

For Lease



1817 COLONIAL VILLAGE LANE  
LANCASTER, PA 17601



For Lease

1817 Colonial Village Lane  
Lancaster, PA 17601

**Flex Property**



**1817 Colonial Village Lane  
Lancaster, PA 17601**

**Available Square Feet**  
27,550 square feet

**Lease Price**  
\$ 6.75 NNN

**Description**

Functional, stand-alone industrial building with 18' clear ceilings, three (3) 8'x10' loading docks with levelers, a large 12x14 drive in door and upgraded electric for heavy industrial use (480Y/277 1200A Max 3 Phase). Well located in Greenfield with convenient access to two exits on US Route 30.

**BUILDING INFORMATION**

<b>Total Square Feet</b>	27,550 SF	<b>Lighting</b>	Fluorescent
<b>Lease Rate</b>	\$ 6.75 NNN	<b>Tractor Trailer Parking</b>	3
<b>Office Square Feet</b>	6,653 SF	<b>Dock Doors</b>	3 (8x10)
<b>Warehouse Square Feet</b>	20,897SF	<b>Grade Level Doors</b>	1 (12x14)
<b>Annual CAM</b>	\$2.06 PSF	<b>Levelers</b>	3
<b>HVAC</b>	Heat Pump	<b>Ceiling Height</b>	18'
<b>Sprinklers</b>	Wet	<b>Electric</b>	480Y/277 1200A Max 3 Phase



# 1817 Colonial Village Lane Lancaster, PA 17601

<b>Parking</b>	30
<b>Water</b>	Public – Lancaster City
<b>Sewer</b>	Public – E Lampeter Township
<b>Zoning</b>	Business Park
<b>Municipality</b>	E Lampeter Township
<b>County</b>	Lancaster

## Additional Comments

Conveniently located in Greenfield with easy access to Route 30, nearby restaurants, and other amenities.



## Proximity to Major Roads

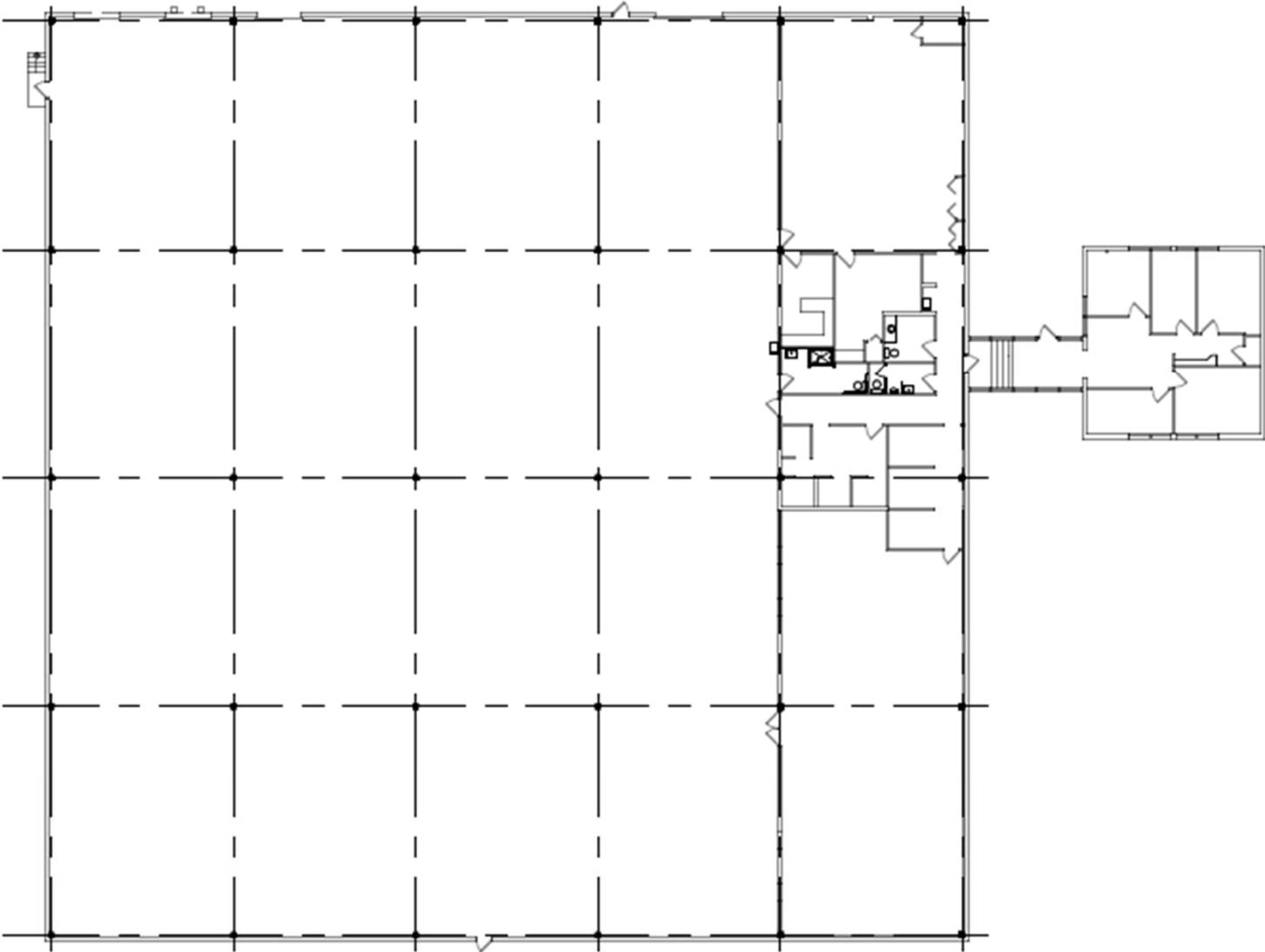
US-30	2 miles
PA-23	3 miles
US-222	3 miles
PA-272	9 miles
US-322	14 miles
I-76	20 miles

## Tax Map

*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.*

1817 Colonial Village Lane  
Lancaster, PA 17601





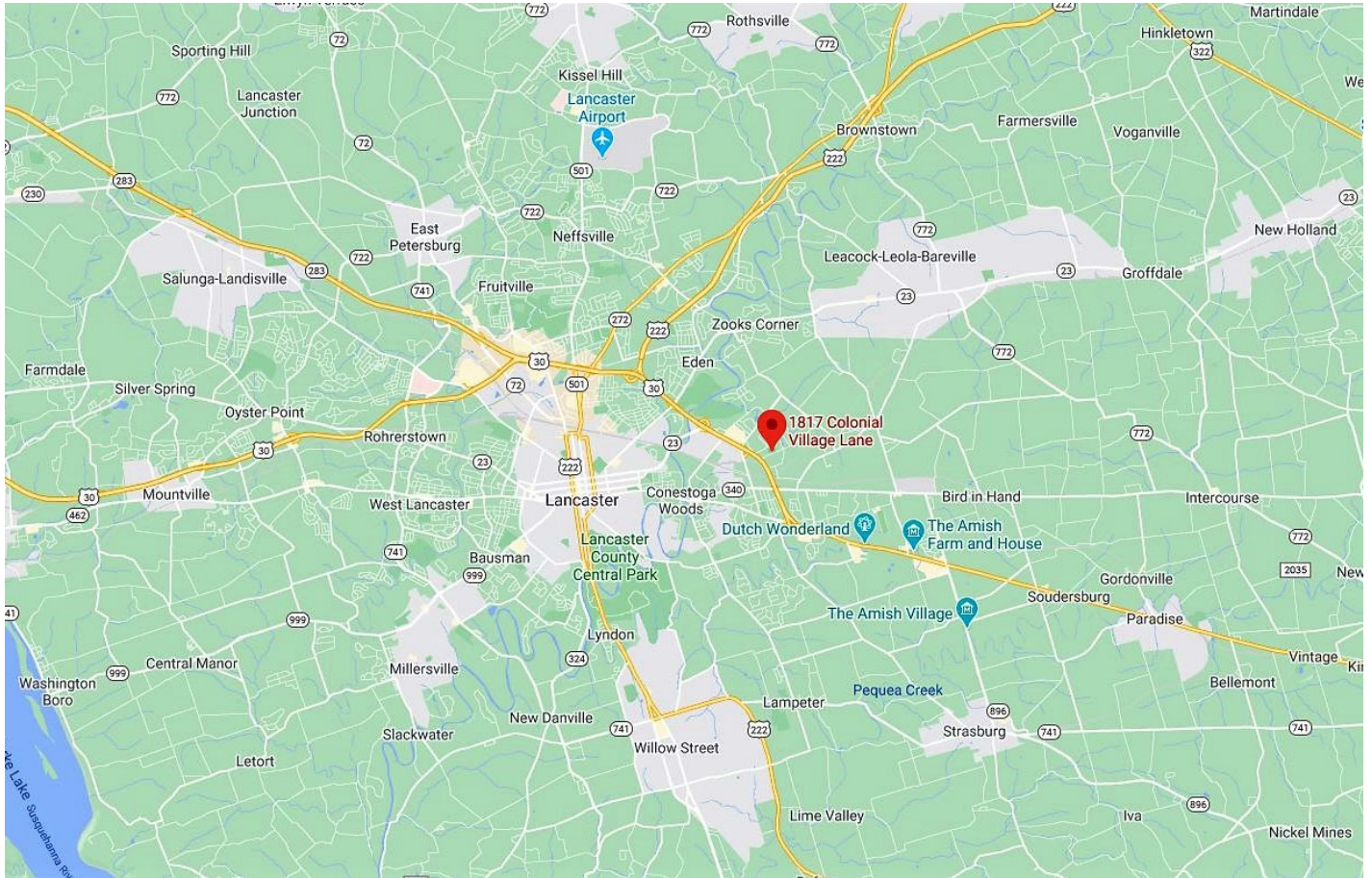
**FLOOR PLAN**

SCALE: N.T.S.

**BUILDING 12**

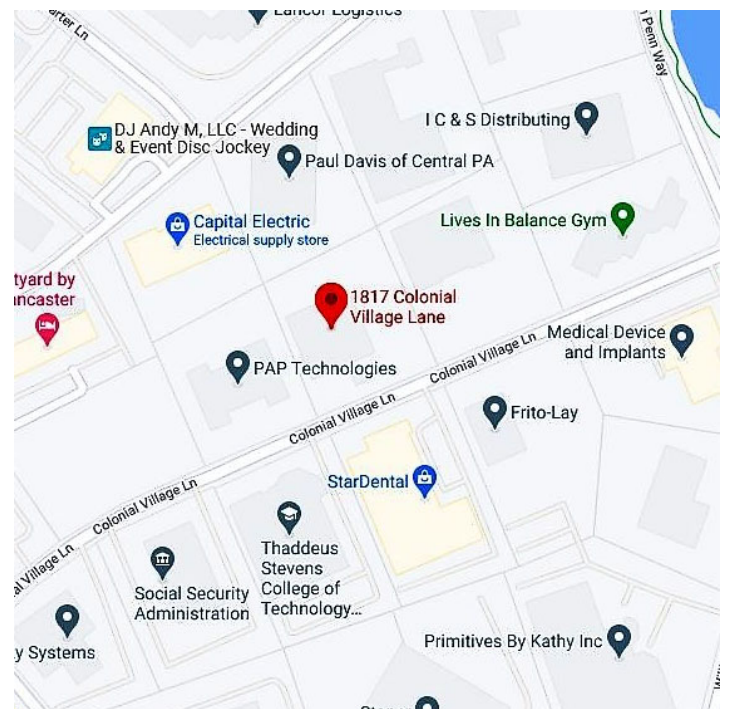
1817 COLONIAL VILLAGE LANE  
LANCASTER, PA





## 2020 ESRI Data

<b>Population</b>	1 MILE – 5,808
	3 MILES – 51,164
	5 MILES – 142,096
<b>Average HHI</b>	1 MILE – \$59,712
	3 MILES – \$59,589
	5 MILES – \$55,651
<b>Households</b>	1 MILE – 2,780
	3 MILES – 19,517
	5 MILES – 57,974

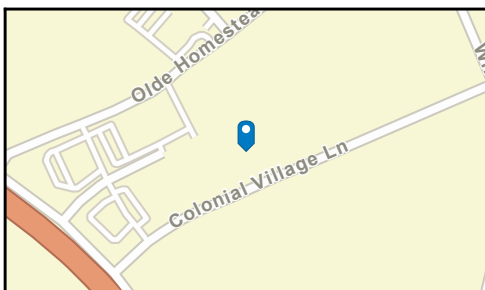
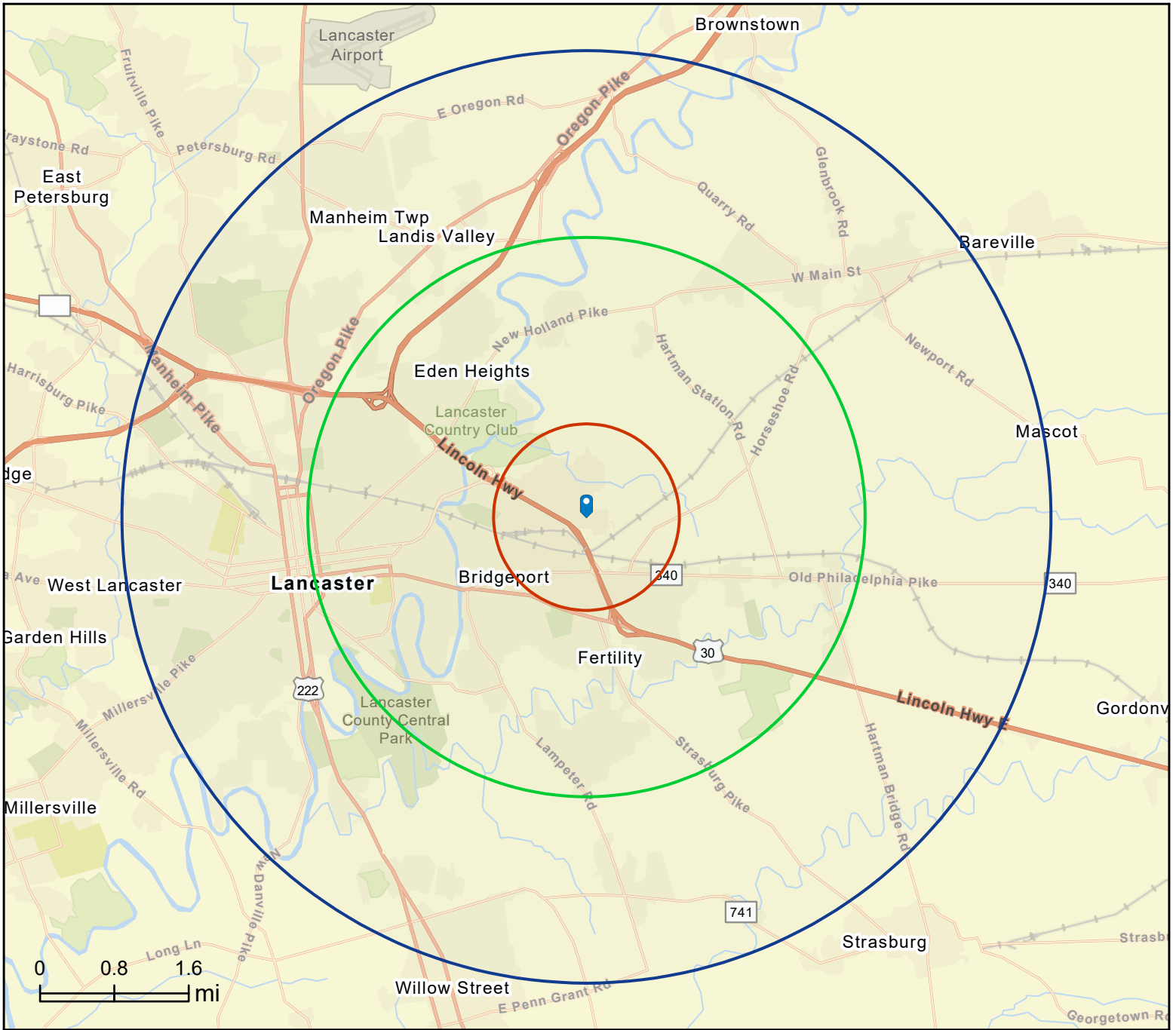




# SITE MAP

1817 Colonial Village Ln, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04900  
Longitude: -76.24772





# Executive Summary

1817 Colonial Village Ln, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04900  
Longitude: -76.24772

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,779	50,706	125,455
2010 Population	3,590	56,938	137,621
2020 Population	3,869	59,985	145,565
2025 Population	4,005	61,546	149,579
2000-2010 Annual Rate	2.59%	1.17%	0.93%
2010-2020 Annual Rate	0.73%	0.51%	0.55%
2020-2025 Annual Rate	0.69%	0.52%	0.55%
2020 Male Population	47.5%	49.2%	48.6%
2020 Female Population	52.5%	50.8%	51.4%
2020 Median Age	42.4	37.5	37.7

In the identified area, the current year population is 145,565. In 2010, the Census count in the area was 137,621. The rate of change since 2010 was 0.55% annually. The five-year projection for the population in the area is 149,579 representing a change of 0.55% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 42.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	76.3%	65.2%	67.4%
2020 Black Alone	7.4%	11.5%	10.9%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.5%
2020 Asian Alone	4.3%	4.4%	4.1%
2020 Pacific Islander Alone	0.1%	0.0%	0.1%
2020 Other Race	7.6%	13.9%	12.8%
2020 Two or More Races	3.7%	4.5%	4.4%
2020 Hispanic Origin (Any Race)	19.1%	28.7%	27.2%

Persons of Hispanic origin represent 27.2% of the population in the identified area compared to 18.8% 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 71.8 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	65	86	84
2000 Households	1,294	18,878	48,349
2010 Households	1,608	21,024	52,762
2020 Total Households	1,719	22,102	55,675
2025 Total Households	1,775	22,677	57,238
2000-2010 Annual Rate	2.20%	1.08%	0.88%
2010-2020 Annual Rate	0.65%	0.49%	0.53%
2020-2025 Annual Rate	0.64%	0.51%	0.56%
2020 Average Household Size	2.25	2.61	2.52

The household count in this area has changed from 52,762 in 2010 to 55,675 in the current year, a change of 0.53% annually. The five-year projection of households is 57,238, a change of 0.56% annually from the current year total. Average household size is currently 2.52, compared to 2.51 in the year 2010. The number of families in the current year is 34,496 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

1817 Colonial Village Ln, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.04900  
Longitude: -76.24772

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	14.5%	14.5%	14.4%
<b>Median Household Income</b>			
2020 Median Household Income	\$57,132	\$57,296	\$56,129
2025 Median Household Income	\$58,717	\$60,243	\$58,761
2020-2025 Annual Rate	0.55%	1.01%	0.92%
<b>Average Household Income</b>			
2020 Average Household Income	\$77,116	\$79,105	\$78,418
2025 Average Household Income	\$80,747	\$86,210	\$85,186
2020-2025 Annual Rate	0.92%	1.74%	1.67%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$32,617	\$29,289	\$30,033
2025 Per Capita Income	\$34,174	\$31,919	\$32,631
2020-2025 Annual Rate	0.94%	1.73%	1.67%

### Households by Income

Current median household income is \$56,129 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$58,761 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$78,418 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$85,186 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,033 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,631 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	142	134	134
2000 Total Housing Units	1,378	20,026	51,488
2000 Owner Occupied Housing Units	743	11,395	28,410
2000 Renter Occupied Housing Units	551	7,483	19,939
2000 Vacant Housing Units	84	1,148	3,139
2010 Total Housing Units	1,722	22,081	55,895
2010 Owner Occupied Housing Units	827	12,288	29,638
2010 Renter Occupied Housing Units	781	8,736	23,124
2010 Vacant Housing Units	114	1,057	3,133
2020 Total Housing Units	1,833	23,315	59,367
2020 Owner Occupied Housing Units	818	12,247	29,420
2020 Renter Occupied Housing Units	901	9,855	26,254
2020 Vacant Housing Units	114	1,213	3,692
2025 Total Housing Units	1,894	23,934	61,062
2025 Owner Occupied Housing Units	858	12,594	30,120
2025 Renter Occupied Housing Units	917	10,084	27,118
2025 Vacant Housing Units	119	1,257	3,824

Currently, 49.6% of the 59,367 housing units in the area are owner occupied; 44.2%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 55,895 housing units in the area - 53.0% owner occupied, 41.4% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 2.71%. Median home value in the area is \$192,955, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.37% annually to \$206,520.

**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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



*Every company dreams its dreams and sets its standards  
These are ours . . .*

*We are committed to two great tasks:*

**1. BUILDING TRUSTWORTHY RELATIONSHIPS.**

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

**2. BEING INNOVATIVE LEADERS.**

- Creating an environment for innovation since 1931.
- "Right the first time" – High quality products and services.
- Investing profits to secure our future.

**WE GIVE GOOD MEASURE.**



1853 William Penn Way  
Lancaster, PA 17601  
717.291.2284  
717.293.4488 Fax  
1.800.638.4414

5000 Ritter Road, Suite 201  
Mechanicsburg, PA 17055  
717.697.2422  
717.697.0870 Fax  
1.800.213.0094

525 Highlands Boulevard, Suite 107  
Coatesville, PA 19320  
610.380.8437  
610.380.0583 Fax

*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.*