

# STONY BATTERY CORPORATE CENTER - LOTS 1-4 & 27-28

Corporate Blvd and Marietta Ave, Lancaster, PA 17601 • Opportunities up to 16.328 Acres



## Benefits



- Ground lease or build to suit
- Business Campus zoning
- Electric, water, and sewer available
- Close proximity to Route 283, 30 and 23
- Excellent visibility

## More Info



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# STONY BATTERY CORPORATE CENTER - LOTS 1-4 & 27-28:

EXECUTIVE SUMMARY

Corporate Blvd And Marietta Ave, Lancaster, PA 17601 • Opportunities Up To 16.328 Acres



## PROPERTY OVERVIEW

4 acres & 12.328 acres in Stony Battery Corporate Center available for lease or build to suit. "Business Campus" zoning designation which allows accessory commercial uses, banks, restaurants, child care, medical and dental offices, health clubs, and more. Common storm water management system in place. Easy access to Route 283, Route 30, and PA 23. Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, and numerous light industrial users.

## PROPERTY SUMMARY

Available SF:	4 - 12.328 Acres
Lease Rate:	Negotiable
Property Type:	Land
Lot Size:	16.33 Acres
APN #:	3003604100000 and 3006321200000
Zoning:	I-1 Light Industrial

## AVAILABLE SPACES

Suite	SF Available	Lease Rate
Lots 1-4	12.328 Acres	Negotiable
Lots 27 & 28	4 Acres	Negotiable

## PROPERTY HIGHLIGHTS

- Ground lease or build to suit
- Business Campus zoning
- Electric, water, and sewer available
- 12" water mains in street
- No traffic impact fees
- Close proximity to Route 283, 30 and 23
- Excellent visibility
- Cable & Fiber Optics
- Common stormwater management facilities in place

### Demographics



#### Population

1 Mile	3 Miles	5 Miles
4,427	35,582	81,245

#### Daytime Population

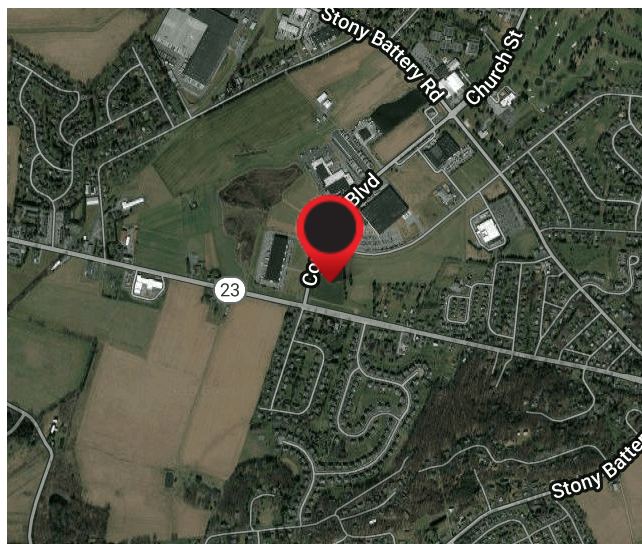
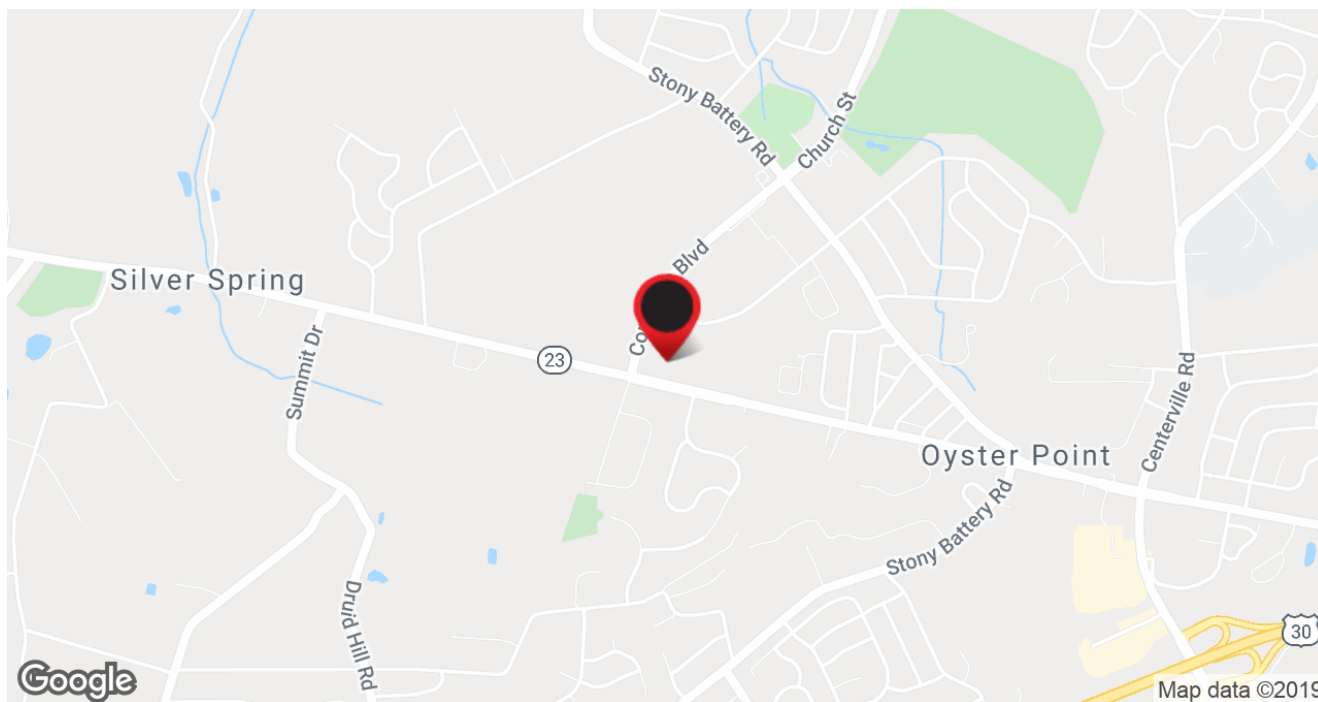
1 Mile	3 Miles	5 Miles
3,843	20,823	60,668

#### Average Household Income

1 Mile	3 Miles	5 Miles
\$124,099	\$106,842	\$84,756

#### Number of Households

1 Mile	3 Miles	5 Miles
1,636	13,788	32,666



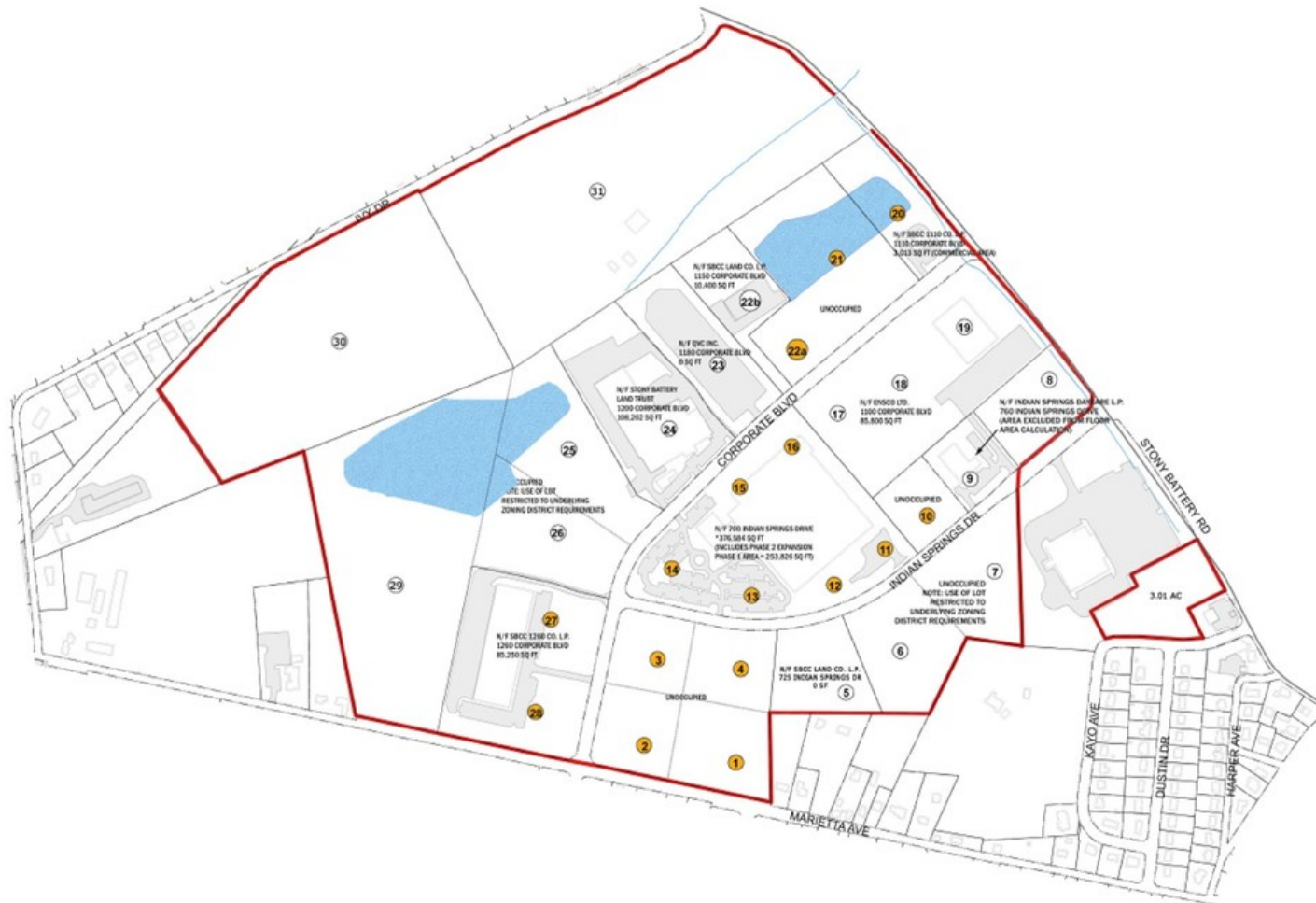
### Traffic Counts



Marietta Ave  
11,000 CPD

# STONY BATTERY CORPORATE CENTER - LOTS 1-4 & 27-28: SITE PLAN

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# STONY BATTERY CORPORATE CENTER - LOTS 1-4 & 27-28:

MARKET OVERVIEW

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