

For Lease

717.293.4477



1770 HEMPSTEAD ROAD  
LANCASTER, PA 17601

- Property Information Sheet – Suites 101 & 102
- Property Photos
- Floor Plan – Suites 101 & 102
- Location Maps
- Aerial Photo/Tax Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary



▶ *Greenfield Corporate Center*



*1770 Hempstead Road  
Suites 101 & 102  
Lancaster, PA 17601*

**Total Square Feet:**  
3,028, 13,060 or 16,088 square feet

**Lease Rate:**  
\$11.75/SF N/N/N “as is”

**Description:**  
Great combination of private and open office plan.

**PROPERTY INFORMATION**

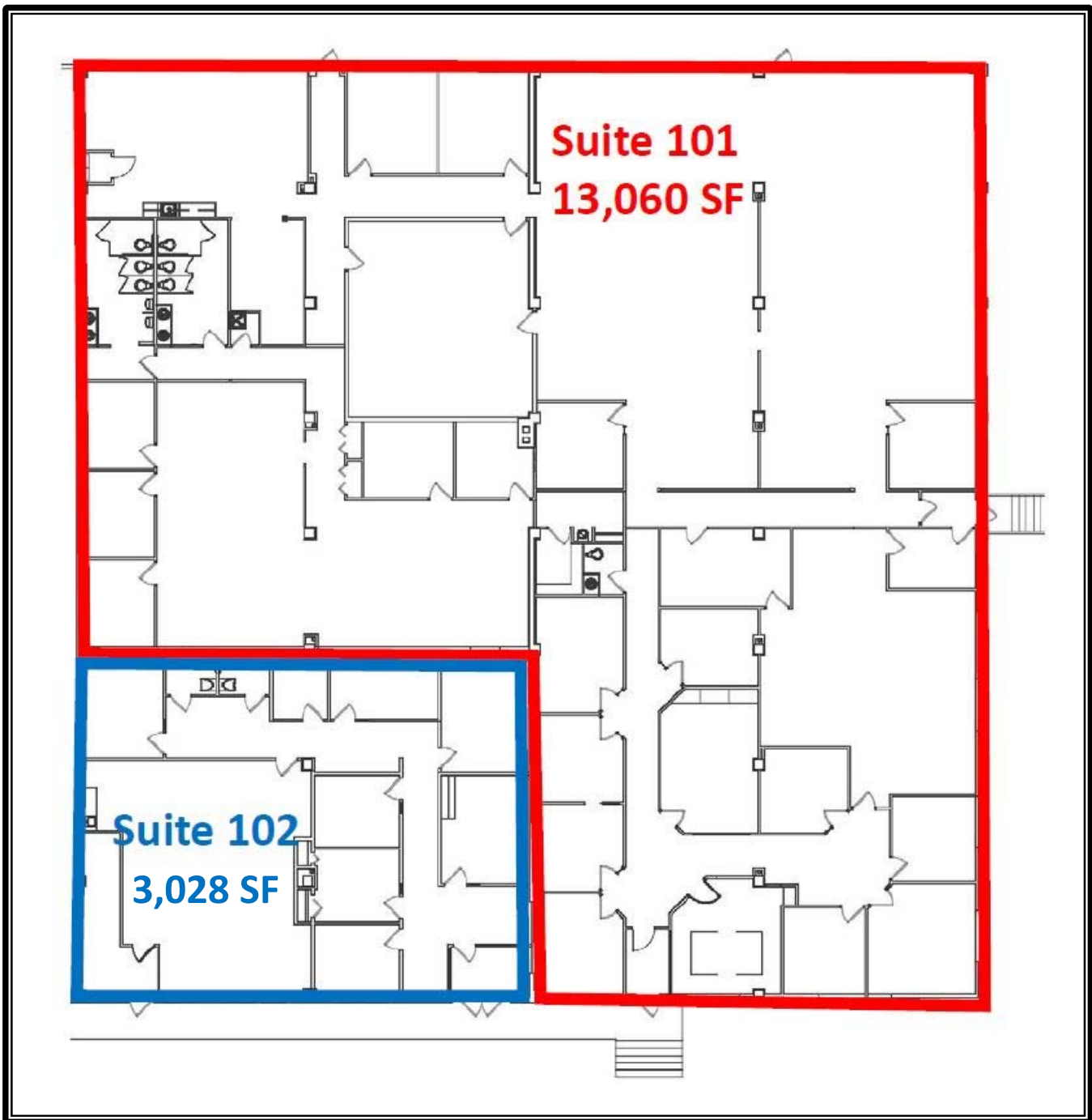
**BLDG - 227**

Square Feet Available	3,028, 13,060 or 16,088 square feet
Construction Date	1990
Construction Type	Masonry
Ceiling Height	8 – 9 feet
Electric	200 amp/120 volt
HVAC	Heat pump
Lighting	Fluorescent
Water	Public – Lancaster City
Sewer	Public – East Lampeter Township Sewer Authority
Parking	50 on site parking spaces
Zoning	Business Park Zoning
Municipality	East Lampeter Township
County	Lancaster
CAM Charges	\$2.94/SF



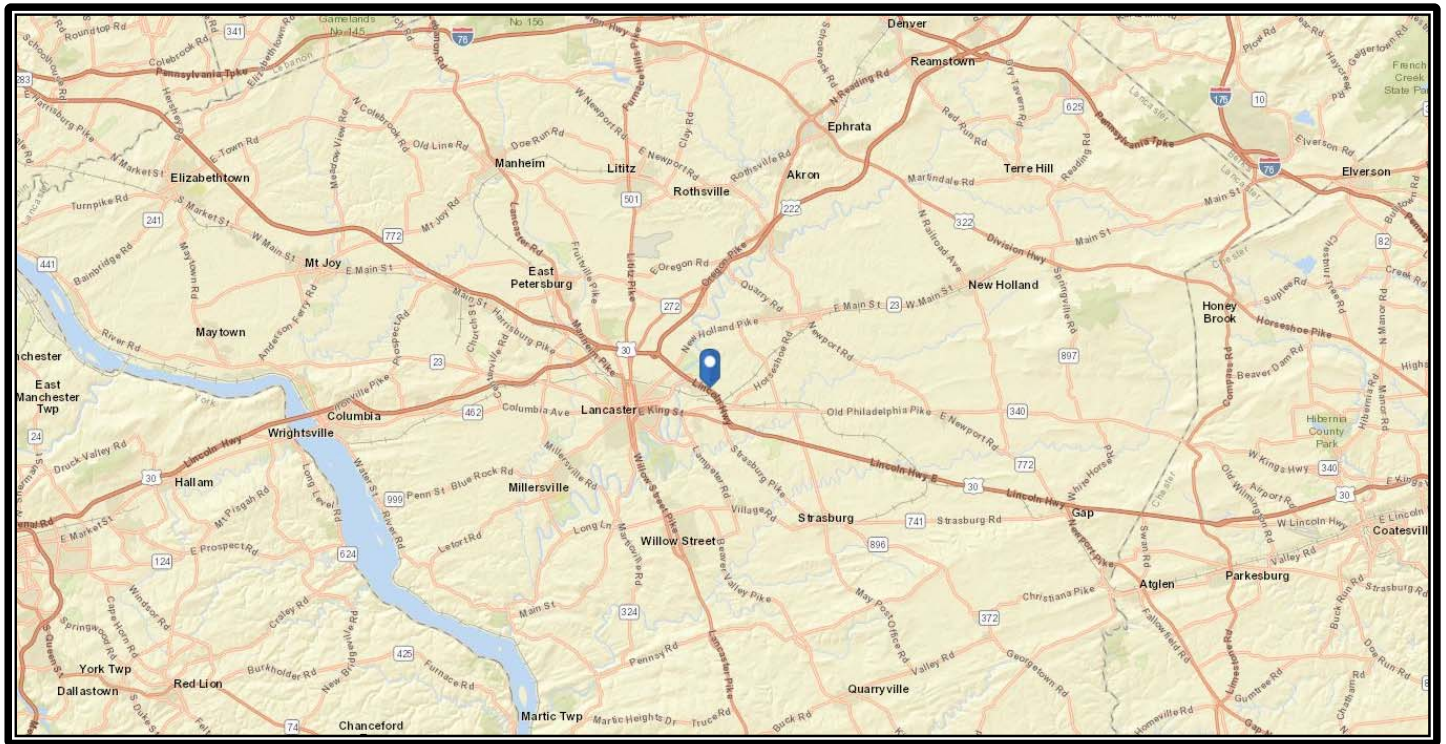
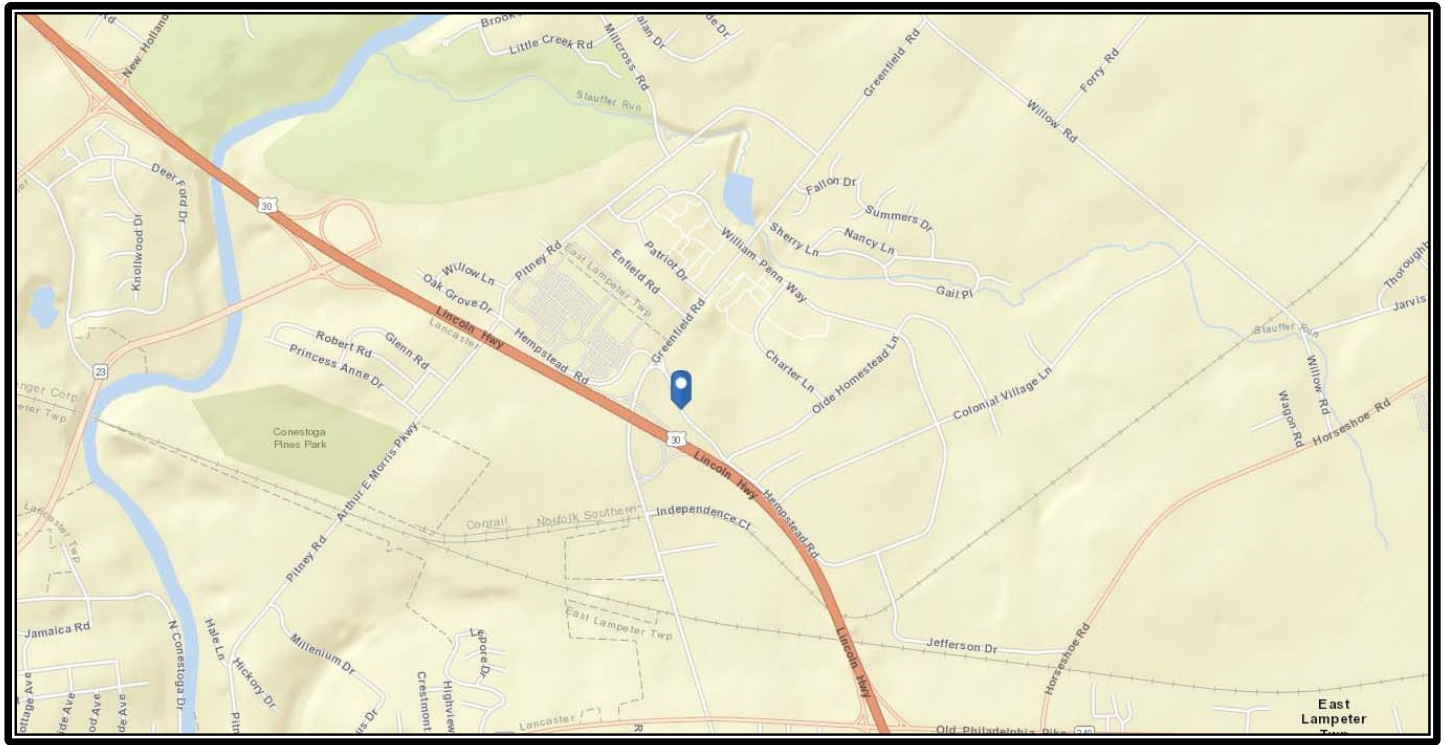
For Lease

1770 Hempstead Road, Suites 101 & 102  
Lancaster, PA 17601



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## ***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.

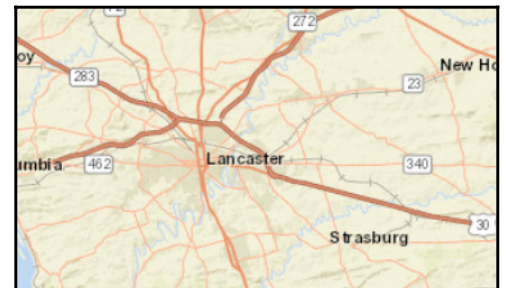
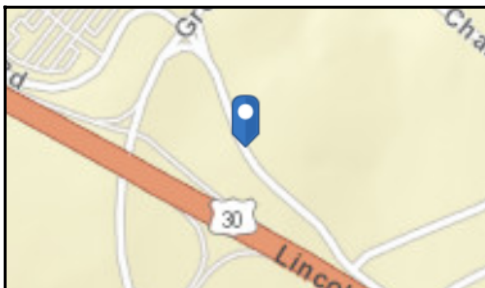
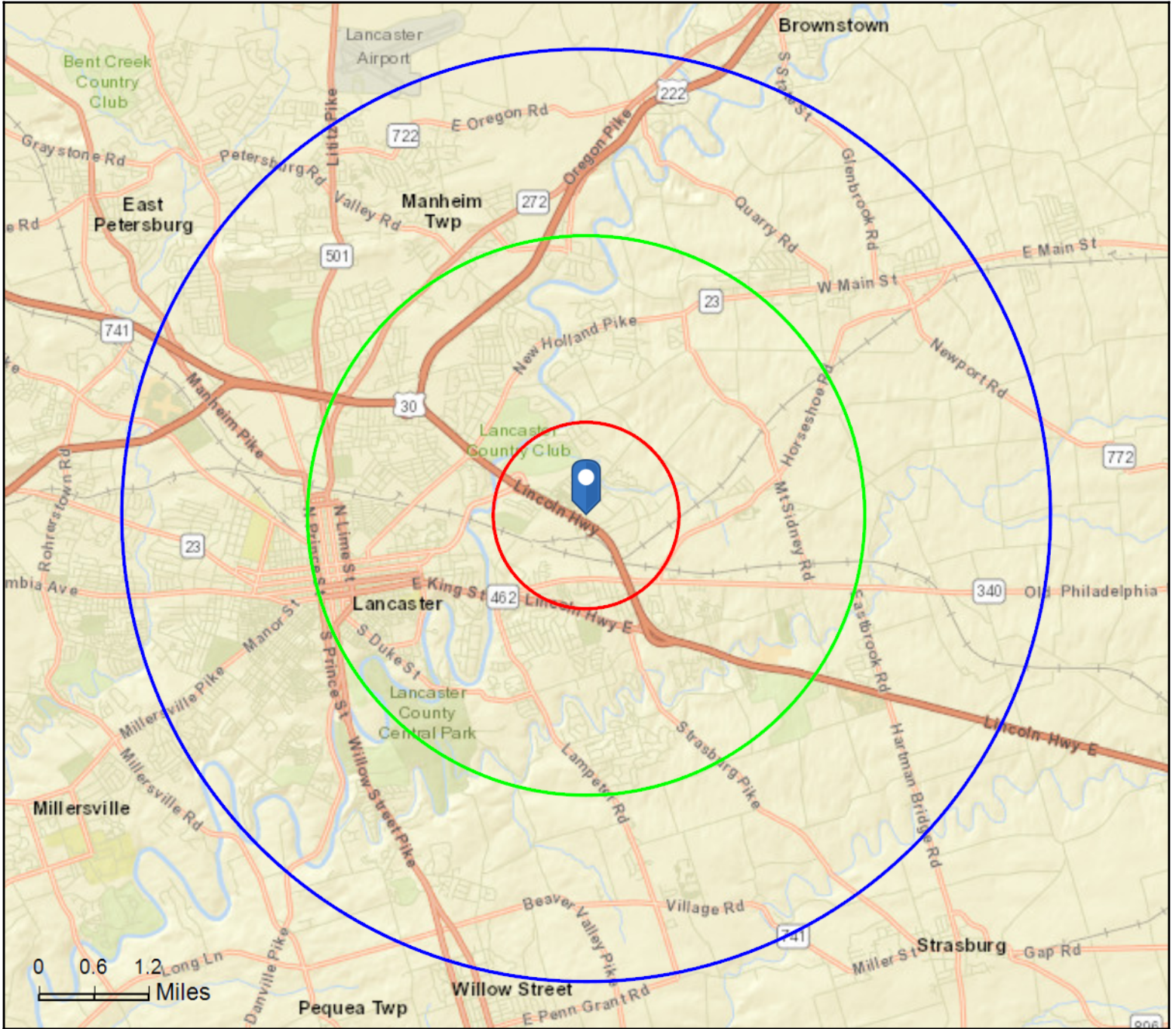


**Section 14030: Area, Dimensional and Height Requirements**

- 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.

1770 Hempstead Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05034  
Longitude: -76.25389





# Executive Summary

1770 Hempstead Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05034  
Longitude: -76.25389

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,407	60,057	129,999
2010 Population	4,234	66,953	142,820
2018 Population	4,460	70,304	150,194
2023 Population	4,629	72,477	155,306
2000-2010 Annual Rate	2.20%	1.09%	0.95%
2010-2018 Annual Rate	0.63%	0.59%	0.61%
2018-2023 Annual Rate	0.75%	0.61%	0.67%
2018 Male Population	47.5%	49.2%	48.5%
2018 Female Population	52.5%	50.8%	51.5%
2018 Median Age	44.3	36.6	37.8

In the identified area, the current year population is 150,194. In 2010, the Census count in the area was 142,820. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 155,306 representing a change of 0.67% annually from 2018 to 2023. 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 38.3.

### Race and Ethnicity

2018 White Alone	77.9%	63.9%	68.7%
2018 Black Alone	7.3%	12.3%	10.5%
2018 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2018 Asian Alone	3.1%	4.0%	4.0%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	7.2%	14.6%	12.1%
2018 Two or More Races	3.8%	4.6%	4.3%
2018 Hispanic Origin (Any Race)	19.1%	29.9%	25.8%

Persons of Hispanic origin represent 25.8% of the population in the identified area compared to 18.3% 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 70.1 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	1,517	22,863	50,207
2010 Households	1,811	25,196	55,047
2018 Total Households	1,885	26,290	57,381
2023 Total Households	1,949	27,082	59,258
2000-2010 Annual Rate	1.79%	0.98%	0.92%
2010-2018 Annual Rate	0.49%	0.52%	0.50%
2018-2023 Annual Rate	0.67%	0.60%	0.65%
2018 Average Household Size	2.36	2.55	2.52

The household count in this area has changed from 55,047 in 2010 to 57,381 in the current year, a change of 0.50% annually. The five-year projection of households is 59,258, a change of 0.65% annually from the current year total. Average household size is currently 2.52, compared to 2.49 in the year 2010. The number of families in the current year is 35,657 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

1770 Hempstead Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05034  
Longitude: -76.25389

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$61,230	\$51,675	\$53,934
2023 Median Household Income	\$72,113	\$56,403	\$59,049
2018-2023 Annual Rate	3.33%	1.77%	1.83%
<b>Average Household Income</b>			
2018 Average Household Income	\$85,873	\$72,614	\$74,645
2023 Average Household Income	\$98,823	\$81,714	\$84,066
2018-2023 Annual Rate	2.85%	2.39%	2.41%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$36,059	\$27,884	\$29,087
2023 Per Capita Income	\$41,311	\$31,232	\$32,614
2018-2023 Annual Rate	2.76%	2.29%	2.32%

Current median household income is \$53,934 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$59,049 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$74,645 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$84,066 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,087 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,614 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,604	24,499	53,401
2000 Owner Occupied Housing Units	857	12,625	29,705
2000 Renter Occupied Housing Units	660	10,238	20,502
2000 Vacant Housing Units	87	1,636	3,194
2010 Total Housing Units	1,937	26,638	58,306
2010 Owner Occupied Housing Units	930	13,520	30,971
2010 Renter Occupied Housing Units	881	11,676	24,076
2010 Vacant Housing Units	126	1,442	3,259
2018 Total Housing Units	2,019	27,859	60,934
2018 Owner Occupied Housing Units	913	13,503	30,949
2018 Renter Occupied Housing Units	972	12,786	26,432
2018 Vacant Housing Units	134	1,569	3,553
2023 Total Housing Units	2,093	28,803	63,052
2023 Owner Occupied Housing Units	970	14,060	32,168
2023 Renter Occupied Housing Units	979	13,022	27,090
2023 Vacant Housing Units	144	1,721	3,794

Currently, 50.8% of the 60,934 housing units in the area are owner occupied; 43.4%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 58,306 housing units in the area - 53.1% owner occupied, 41.3% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 1.98%. Median home value in the area is \$188,746, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.95% annually to \$207,835.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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