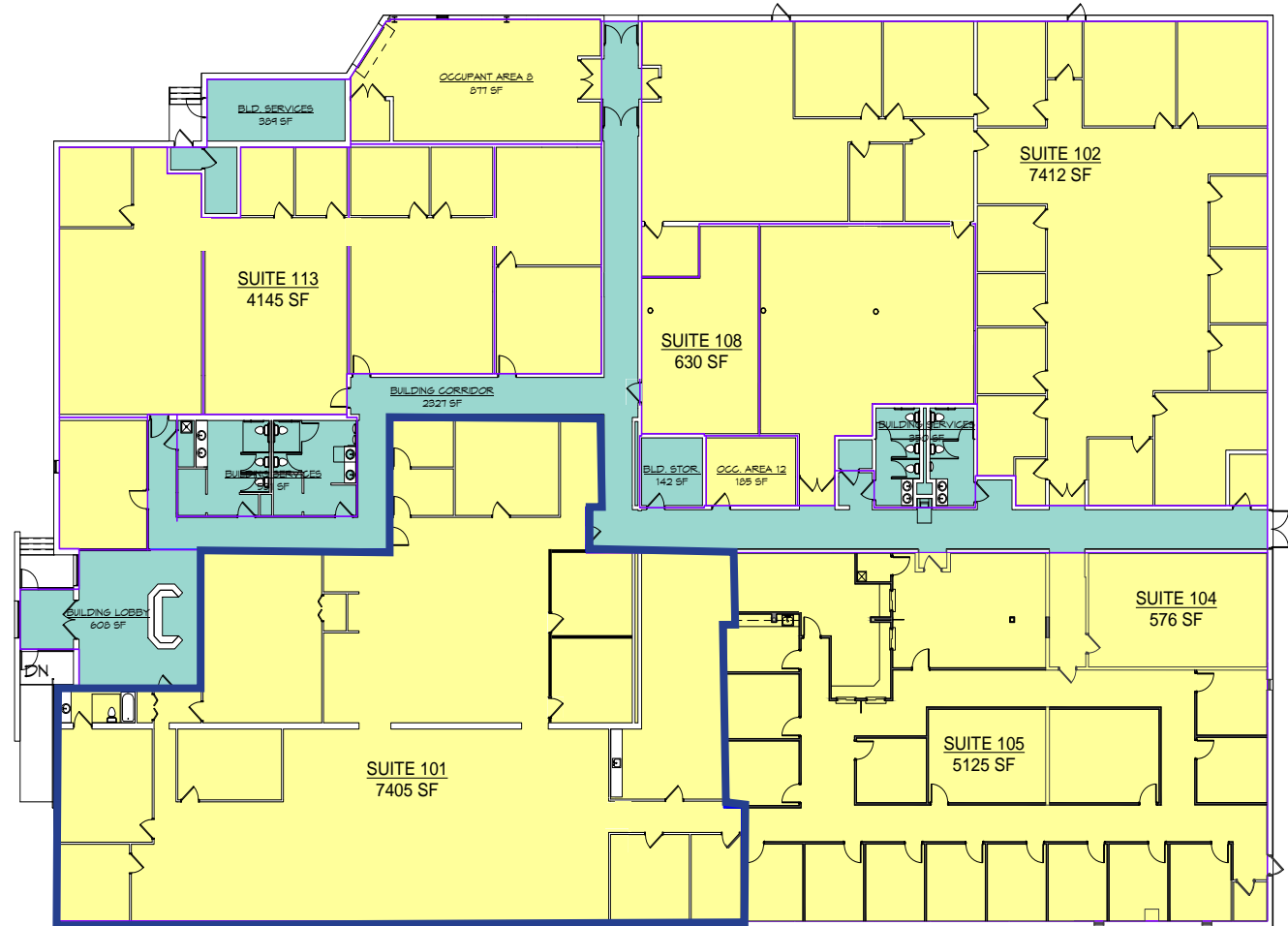
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PHOTOS



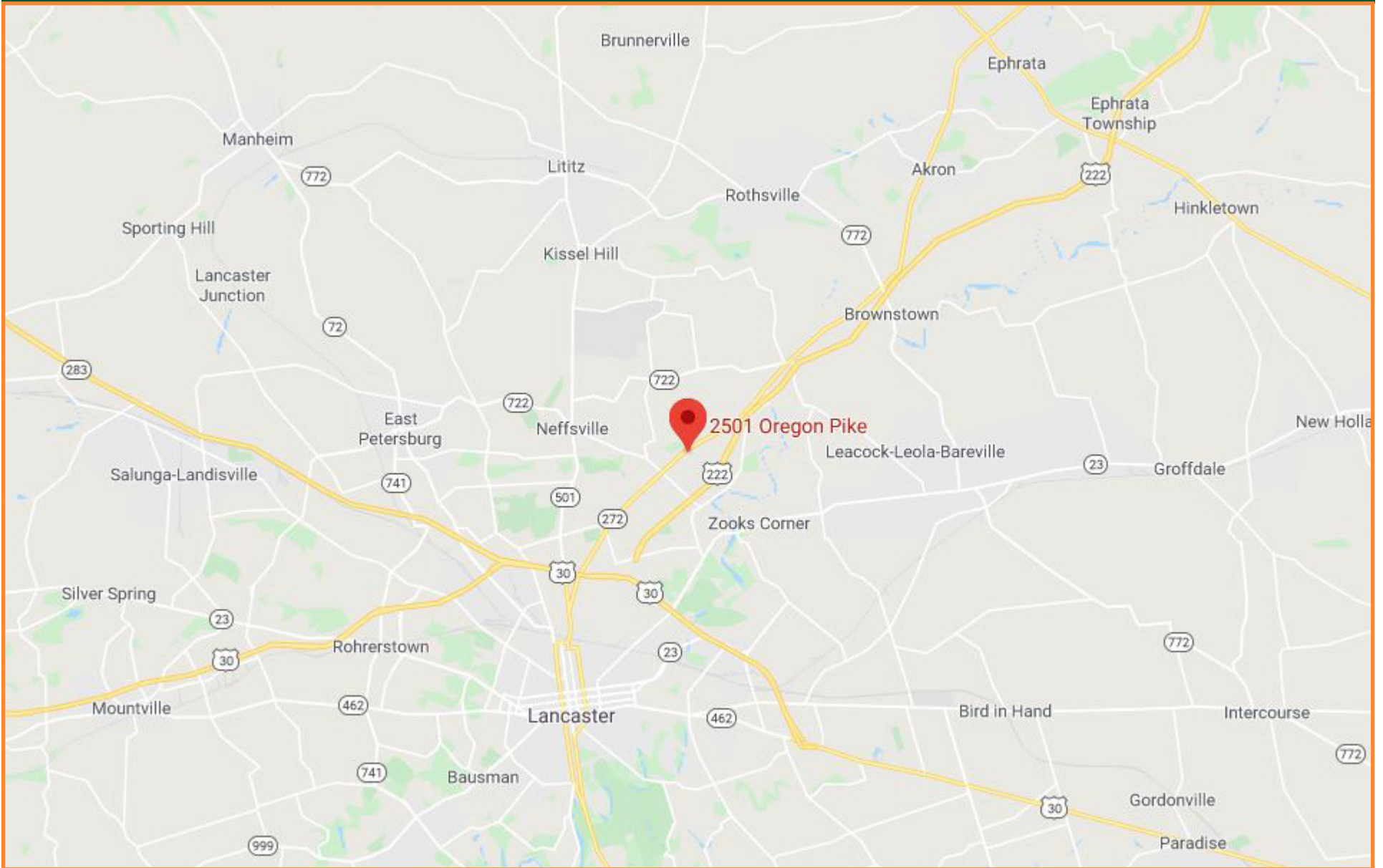
FLOOR PLAN



RENTABLE AREA SCHEDULE (BOMA)	
NAME	AREA
Suite 101	7405 SF
Suite 102	7412 SF
Suite 104	576 SF
Suite 105	5125 SF
Suite 108	630 SF
Suite 113	4145 SF
OCCUPANT AREA 8	877 SF
OCCUPANT AREA 12	185 SF
TOTAL AREA	26364 SF

1 RENTABLE AREA PLAN
 3/64" = 1'-0"

LOCAL MAP



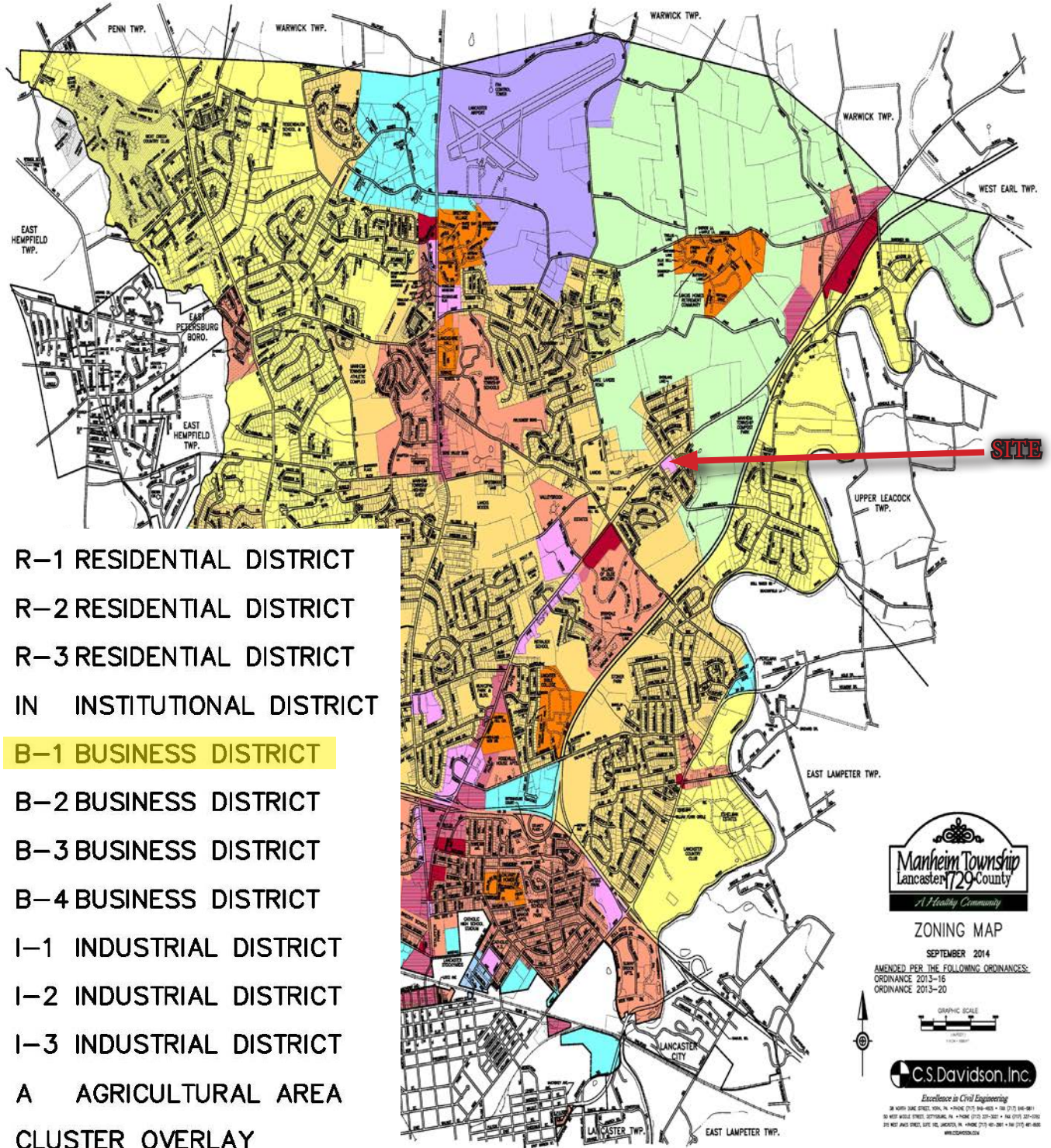
REGIONAL MAP















U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

ZONING MAP



-  R-1 RESIDENTIAL DISTRICT
-  R-2 RESIDENTIAL DISTRICT
-  R-3 RESIDENTIAL DISTRICT
-  I-1 INDUSTRIAL DISTRICT
-  I-2 INDUSTRIAL DISTRICT
-  I-3 INDUSTRIAL DISTRICT
-  A AGRICULTURAL AREA
-  B-1 BUSINESS DISTRICT
-  B-2 BUSINESS DISTRICT
-  B-3 BUSINESS DISTRICT
-  B-4 BUSINESS DISTRICT
-  CLUSTER OVERLAY

ZONING

Township of Manheim

Uses Within Business Districts

See also applicable T-Zone Overlay District for additional use regulations.

KEY:

X = Right

SE = Special exception

C = Conditional

	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited-service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities			SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X
Offices, medical or dental	X	X	X	X

ZONING

	B-1	B-2	B-3	B-4
Office park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

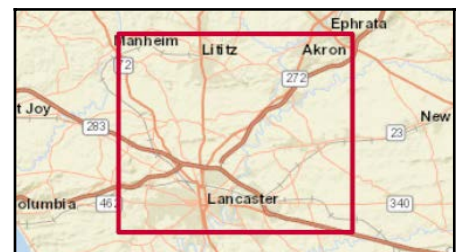
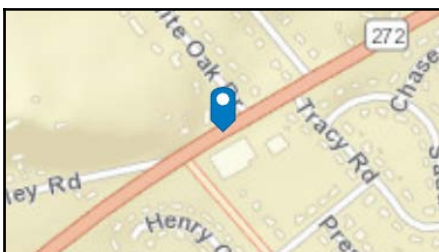
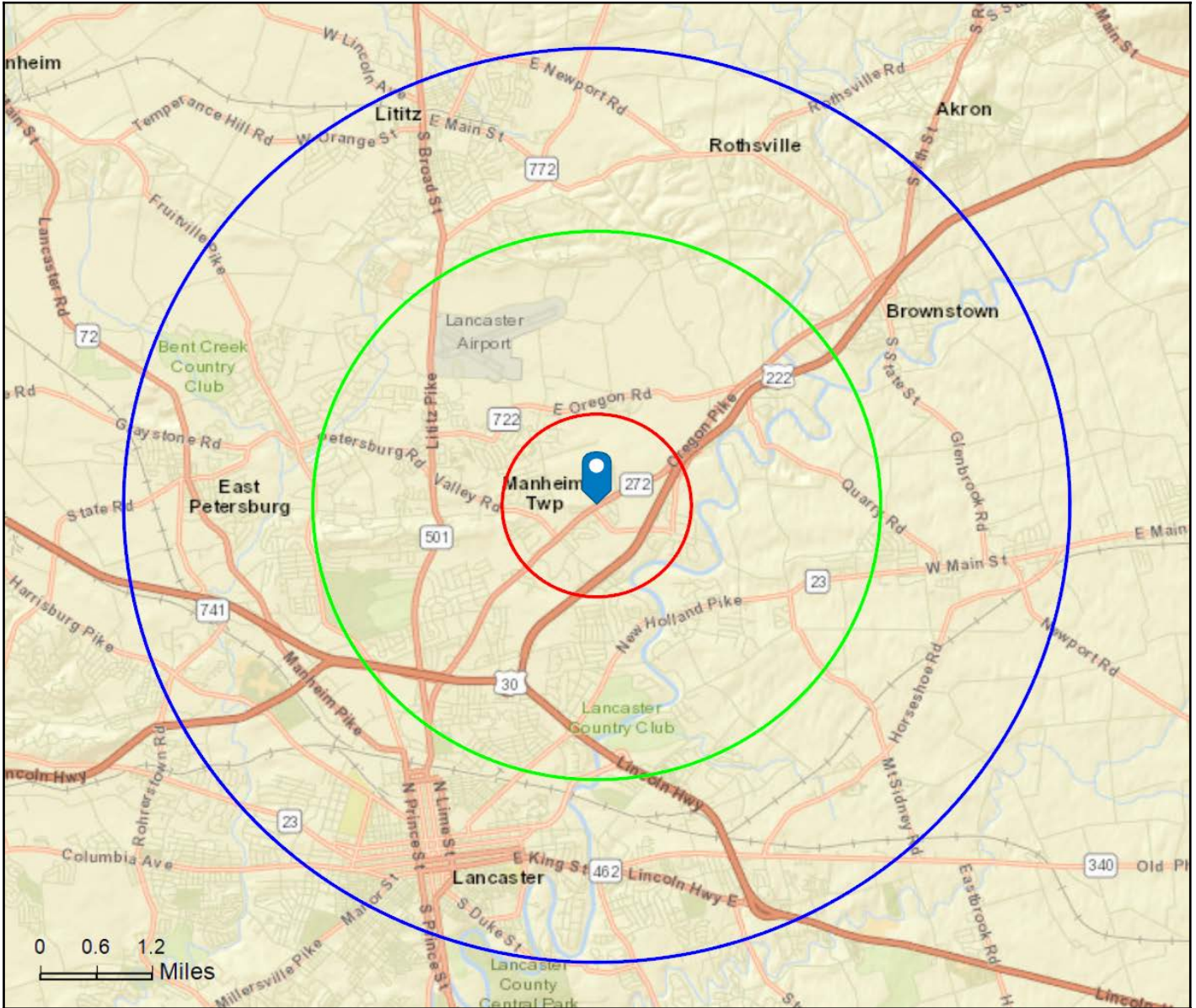
DEMOGRAPHICS



Site Map

2501 Oregon Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.09567
Longitude: -76.27256



DEMOGRAPHICS



Executive Summary

2501 Oregon Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.09567
Longitude: -76.27256

	1 mile	3 miles	5 miles
Population			
2000 Population	4,393	32,091	132,419
2010 Population	4,867	35,715	145,756
2019 Population	5,077	38,209	154,781
2024 Population	5,166	39,743	159,863
2000-2010 Annual Rate	1.03%	1.08%	0.96%
2010-2019 Annual Rate	0.46%	0.73%	0.65%
2019-2024 Annual Rate	0.35%	0.79%	0.65%
2019 Male Population	46.8%	47.3%	48.6%
2019 Female Population	53.2%	52.7%	51.4%
2019 Median Age	50.7	46.7	38.4

In the identified area, the current year population is 154,781. In 2010, the Census count in the area was 145,756. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 159,863 representing a change of 0.65% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 50.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	86.4%	85.5%	71.9%
2019 Black Alone	2.4%	3.8%	8.8%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.4%
2019 Asian Alone	7.4%	5.4%	4.3%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	1.7%	2.9%	10.7%
2019 Two or More Races	2.0%	2.3%	4.0%
2019 Hispanic Origin (Any Race)	5.9%	8.5%	22.5%

Persons of Hispanic origin represent 22.5% of the population in the identified area compared to 18.6% 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 65.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	149	134	90
2000 Households	1,875	12,545	50,539
2010 Households	2,124	14,179	56,154
2019 Total Households	2,219	15,114	59,383
2024 Total Households	2,259	15,707	61,327
2000-2010 Annual Rate	1.25%	1.23%	1.06%
2010-2019 Annual Rate	0.47%	0.69%	0.61%
2019-2024 Annual Rate	0.36%	0.77%	0.65%
2019 Average Household Size	2.20	2.46	2.52

The household count in this area has changed from 56,154 in 2010 to 59,383 in the current year, a change of 0.61% annually. The five-year projection of households is 61,327, a change of 0.65% annually from the current year total. Average household size is currently 2.52, compared to 2.50 in the year 2010. The number of families in the current year is 37,656 in the specified area.



DEMOGRAPHICS



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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.2%	16.0%	17.9%
Median Household Income			
2019 Median Household Income	\$74,775	\$74,927	\$57,480
2024 Median Household Income	\$77,192	\$79,901	\$62,848
2019-2024 Annual Rate	0.64%	1.29%	1.80%
Average Household Income			
2019 Average Household Income	\$104,907	\$99,223	\$79,723
2024 Average Household Income	\$110,273	\$108,354	\$88,578
2019-2024 Annual Rate	1.00%	1.78%	2.13%
Per Capita Income			
2019 Per Capita Income	\$44,536	\$39,539	\$30,563
2024 Per Capita Income	\$46,709	\$43,142	\$33,948
2019-2024 Annual Rate	0.96%	1.76%	2.12%

Households by Income

Current median household income is \$57,480 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$62,848 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$79,723 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$88,578 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,563 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,948 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	121	131	113
2000 Total Housing Units	1,995	12,947	53,631
2000 Owner Occupied Housing Units	1,220	9,603	30,864
2000 Renter Occupied Housing Units	654	2,942	19,675
2000 Vacant Housing Units	121	402	3,092
2010 Total Housing Units	2,213	14,768	59,326
2010 Owner Occupied Housing Units	1,316	10,093	32,668
2010 Renter Occupied Housing Units	808	4,086	23,486
2010 Vacant Housing Units	89	589	3,172
2019 Total Housing Units	2,316	15,791	62,962
2019 Owner Occupied Housing Units	1,327	10,261	32,753
2019 Renter Occupied Housing Units	893	4,853	26,629
2019 Vacant Housing Units	97	677	3,579
2024 Total Housing Units	2,355	16,401	65,039
2024 Owner Occupied Housing Units	1,344	10,568	33,427
2024 Renter Occupied Housing Units	915	5,139	27,899
2024 Vacant Housing Units	96	694	3,712

Currently, 52.0% of the 62,962 housing units in the area are owner occupied; 42.3%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 59,326 housing units in the area - 55.1% owner occupied, 39.6% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 2.68%. Median home value in the area is \$209,707, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.91% annually to \$230,472.

