

# For Lease



116 EAST KING STREET  
LANCASTER, PA 17602

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► *Downtown Office Space*



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*116 East King Street  
Lancaster, PA 17602*

**Available Square Feet**  
4,245 square feet

**Lease Rate**  
\$8.95/SF NN plus taxes and utilities

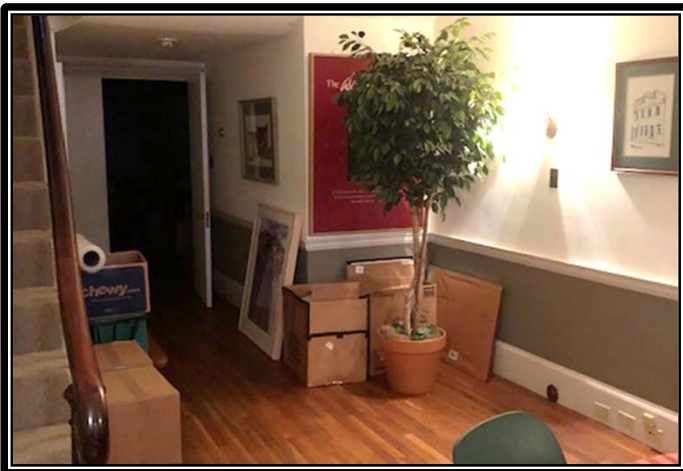
**Description**  
Rare opportunity to occupy a landmark building in the heart of the City of Lancaster. Premier live/work/play location. Walkable to restaurants, entertainment, courthouse, and many businesses. Features attractive, high-end finishes.

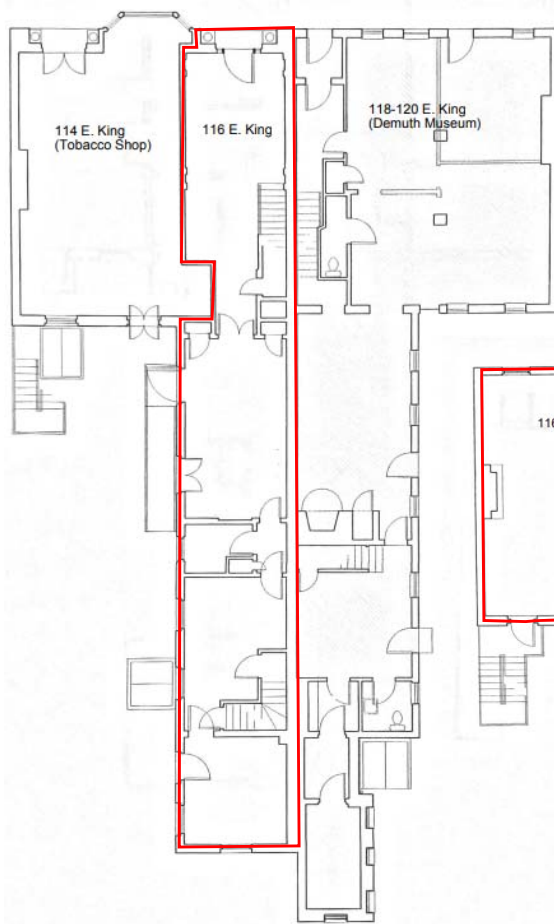
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**BUILDING INFORMATION**

Total Building Square Feet	4,245 square feet
Construction	Masonry/brick
Year Constructed	1760
Number of Floors	Three floors with private ground floor access
HVAC	Gas heat and central A/C
Wall Finishes	Paint
Restrooms	Three restrooms

Water	Public
Sewer	Public
Parking	One space included. Additional spaces negotiable, but will not be included in the rent East King Street Garage is on the same block
Municipality	City of Lancaster
County	Lancaster County
Tax Account#	333-64755-0-0000
Zoning	CB – Central Business
Square Feet Available	4,245 square feet
Lease Rate	\$8.95/SF NN plus taxes and utilities
Annual Rent	\$37,993
Monthly Rent	\$3,166

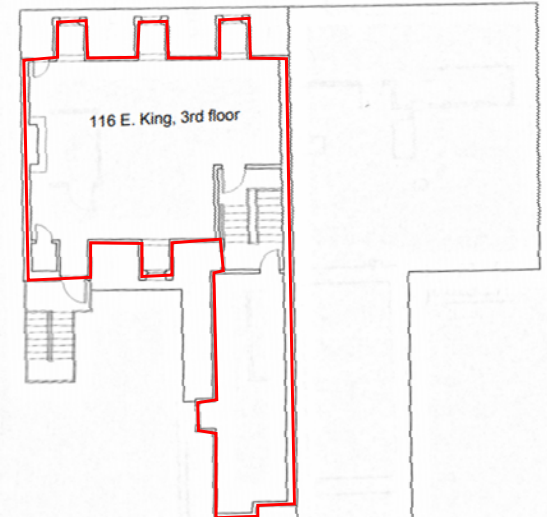




**1<sup>st</sup> Floor**  
**1,288 SF**



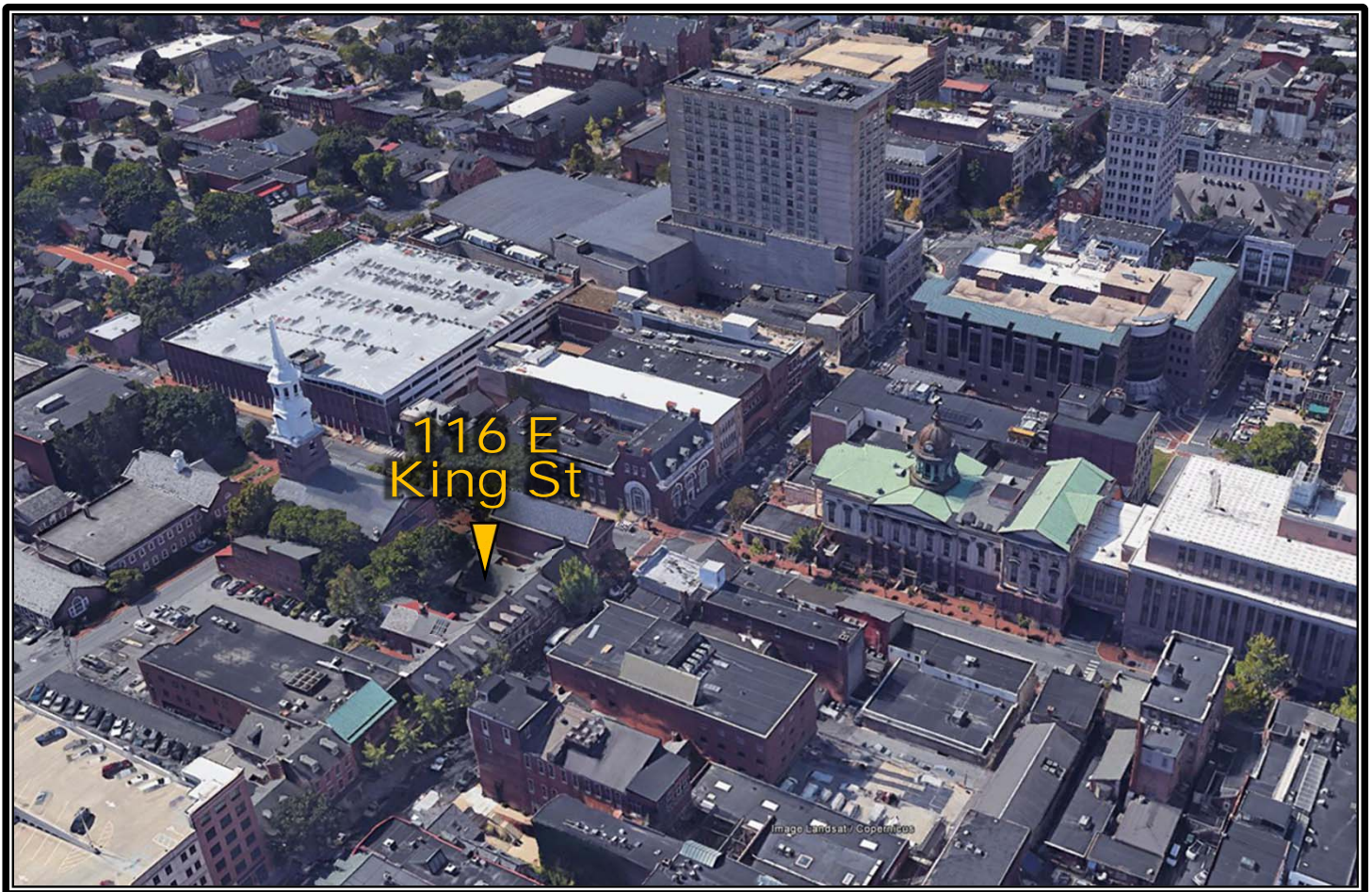
**2<sup>nd</sup> Floor**  
**1,901 SF**



**3<sup>rd</sup> Floor**  
**1,056 SF**

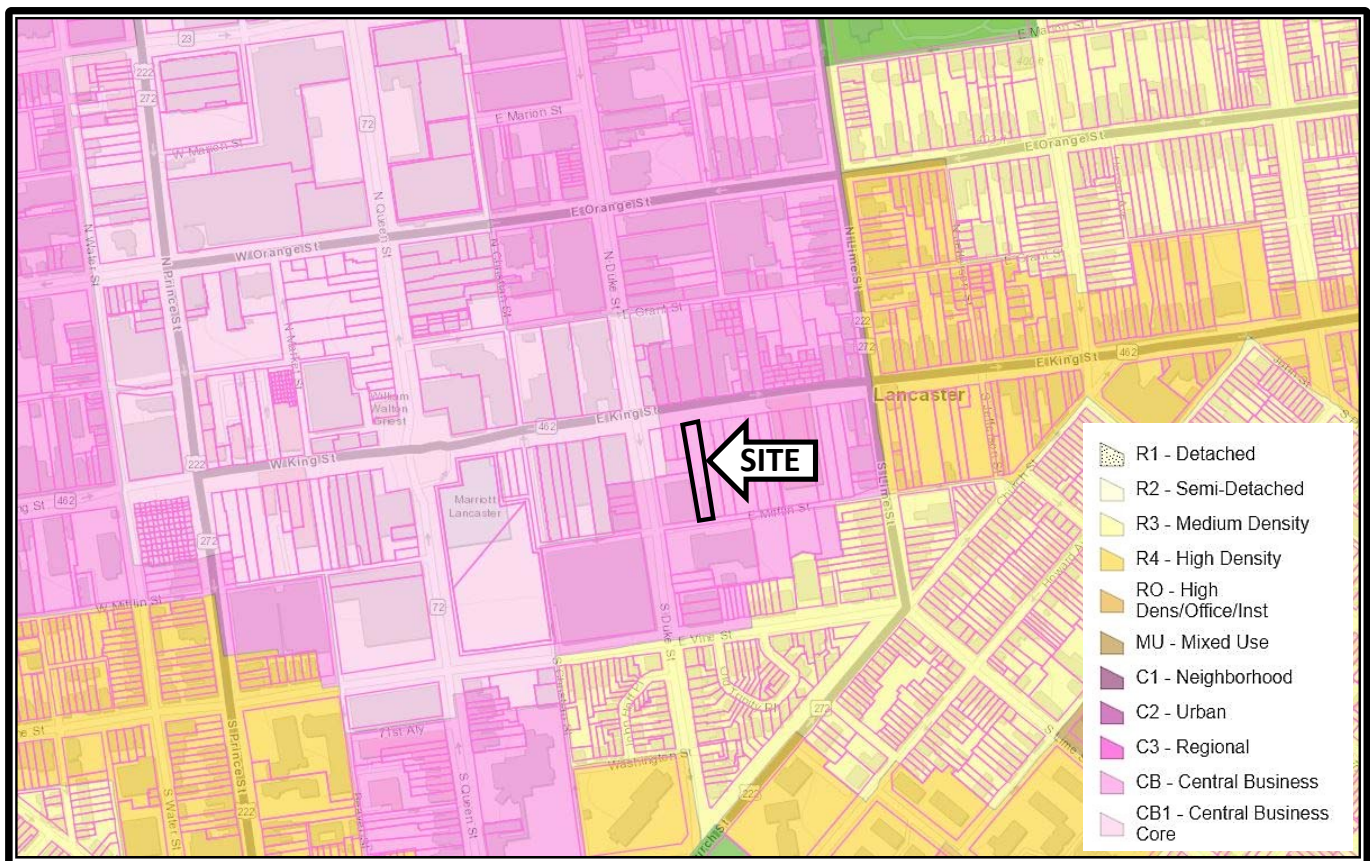
### Vibrant Lancaster City

116 East King Street is ideally situated in one of Lancaster City's most vibrant and trendy areas. The area surrounding the property continues to be developed. Large employers, such as Woodstream and Cargas, have made strategic decisions to relocate their corporate headquarters to this area. Fulton Bank recently expanded their corporate headquarters and the Lancaster Marriot at Penn Square added 110 rooms and two restaurants. Excelsior and The Lancaster Chamber are relatively new additions to the area and have completed projects to enhance the immediate streetscape. In the pipeline, Willow Valley is developing a 55+ community with 150 units at Southern Market. In addition, the immediate area is home to a vibrant mix of retail, entertainment and some of Lancaster's most popular restaurants – a true live/work/play area.



## Central Business (CB District)

The CB District is the commercial hub of the City and serves the metropolitan area as a regional center for government, law, finance, culture, entertainment, and support businesses. A wide range of commercial, retail, cultural, high-density residential, and institutional uses are permitted by right and by special exception. In order to promote high-density development, this zoning district permits 100% building and lot coverage and waives all off-street parking requirements.

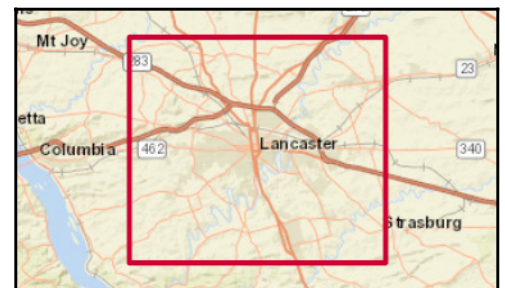
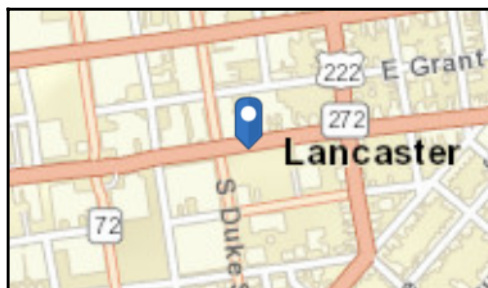
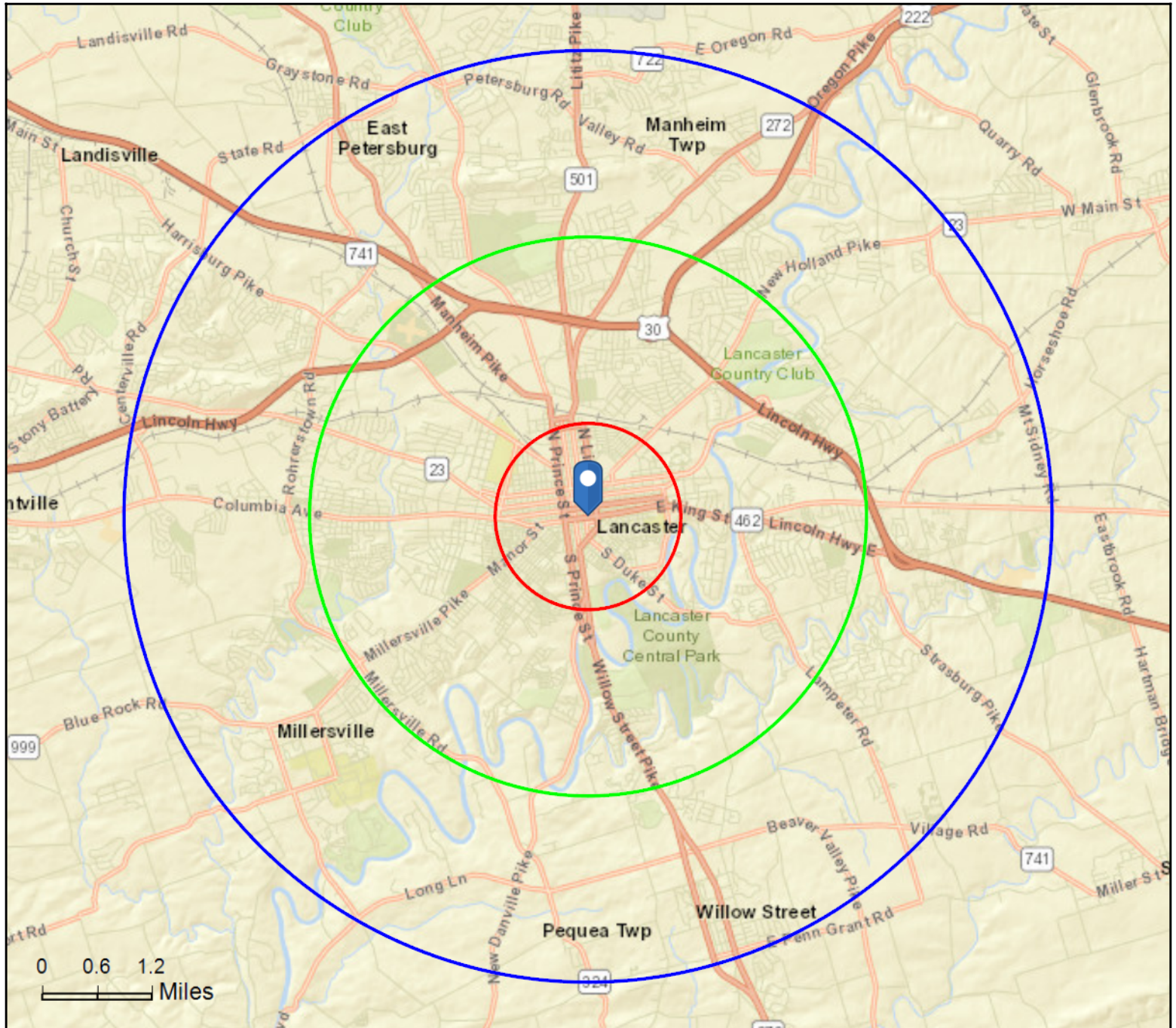




## Site Map

116 E King St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.03823  
Longitude: -76.30308





## Executive Summary

116 E King St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	46,013	98,170	154,416
2010 Population	48,234	106,040	170,964
2019 Population	50,443	111,815	181,866
2024 Population	51,607	115,199	187,880
2000-2010 Annual Rate	0.47%	0.77%	1.02%
2010-2019 Annual Rate	0.49%	0.57%	0.67%
2019-2024 Annual Rate	0.46%	0.60%	0.65%
2019 Male Population	50.1%	48.7%	48.3%
2019 Female Population	49.9%	51.3%	51.7%
2019 Median Age	31.4	36.4	38.5

In the identified area, the current year population is 181,866. In 2010, the Census count in the area was 170,964. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 187,880 representing a change of 0.65% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 31.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	44.9%	61.5%	70.5%
2019 Black Alone	18.8%	13.2%	9.8%
2019 American Indian/Alaska Native Alone	0.8%	0.6%	0.4%
2019 Asian Alone	3.3%	3.7%	4.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	25.3%	15.9%	11.1%
2019 Two or More Races	6.8%	5.1%	4.1%
2019 Hispanic Origin (Any Race)	49.6%	33.0%	23.8%

Persons of Hispanic origin represent 23.8% 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 67.6 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	33	68	85
2000 Households	17,056	38,372	60,086
2010 Households	17,731	41,082	66,296
2019 Total Households	18,447	43,012	70,130
2024 Total Households	18,864	44,304	72,427
2000-2010 Annual Rate	0.39%	0.68%	0.99%
2010-2019 Annual Rate	0.43%	0.50%	0.61%
2019-2024 Annual Rate	0.45%	0.59%	0.65%
2019 Average Household Size	2.59	2.49	2.48

The household count in this area has changed from 66,296 in 2010 to 70,130 in the current year, a change of 0.61% annually. The five-year projection of households is 72,427, a change of 0.65% annually from the current year total. Average household size is currently 2.48, compared to 2.46 in the year 2010. The number of families in the current year is 43,417 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

116 E King St, Lancaster, Pennsylvania, 17602  
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Latitude: 40.03823  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	15.2%	15.5%	16.6%
<b>Median Household Income</b>			
2019 Median Household Income	\$36,318	\$50,891	\$56,520
2024 Median Household Income	\$40,732	\$55,165	\$61,700
2019-2024 Annual Rate	2.32%	1.63%	1.77%
<b>Average Household Income</b>			
2019 Average Household Income	\$48,476	\$67,133	\$76,563
2024 Average Household Income	\$55,014	\$75,250	\$85,261
2019-2024 Annual Rate	2.56%	2.31%	2.18%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$17,745	\$25,896	\$29,575
2024 Per Capita Income	\$20,130	\$29,013	\$32,911
2019-2024 Annual Rate	2.55%	2.30%	2.16%

### Households by Income

Current median household income is \$56,520 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$61,700 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$76,563 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$85,261 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$29,575 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,911 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	123	127	121
2000 Total Housing Units	18,956	41,118	63,694
2000 Owner Occupied Housing Units	7,078	21,748	36,841
2000 Renter Occupied Housing Units	9,979	16,624	23,245
2000 Vacant Housing Units	1,899	2,746	3,608
2010 Total Housing Units	19,131	43,593	70,009
2010 Owner Occupied Housing Units	6,861	22,318	39,421
2010 Renter Occupied Housing Units	10,870	18,764	26,875
2010 Vacant Housing Units	1,400	2,511	3,713
2019 Total Housing Units	20,033	45,824	74,274
2019 Owner Occupied Housing Units	6,366	21,616	39,270
2019 Renter Occupied Housing Units	12,081	21,396	30,860
2019 Vacant Housing Units	1,586	2,812	4,144
2024 Total Housing Units	20,510	47,209	76,704
2024 Owner Occupied Housing Units	6,332	21,847	40,072
2024 Renter Occupied Housing Units	12,532	22,458	32,355
2024 Vacant Housing Units	1,646	2,905	4,277

Currently, 52.9% of the 74,274 housing units in the area are owner occupied; 41.5%, renter occupied; and 5.6% 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 70,009 housing units in the area - 56.3% owner occupied, 38.4% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 2.66%. Median home value in the area is \$192,215, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.80% annually to \$210,165.

**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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Lancaster, PA 17602



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