

For Lease

717.293.4477

**iHIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors



555 GREENFIELD ROAD  
SUITE 114  
LANCASTER, PA 17601



▶ *Shoppes at Greenfield*



*555 Greenfield Road  
Suite 114  
Lancaster, PA 17601*

**Available Square Feet**

1,910 square feet

**Lease Rate**

\$14.95/SF N/N/N

**Description**

Great restaurant space with 1,000 gallon grease trap in place. Located in Greenfield Corporate Center with easy on and off access to Rt. 30.

**BUILDING INFORMATION**

**BLDG - 87**

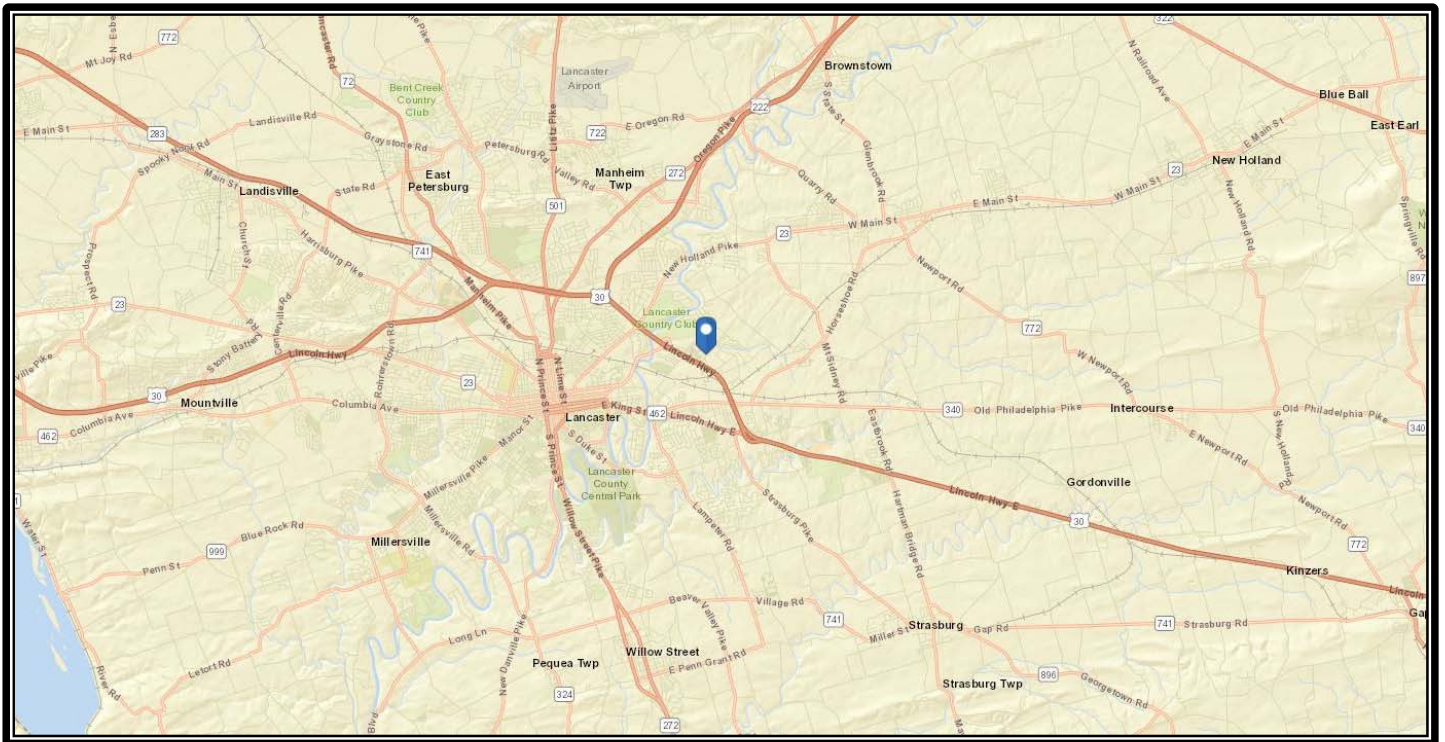
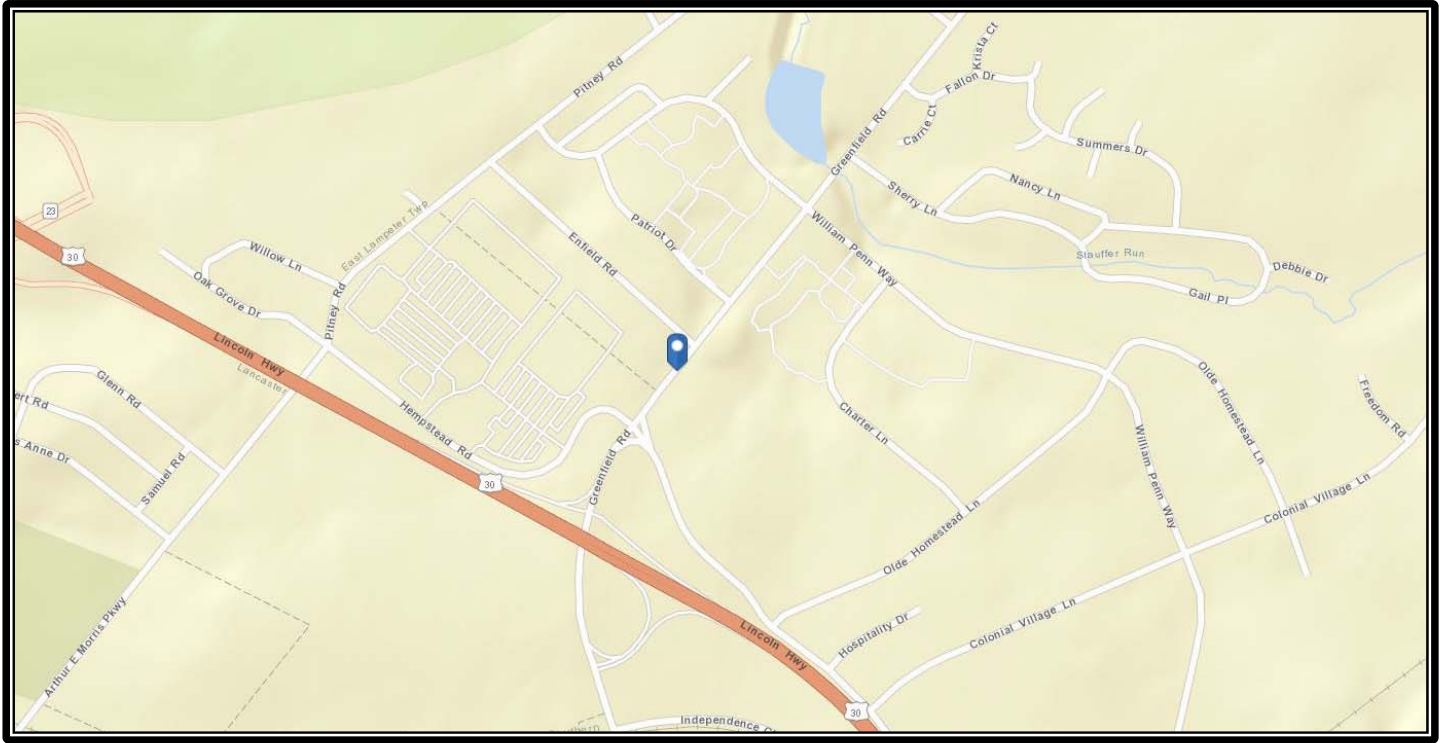
Available Square Feet	1,910 square feet
Construction Date	1989
Construction Type	Frame/masonry
Ceiling Height	9 feet
Electric	50 – 200 amps
HVAC	Heat pump
Lighting	Fluorescent
Water	Public – Lancaster City
Sewer	Public – East Lampeter Township

Zoning	Business Park Zoning
Municipality	East Lampeter Township
Tax Account #	310-82904-0-0000

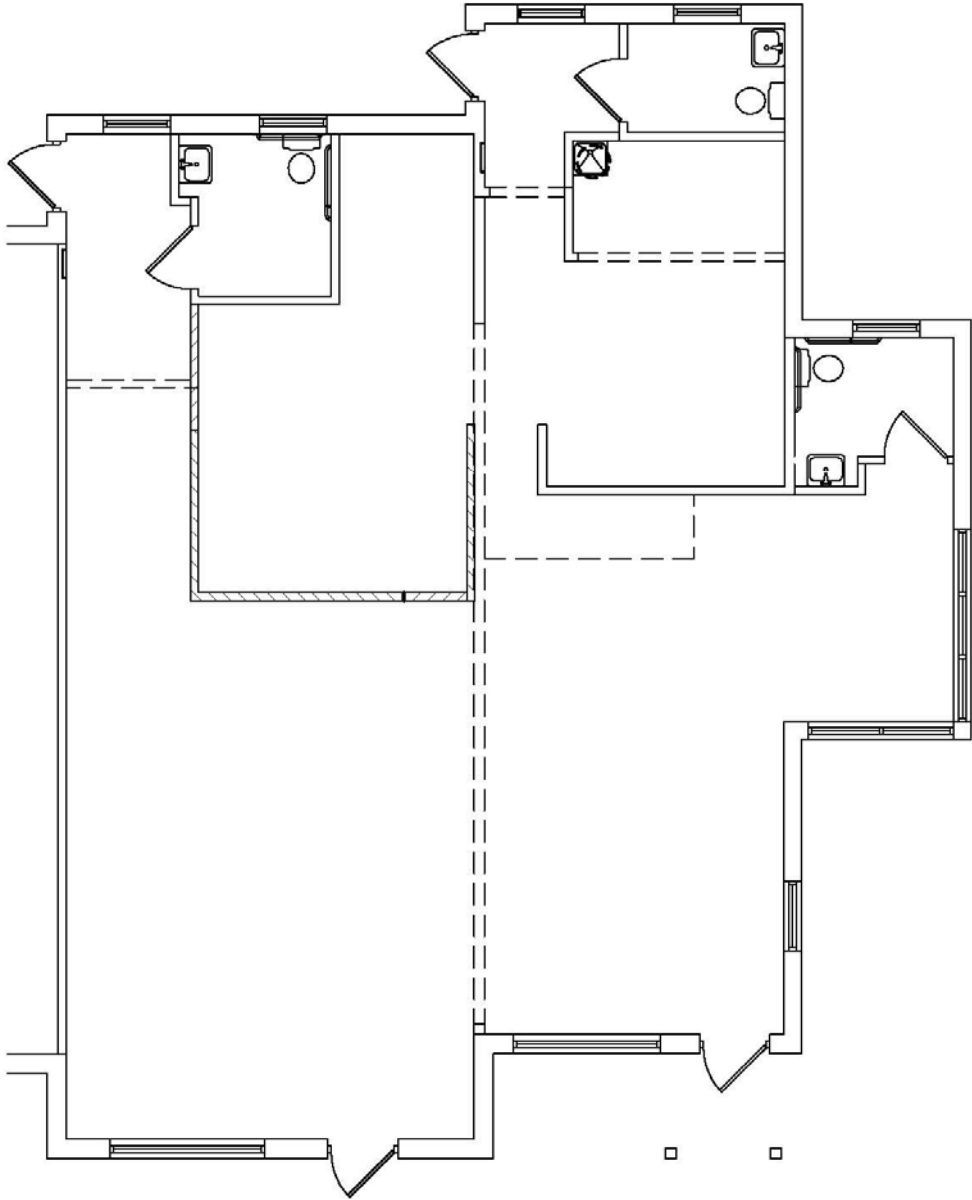
## **LEASING INFORMATION**

Square Feet Available	1,910 square feet
Lease Rate	\$14.95/SF N/N/N
Annual Rent	\$28,555
Monthly Rent	\$2,380
CAM Charges	\$8.90/SF
Security Deposit	One month's rent
Escalations	Annual escalations

*Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.*







**FLOOR PLAN**

NOT TO SCALE

**SHOPPES @ GREENFIELD**  
555 GREENFIELD ROAD  
LANCASTER, PA  
SUITE 114





# Executive Summary

555 Greenfield Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05395  
Longitude: -76.25276

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,538	58,308	129,323
2010 Population	2,919	65,022	141,994
2019 Population	3,158	68,744	150,337
2024 Population	3,281	70,882	155,174
2000-2010 Annual Rate	1.41%	1.10%	0.94%
2010-2019 Annual Rate	0.85%	0.60%	0.62%
2019-2024 Annual Rate	0.77%	0.61%	0.64%
2019 Male Population	47.8%	49.1%	48.6%
2019 Female Population	52.2%	50.9%	51.4%
2019 Median Age	44.9	37.2	37.7

In the identified area, the current year population is 150,337. In 2010, the Census count in the area was 141,994. The rate of change since 2010 was 0.62% annually. The five-year projection for the population in the area is 155,174 representing a change of 0.64% 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 44.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	77.4%	64.5%	68.0%
2019 Black Alone	8.1%	11.8%	10.5%
2019 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2019 Asian Alone	2.4%	4.5%	4.3%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	7.3%	14.1%	12.4%
2019 Two or More Races	4.1%	4.6%	4.3%
2019 Hispanic Origin (Any Race)	21.1%	29.1%	26.4%

Persons of Hispanic origin represent 26.4% 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 71.0 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	66	81	81
2000 Households	1,137	22,032	49,704
2010 Households	1,273	24,317	54,431
2019 Total Households	1,366	25,590	57,280
2024 Total Households	1,415	26,378	59,115
2000-2010 Annual Rate	1.14%	0.99%	0.91%
2010-2019 Annual Rate	0.77%	0.55%	0.55%
2019-2024 Annual Rate	0.71%	0.61%	0.63%
2019 Average Household Size	2.31	2.57	2.53

The household count in this area has changed from 54,431 in 2010 to 57,280 in the current year, a change of 0.55% annually. The five-year projection of households is 59,115, a change of 0.63% annually from the current year total. Average household size is currently 2.53, compared to 2.51 in the year 2010. The number of families in the current year is 35,566 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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

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Latitude: 40.05395  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	17.2%	17.7%	17.4%
<b>Median Household Income</b>			
2019 Median Household Income	\$52,778	\$54,582	\$54,873
2024 Median Household Income	\$58,256	\$59,352	\$59,857
2019-2024 Annual Rate	1.99%	1.69%	1.75%
<b>Average Household Income</b>			
2019 Average Household Income	\$74,458	\$73,935	\$74,634
2024 Average Household Income	\$84,257	\$82,352	\$83,363
2019-2024 Annual Rate	2.50%	2.18%	2.24%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$31,515	\$27,598	\$28,459
2024 Per Capita Income	\$35,559	\$30,719	\$31,772
2019-2024 Annual Rate	2.44%	2.17%	2.23%

### Households by Income

Current median household income is \$54,873 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$59,857 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$74,634 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$83,363 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,459 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,772 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	127	114	115
2000 Total Housing Units	1,201	23,487	52,858
2000 Owner Occupied Housing Units	604	12,681	29,496
2000 Renter Occupied Housing Units	533	9,350	20,208
2000 Vacant Housing Units	64	1,456	3,154
2010 Total Housing Units	1,368	25,639	57,605
2010 Owner Occupied Housing Units	621	13,564	30,766
2010 Renter Occupied Housing Units	652	10,753	23,665
2010 Vacant Housing Units	95	1,322	3,174
2019 Total Housing Units	1,457	27,063	60,857
2019 Owner Occupied Housing Units	613	13,324	30,185
2019 Renter Occupied Housing Units	753	12,266	27,095
2019 Vacant Housing Units	91	1,473	3,577
2024 Total Housing Units	1,510	27,902	62,808
2024 Owner Occupied Housing Units	626	13,565	30,728
2024 Renter Occupied Housing Units	789	12,813	28,387
2024 Vacant Housing Units	95	1,524	3,693

Currently, 49.6% of the 60,857 housing units in the area are owner occupied; 44.5%, renter occupied; and 5.9% 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 57,605 housing units in the area - 53.4% owner occupied, 41.1% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 2.47%. Median home value in the area is \$194,855, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.82% annually to \$213,264.

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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