



MILLCREEK SQUARE
2350 LINCOLN HIGHWAY EAST
LANCASTER, PA 17602



Jeffrey Kurtz, CCIM
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jkurtz@high.net

- Property Information Sheet
- Property Photos
- Site Plan
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary
- ESRI Traffic Count Map
- ESRI Traffic Count Profile



▶ Retail Space



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2350 Lincoln Highway
 Lancaster, PA 17602

Available Square Feet
 1,617 – 3,357 square feet

Lease Rate
 To be Determined

Description
 Retail space at Mill Creek Square with tenants that include Kohl’s, Bed Bath & Beyond, Christmas Tree Shops, Ross, Petco and Staples. Aldi, Red Robin and Salad Works. Location has billboard exposure on Rt. 30 with over 41,000 Average Daily Traffic.

PROPERTY INFORMATION

Total Square Feet Available	1,617 – 3,357 square feet
Type Construction	Masonry
Ceiling	12 feet
HVAC	Natural gas
Lighting	Fluorescent
Electric	400 amp, 3-phase
Water & Sewer	Public
Zoning	Commercial (C-2) zoning
Parking	40+ parking spaces
County	Lancaster County
Municipality	East Lampeter Township

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.

Suite 630 – 1,740 SF Space

2350 Lincoln Highway East
Lancaster, PA 17602



Suite 650 – 1,617 Square Feet

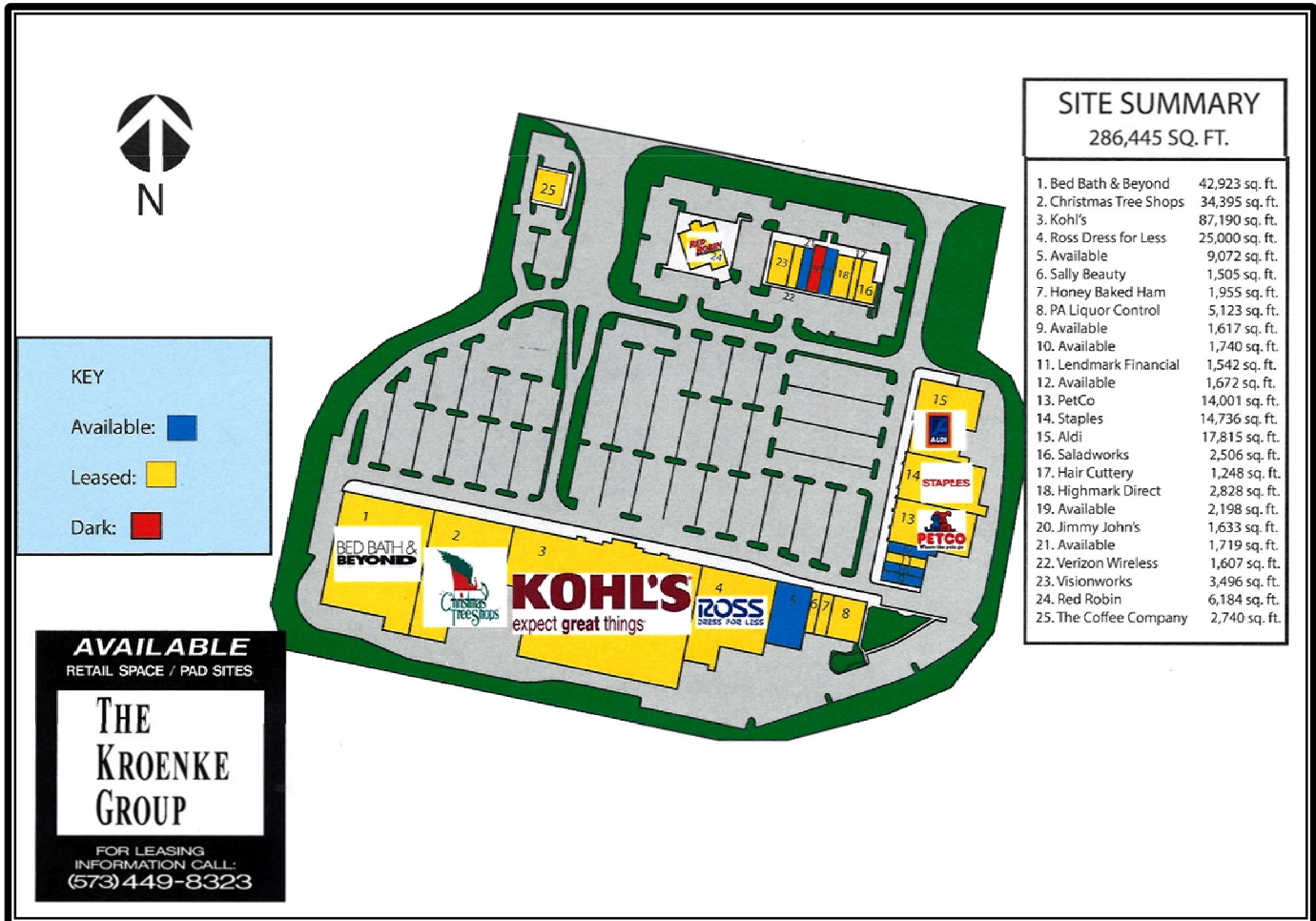
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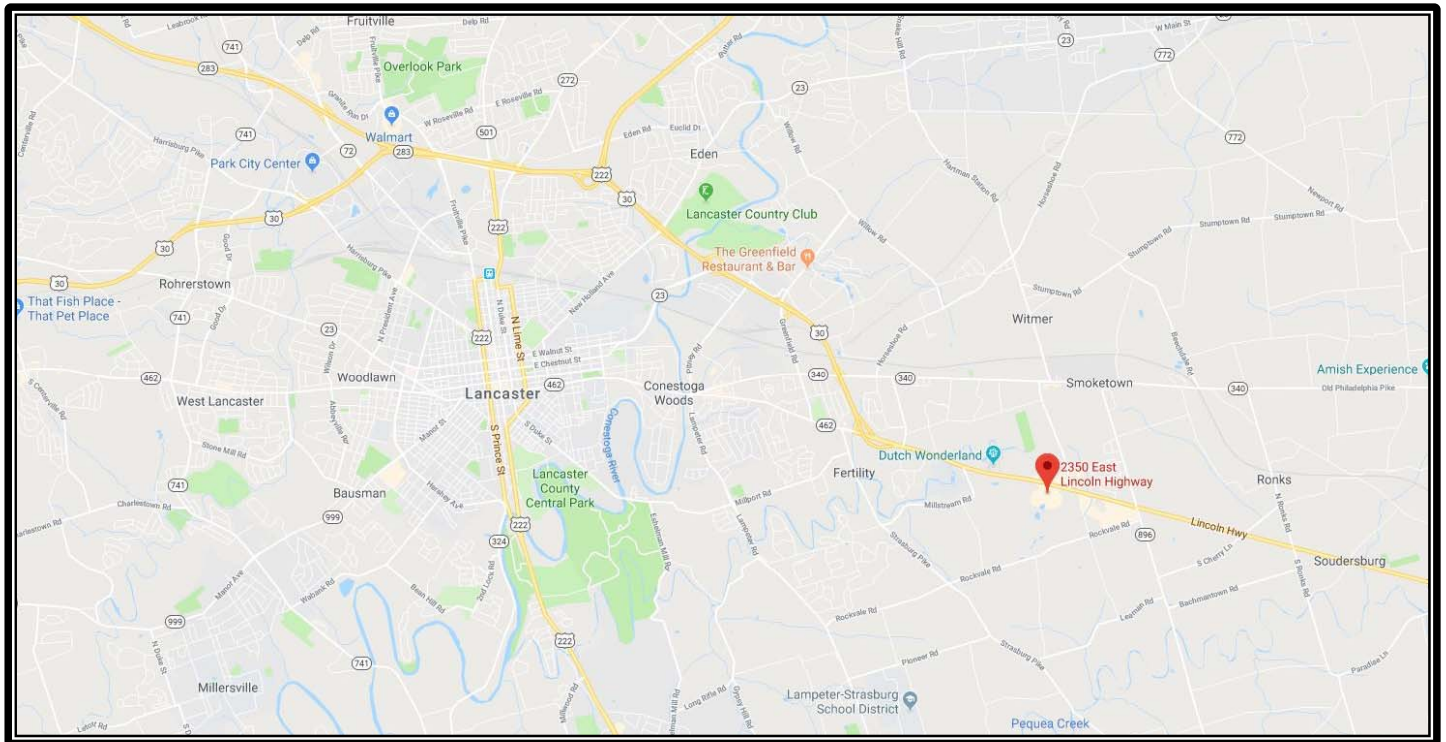
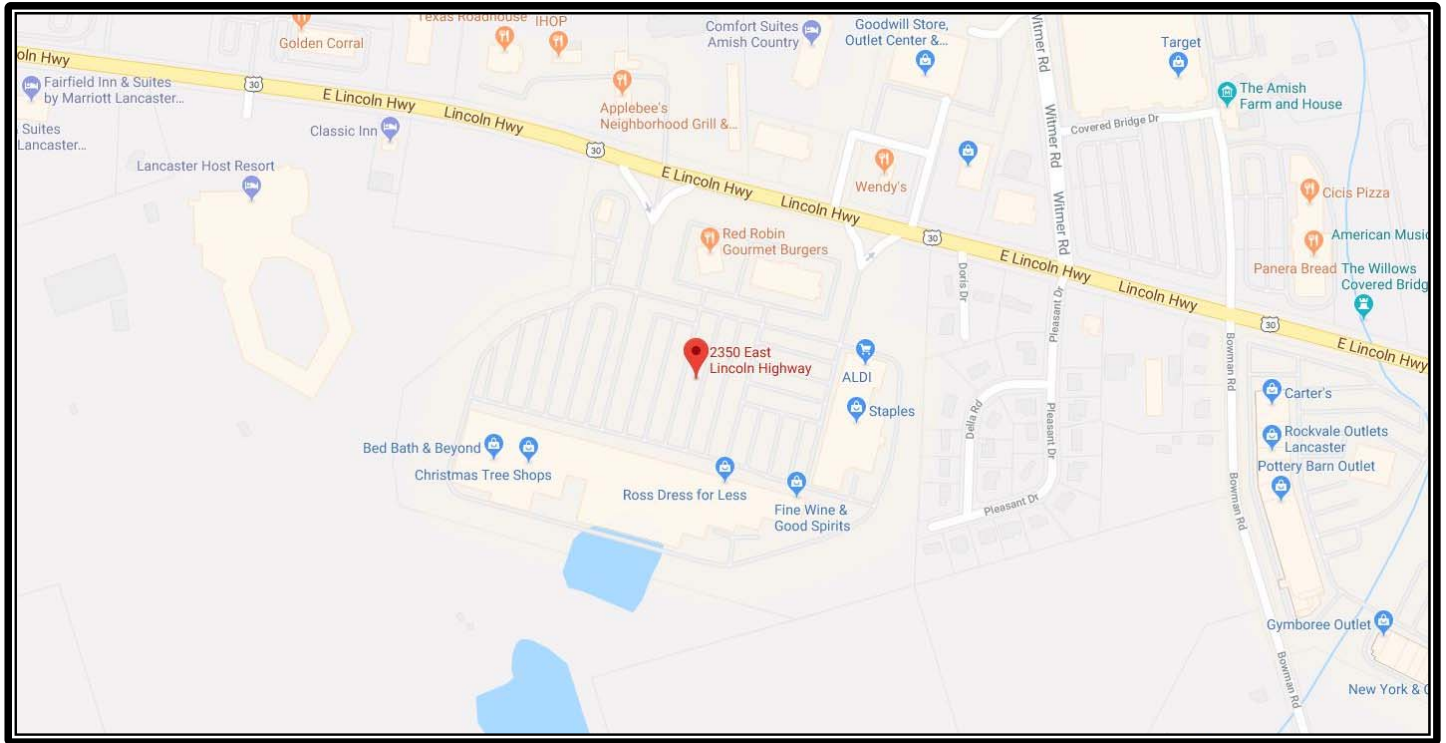


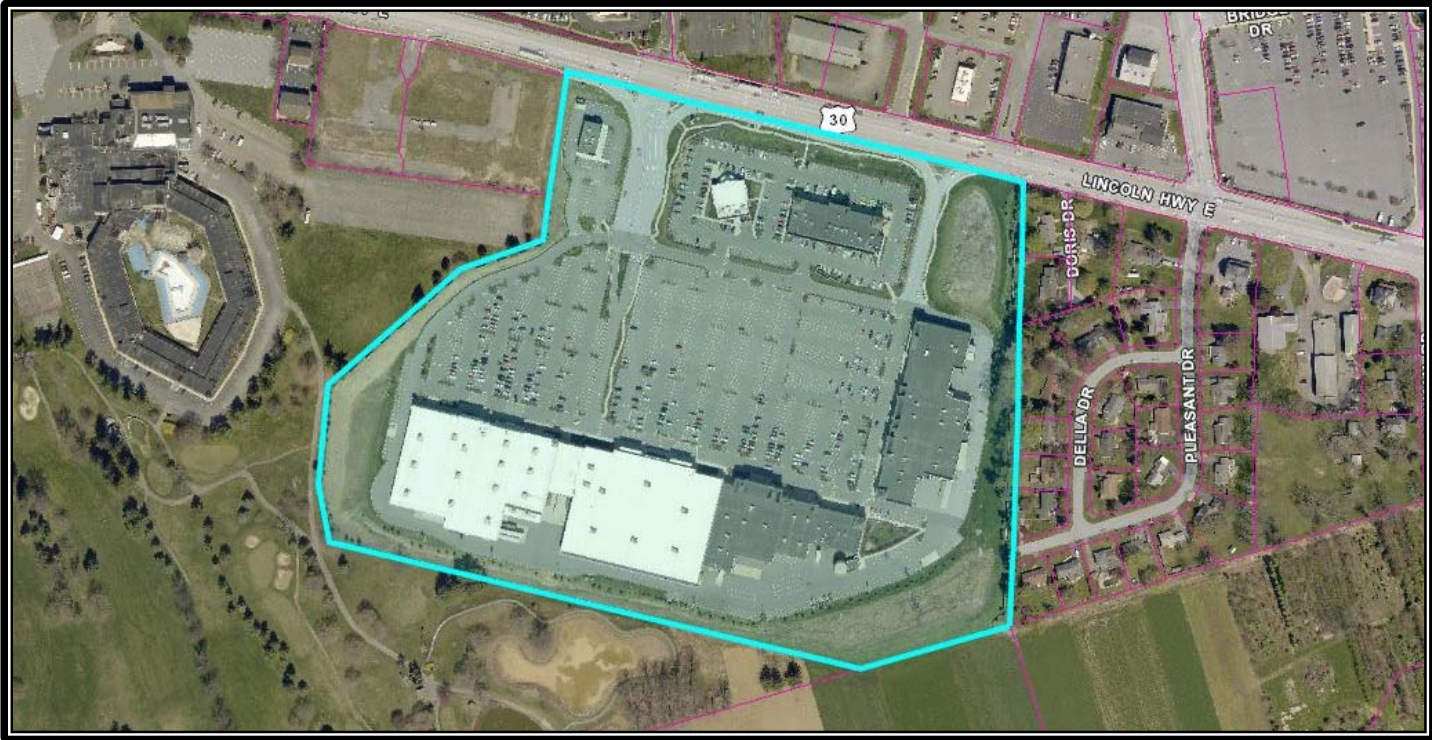
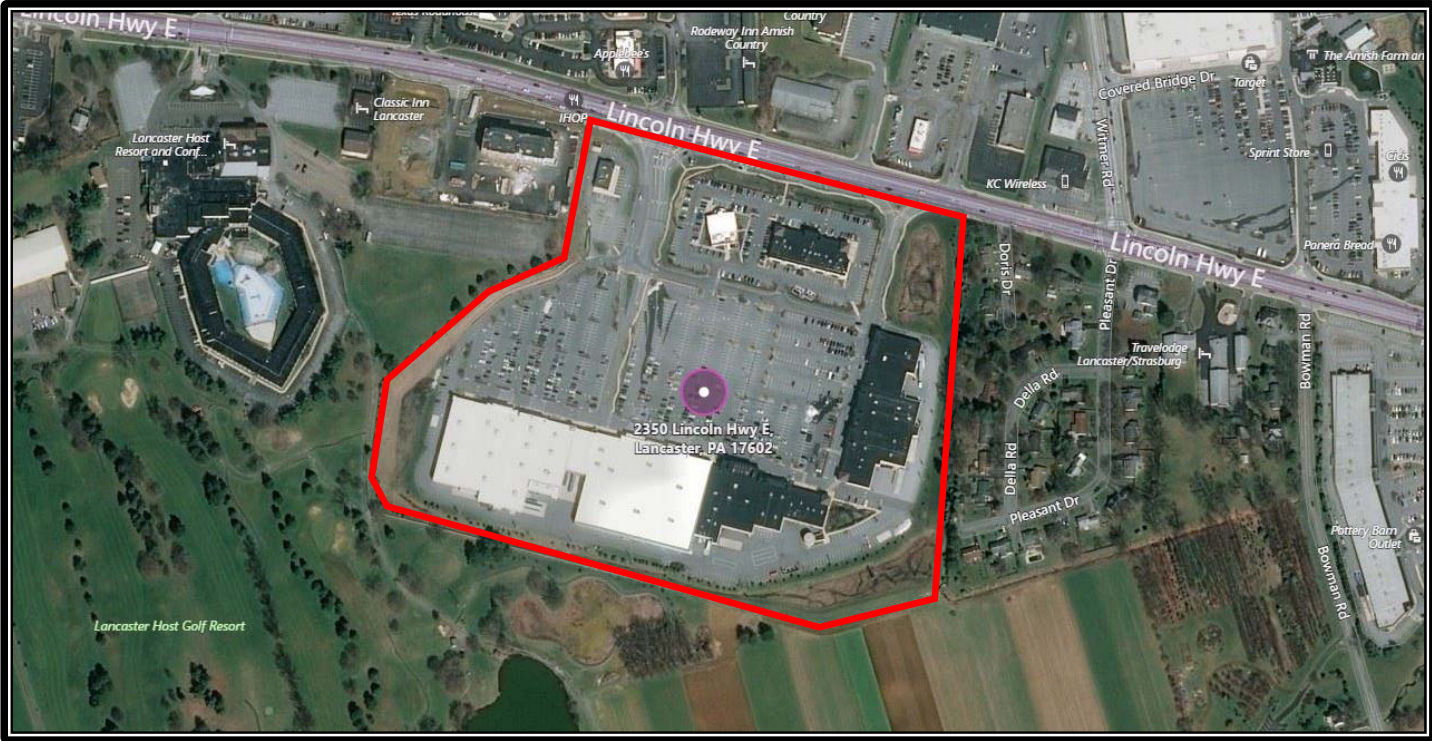
Suite 840 - 2,198 Square Feet
Suite 850 - 1,633 Square Feet

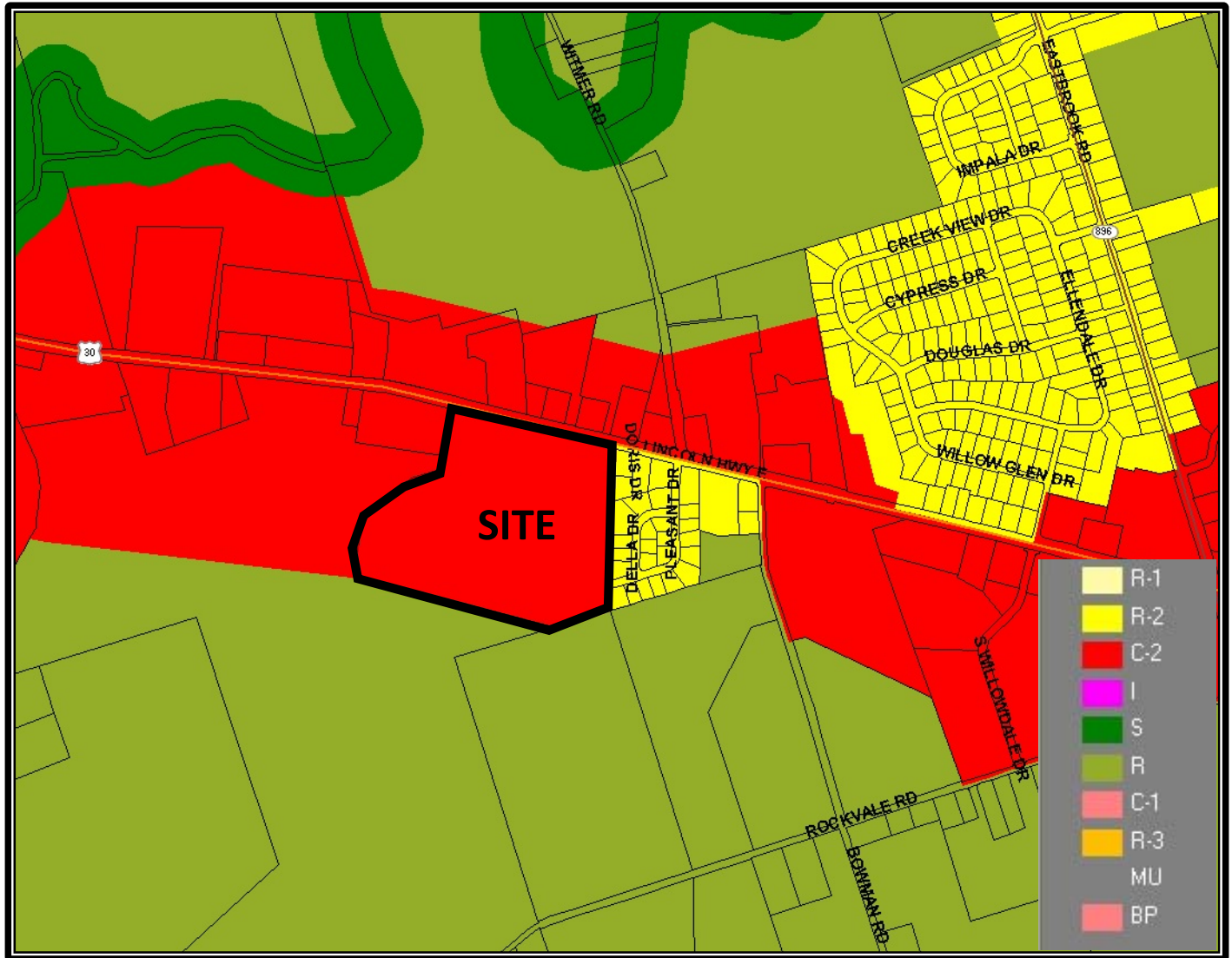
2350 Lincoln Highway East
Lancaster, PA 17602











Commercial (C-2) Zoning

Article 9: General Commercial (C-2) Zoning District

Section 9010: Purpose

- A. To accommodate commercial uses that meet a broader variety of retail needs of the community and the immediate surrounding areas than found within the C-2 Zoning District.
- B. To provide land for commercial uses and development that are designed to accommodate patrons traveling by automobile within a regional geographic area.
- C. To provide land with an appropriate level of highway access for the development of larger commercial operations within the context of the community.
- D. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

Section 9020: 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. Automobile repair and/or automobile service station, subject to the provisions specified under Section 23080 of this Zoning Ordinance.
 - 3. Automobile sales, subject to the provisions specified under Section 23090 of this Zoning Ordinance.
 - 4. Bowling alley, subject to the provisions specified under Section 23130 of this Zoning Ordinance.
 - 5. Contractor storage yard within an enclosed building, subject to the provisions of Section 23190 of this Zoning Ordinance.
 - 6. Convenience store, subject to the provisions specified under Section 23200 of this Zoning Ordinance.
 - 7. Day care facility as a commercial use, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
 - 8. Emergency service facility, subject to the provisions under Section 23250 of this Zoning Ordinance.
 - 9. Financial institution containing a maximum no more than two (2) drive-through service lane, subject to the provisions specified under Section 23280 of this Zoning Ordinance.
 - 10. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
 - 11. Greenhouse as a commercial use, subject to the provisions specified under Section 23330 of this Zoning Ordinance.
 - 12. Home improvement and/or building supply store, subject to the provisions specified under Section 23360 of this Zoning Ordinance.
 - 13. Hotel and/or motel containing a maximum of one hundred twenty-five (125) rental units or rooms, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
 - 14. Mass transportation depot, subject to the provisions specified under Section 23460 of this Zoning Ordinance.
 - 15. Municipal use, subject to the provisions specified under of Section 23500 of this Zoning Ordinance.

16. Museum, subject to the provisions specified under of Section 23510 of this Zoning Ordinance.
17. Office uses, subject to the provisions specified under of Section 23540 of this Zoning Ordinance.
18. Personal service facility, subject to the provisions specified under of Section 23570 of this Zoning Ordinance.
19. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
20. Recreation use that is classified as a commercial recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
21. Recreation use that is defined as a municipal recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
22. Recreation use that is defined as a restricted recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
23. Restaurant containing no drive-through service lanes, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
24. Retail bakery or confectioner containing no drive-through service lanes, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
25. Retail sales containing no drive-through service lanes, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
26. School that is defined as a commercial school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
27. Shopping center, subject to the provisions specified under Section 23770 of this Zoning Ordinance.
28. State or county highway maintenance facility, subject to the provisions specified under Section 23800 of this Zoning Ordinance.
29. Theater, subject to the provisions specified under Section 23820 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. Alternative energy facilities as an accessory 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 23050.1 of this Zoning Ordinance.
3. Amusement arcade as an accessory use within a building occupied by a permitted commercial use. The maximum floor area of an amusement arcade shall not exceed five (5) percent of the gross floor area of the permitted commercial use.
4. Grocery store as an accessory use within a building occupied by a permitted shopping center or retail use, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
5. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
6. Satellite receiving and/or transmitting dish antenna with a maximum diameter of three (3) 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.

7. 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. Car wash, subject to the provisions specified under Section 23150 of this Zoning Ordinance.
 2. Farm-support business use as a business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
 3. Farmers market, subject to the provisions specified under Section 23270 of this Zoning Ordinance.
 4. 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.
 5. Residential accessory uses and structures for a non-conforming use, subject to the provisions specified under Sections 22030 and Section 23660 of this Zoning Ordinance.
 6. Restaurant containing no more than one (1) drive-through service lane, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
 7. Retail bakery or confectioner containing no more than one (1) drive-through service lane, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
 8. Retail sales containing no more than one (1) drive-through service lane, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
 9. Satellite receiving and/or transmitting dish antenna with a diameter of less than three (3) 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.
 10. Social club and/or fraternal lodge, subject to the provisions of Section 23790 of this Zoning Ordinance.
- D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.
1. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 of this Zoning Ordinance.
 2. Regional impact development containing the permitted uses within the C-2 Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.

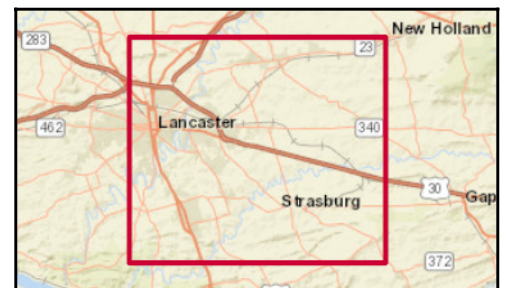
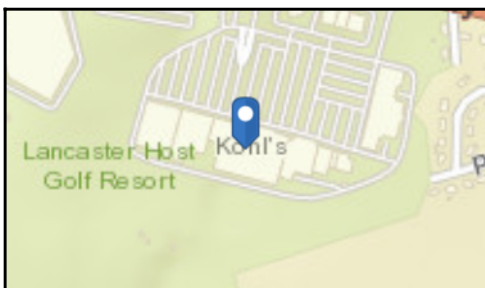
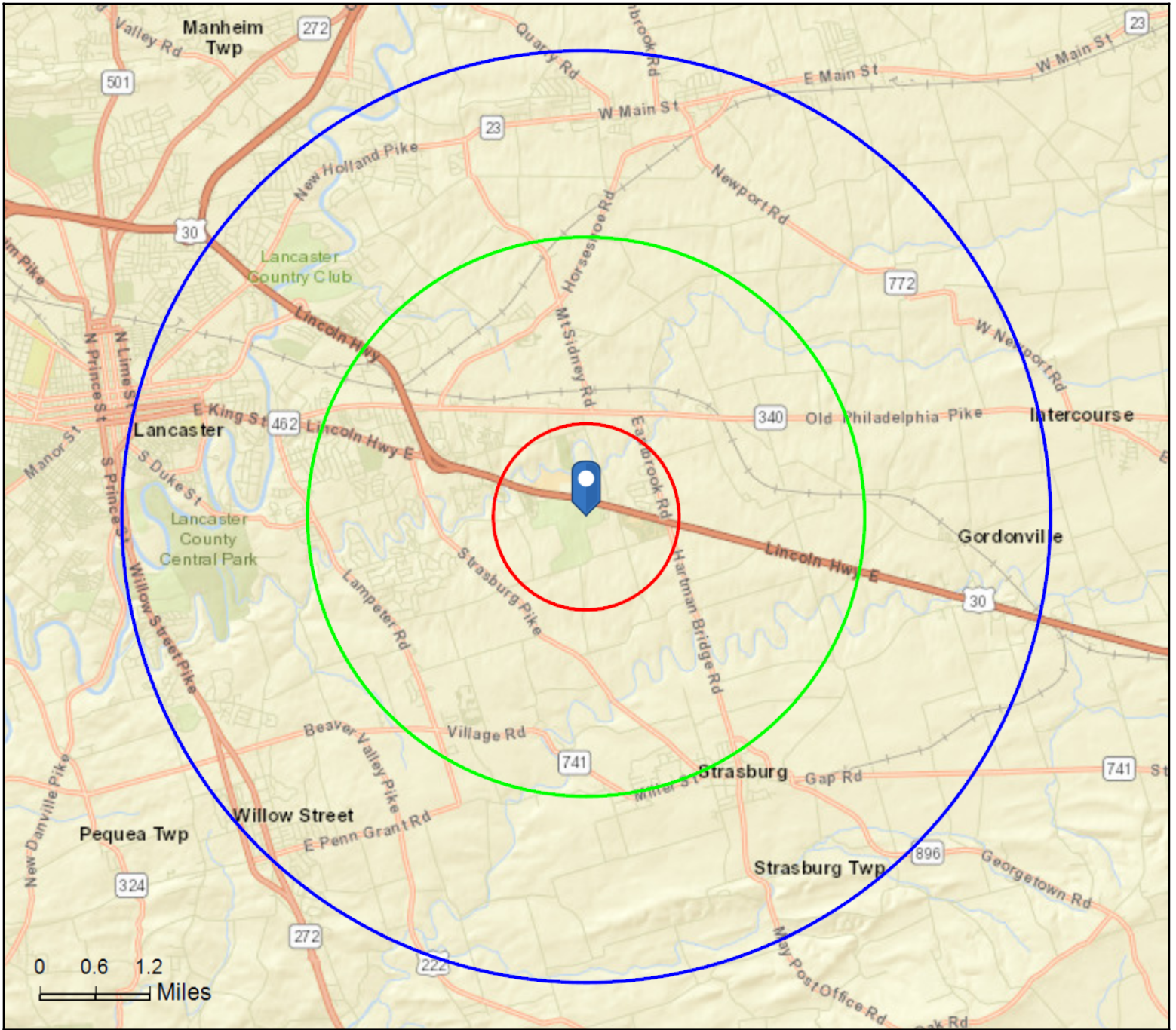
Section 9030: Area, Dimensional and Height Requirements

- A. Unless otherwise specified, the following lot area requirements shall apply.
1. Unless otherwise specified by other provisions contained within Article 23 of this Zoning Ordinance, the minimum lot area for all permitted non-residential uses shall be 25,000 square feet.
 2. All uses within the C-2 Zoning District shall be served by public sanitary sewage disposal facilities and by public water supply facilities.
- B. Lot width, building setback and dimensional requirements for a principal use.
1. The minimum lot width requirement for a permitted use shall be a 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 for a permitted use shall be one hundred (100) feet.
 3. 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 C-2 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. If the adjacent buildings have varying setbacks, the proposed building shall not be located closer to the street than the average setback distance of the said adjacent buildings or ten (10) feet behind the street right-of-way, whichever is greater.
4. The minimum side yard setback requirements shall be as follows:
- a. The minimum side yard setback shall be ten (10) feet provided that the property is not located adjacent or adjoining to the AG, R-1, R-2 and/or R-3 Zoning District.
 - b. The minimum side yard setback shall be twenty (20) feet if the property is located adjacent or adjoining to the AG, R-1, R-2 and/or R-3 Zoning District.
 - c. The side yard requirement may be modified to allow adjoining uses to share off-street parking, loading and internal access drives.
5. The minimum rear yard setback requirements shall be as follows:
- a. The minimum rear yard setback shall be thirty (30) feet provided that the property is not located adjacent or adjoining to the AG, R-1, R-2 and/or R-3 Zoning District.
 - b. The minimum rear yard setback shall be forty (40) feet provided that the property is located adjacent or adjoining to the AG, R-1, R-2 and/or R-3 Zoning District.
 - c. The rear yard requirement may be modified to allow adjoining uses to share off-street parking, loading and internal access drives.
6. The maximum building and lot coverage requirements shall apply:
- a. No more than sixty (60) percent of the lot shall be covered by buildings.
 - b. No more than seventy (70) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving,
 - c. If more than fifty (50) percent of the required off-street parking spaces are located behind the front yard setback line, the maximum lot or impervious coverage requirement may be increased to a total of seventy-five (75) percent of the lot.
- C. All accessory buildings or structures shall comply with the minimum setback requirements that are specified under Section 9030 of this Zoning Ordinance.
- D. Unless otherwise specified by this Zoning Ordinance, the following height provisions shall apply to all permitted uses:
1. The maximum height of a building or structure occupied by a principal use shall be fifty (50) 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 fifty (50) feet up to a maximum height of sixty-five (65) 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.

2350 Lincoln Hwy E, Lancaster, Pennsylvania, 17602 2
2350 Lincoln Hwy E, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.02314
Longitude: -76.20947





Executive Summary

2350 Lincoln Hwy E, Lancaster, Pennsylvania, 17602 2
 2350 Lincoln Hwy E, Lancaster, Pennsylvania, 17602
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	1,395	17,293	67,417
2010 Population	1,381	20,761	74,561
2019 Population	1,428	22,266	78,550
2024 Population	1,455	23,043	80,812
2000-2010 Annual Rate	-0.10%	1.84%	1.01%
2010-2019 Annual Rate	0.36%	0.76%	0.57%
2019-2024 Annual Rate	0.38%	0.69%	0.57%
2019 Male Population	49.4%	49.2%	49.1%
2019 Female Population	50.7%	50.8%	50.9%
2019 Median Age	41.3	38.8	38.5

In the identified area, the current year population is 78,550. In 2010, the Census count in the area was 74,561. The rate of change since 2010 was 0.57% annually. The five-year projection for the population in the area is 80,812 representing a change of 0.57% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 41.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	93.8%	84.8%	73.9%
2019 Black Alone	1.8%	4.5%	8.3%
2019 American Indian/Alaska Native Alone	0.0%	0.1%	0.4%
2019 Asian Alone	2.3%	4.5%	3.4%
2019 Pacific Islander Alone	0.1%	0.0%	0.1%
2019 Other Race	1.0%	3.6%	10.4%
2019 Two or More Races	1.0%	2.5%	3.6%
2019 Hispanic Origin (Any Race)	6.8%	9.8%	22.1%

Persons of Hispanic origin represent 22.1% 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 63.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	97	94	85
2000 Households	468	6,394	24,616
2010 Households	479	7,697	27,290
2019 Total Households	492	8,195	28,631
2024 Total Households	501	8,457	29,425
2000-2010 Annual Rate	0.23%	1.87%	1.04%
2010-2019 Annual Rate	0.29%	0.68%	0.52%
2019-2024 Annual Rate	0.36%	0.63%	0.55%
2019 Average Household Size	2.90	2.71	2.66

The household count in this area has changed from 27,290 in 2010 to 28,631 in the current year, a change of 0.52% annually. The five-year projection of households is 29,425, a change of 0.55% annually from the current year total. Average household size is currently 2.66, compared to 2.65 in the year 2010. The number of families in the current year is 19,421 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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 2350 Lincoln Hwy E, Lancaster, Pennsylvania, 17602
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.02314
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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	18.4%	17.7%	18.1%
Median Household Income			
2019 Median Household Income	\$64,275	\$68,367	\$58,887
2024 Median Household Income	\$72,970	\$76,603	\$65,177
2019-2024 Annual Rate	2.57%	2.30%	2.05%
Average Household Income			
2019 Average Household Income	\$81,841	\$86,566	\$77,696
2024 Average Household Income	\$96,937	\$98,324	\$87,652
2019-2024 Annual Rate	3.44%	2.58%	2.44%
Per Capita Income			
2019 Per Capita Income	\$28,509	\$32,046	\$28,335
2024 Per Capita Income	\$33,750	\$36,289	\$31,933
2019-2024 Annual Rate	3.43%	2.52%	2.42%

Households by Income

Current median household income is \$58,887 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$65,177 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$77,696 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$87,652 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,335 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,933 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	119	121	113
2000 Total Housing Units	474	6,664	25,896
2000 Owner Occupied Housing Units	367	4,282	15,350
2000 Renter Occupied Housing Units	102	2,111	9,265
2000 Vacant Housing Units	5	271	1,281
2010 Total Housing Units	495	8,055	28,777
2010 Owner Occupied Housing Units	361	4,973	16,307
2010 Renter Occupied Housing Units	118	2,724	10,983
2010 Vacant Housing Units	16	358	1,487
2019 Total Housing Units	510	8,584	30,278
2019 Owner Occupied Housing Units	353	4,989	16,054
2019 Renter Occupied Housing Units	139	3,205	12,577
2019 Vacant Housing Units	18	389	1,647
2024 Total Housing Units	518	8,858	31,125
2024 Owner Occupied Housing Units	356	5,102	16,360
2024 Renter Occupied Housing Units	145	3,355	13,065
2024 Vacant Housing Units	17	401	1,700

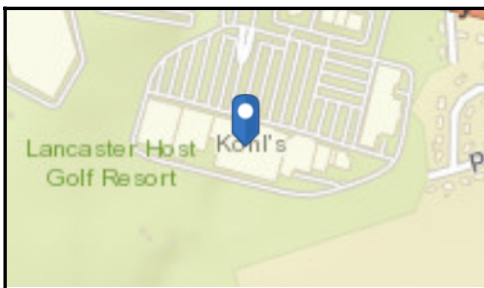
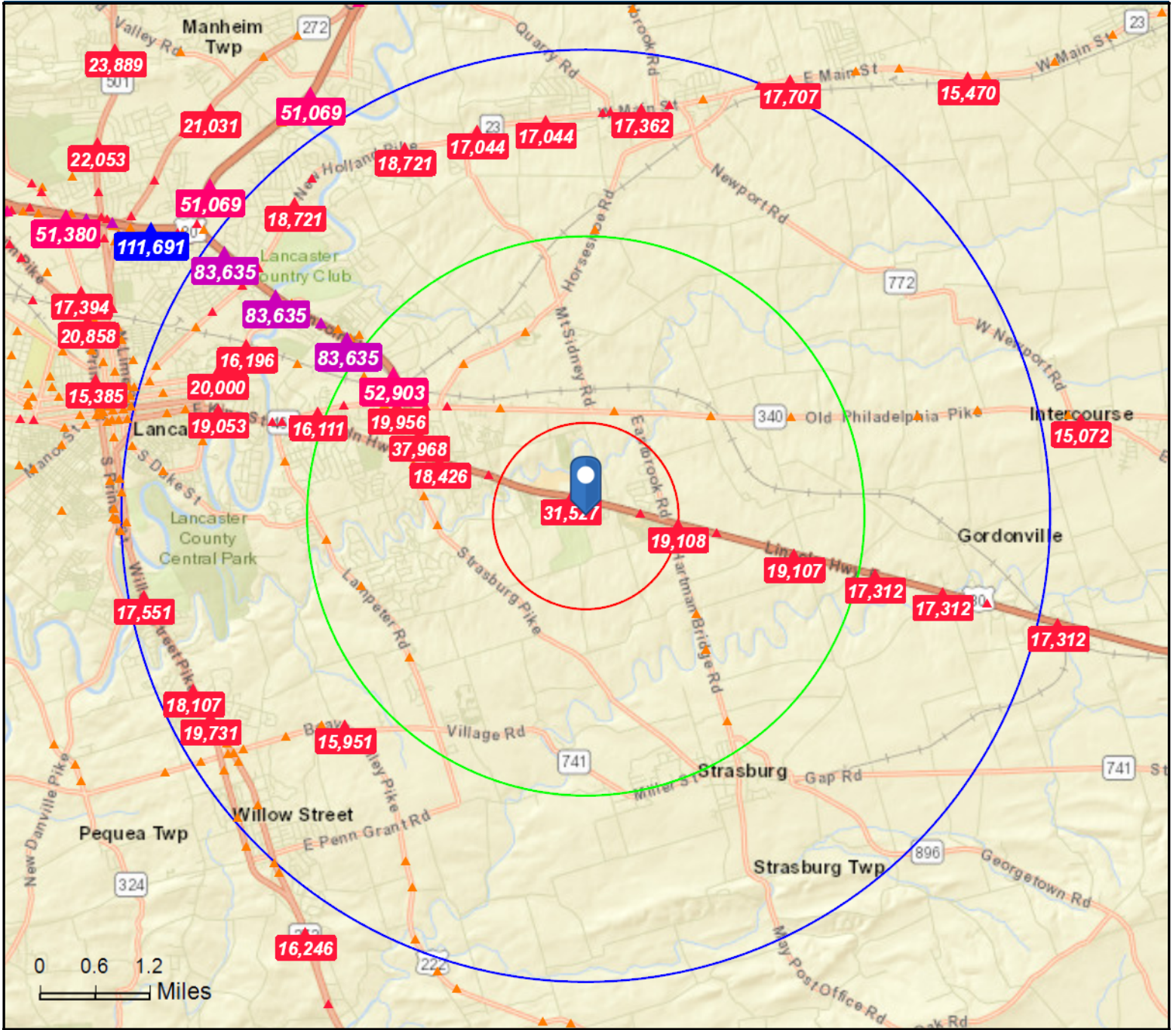
Currently, 53.0% of the 30,278 housing units in the area are owner occupied; 41.5%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 28,777 housing units in the area - 56.7% owner occupied, 38.2% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$218,019, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.98% annually to \$240,440.

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.

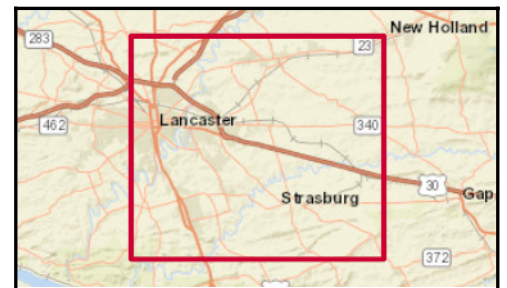
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).



Traffic Count Profile

2350 Lincoln Hwy E, Lancaster, Pennsylvania, 17602 2
2350 Lincoln Hwy E, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.02314
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.28	Lincoln Hwy E	Doris Dr (0.37 miles E)	2016	31,527
0.47	Rockvale Rd	Clearview Rd (0.09 miles SW)	2017	2,788
0.59	Lincoln Hwy E	Bowman Rd (0.25 miles W)	2016	31,527
0.64	Witmer Rd	Hobson Rd (0.34999999 miles NW)	2017	3,418
0.83	Eastbrook Rd	Joyce Ln (0.05 miles N)	2016	7,495
0.90	Eastbrook Rd	Siegrist Rd (0.04 miles N)	2016	7,495
0.99	Lincoln Hwy E	Eastbrook Rd (0.11 miles W)	2016	19,108
1.00	Hartman Bridge Rd	Rockvale Rd (0.13 miles N)	2017	13,660
1.13	Lincoln Hwy E	Mennonite School Rd (0.05 miles SE)	2016	31,527
1.17	Strasburg Pike	Rockvale Rd (0.06 miles NW)	2017	6,644
1.17	Old Philadelphia Pike	Airport Dr (0.06 miles W)	2017	14,477
1.24	Strasburg Pike	Rockvale Rd (0.30000001 miles SE)	2017	6,644
1.34	Strasburg Pike	Pioneer Rd (0.02 miles SE)	2017	6,644
1.42	Lincoln Hwy E	Eastbrook Rd (0.55000001 miles W)	2016	19,107
1.48	Old Philadelphia Pike	Buckwalter Rd (0.06 miles E)	2017	14,589
1.52	Oak View Rd	Acorn Blvd (0.06 miles S)	2017	3,917
1.58	Hartman Bridge Rd	Bachmantown Rd (0.05 miles N)	2017	13,660
1.60	Strasburg Pike	Windy Hill Rd (0.15000001 miles SE)	2017	9,321
1.67		(0.0 miles)	2017	19,542
1.68	Mount Sidney Rd	S View Rd (0.11 miles N)	2017	7,601
1.68	US Hwy 30	Rte 30 W (0.05 miles NW)	2017	18,426
1.72	Old Philadelphia Pike	Enterprise Dr (0.01 miles W)	2017	11,343
1.73	Rte 30 W	US Hwy 30 (0.0 miles NW)	2016	4,737
1.75	Strasburg Pike	Heritage Rd (0.03 miles NW)	2017	9,321
1.77	Rockvale Rd	Houser Rd (0.06 miles W)	2017	2,772
1.89	Old Philadelphia Pike	N Oakview (0.06 miles E)	2017	16,381
1.90	Rte 30 E	Lincoln Hwy E (0.06 miles S)	2017	6,335
1.93	Hartman Bridge Rd	Bluegrass Ln (0.33000001 miles N)	2017	13,660
1.94	Strasburg Pike	Millport Rd (0.1 miles S)	2017	9,321
1.95	Lincoln Hwy E	Rte 30 E (0.06 miles E)	2016	19,745

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q3 2019).



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
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941.756.5599
FAX 941.758.7614

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