

# STONY BATTERY CORPORATE CENTER - LOTS 5-7

Corporate Blvd and Marietta Ave, Lancaster, PA 17601 • Opportunities up to 12.909 Acres



## Benefits



- Lot 5 - 3.593 Acres - \$466,700.00
- Lot 6 - 4.79 Acres - \$622,700.00
- Lot 7 - 4.53 Acres - \$58,890.00
- I-1 Light Industrial
- Common storm water management system in place
- 12" water mains in street
- No Traffic impact fees
- Close proximity to Route 283, 30 and 23
- Excellent visibility
- Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, and numerous light industrial users.
- Cable & Fiber Optics

## More Info



**Jeff Herr**

[jherr@bennettwilliams.com](mailto:jherr@bennettwilliams.com)

**Jeffrey Herr**

[jherr2@bennettwilliams.com](mailto:jherr2@bennettwilliams.com)







### PROPERTY SUMMARY

Sale Price:	\$135,000/Acre
Property Type:	Land
Lot Size:	12.91 Acres
APN #:	3009428400000 & 300482460000
Zoning:	I-1 Light Industrial

### PROPERTY OVERVIEW

3.593 acres & 9.316 acres in Stony Battery Corporate Center available for sale or lease. Light Industrial zoning. 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 HIGHLIGHTS

- Lot 5 - 3.593 Acres - \$466,700.00
- Lot 6 - 4.79 Acres - \$622,700.00
- Lot 7 - 4.53 Acres - \$58,8900.00
- No Traffic impact fees
- Close proximity to Route 283, 30 and 23
- Excellent visibility
- Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, and numerous light industrial users.
- Cable & Fiber Optics
- I-1 Light Industrial
- Common storm water management system in place
- 12" water mains in street

### 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

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

### Demographics



#### Population

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

#### Daytime Population

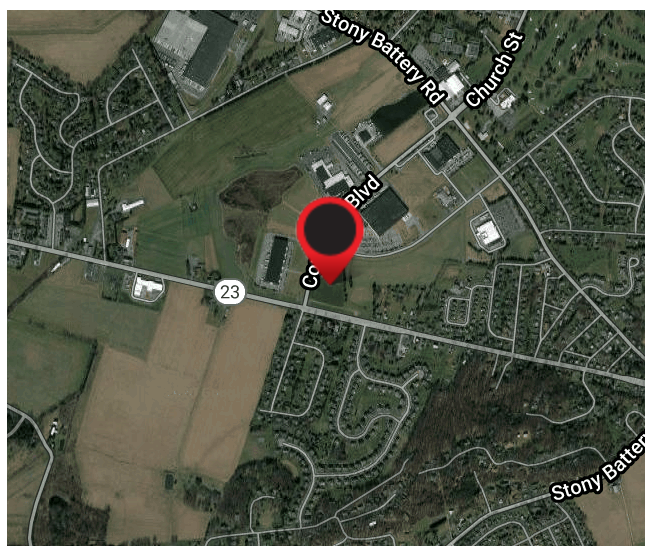
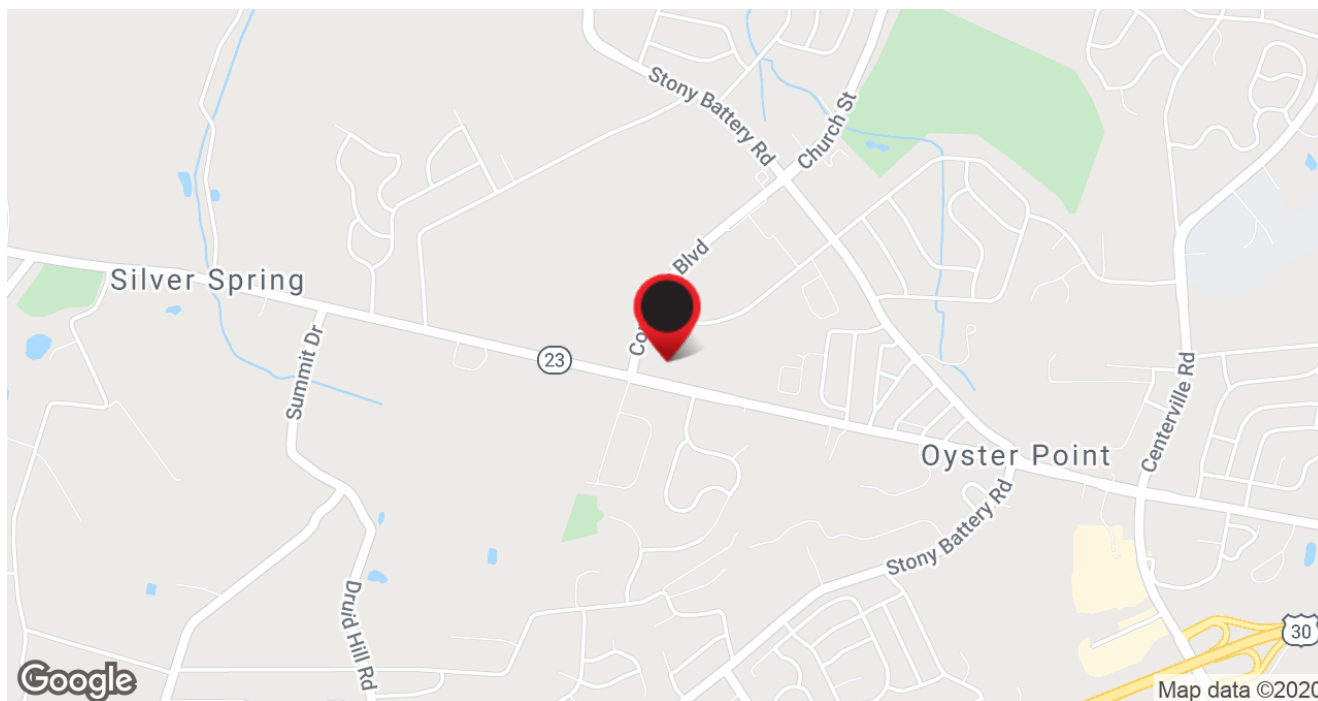
1 Mile	3 Miles	5 Miles
3,843	20,823	60,668

#### 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



sample, at the end of parking space rows, to break up

ential zone, the parking lot shall be screened from the

ended by a fifteen (15) foot wide landscape strip (RECUF  
ng residentially zoned properties and/or adjoining  
st, a landscaped strip shall be provided on the property  
the property; the parking lot shall still be separated  
in the street right of way line. The strip may be located  
W

d in any side or rear yard. No exterior portion of an  
fifty (50) feet of any land within a residential district.  
the building not facing any adjoining land in a





