

For Lease



1860 CHARTER LANE  
SUITE 205  
LANCASTER, PA 17601



▶ *Greenfield*



*1860 Charter Lane  
Suite 205  
Lancaster, PA 17601*

**Available Square Feet**  
2,500 square feet

**Lease Rate**  
\$12.50/SF N/N/N

**Description**  
Four offices, a conference room and large open area.

**BUILDING INFORMATION**

**BLDG - 159**

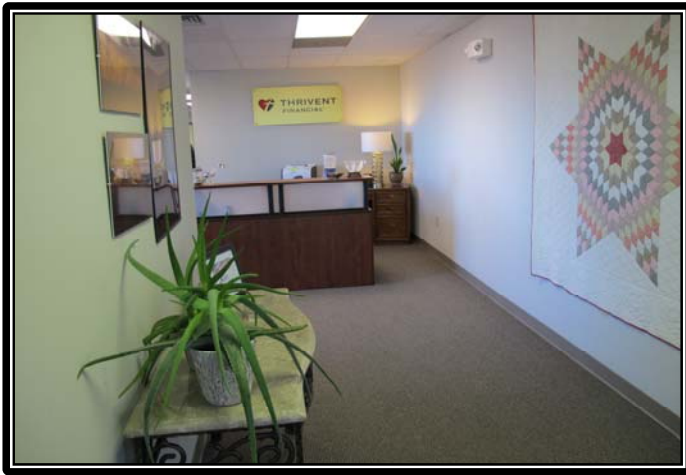
Available Square Feet	2,500 square feet
Year Constructed	1985
Type Construction	Masonry and steel
Ceiling Height	8 feet
Electric	50 – 200 amps, 120 volt
HVAC	Heat pump
Lighting	Fluorescent
Water	Public – Lancaster City
Sewer	Public – East Lampeter Township
Sprinklered	Yes

Parking	On-site parking
Zoning	Business Park Zoning
Municipality	East Lampeter Township
Tax Account #	310-34657-0-0000

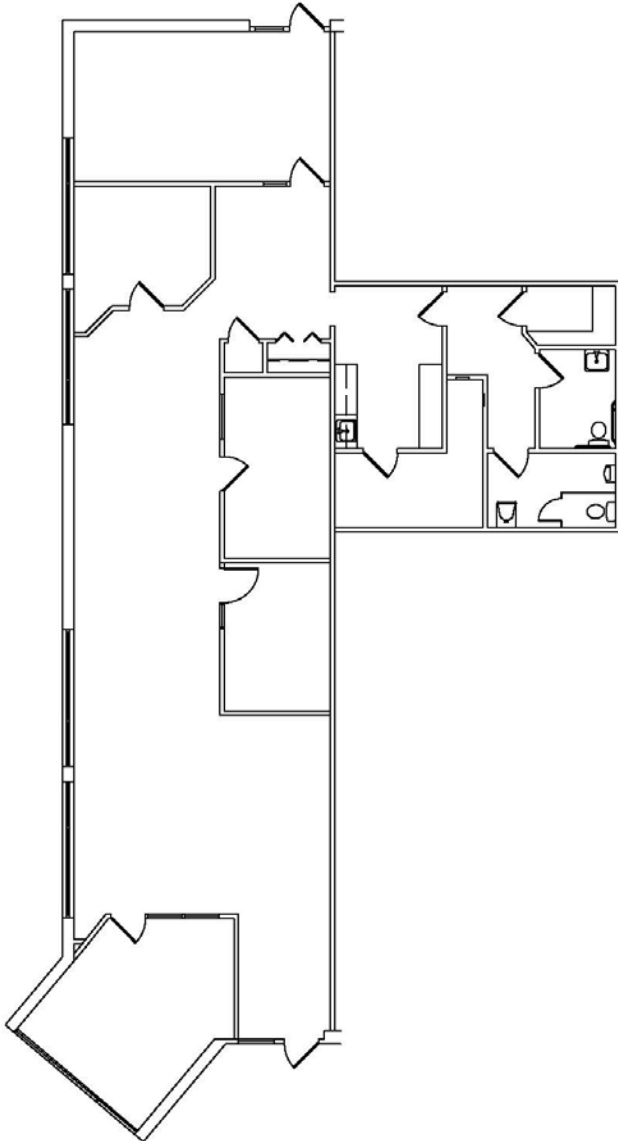
**LEASING INFORMATION**

Square Feet Available	2,500 square feet
Lease Rate	\$12.50/SF N/N/N
Monthly Rent	\$2,604
Annual Rent	\$31,250
CAM	\$4.92/SF
Monthly CAM	\$1,025
Annual CAM	\$12,300
Escalations	Annual escalations
Comments	The meticulously manicured grounds, open expanse of land and walking trails offer pleasant places to walk or to take a break over lunch. Many nearby restaurants provide choices for breakfast, lunch and dinner, i.e., Isaac's Restaurant & Deli, Bruno's at Greenfield, The Greenfield Restaurant, McDonald's and Subway. There are several retail stores (Costco and Lowe's) within a short drive.

*Information furnished regarding property for sale or 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.*





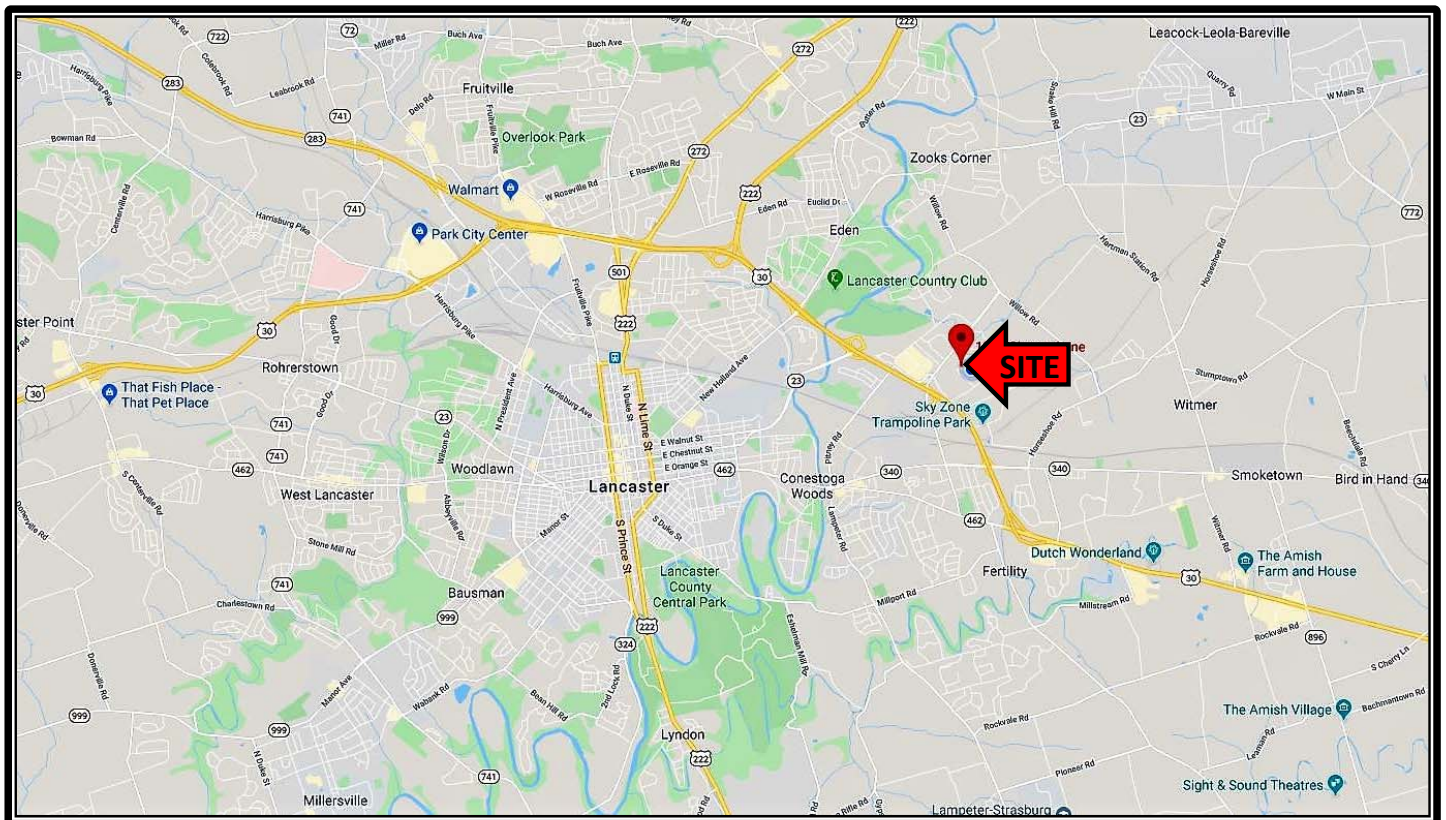
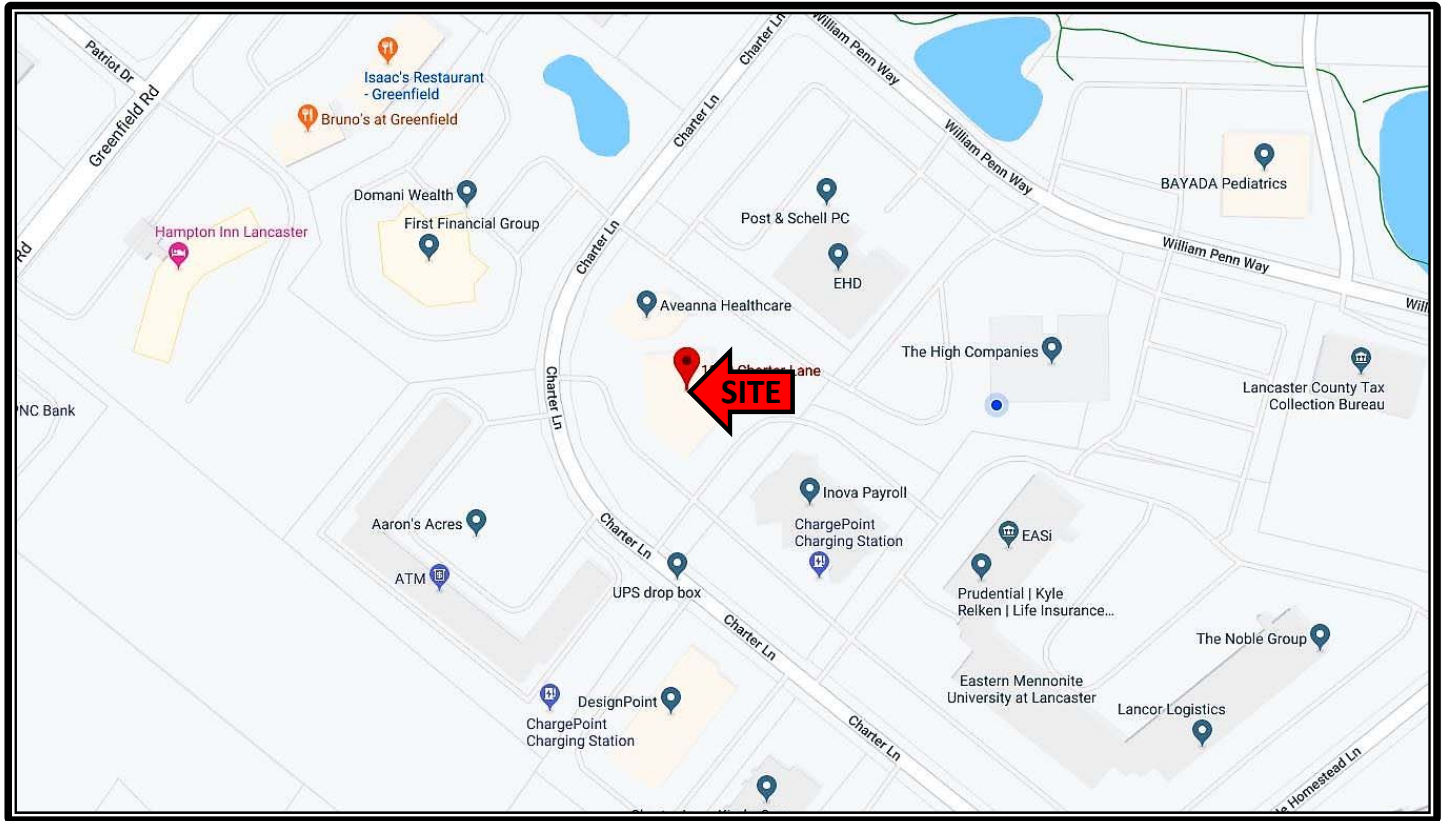


**FLOOR PLAN**

SCALE: N.T.S.

**BUILDING 159**

1860 CHARTER LANE  
LANCASTER, PA  
SUITE 205







## ***Article 14: Business Park (BP) Zoning District***

### **Section 14010: Purpose**

- A. To accommodate and to promote the development of employment centers and related uses in a well-planned and aesthetically pleasing manner that will enhance the well-being of those who work and live there, as well as the nearby residents and business owners within the community.
- B. To provide design standards that will promote environmentally sensitive, attractive and functional development.
- C. To accommodate uses that are related to, compatible with or supportive of the development and operation of business park uses.
- D. To accommodate economically productive uses of land that will not preclude future development as a business park and related uses.
- E. To maintain and implement policies, which have been established as part of the Comprehensive Plan.

### **Section 14020: Permitted Uses**

- A. Principal uses permitted by right.
  - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
  - 2. Community center for residential development as a principal or accessory use, subject to the provisions specified under Section 23170 of this Zoning Ordinance.
  - 3. Contractor storage yard, subject to the provisions specified under Section 23190 of this Zoning Ordinance
  - 4. Convenience store, subject to the provisions specified under Section 23200 of this Zoning Ordinance.
  - 5. Day care use, center or facility as a commercial use, for children or adults containing a minimum lot area of 20,000 square feet, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
  - 6. Dry cleaner and/or laundromat, subject to the provisions specified under Section 23230 of this Zoning Ordinance.
  - 7. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
  - 8. Financial institution with or without drive-through service lanes, but no more than four (4) service lanes, subject to the provisions specified under Section 23280 of this Zoning Ordinance.
  - 9. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
  - 10. Garage to accommodate a commercial or public use, subject to Section 23310 of this Zoning Ordinance.
  - 11. Grocery store, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
  - 12. Hospital, subject to the provisions specified under Section 23390 of this Zoning Ordinance.
  - 13. Hotel and/or motel containing a maximum of four hundred (400) rooms or rental units, subject to the provisions that are specified under Section 23400 of this Zoning Ordinance.



14. Hotel and/or motel designated and occupied as an “extended stay hotel”, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
15. Laboratory, subject to the provisions specified under Section 23420 of this Zoning Ordinance.
16. Library, subject to the provisions specified under Section 23430 of this Zoning Ordinance.
17. Manufactured home park, subject to the provisions specified under Section 23440 of this Zoning Ordinance.
18. Manufacturing use containing building(s) that do not exceed four hundred thousand (400,000) square feet of gross floor area, subject to the provisions specified under Section 23450 of this Zoning Ordinance.
19. Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under Section 23470 of this Zoning Ordinance.
20. Multi-family dwelling or development containing apartments and/or townhouses, which shall be arranged, designed and intended to be occupied primarily as a residence consisting of more than three (3) units, subject to the provisions specified under Sections 23490 and 23830 of this Zoning Ordinance.
21. Municipal use, subject to the provisions specified under Section 23500 of this Zoning Ordinance.
22. Museum, subject to the provisions specified under Section 23510 of this Zoning Ordinance.
23. Offices, subject to the provisions specified under Section 23540 of this Zoning Ordinance.
24. Parking compound, subject to the provisions contained under Section 23310 of this Zoning Ordinance.
25. Personal service facility containing a minimum lot area of twenty thousand (20,000) square feet, subject to the provisions specified under Section 23570 of this Zoning Ordinance.
26. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
27. Principal uses permitted in combination, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
28. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
29. Recreation that is classified as a commercial recreation use, subject to the provisions under Section 23620 of this Zoning Ordinance.
30. Recreation that is classified as a municipal use, subject to the provisions under Section 23620 of this Zoning Ordinance.
31. Recreation as a private or restrictive use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
32. Restaurant with or without drive-through service lanes, subject to the provisions under Section 23680 of this Zoning Ordinance.
33. Retail bakery or confectioner with or without a drive-through service lane, subject to the provisions specified under of Section 23690 of this Zoning Ordinance.
34. Retail sales with or without a drive-through service lane, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
35. School that is classified as a commercial school, public school or a private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.

36. School that is classified as a public or private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance,
37. School that is classified as a vocational, mechanical and/or trade school, subject to the provisions specified under Section 23740 of this Zoning Ordinance
38. Self-storage facility, subject to the provisions specified under Section 23750 of this Zoning Ordinance.
39. Shopping center, subject to the provisions specified under Section 23770 of this Zoning Ordinance.
40. Student housing or dormitories, subject to the following criteria:
  - a. The maximum number of student housing units shall not exceed 150 on any lot.
  - b. A pedestrian and bicycle path system shall be provided that connects all principal uses within the school campus to adjoining properties and other non-motorized pathways.
  - c. Pedestrian level lighting shall be installed along sidewalks and non-motorized pathways.
  - d. All student housing units shall be located within the BP Zoning District.
  - e. All student housing residences shall be certified, in writing, that it is affiliated with the educational facility and that all housing is for the sole use of students, spouses of students, or graduates within one (1) calendar year of graduation.
  - f. The maximum limit of 150 student housing units shall not impact any other residential limits within the BP Zoning District.
41. Theater, subject to the provisions specified under Section 23820 of this Zoning Ordinance.
42. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
43. Warehouse and/or distribution facility located on a lot containing a maximum of forty (40) acres, subject to the provisions specified under Section 23870 of this Zoning Ordinance.
44. Wholesale and distribution facility located on a lot containing a maximum of forty (40) acres, subject to the provisions specified under Section 23880 of this Zoning Ordinance.

B. Accessory uses permitted by right.

1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
2. Accessory uses within developments containing multi-family dwelling units shall be limited to administrative offices, a community center, open space, private or restricted recreation uses, and/or other similar uses that directly benefit the residents of the multi-family development,
3. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
4. Alternative energy facilities designed and operated as a local service area facility, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
5. Car wash as an accessory use to a convenience store or grocery store, subject to the provisions specified under Section 23150 of this Zoning Ordinance.
6. Day care facility, subject to the provisions specified under Section 23220 of this Zoning Ordinance.

7. Farm-support business use as a limited impact business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
  8. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
  9. Recreation facilities or recreation areas, active or passive, as an accessory or subordinate use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
  10. Repair facility, subject to the provisions specified under Section 23650 of this Zoning Ordinance.
  11. Residential accessory building or structure for a permitted use, subject to the provisions specified on Section 23660 of this Zoning Ordinance.
  12. Restaurant and/or cafeteria, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
  13. Retail sales of goods and services produced on-site for a permitted manufacturing, warehouse, wholesale and/or distribution use, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
  14. Satellite receiving and/or transmitting dish antenna with a maximum diameter of six (6) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.
  15. Telecommunication or wireless communication facilities located on an existing building or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.
- C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.
1. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
  2. Restaurant use classified as a “Bring Your Own Bottle” or “BYOB”, subject to the provisions of Section 23680 of this Zoning Ordinance.
  3. Roadside stand for the sale of agricultural or horticultural products, subject to the provisions specified under Section 23710 of this Zoning Ordinance.
  4. Satellite receiving and/or transmitting dish antenna with a diameter of less than six (6) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
  5. Telecommunication or wireless communication facilities with a new support tower or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.
- D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.
1. Alternative energy facilities as a principal use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 23050.2 of this Zoning Ordinance.
  2. Convention center, subject to the provisions specified under Section 23210 of this Zoning Ordinance.
  3. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 of this Zoning Ordinance.
  4. Regional impact development containing the permitted uses within the BP Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.



**Section 14030: Area, Dimensional and Height Requirements**

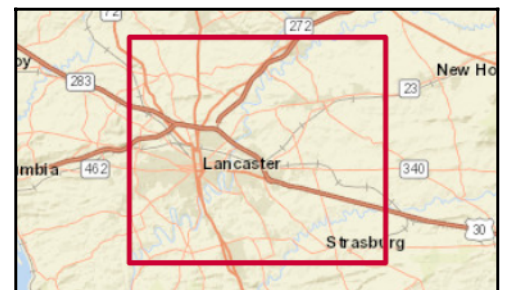
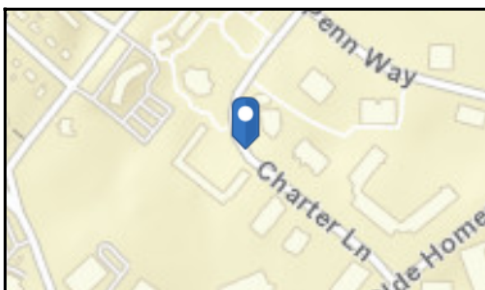
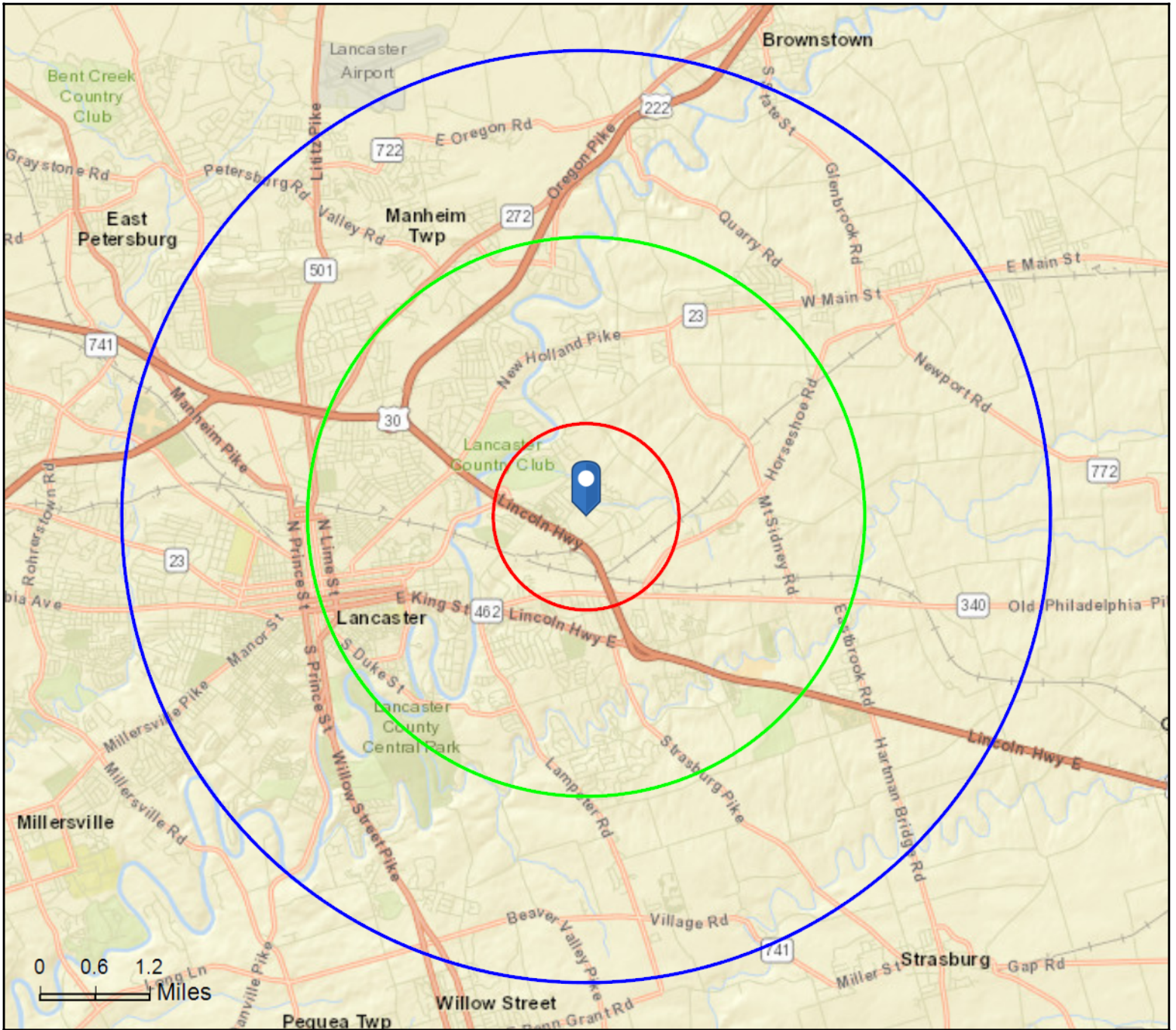
- A. Unless otherwise specified by this Zoning Ordinance, the following lot size requirements shall apply:
1. Unless otherwise specified by this Zoning Ordinance, the minimum lot area for all permitted uses shall be twenty-two thousand (22,000) square feet.
  2. All uses shall be served by a public sanitary sewage disposal system and by a public water supply system.
- B. Lot width, building setback and dimensional requirements.
1. The minimum lot width shall be sixty-five (65) feet as measured at the street right-of-way line and one hundred (100) feet as measured at the front yard setback line.
  2. The minimum lot depth shall be one hundred (100) feet
  3. Unless otherwise specified, the minimum front yard setback requirements shall be as follows:
    - a. The minimum building setback line shall be fifty (50) feet, as measured from the street right-of-way line,
    - b. For areas within the BP Zoning District where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings provided that it is located within two hundred (200) feet of the adjacent buildings.
    - c. For areas within the BP Zoning District, the minimum setback requirement shall not be less than sixty (60) feet, as measured from the centerline of the street, provided that the property across the street is located within the AG, R-1, R-2 and/or R-3 Zoning Districts.
  4. The minimum side yard setback requirements shall be ten (10) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
  5. The minimum rear yard setback requirements shall be the minimum rear yard setback requirement shall be thirty (30) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
  6. All accessory buildings and structures shall comply with the minimum setback requirements specified under this section of the Zoning Ordinance.
- C. Maximum building and lot coverage requirements.
1. No more than sixty (60) percent of the lot shall be covered with buildings.
  2. No more than seventy-five (75) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable pavement.
  3. If more than fifty (50) percent of the required off-street parking spaces are located behind the front building line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot. In order to utilize this increased amount of impervious coverage, landowner shall provide landscaping between the right of way line and the front yard setback or parking lot as the case may be.
- D. Height requirements. Unless otherwise specified by this Zoning Ordinance, the permitted uses contained within the BP Zoning District shall comply with the following height requirements:
1. The maximum height of a building or structure occupied by a principal use shall be seventy (70) feet.
  2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of seventy (70) feet up to a maximum height of ninety- five (95) feet.
  3. Principal buildings and structures for the exclusive use of agricultural operations and not for human occupancy shall not exceed sixty (60) feet in height.



# Site Map

1860 Charter Ln, Lancaster, Pennsylvania, 17601  
1860 Charter Ln, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05235  
Longitude: -76.25063





# Executive Summary

1860 Charter Ln, Lancaster, Pennsylvania, 17601  
 1860 Charter Ln, Lancaster, Pennsylvania, 17601  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.05235  
 Longitude: -76.25063

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,617	55,334	127,861
2010 Population	3,112	61,903	140,331
2019 Population	3,364	65,365	148,487
2024 Population	3,494	67,263	153,081
2000-2010 Annual Rate	1.75%	1.13%	0.93%
2010-2019 Annual Rate	0.85%	0.59%	0.61%
2019-2024 Annual Rate	0.76%	0.57%	0.61%
2019 Male Population	47.8%	49.1%	48.6%
2019 Female Population	52.2%	50.9%	51.4%
2019 Median Age	44.4	37.3	37.6

In the identified area, the current year population is 148,487. In 2010, the Census count in the area was 140,331. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 153,081 representing a change of 0.61% 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 44.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	77.1%	65.1%	67.8%
2019 Black Alone	7.9%	11.5%	10.6%
2019 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2019 Asian Alone	2.9%	4.5%	4.3%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	7.3%	13.8%	12.5%
2019 Two or More Races	4.1%	4.5%	4.3%
2019 Hispanic Origin (Any Race)	20.8%	28.5%	26.5%

Persons of Hispanic origin represent 26.5% 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 71.1 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	67	81	81
2000 Households	1,178	20,854	49,170
2010 Households	1,355	23,072	53,713
2019 Total Households	1,452	24,246	56,477
2024 Total Households	1,504	24,929	58,194
2000-2010 Annual Rate	1.41%	1.02%	0.89%
2010-2019 Annual Rate	0.75%	0.54%	0.54%
2019-2024 Annual Rate	0.71%	0.56%	0.60%
2019 Average Household Size	2.31	2.58	2.53

The household count in this area has changed from 53,713 in 2010 to 56,477 in the current year, a change of 0.54% annually. The five-year projection of households is 58,194, a change of 0.60% 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 35,098 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

1860 Charter Ln, Lancaster, Pennsylvania, 17601  
 1860 Charter Ln, Lancaster, Pennsylvania, 17601  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.05235  
 Longitude: -76.25063

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	17.2%	17.5%	17.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$53,687	\$55,119	\$54,866
2024 Median Household Income	\$59,471	\$59,951	\$59,862
2019-2024 Annual Rate	2.07%	1.69%	1.76%
<b>Average Household Income</b>			
2019 Average Household Income	\$75,105	\$74,223	\$74,470
2024 Average Household Income	\$84,766	\$82,772	\$83,209
2019-2024 Annual Rate	2.45%	2.20%	2.24%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$31,843	\$27,628	\$28,341
2024 Per Capita Income	\$35,842	\$30,774	\$31,640
2019-2024 Annual Rate	2.39%	2.18%	2.23%

### Households by Income

Current median household income is \$54,866 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$59,862 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$74,470 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$83,209 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,341 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,640 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	126	116	116
2000 Total Housing Units	1,242	22,160	52,312
2000 Owner Occupied Housing Units	642	12,140	29,092
2000 Renter Occupied Housing Units	536	8,714	20,077
2000 Vacant Housing Units	64	1,306	3,143
2010 Total Housing Units	1,449	24,273	56,857
2010 Owner Occupied Housing Units	673	13,044	30,377
2010 Renter Occupied Housing Units	682	10,028	23,336
2010 Vacant Housing Units	94	1,201	3,144
2019 Total Housing Units	1,542	25,584	60,018
2019 Owner Occupied Housing Units	663	12,805	29,774
2019 Renter Occupied Housing Units	789	11,441	26,703
2019 Vacant Housing Units	90	1,338	3,541
2024 Total Housing Units	1,597	26,311	61,850
2024 Owner Occupied Housing Units	677	13,034	30,302
2024 Renter Occupied Housing Units	827	11,895	27,892
2024 Vacant Housing Units	93	1,382	3,656

Currently, 49.6% of the 60,018 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 56,857 housing units in the area - 53.4% owner occupied, 41.0% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 2.43%. Median home value in the area is \$194,171, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.81% annually to \$212,388.

**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.

1860 Charter Lane, Suite 205  
Lancaster, PA 17601



1853 William Penn Way  
Lancaster, PA 17601

717.291.2284  
FAX 717.293.4488  
1.800.638.4414

5000 Ritter Road  
Suite 201  
Mechanicsburg, PA 17055

717.697.2422  
FAX 717.697.0870  
1.800.213.0094

525 Highlands Boulevard  
Suite 107  
Coatesville, PA 19320

610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

*Information furnished regarding property for sale or 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.*