

STONY BATTERY CORPORATE CENTER - LOTS 8, 10, 21-22, & WEIS PAD SITE

Corporate Blvd and Marietta Ave, Lancaster, PA 17601 • Opportunities up to 16.896 Acres



Benefits



- Lot 8 - 3.4 Acres, \$1,360,000.00
- Lot 10 - 2.116 Acres, \$500,000.00
- Lots 21-22 - 8.37 Acres, \$130,000/AC
- Weis Pad Site - 3.01 Acres, \$750,000.00
- "Business Campus" zoning
- Close proximity to Route 283, 30 and 23
- Excellent visibility
- Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, QVC, Engle Publishing, & Jay Group

More Info



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,636	13,788	32,666
Total Population:	4,427	35,582	81,245
Average HH Income:	\$124,099	\$106,842	\$94,756

PROPERTY SUMMARY

Sale Price:	Negotiable
Property Type:	Land
Lot Size:	16.9 Acres
APN #:	30089360000000 & 3003832200000 & 300196140000 & 3004581400000
Zoning:	I-1 Light Industrial

PROPERTY OVERVIEW

3.4, 2.116, 8.37, 3.01 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. Easy access to Route 283, Route 30, and PA 23. Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, QVC, Engle Publishing, & Jay Group.

PROPERTY HIGHLIGHTS

- Lot 8 - 3.4 Acres, \$1,360,000.00
- Lot 10 - 2.116 Acres, \$500,000.00
- Lots 21-22 - 8.37 Acres, \$130,000/AC
- Weis Pad Site - 3.01 Acres, \$750,000.00
- 12" water mains in street
- No traffic impact fees
- Cable & Fiber Optics
- "Business Campus" zoning
- Close proximity to Route 283, 30 and 23
- Excellent visibility
- Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, QVC, Engle Publishing, & Jay Group
- Common stormwater management facilities in place

Demographics



Population

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

Daytime Population

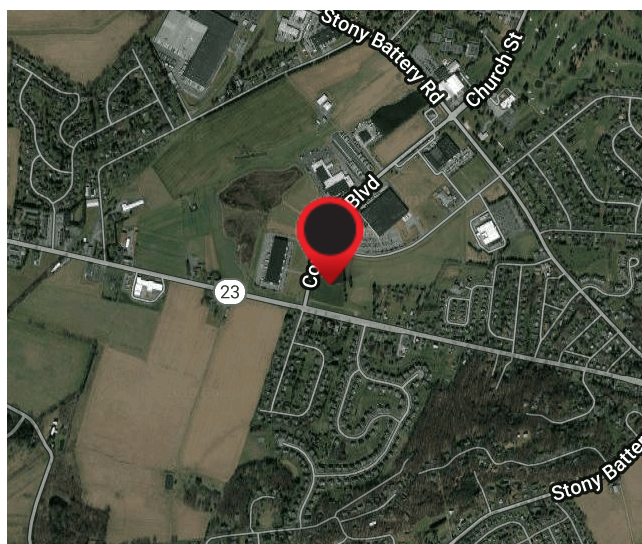
1 Mile	3 Miles	5 Miles
3,843	20,823	60,668

Average Household Income

1 Mile	3 Miles	5 Miles
\$124,099	\$106,842	\$94,756

Number of Households

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



Traffic Counts



Marietta Ave
11,000 CPD

