

FOR SALE

2,623 SF Lititz, PA Retail Building High Visibility, Prime Retail Site On Busy Rt. 501 Corridor

721 South Broad St., Lititz, PA



**For More Information, or a
personal tour, Call:**
Justin Geisenberger, CCIM
717-208-3204 Direct



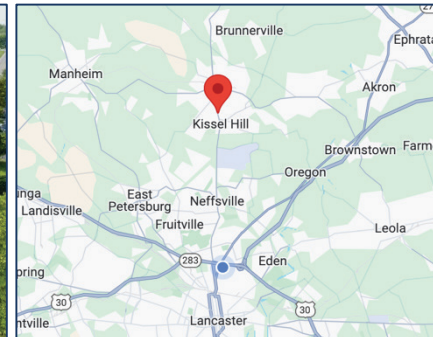
SABLE
Commercial Realty

See more properties here:
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245 Butler Avenue, Suite 220
Lancaster, PA 17601

717-399-9361

Highly Desirable Lititz Retail Location With Many Potential Uses

Located on well-traveled Rt. 501 just outside of Lititz, PA, this commercial building offers countless opportunities for a business seeking a highly visible and prominent location in the Lititz area. This property would be ideal for a restaurant, retail use, offices, medical or dental practice, financial services, law or insurance office. Currently used as a restaurant, with a short-term tenant in place, the property awaits a new owner to bring your renovation ideas to life at this fantastic property in a great Lititz location. Excellent signage and generous parking with 21 + spaces completes the picture. Call Justin Geisenberger today to schedule a tour! Properties like this are impossible to find in the Lititz area and this one won't last long!.



FEATURES:

- 2,623 Square feet of commercial space
- 0.44 acre lot, 21+ parking spaces
- Current use is restaurant
- Excellent signage and visibility
- 8' - 10' ceiling heights
- Zoned General Business Gateway - Provides for a wide variety of uses
- Two Handicapped accessible restrooms
- Grade level entry
- 20,000 +/- vehicles per day daily traffic count
- Large pylon sign with great visibility
- Tenant Furniture, fixtures and equipment do not convey

Listed for Sale at \$750,000

Information herein is deemed reliable but not guaranteed. Property offered As-Is. Owner and Listing Agent make NO REPRESENTATION as to condition or allowable uses. Please independently confirm uses permitted under Zoning with the Lititz Borough Zoning officer prior to making an offer. Neither Owner or Broker shall be liable for errors or omissions.

FOR SALE**721 S. Broad St. Lititz, PA 17543**

PROPERTY SUMMARY

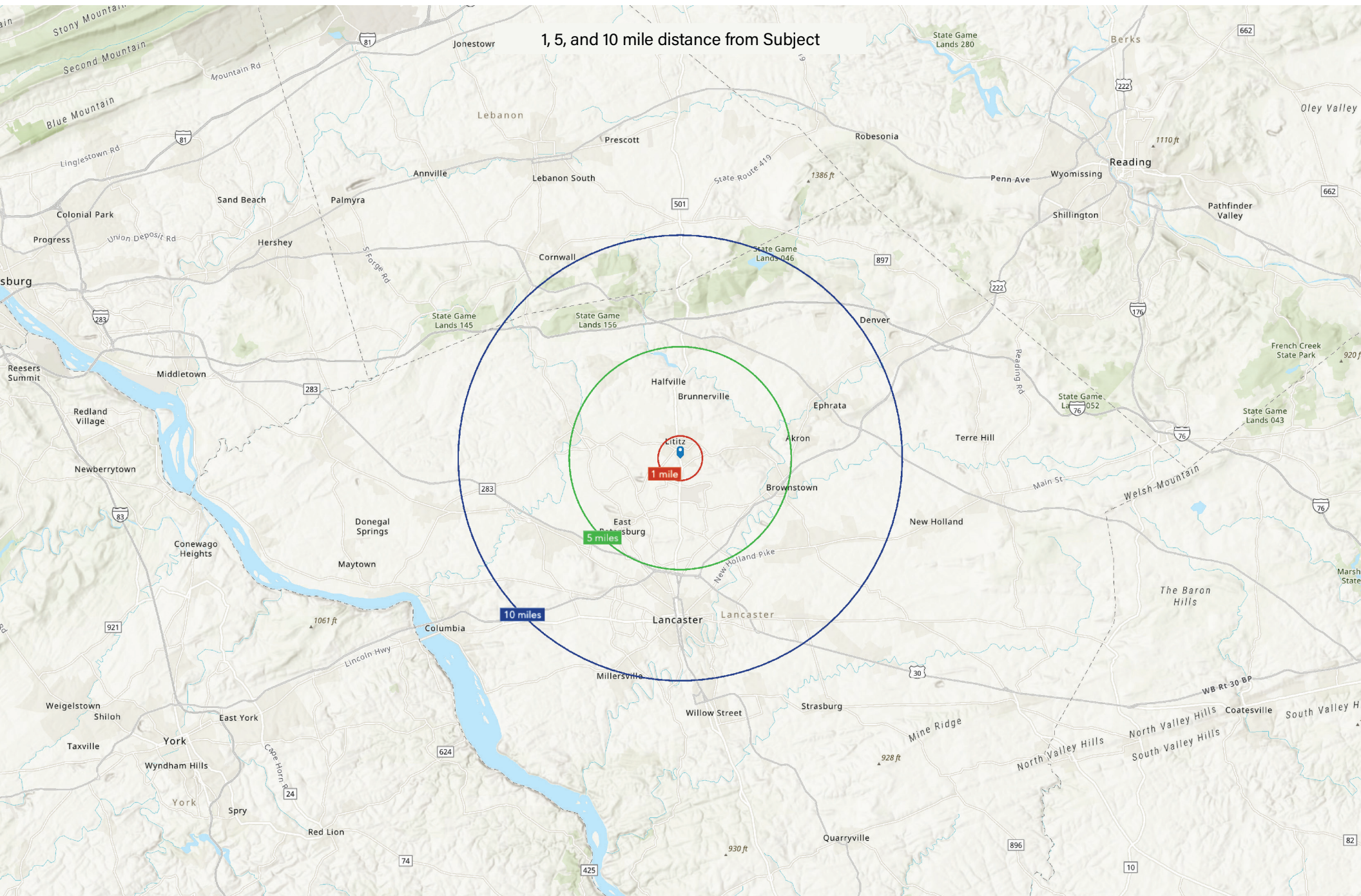
MUNICIPALITY	Lititz Boro
TAX PARCEL ID#	370-55871-0-0000
DEED REFERENCE #	4237507
CONSTRUCTION	Brick; Dryvit/EFIS & Concrete Block Masonry
YEAR BUILT	1968
# STORIES	One
SQUARE FOOTAGE TOTAL	2,623 SF
ACREAGE	0.44
ZONING	General Business Gateway District - Provides for a variety of Commercial & Retail uses.
REAL ESTATE TAXES 2025	\$7,466.88; based on assessment of \$327,400
CEILING HEIGHTS	8'-10'
PARKING	Total of 21+ parking spaces
UTILITIES	Electric, Natural Gas, Public Water and Sewer
HVAC	Heat Pump
ELECTRIC	300 AMP / 240 V ; 3 Phase
ROOF	Pitched Shingle
RESTROOMS	Separate Men's and Women's single stall restrooms
CURRENT USE	Retail / Restaurant
SPRINKLERED	No
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.
ADDITIONAL FEATURES	<ul style="list-style-type: none">▪ PYLON SIGN W. EXCELLENT VISIBILITY▪ +/- 20,000 VPD Traffic Count▪ Full Kitchen w. hood system▪ HARD TO FIND RETAIL LOCATION AT GATEWAY TO LITITZ
EXCLUSIONS FROM SALE	Any Tenant owned equipment, furniture, or supplies.
DEEDED OWNER	Eng Shi Lu & Eng Chun K

FOR SALE

721 S. Broad St. Lititz, PA 17543



RADIUS MAP

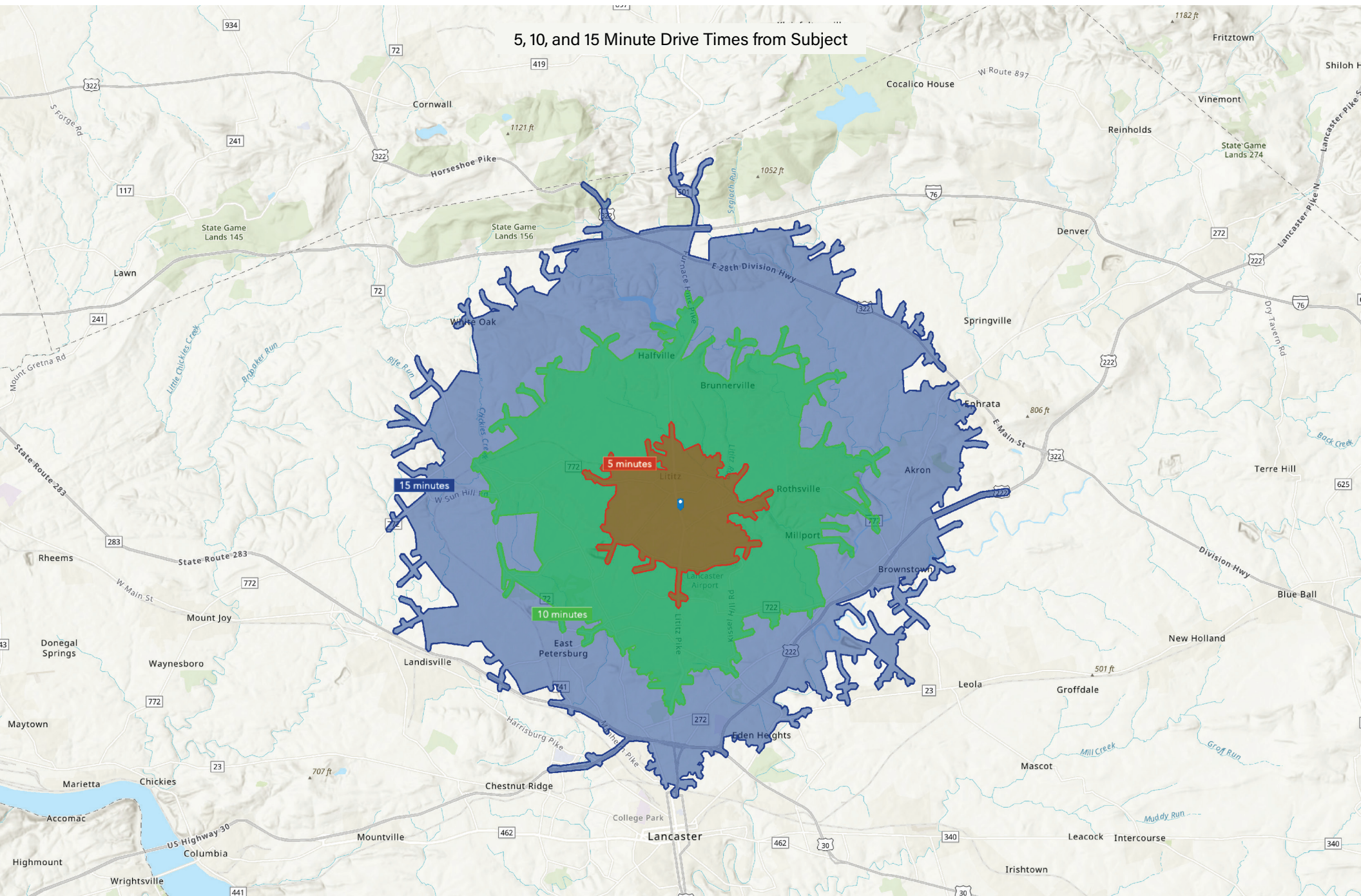


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DRIVE TIME MAP

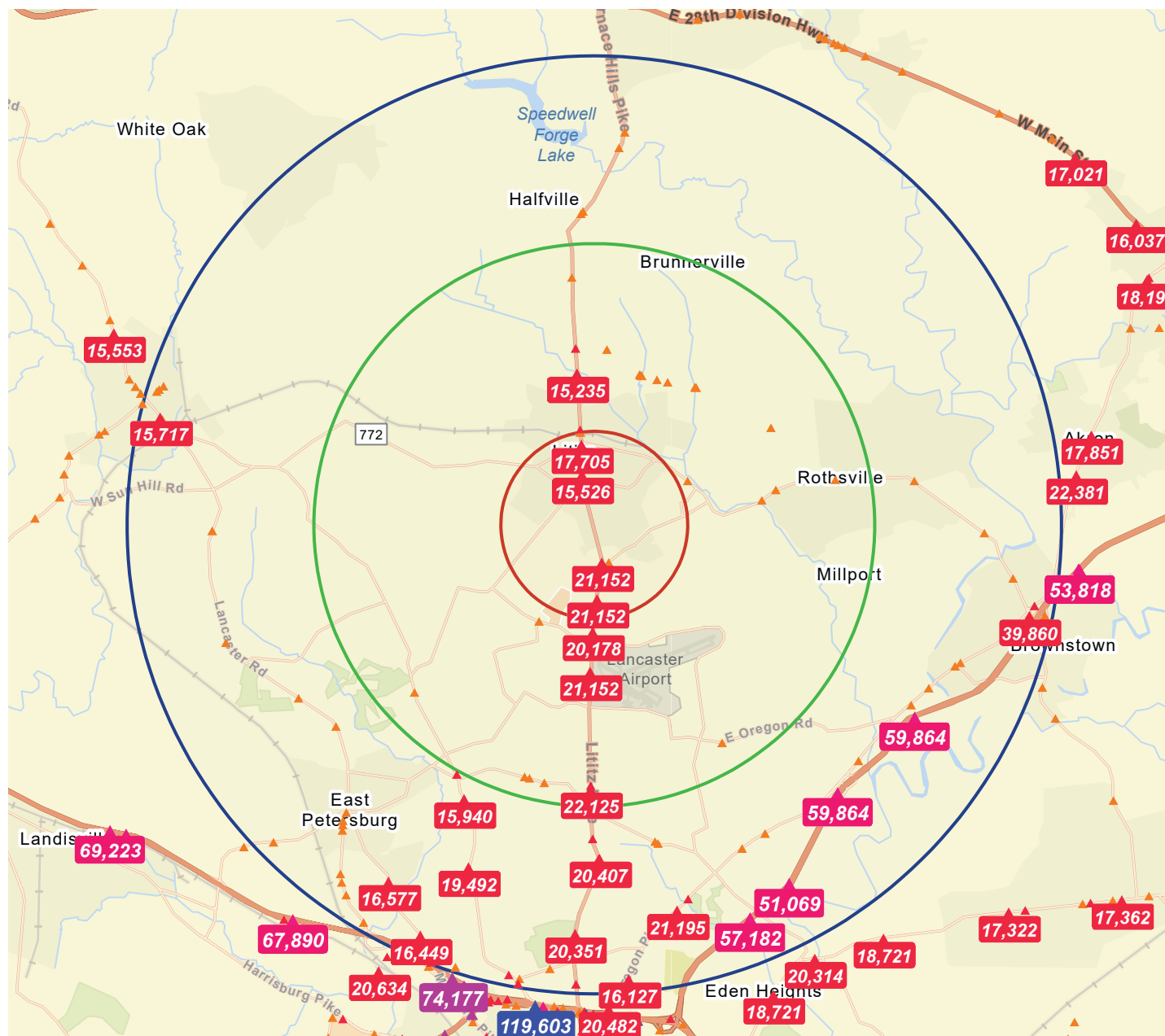


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721 S. Broad St. Lititz, PA 17543



TRAFFIC COUNT MAP



EXECUTIVE SUMMARY



Executive Summary

721 S Broad St, Lititz, Pennsylvania, 17543
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.14444
Longitude: -76.30469

	1 mile	3 miles	5 miles
Population			
2010 Population	9,218	33,781	73,642
2020 Population	10,147	37,062	81,735
2024 Population	10,852	38,800	84,816
2029 Population	10,831	39,030	86,078
2010-2020 Annual Rate	0.96%	0.93%	1.05%
2020-2024 Annual Rate	1.59%	1.08%	0.87%
2024-2029 Annual Rate	-0.04%	0.12%	0.30%
2020 Male Population	46.6%	47.3%	48.0%
2020 Female Population	53.4%	52.7%	52.0%
2020 Median Age	50.5	46.6	44.0
2024 Male Population	47.0%	47.8%	48.5%
2024 Female Population	53.0%	52.2%	51.5%
2024 Median Age	51.5	47.1	44.3

In the identified area, the current year population is 84,816. In 2020, the Census count in the area was 81,735. The rate of change since 2020 was 0.87% annually. The five-year projection for the population in the area is 86,078 representing a change of 0.30% annually from 2024 to 2029. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 44.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	89.6%	87.2%	84.2%
2024 Black Alone	2.0%	2.1%	2.7%
2024 American Indian/Alaska Native Alone	0.0%	0.1%	0.2%
2024 Asian Alone	1.7%	3.2%	4.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.9%	2.1%	2.7%
2024 Two or More Races	4.8%	5.3%	5.8%
2024 Hispanic Origin (Any Race)	5.4%	6.0%	7.2%

Persons of Hispanic origin represent 7.2% 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 37.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	143	148	139
2010 Households	4,006	13,312	28,581
2020 Households	4,462	14,054	30,975
2024 Households	4,662	14,621	32,149
2029 Households	4,720	14,874	33,033
2010-2020 Annual Rate	1.08%	0.54%	0.81%
2020-2024 Annual Rate	1.04%	0.93%	0.88%
2024-2029 Annual Rate	0.25%	0.34%	0.54%
2024 Average Household Size	2.23	2.51	2.54

The household count in this area has changed from 30,975 in 2020 to 32,149 in the current year, a change of 0.88% annually. The five-year projection of households is 33,033, a change of 0.54% annually from the current year total. Average household size is currently 2.54, compared to 2.55 in the year 2020. The number of families in the current year is 22,655 in the specified area.



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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.14444
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	23.9%	23.1%	22.4%
Median Household Income			
2024 Median Household Income	\$97,353	\$102,367	\$100,007
2029 Median Household Income	\$106,778	\$113,598	\$110,825
2024-2029 Annual Rate	1.87%	2.10%	2.08%
Average Household Income			
2024 Average Household Income	\$131,748	\$141,401	\$135,163
2029 Average Household Income	\$148,331	\$161,547	\$154,561
2024-2029 Annual Rate	2.40%	2.70%	2.72%
Per Capita Income			
2024 Per Capita Income	\$54,599	\$54,603	\$51,901
2029 Per Capita Income	\$62,251	\$62,925	\$59,997
2024-2029 Annual Rate	2.66%	2.88%	2.94%
GINI Index			
2024 Gini Index	36.9	36.3	36.1
Households by Income			

Current median household income is \$100,007 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$110,825 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$135,163 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$154,561 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$51,901 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$59,997 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	97	100	103
2010 Total Housing Units	4,158	13,901	29,812
2010 Owner Occupied Housing Units	2,597	9,182	20,810
2010 Renter Occupied Housing Units	1,409	4,130	7,772
2010 Vacant Housing Units	152	589	1,231
2020 Total Housing Units	4,742	14,859	32,587
2020 Owner Occupied Housing Units	2,949	10,110	22,471
2020 Renter Occupied Housing Units	1,513	3,944	8,504
2020 Vacant Housing Units	271	811	1,587
2024 Total Housing Units	4,954	15,445	33,775
2024 Owner Occupied Housing Units	3,127	10,625	23,665
2024 Renter Occupied Housing Units	1,535	3,996	8,484
2024 Vacant Housing Units	292	824	1,626
2029 Total Housing Units	5,006	15,688	34,643
2029 Owner Occupied Housing Units	3,262	11,052	24,683
2029 Renter Occupied Housing Units	1,458	3,822	8,350
2029 Vacant Housing Units	286	814	1,610
Socioeconomic Status Index			
2024 Socioeconomic Status Index	60.9	60.4	59.9

Currently, 70.1% of the 33,775 housing units in the area are owner occupied; 25.1% are renter occupied; and 4.8% 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 32,587 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.85%. Median home value in the area is \$357,616, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.86% annually to \$392,202.

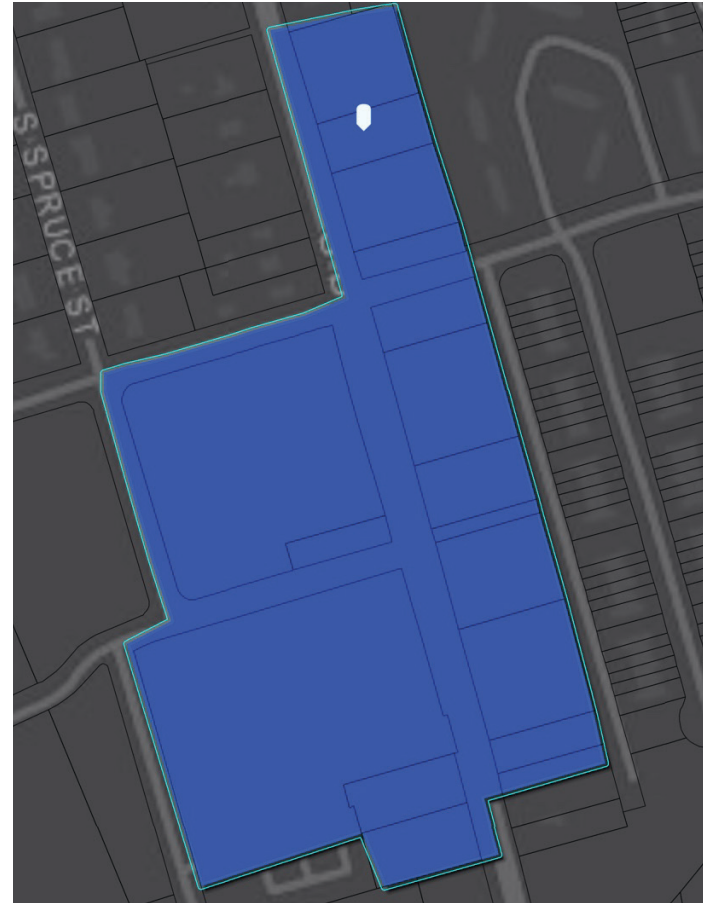
ZONING: GENERAL BUSINESS GATEWAY DISTRICT

PURPOSE: The regulations for this District are intended to:

01. provide suitable locations for commercial uses, including both small-scale and large-scale businesses, as well as vertical mixed-use with residential uses above ground floor non-residential uses.
02. enable Uses that serve local residents as well as motorists passing through the Borough, and pedestrians walking in the District.
03. promote a Gateway character as a graceful transition to the Downtown.
04. advocate for streetscape enhancements to link the Gateway to the Downtown.
05. advocate for context-sensitive infill development and redevelopment.
06. promote uses that are consistent with the intent of this District, which require a higher level of scrutiny, as Uses by Special Exception.

PERMITTED USES:

01. Retail business up to 5,000 square feet on the ground floor per retail space.
02. Medical clinics and dental clinics.
03. Business offices and professional offices/studios.
04. Banks and other financial institutions.
05. Hotels and motels subject to Section 420.
06. Restaurants and taverns, including restaurants with drive-in facilities.
07. Public garages.
08. Bed and breakfast inns subject to Section 404.
09. Commercial recreation.
10. Amusement arcades.
11. Motor vehicle service stations.
12. Self-service laundry.
13. Dry cleaners.
14. Night clubs.
15. Convenience stores.
16. Non-profit clubs.
17. Business conversions subject to Section 418.
18. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
19. Essential services structures, subject to Section 408.
20. Home Occupations (no-impact home-based businesses as defined herein) in accordance with Section 401.
21. Personal services.
22. Civic Space.
23. Live-Work Unit, or Attached Dwelling Unit over shops and offices, or Mixed-Use Building.



SPECIAL EXCEPTION USES:

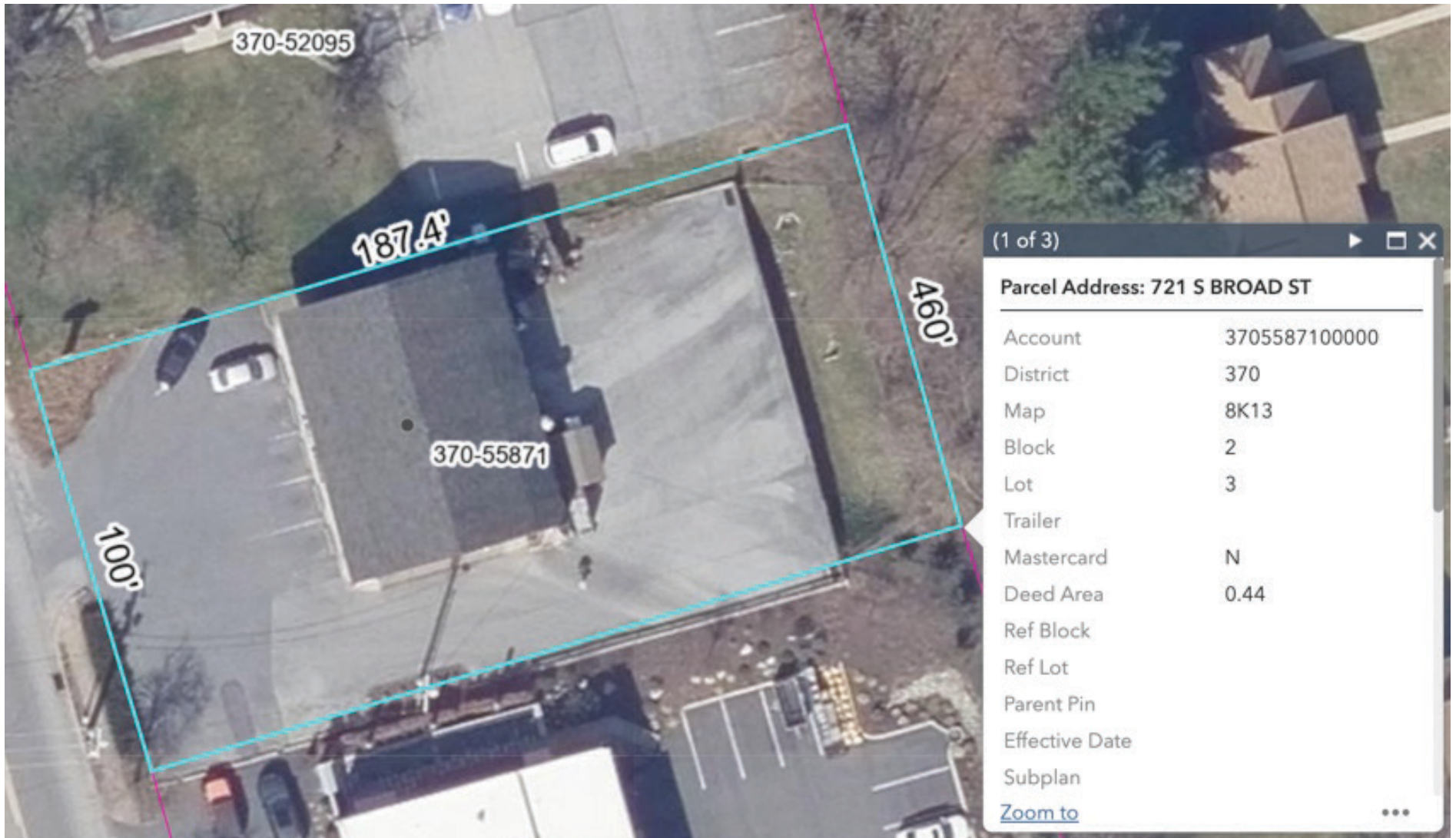
1. Public/Municipal Buildings and Uses subject to Section 412.
2. Essential services buildings subject to Section 408.
3. Recreational, health, or fitness clubs conducted for profit.
4. Commercial kennels subject to Section 409.
5. Veterinary clinics and animal hospitals subject to Section 409.
6. Day Care Centers subject to Section 402.
7. Home Businesses subject to Section 401.
8. Theatres in accordance with Section 428.

FOR SALE

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TAX ASSESSORS LOT BOUNDARIES



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.

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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 remain current. 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 write and 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. We want you to be an informed Buyer.

We welcome cooperation with Buyer's Agents. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly with any questions regarding co-broke compensation. When offered, it will be exactly as per our listing agreement with the Seller.

Please note that when 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 or may be reduced to compensate for our efforts.

Buyers who intend to be represented by a Buyer Agent must have your Agent contact us in advance to arrange the first showing or Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Buyer's Agent should always verify any co-broke fee 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 be applicable.