

FOR SALE

Affordable Manheim Township Commercial Property Nicely Remodeled • High Visibility • Zoned B-2 • 1,714 SF

2603 Lititz Pike, Lancaster, PA 17601



FOR MORE INFORMATION, CALL:

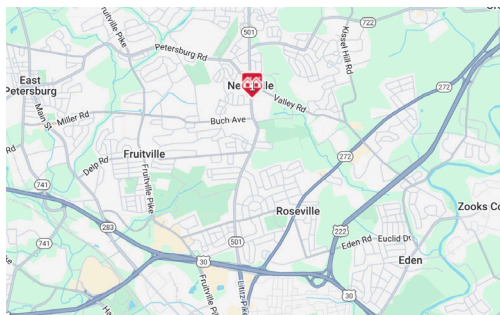
Christine Sable, CCIM
717-208-3207 Direct



See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601
717-399-9361

RARE AFFORDABLE MANHEIM TOWNSHIP COMMERCIAL BUILDING ON PRIME CORRIDOR

This small commercial building on Lititz Pike (Rt. 501) with showroom and offices, is completely remodeled and ready for its next owner. This property features many updates such as ceramic tile and LVP floors, new LED and track light fixtures, upgraded acoustical tile ceilings, and 3 fully furnished offices with built in desks, cabinetry and granite counters. Newer gas boiler and hot water heater will offer many years of service. Beautifully updated restrooms on both floors also include a full bath with tiled shower on the 2nd floor. Currently both floors are used for a contractor's showroom and offices, but the 2nd floor would lend itself to an easy conversion to a luxury apartment, needing only a little bit of extra cabinetry to finish out the kitchen. Excellent signage and visibility, and 8 off-street parking spaces make this a great deal. Call today to set up your private tour! **Listed for Sale at \$369,900**



FEATURES:

- Prime Manheim Township Location on Rt. 501 (Lititz Pike)
- Zoned B-2 Business
- Attractively remodeled; many desirable updates, fixtures & finishes
- Convenient to nearby services: Airport, retail, medical, restaurants, grocery, gas, and personal services
- Ideal for retail, professional services, office, salon or personal services
- Excellent signage & visibility
- Potential for conversion of 2nd floor to apartment; kitchen to remain
- Offices include existing built-in desks and cabinetry.
- Seller to remove kitchen displays (except 2nd floor) and repair walls.

Information herein is deemed reliable but is not guaranteed. Buyer should verify all facts prior to purchase. Property is sold as-is. Owner and Agent make no representation as to allowable uses. Please independently verify with zoning officer the uses permitted under the current zoning. Neither Seller nor Broker shall be liable for errors or omissions.

FOR SALE

2603 Lititz Pike, Lancaster, PA 17601



Property Photos



FOR SALE**2603 Lititz Pike, Lancaster, PA 17601**

Property Summary

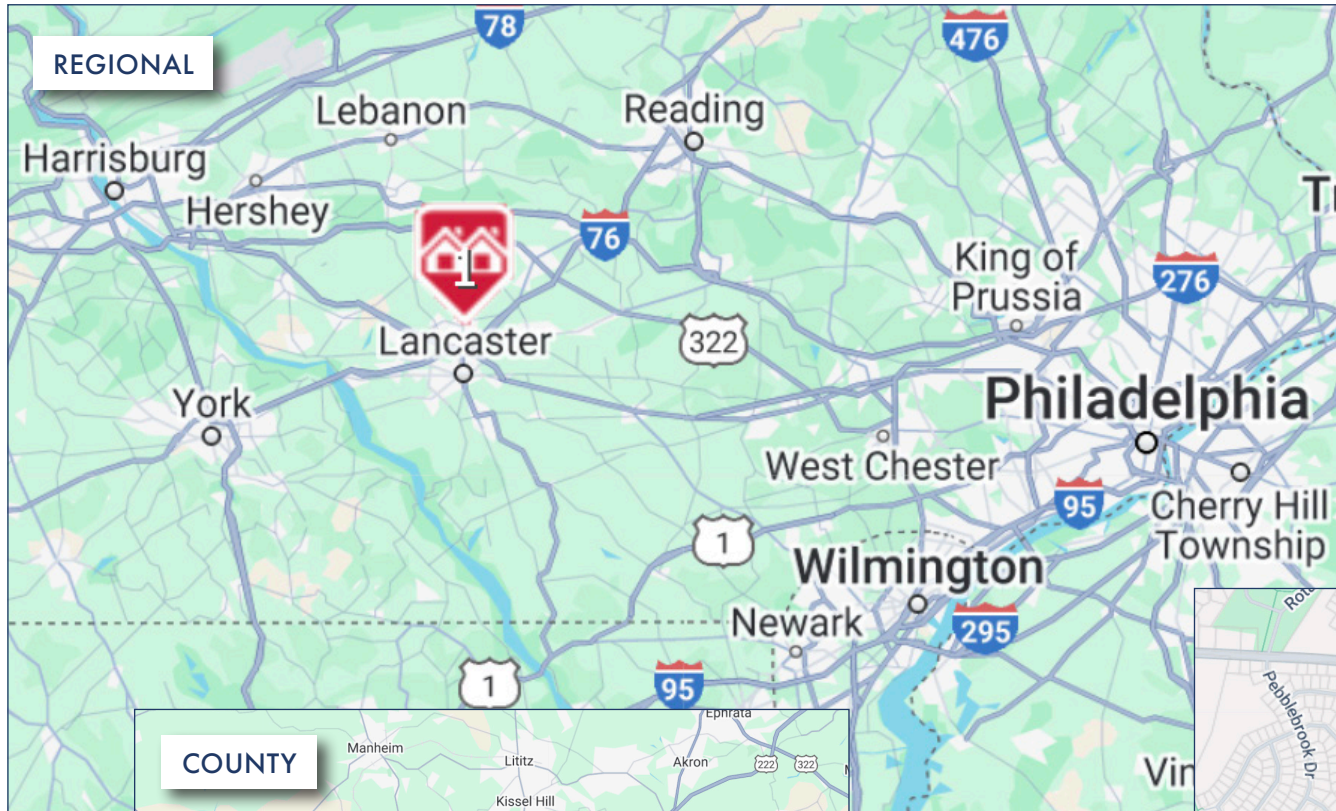
PROPERTY SUMMARY	2603 LITITZ PIKE, LANCASTER PA 17601
OWNER NAME:	White Peak Properties, LLC
MUNICIPALITY:	Manheim Township
TAX PARCEL ID#:	390-772960-0-0000
DEED REFERENCE #:	6426580 (November 2018)
CONSTRUCTION:	Wood frame, vinyl siding
YEAR BUILT:	1860, according to Lancaster County Tax Assessment Bureau. Owner states it was built in 1940.
# STORIES:	Two, plus basement
SQUARE FOOTAGE TOTAL:	1,714 as per Lancaster County Tax Assessment Bureau
ACREAGE:	0.17 Ac.
ZONING:	B-2 Business, with T-5 Overlay Zone
REAL ESTATE TAXES 2025:	\$4,770.46 at face value; based on assessment of \$215,000. (Without 2% discount)
PARKING:	8 Parking spaces in rear
UTILITIES:	Electric, Public Water and Sewer, Natural Gas, Cable & Internet
HVAC:	Hot Water Radiators, Natural Gas; Water Heater is also Gas Boiler. Both systems recently replaced.
ELECTRIC:	200 Amps. 3 separate meters. The two floors are separately metered, and sign is separate.
ROOF:	Peaked shingle roof, age unknown.
CEILING HEIGHTS:	Approximately 8 feet
RESTROOMS:	Two restrooms; Large powder room on first floor and a full bath on second floor with all new fixtures and shower.
CURRENT USE:	Kitchen & bath showroom and offices
ACCESSIBILITY:	First floor is grade accessible from back parking lot via ramp to porch. First floor restroom is also accessible. Handicapped parking space in lot.
ADDITIONAL FEATURES:	Building was remodeled to high standards and includes many nice upgrades • Architectural grade acoustical tile ceilings and LED lighting throughout building • New wood composite front porch and 2nd floor deck • Lovely fountain and fish pond on side of property • Several offices have built in desks and cabinetry which will remain • 2nd floor which is currently office area has a partial kitchen installed which will remain • 2nd floor could easily be converted into a nice 1BR/Den Apartment, with minimal work • 2nd floor has an upscale full bath with nicely tiled shower, glass shower door, and tiled floor. New fixtures as well • Property basement has a sump pump, and the HVAC unit and Hot Water heater are fairly new • Gutter guards installed on property and new buried drain to divert rainwater • Security system on premises • Excellent signage, visibility and exposure on Lititz Pike.
OTHER DETAILS:	Seller is a general contractor and kitchen/bath installer. Deed restrictions will be placed on the property to limit a future sale to a competing business. Please contact agent for deed restriction language and details. Also, Seller will be removing the kitchen displays with the exception of the cabinetry in existing offices. After removal the walls will be patched and repaired, as well as repainted. Seller can install matching kitchen counters and cabinets if a buyer desires to add a full kitchen to the 2nd floor. Partial kitchen currently on 2nd floor will remain with property.

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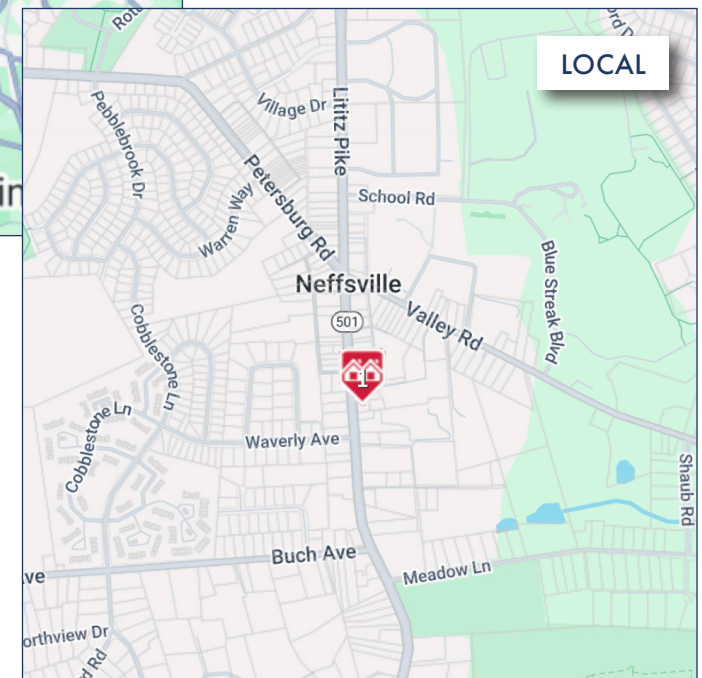
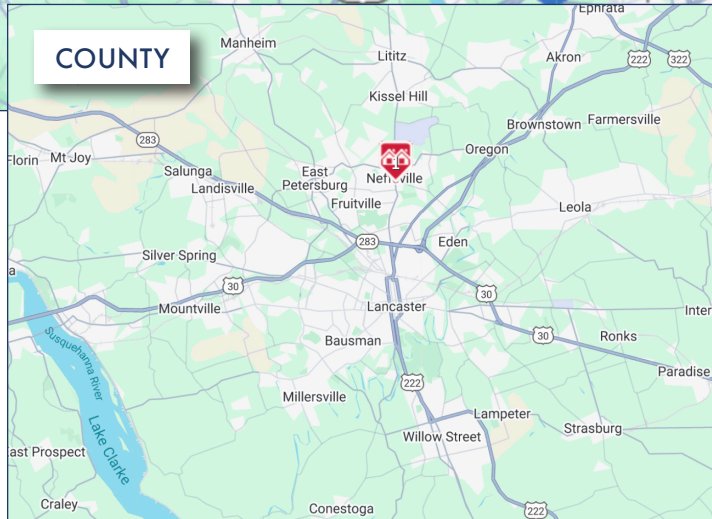
2603 Lititz Pike, Lancaster, PA 17601



Location Maps



MILEAGE TO NEARBY CITIES	
Lancaster (Downtown), PA	4.4 miles
Lititz, PA	4.2 miles
Lebanon, PA	21 miles
York, PA	27 miles
Reading, PA	31 miles
Harrisburg, PA	39 miles
Wilmington, DE	54 miles
Philadelphia, PA	75 miles
Baltimore, MD	78 miles

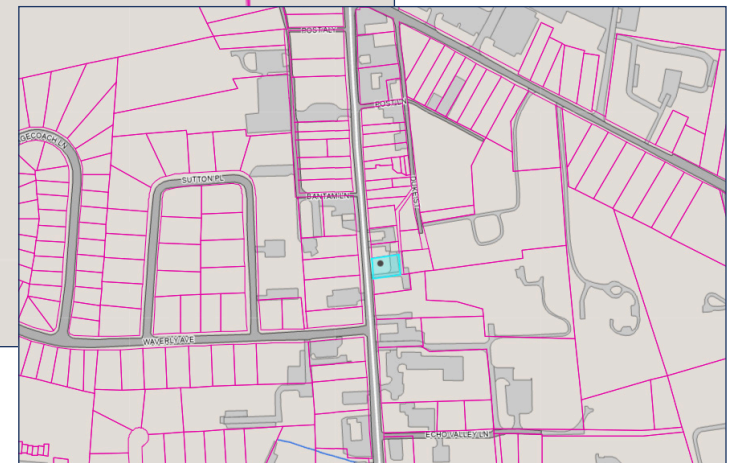
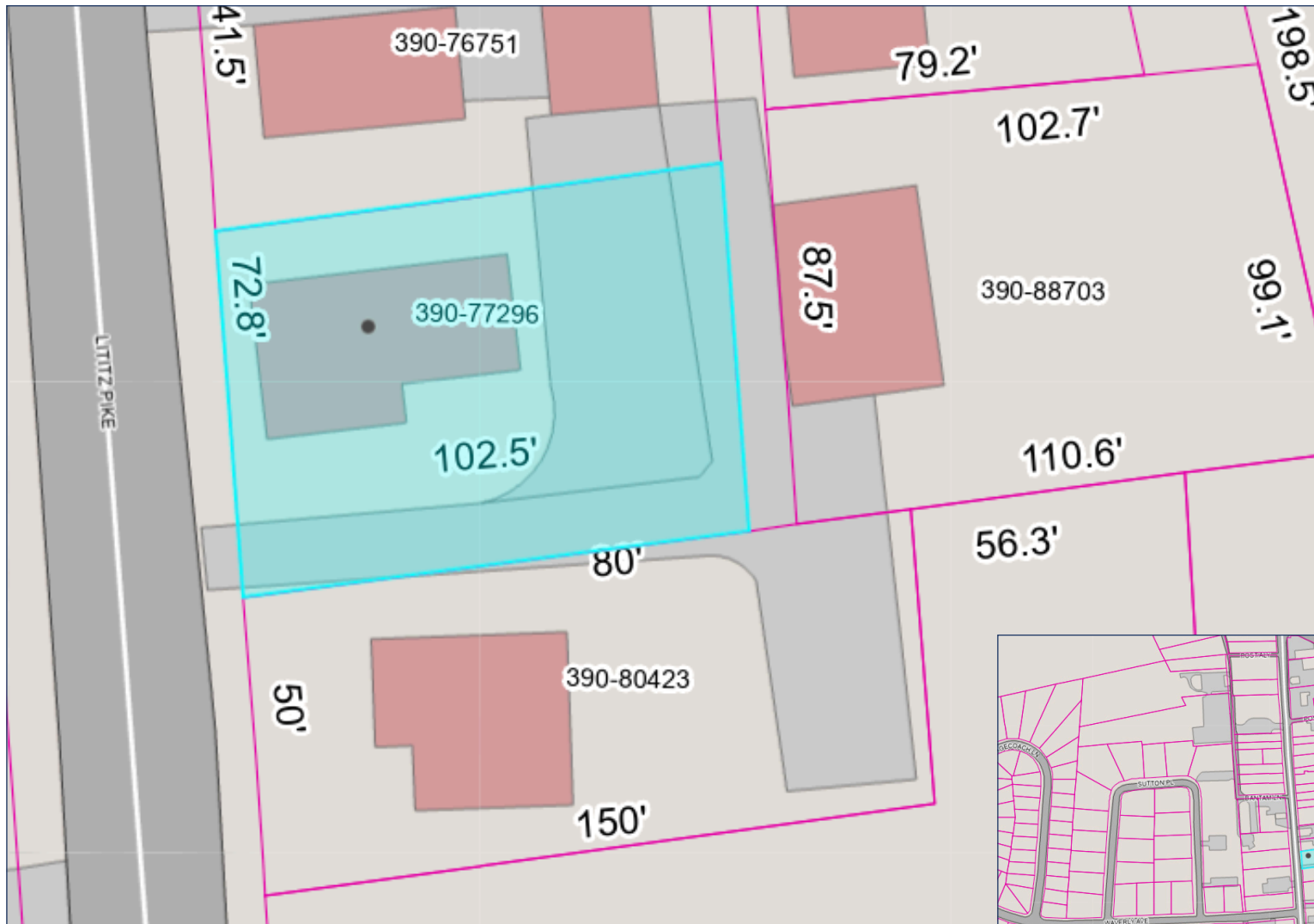


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GIS Tax Parcel and Site Dimensions
Tax ID# 390-77296-0-0000

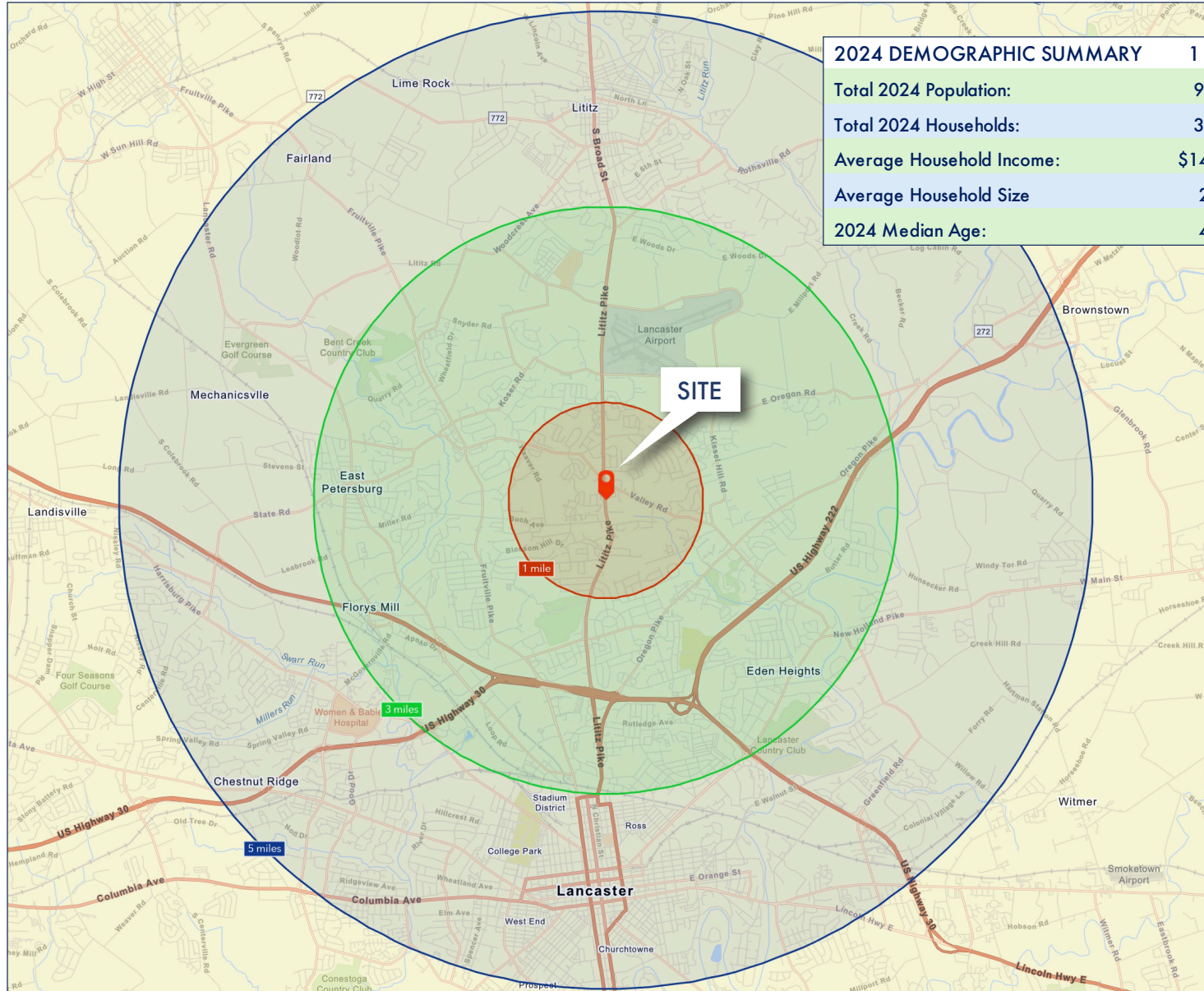


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1 - 3 - 5 Mile Radius Map



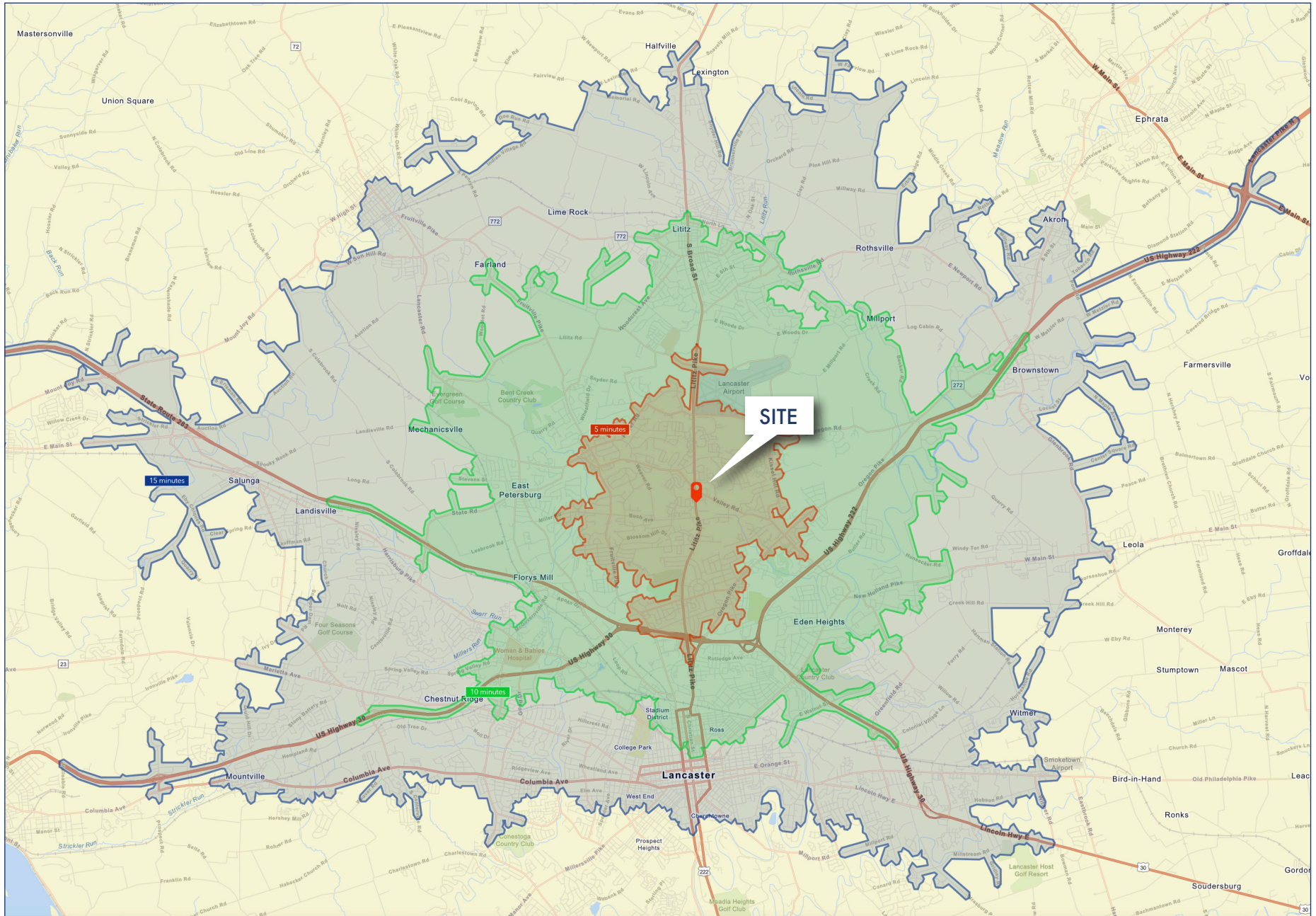
2024 DEMOGRAPHIC SUMMARY	1 Mile	3 Miles	5 Miles
Total 2024 Population:	9,291	50,946	165,772
Total 2024 Households:	3,014	19,030	63,940
Average Household Income:	\$143,178	\$146,209	\$118,103
Average Household Size	2.69	2.54	2.48
2024 Median Age:	48.3	44.7	40.2

FOR SALE

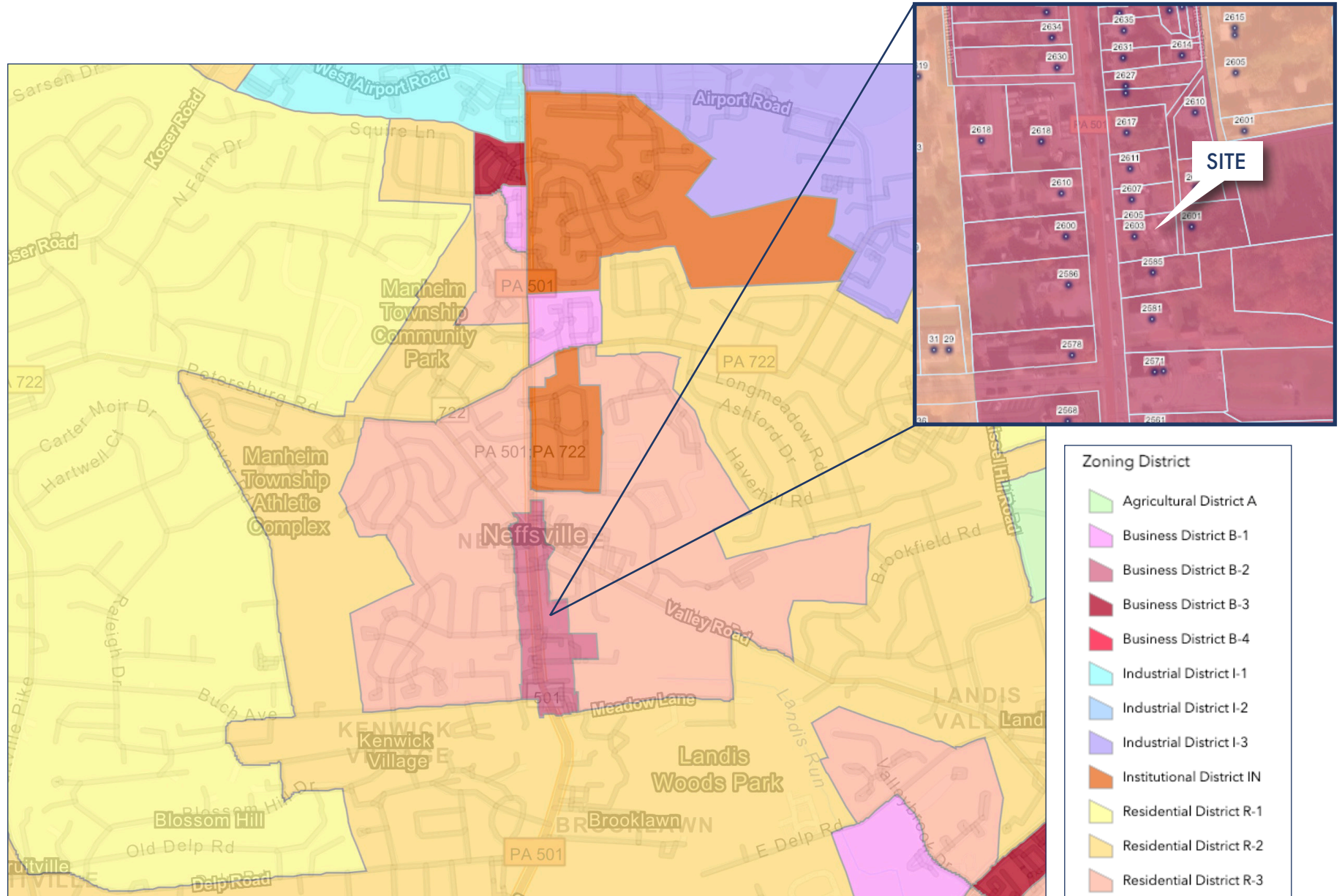
2603 Lititz Pike, Lancaster, PA 17601



1 - 3 - 5 Mile Drive Time Radius Map



2603 Lititz Pike, Lancaster, PA 17601



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B-2 Business Zoning Permitted Uses

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
Full-Service Pet Care Facility		C		
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	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X

All zoning questions should be directed to:

Manheim Township Planning & Zoning Department

1840 Municipal Dr, Lancaster PA 17601

717-569-6404

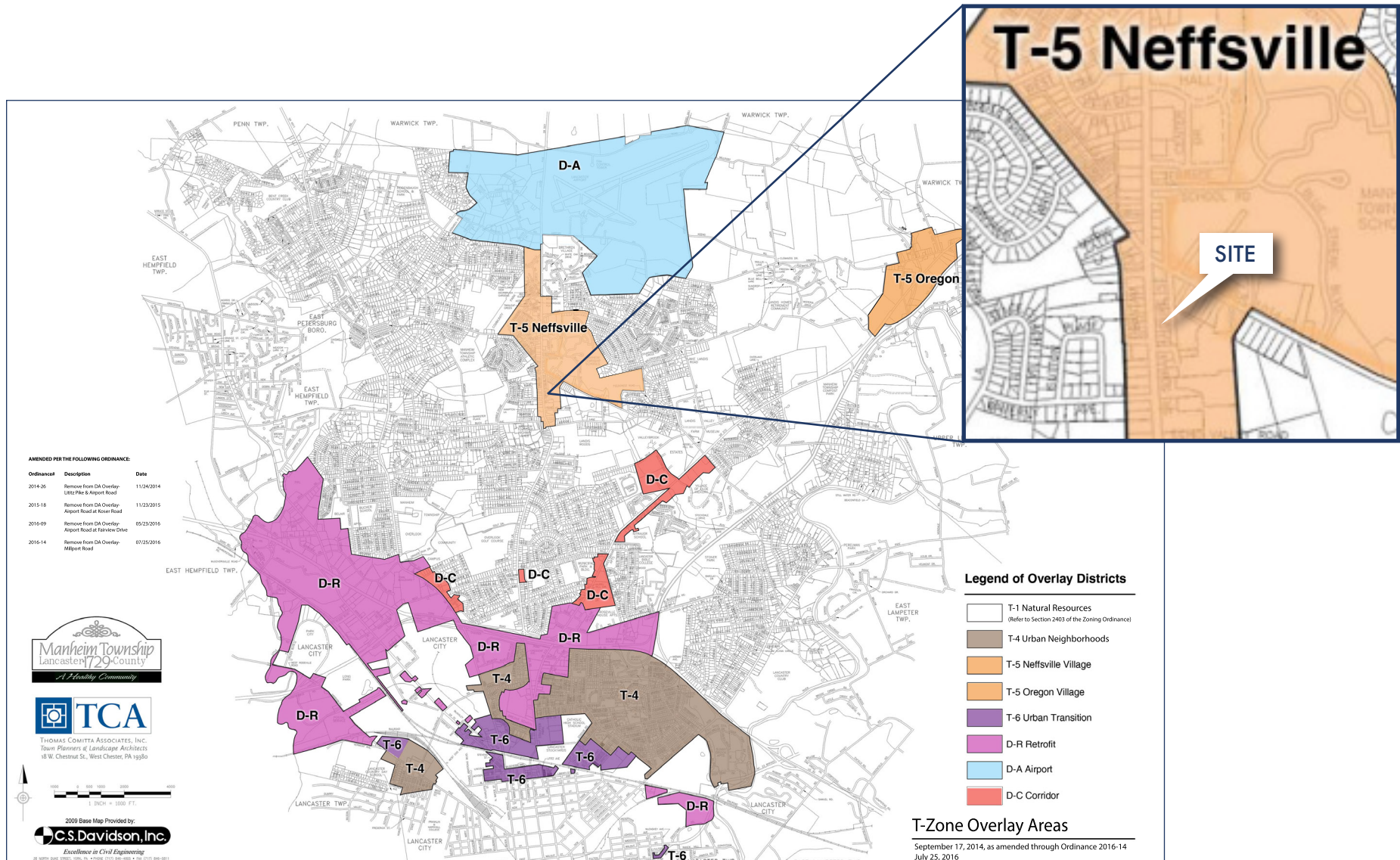
	B-1	B-2	B-3	B-4
Offices, medical or dental	X	X	X	X
Office Park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail 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

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T-Zone Overlay Manheim Township



T-5 Neffsville Zoning Overlay

SECTION 2405. T-5 NEFFSVILLE VILLAGE OVERLAY AREA

1. Purpose: to enhance the viability of the Village of Neffsville as a traditional village where growth is intended to be directed, while preserving and enhancing the traditional physical character, mix of uses, and promoting economic development.
2. Permitted uses. Uses shall be permitted in accordance with the underlying zoning district, except that:
 - A. Motor vehicle sales and service and washing facilities shall not be permitted within the overlay area.
 - B. The following additional uses shall be permitted in any nonresidential district within the T-5 Neffsville Village Overlay Area:
 - (1) Apartments in combination with business uses.
 - (2) Hotels/motels with a maximum of twenty-five (25) guest rooms.
 - (3) Park-and-ride facilities.
 - (4) Restaurants with or without outdoor dining. (See Section 2526)
 - C. Planned residential development shall be required on all new residential development on five (5) acres or more within the T-5 Neffsville Village Overlay Area.
3. Maximum density. The maximum density permitted in the T-5 Neffsville Village Overlay Area shall be in accordance with the underlying zoning district, except that such density may be increased through the purchase of transferable development rights in accordance with Article XXVI.
4. Area and bulk regulations:
 - A. Maximum building height: Thirty (36) feet, except that buildings along Lititz Pike shall be permitted to increase the maximum height to fifty (50) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance.
 - B. Build-to line.
 - (1) A build-to line shall be established for each development, or in the case of planned residential development, for each block within the development. Such build-to line shall fall within the range of ten (10) feet to twenty (20) feet for all uses, except that:
 - [a] Agricultural uses shall be in accordance with the underlying zoning district regulations.
 - [b] In the case of infill properties, the build-to-line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet.
 - (2) In the case of an existing nonconforming building that cannot meet the build-to

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Manheim Township Planning & Zoning Department
 1840 Municipal Dr, Lancaster PA 17601
 717-569-6404

line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.

- C. Minimum required open area:
 - (1) Single-family detached dwellings: Forty (40) percent.
 - (2) Single-family semidetached and duplex dwellings: Forty (40) percent.
 - (3) Single-family attached/townhouses and apartment buildings: Thirty (30) percent.
 - (4) Nonresidential uses: Twenty (20) percent.
- D. Building size.
 - (1) New nonresidential or mixed-use buildings, other than elementary and secondary schools, shall have a maximum building footprint of seven thousand five hundred (7,500) square feet.
 - (2) New nonresidential or mixed-use buildings, other than elementary and secondary schools, shall have a maximum length of one hundred fifty (150) feet.
 - (3) Accessory buildings associated with elementary and secondary schools shall have a maximum building footprint of 20,000 square feet and a maximum building length of 250 feet.
- (E) Minimum lot area and setback requirements: Unless otherwise specified, in accordance with the underlying zoning district.
5. General design requirements.
 - A. All subdivision, land development, and redevelopment within the T-Zone Overlay Areas shall comply with the design standards in Appendix A.
 - B. All subdivision, land development and redevelopment shall be consistent with the design standards of applicable transformation concepts in Appendix B.
 - C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.
 - D. All subdivision, land development and redevelopment shall be consistent with the applicable best practices in Appendix D.

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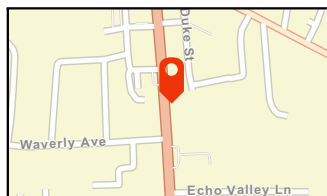
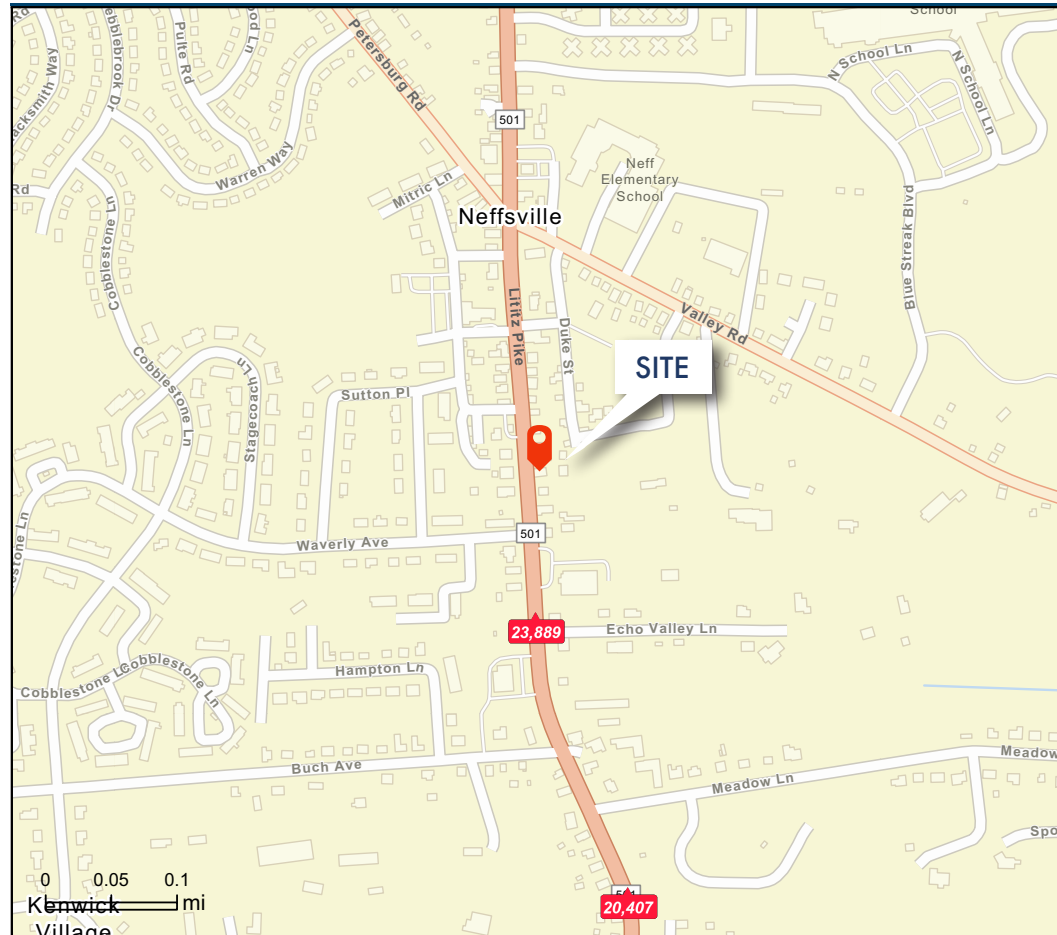
Traffic Count Map - Local



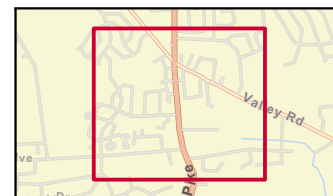
Traffic Count Map - Close Up

2603 Lititz Pike, Lancaster, Pennsylvania, 17601 2
2603 Lititz Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM
Latitude: 40.09754
Longitude: -76.30494



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

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2603 Lititz Pike, Lancaster, PA 17601



1 - 3 - 5 Mile Radius Demographic Summary



Executive Summary

2603 Lititz Pike, Lancaster, Pennsylvania, 17601 2
 2603 Lititz Pike, Lancaster, Pennsylvania, 17601
 Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM
 Latitude: 40.09754
 Longitude: -76.30494

	1 mile	3 miles	5 miles
Population			
2010 Population	7,798	42,407	152,496
2020 Population	9,024	48,858	161,105
2024 Population	9,291	50,946	165,772
2029 Population	9,488	51,961	167,752
2010-2020 Annual Rate	1.47%	1.43%	0.55%
2020-2024 Annual Rate	0.69%	0.99%	0.67%
2024-2029 Annual Rate	0.42%	0.40%	0.24%
2020 Male Population	45.8%	47.6%	48.2%
2020 Female Population	54.2%	52.4%	51.8%
2020 Median Age	47.7	44.5	39.5
2024 Male Population	46.3%	48.1%	48.7%
2024 Female Population	53.7%	51.9%	51.3%
2024 Median Age	48.3	44.7	40.2

In the identified area, the current year population is 165,772. In 2020, the Census count in the area was 161,105. The rate of change since 2020 was 0.67% annually. The five-year projection for the population in the area is 167,752 representing a change of 0.24% annually from 2024 to 2029. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	79.6%	78.7%	67.8%
2024 Black Alone	3.3%	4.0%	7.8%
2024 American Indian/Alaska Native Alone	0.4%	0.2%	0.4%
2024 Asian Alone	5.8%	6.7%	4.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.9%	3.6%	9.7%
2024 Two or More Races	6.9%	6.8%	9.5%
2024 Hispanic Origin (Any Race)	9.7%	9.3%	20.6%

Persons of Hispanic origin represent 20.6% of the population in the identified area compared to 19.6% 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 67.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	148	152	111
2010 Households	2,806	16,737	58,990
2020 Households	2,956	18,267	62,160
2024 Households	3,014	19,030	63,940
2029 Households	3,130	19,654	65,582
2010-2020 Annual Rate	0.52%	0.88%	0.52%
2020-2024 Annual Rate	0.46%	0.97%	0.67%
2024-2029 Annual Rate	0.76%	0.65%	0.51%
2024 Average Household Size	2.69	2.54	2.48

The household count in this area has changed from 62,160 in 2020 to 63,940 in the current year, a change of 0.67% annually. The five-year projection of households is 65,582, a change of 0.51% annually from the current year total. Average household size is currently 2.48, compared to 2.48 in the year 2020. The number of families in the current year is 40,355 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

2603 Lititz Pike, Lancaster, Pennsylvania, 17601 2
 2603 Lititz Pike, Lancaster, Pennsylvania, 17601
 Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM
 Latitude: 40.09754
 Longitude: -76.30494

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	22.8%	22.3%	24.8%
Median Household Income			
2024 Median Household Income	\$100,580	\$104,166	\$83,797
2029 Median Household Income	\$115,174	\$115,593	\$95,174
2024-2029 Annual Rate	2.75%	2.10%	2.58%
Average Household Income			
2024 Average Household Income	\$143,178	\$146,209	\$118,103
2029 Average Household Income	\$164,568	\$166,018	\$134,555
2024-2029 Annual Rate	2.82%	2.57%	2.64%
Per Capita Income			
2024 Per Capita Income	\$50,941	\$55,363	\$45,951
2029 Per Capita Income	\$58,765	\$63,527	\$53,014
2024-2029 Annual Rate	2.90%	2.79%	2.90%

GINI Index

2024 Gini Index	35.6	35.6	39.5
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Households by Income

Current median household income is \$83,797 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$95,174 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$118,103 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$134,555 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$45,951 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,014 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	102	104	93
2010 Total Housing Units	2,968	17,504	62,270
2010 Owner Occupied Housing Units	2,146	12,315	35,369
2010 Renter Occupied Housing Units	661	4,422	23,621
2010 Vacant Housing Units	162	767	3,280
2020 Total Housing Units	3,131	19,219	65,936
2020 Owner Occupied Housing Units	2,334	13,377	36,888
2020 Renter Occupied Housing Units	622	4,890	25,272
2020 Vacant Housing Units	157	925	3,778
2024 Total Housing Units	3,188	19,989	67,879
2024 Owner Occupied Housing Units	2,416	14,144	38,557
2024 Renter Occupied Housing Units	598	4,886	25,383
2024 Vacant Housing Units	174	959	3,939
2029 Total Housing Units	3,308	20,605	69,494
2029 Owner Occupied Housing Units	2,538	14,888	40,162
2029 Renter Occupied Housing Units	592	4,766	25,421
2029 Vacant Housing Units	178	951	3,912

Socioeconomic Status Index

2024 Socioeconomic Status Index	61.9	59.7	50.6
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Currently, 56.8% of the 67,879 housing units in the area are owner occupied; 37.4%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 65,936 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.69%. Median home value in the area is \$332,120, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.37% annually to \$373,334.

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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Additional Photos - Porches, Rest Rooms, Mechanical Systems



TO POTENTIAL BUYERS AND BUYER AGENTS:

This Property is sold AS-IS and not based upon any representation or information provided by Seller or Agent.

The information in this brochure has been provided to the best of Seller's and Agent's knowledge, however, this information cannot be guaranteed. Some data is provided by outside sources and may conflict with actual property facts. Property data and conditions can change during the course of a listing; and while the Listing Agent attempts to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective buyer verify information and details that are important to them in any intended purchase of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Seller nor Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Buyer should never rely on marketing materials alone to verify property facts or conditions. Seller cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be the most current or accurate. Neither Seller nor Agent shall be liable for any errors or omissions in the aforesaid information.

Listing Agent is solely the representative of the Seller in any contemplated transaction. Listing Agent may still submit offers on a Buyer's behalf, but doing so does not imply representation of Buyer. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation so that you are well informed.

We welcome cooperation with Buyer's Agents and do offer a co-broke fee on most of our listings. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to publish a co-broke fee in BrightMLS. Please contact our office directly with any questions regarding co-broker compensation.

Please note that if a Co-Broke fee is applicable, our Co-Broker policy requires Buyer Agents to arrange and attend the initial showing and all subsequent visits or meetings, as well as conduct all Buyer follow-up, in order to receive a fee. Once we have shown a property to a prospect, presented the property details, or spent substantial time with a prospective buyer, an after-the-fact request by a Buyer Agent for compensation may not be honored.

BUYERS: If you intend to be represented by a Buyer Agent, you must have your Agent contact us in advance to arrange the first showing, or Agent may potentially forfeit the ability to receive any applicable co-broke fee. The Buyer's Agent should always verify any co-broke fees prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may apply.