



FOR SALE

Route 501, Lititz - Warwick Township

REDEVELOPMENT OPPORTUNITY - ZONED LOCAL COMMERCIAL

0.35 Acre | 9 Owl Hill Road, Lititz PA 17543

For more information, please contact:

THIRY
COMMERCIAL

John Thiry, CCIM
Broker of Record
717 292 8400
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PROPERTY DETAILS

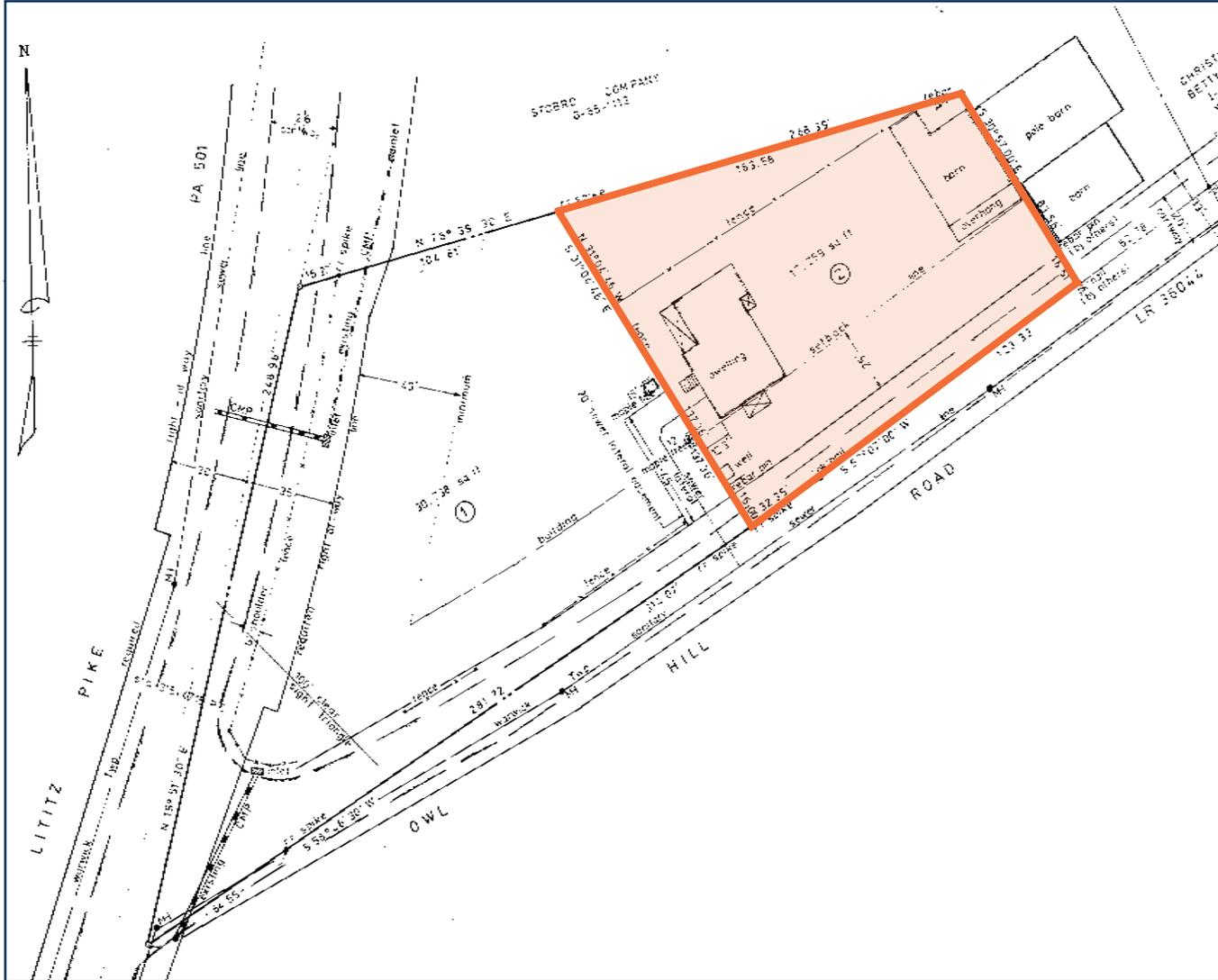


SALE PRICE

\$265,000

SITE DATA

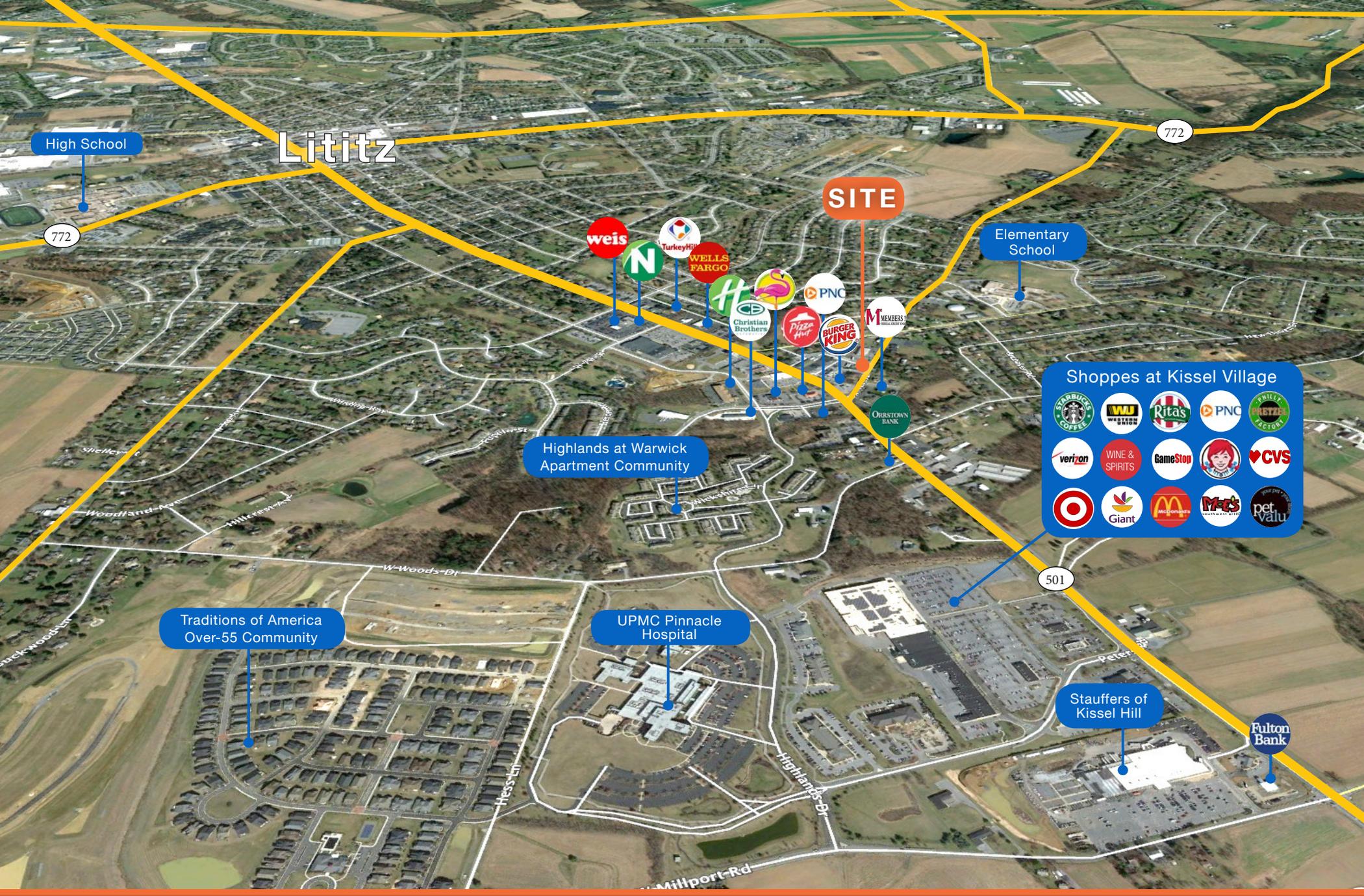
Total Lot Area	±0.35 Acres
Residence Area	±2,112 SF
Barn Area	±1,140 SF
County	Lancaster
Municipality	Warwick Township
Zoning	LC - Local Commercial
Public Utilities Available	Water, sewer & electric
Tax ID	#600-21402-0-0000
Real Estate Taxes	\$4,080.50 (2018-2019)
Current Net Income	\$5,659.50



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Lititz

SITE

High School

Elementary School

Highlands at Warwick Apartment Community

UPMC Pinnacle Hospital

Traditions of America Over-55 Community

Stauffers of Kissel Hill

Fulton Bank

Shoppes at Kissel Village

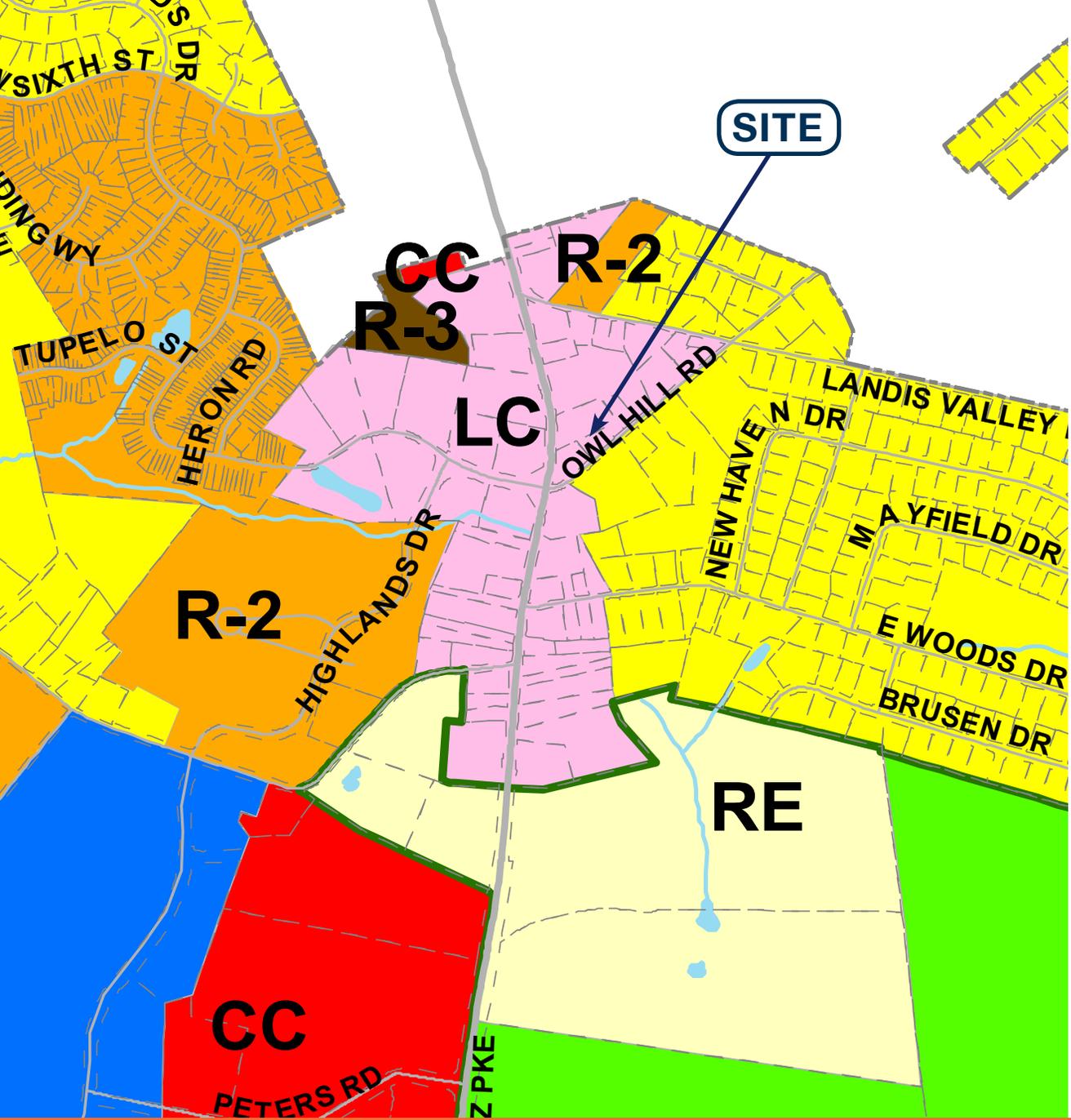
- Starbucks Coffee
- WU Westland
- Rita's
- PNC
- Trillium Factor
- Verizon
- Wine & Spirits
- GameStop
- CVS
- Target
- Giant
- McDonald's
- M&S
- Pet Valu

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ZONING MAP

Warwick Township



Map Legend

- Agricultural Zone (A)
- Rural Estate Zone (RE)
- Conservation Zone (C)
- R-1 Residential Zone (R-1)
- R-2 Residential Zone (R-2)
- R-3 Residential Zone (R-3)
- Mixed Use Zone (MU)
- Community Commercial Zone (CC)
- Local Commercial Zone (LC)
- Industrial-1 Zone (I-1)
- Campus Industrial Zone (I-2)
- Quarry Zone (Q)
- Rivers, Streams, Ponds
- Roads
- Municipal Boundaries
- Parcels
- UGB
- State Roads

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§ 340-16.1. Local Commercial Zone (LC). [Added 4-21-2010 by Ord. No. 244]

A. Purpose. This zone provides suitable locations for smaller scale (under 30,000 square feet) and/or local and neighborhood-oriented retail, service and entertainment businesses. The uses may involve outdoor activities. The uses provided in this zone are meant to primarily serve local residents. In addition to vehicular access, pedestrian access to and among these uses is encouraged. The streetscape in this zone should create a pedestrian-oriented and recognizable sense of place similar to South Broad Street in Lititz Borough.

B. Permitted uses.

- (1) Offices.
- (2) Banks and similar financial institutions (but not including drive- through facilities).
- (3) Restaurants and taverns (but not including drive-through or fast- food restaurants or nightclubs).
- (4) Retail sales of goods and services (including auto parts stores which do not provide installation), excluding retail establishments in excess of 30,000 square feet of gross floor area and including shopping centers up to 15,000 square feet of gross floor area (but not including drive-through facilities).
- (5) Personal services shops up to 25,000 square feet of gross floor area, including barber and beauty shops or tanning salons; tailoring and seamstress shops; music, art or photographic studios; repair of clocks and small appliances; and other similar establishments (but not including drive-through facilities).
- (6) Hotels, motels, and bed-and-breakfast facilities (see § 340-53).
- (7) Automobile, boat, motorcycle, recreational vehicle, snowmobile, farm machinery and trailer sales (including service or repair facilities as an accessory use if conducted within a wholly-enclosed building; see § 340-52).
- (8) Theaters and auditoriums.
- (9) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinet-making and other structural components of buildings.
- (10) Public uses and public utility structures.
- (11) Dry cleaners, laundries and laundromats (but not including drive- through facilities).
- (12) Churches and related uses (see § 340-58).
- (13) Laboratories.
- (14) Private clubhouses.
- (15) Medical and dental offices.
- (16) Accessory uses customarily incidental to the above permitted uses.

*Please see <https://ecode360.com/11671452> for full text of Warwick Township zoning ordinance.

- C. Special exception uses (see § 340-121C).
- (1) Amusement arcades (see § 340-50).
 - (2) Automobile service and repair facilities including, but not limited to, auto mechanics, drive-through lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio and upholstery shops (see § 340-52).
 - (3) Car washes (see § 340-57).
 - (4) Commercial day-care facilities (see § 340-60).
 - (5) Flea and/or farmers markets (see § 340-71).
 - (6) Funeral homes (see § 340-72).
 - (7) Health and fitness clubs (see § 340-74).
 - (8) Home occupations (see § 340-78).
 - (9) Mini-warehouses (see § 340-83).
- D. Conditional uses (see § 340-131).
- (1) Conversion of historic structures (see § 340-61).
 - (2) Commercial recreation facilities (see § 340-62).
 - (3) Conversion apartments (see § 340-65).
 - (4) Drive-through facilities for uses as identified above, including banks and similar financial institutions; retail sales of goods and services; personal service shops; and dry cleaners, laundries, and laundromats; but not including fast-food restaurants (see § 340-66).
 - (5) Home improvement and building supply stores not exceeding 50,000 square feet of gross floor area (see § 340-77).
 - (6) Nursing, rest or retirement homes (see § 340-88).
 - (7) Retail sales of goods and services in excess of 30,000 square feet of gross floor area (including auto parts stores which do not provide in stallation) and shopping centers in excess of 15,000 square feet of gross floor area, neither of which uses can exceed 50,000 square feet in gross floor area (see § 340-95).

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DEMOGRAPHICS

1 Mile Radius

KEY FACTS

6,953
Population

45.1
Median Age

2,907
Households

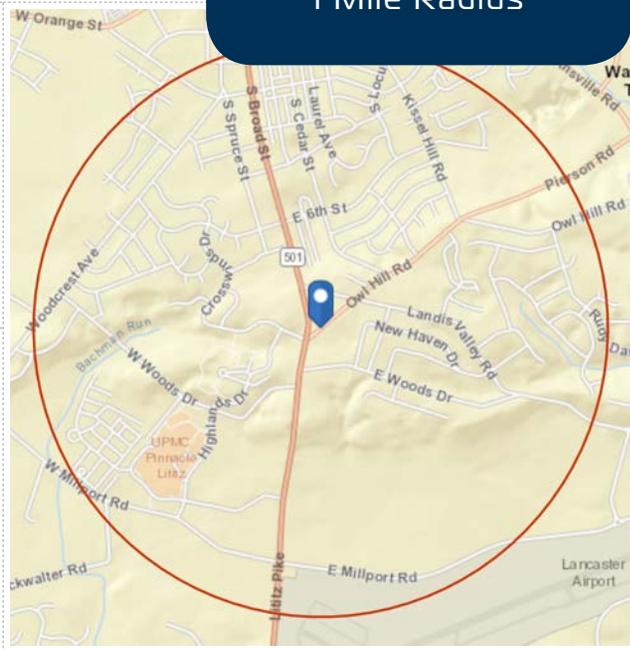
\$54,917
Median Disposable Income

INCOME

\$70,409
Median Household Income

\$36,703
Per Capita Income

\$225,201
Median Net Worth



BUSINESS

246
Total Businesses

3,318
Total Employees

EMPLOYMENT

64%
White Collar

26%
Blue Collar

9%
Services

3.5%
Unemployment Rate

EDUCATION

5%
No High School Diploma

33%
High School Graduate

26%
Some College

36%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

\$2,273
Apparel & Services

\$179
Computers & Hardware

\$3,727
Eating Out

\$5,281
Groceries

\$6,347
Health Care

Households By Income

The largest group: \$50,000 - \$74,999 (21.5%)
The smallest group: <\$15,000 (2.9%)

Indicator	Value	Difference	Deviation
<\$15,000	2.9%	-4.8%	█
\$15,000 - \$24,999	6.8%	-1.5%	█
\$25,000 - \$34,999	7.3%	-1.5%	█
\$35,000 - \$49,999	14.4%	+0.8%	█
\$50,000 - \$74,999	21.5%	+0.5%	█
\$75,000 - \$99,999	17.9%	+3.4%	█
\$100,000 - \$149,999	16.3%	+0.7%	█
\$150,000 - \$199,999	7.6%	+1.9%	█
\$200,000+	5.4%	+0.7%	█

Bars show deviation from Lancaster County

DEMOGRAPHICS

3 Mile Radius

KEY FACTS

39,229
Population

44.8
Median Age

15,414
Households

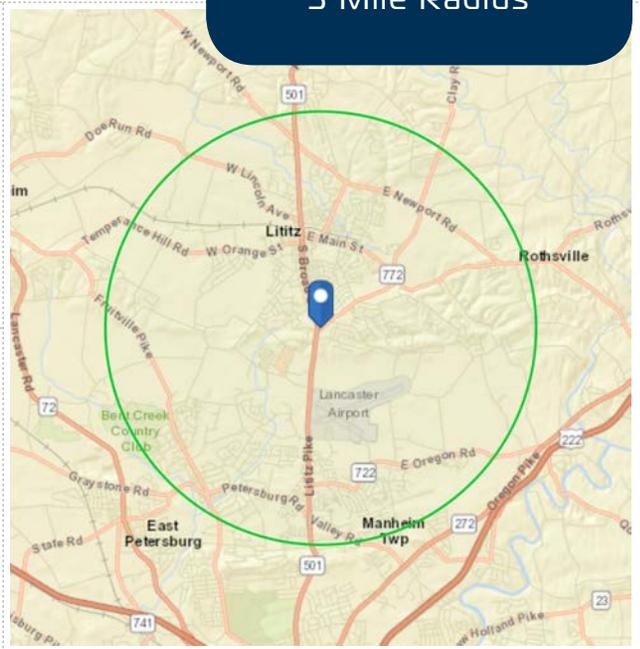
\$56,860
Median Disposable Income

INCOME

\$73,558
Median Household Income

\$38,269
Per Capita Income

\$199,478
Median Net Worth



BUSINESS

1,193
Total Businesses

17,086
Total Employees

EMPLOYMENT

70%
White Collar

20%
Blue Collar

11%
Services

3.2%
Unemployment Rate

EDUCATION

6%
No High School Diploma

29%
High School Graduate

22%
Some College

43%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

\$2,455
Apparel & Services

\$194
Computers & Hardware

\$3,991
Eating Out

\$5,637
Groceries

\$6,681
Health Care

Households By Income

The largest group: \$50,000 - \$74,999 (18.9%)
The smallest group: <\$15,000 (5.0%)

Indicator	Value	Difference
<\$15,000	5.0%	-2.7%
\$15,000 - \$24,999	7.2%	-1.1%
\$25,000 - \$34,999	7.1%	-1.7%
\$35,000 - \$49,999	12.6%	-1.0%
\$50,000 - \$74,999	18.9%	-2.1%
\$75,000 - \$99,999	15.8%	+1.3%
\$100,000 - \$149,999	17.9%	+2.3%
\$150,000 - \$199,999	8.5%	+2.8%
\$200,000+	7.0%	+2.3%

Bars show deviation from Lancaster County