

# LITITZ REDEVELOPMENT

45 N BROAD ST & 20 KLEINE ST | LITITZ, PA | 17543



±1.87 AC AVAILABLE  
**FOR SALE**



JEFFREY HERR | JEFF HERR

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)







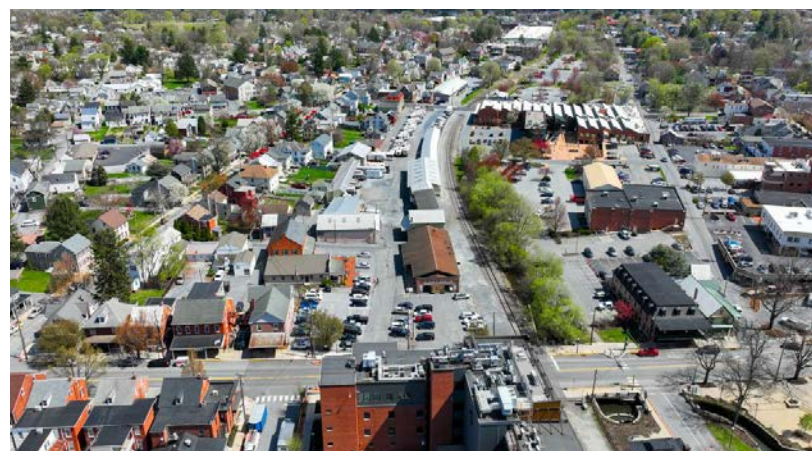
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# PROPERTY HIGHLIGHTS

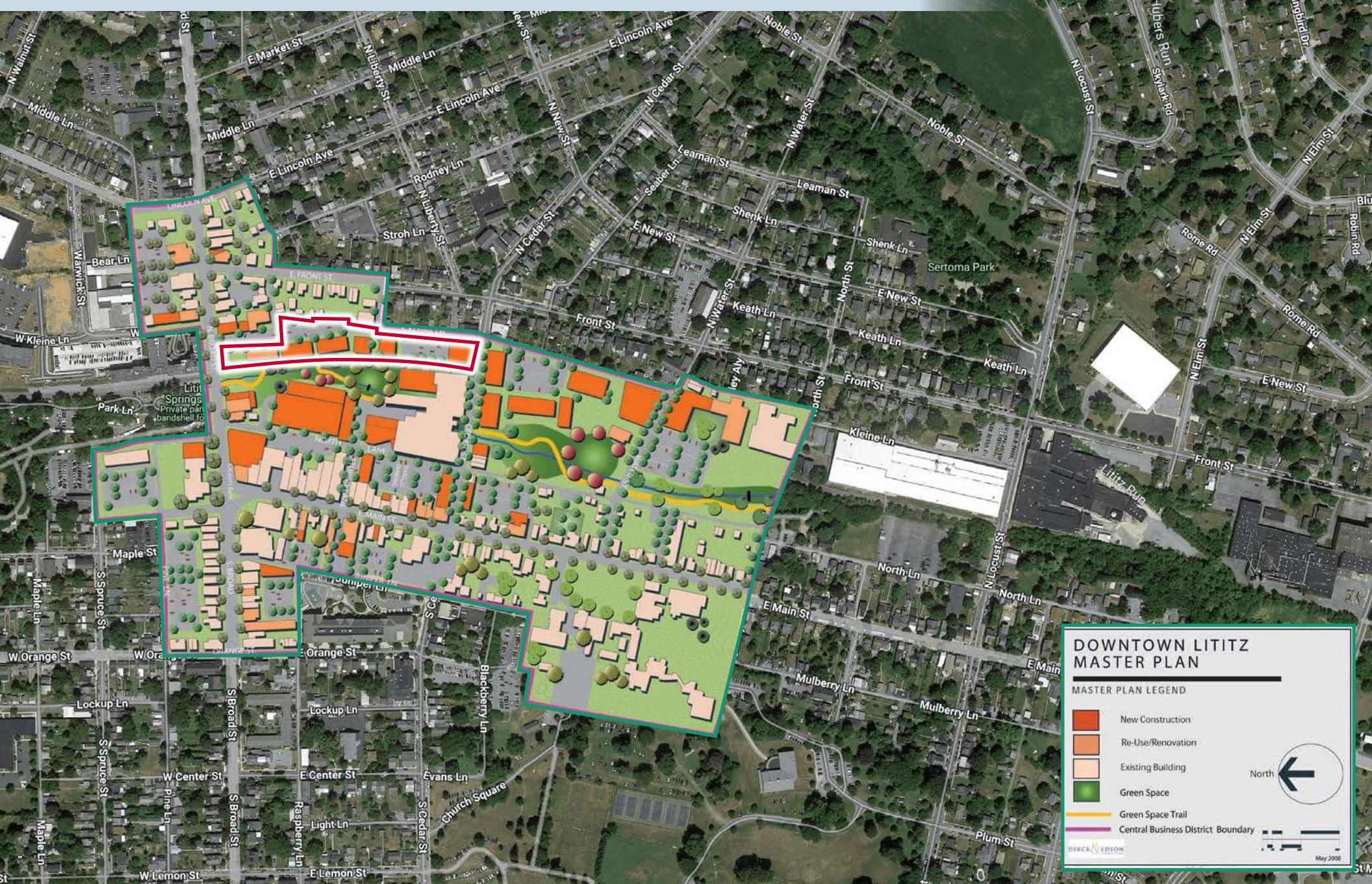
- Opportunity for transformational redevelopment project in Lititz Borough
- 1.87 acre site
- Access from North Broad St/Route 501, N Cedar St, and Kleine Ln
- Zoned Commercial and Lititz Run Revitalization District
- LRR zoning allows for high density mixed-use developments
- Strong local demographics
- Close to parks and restaurants and many tourist attractions

DEMOS	5 MILE	10 MILE	15 MILE
 <b>POPULATION</b>	<b>84,241</b>	<b>326,393</b>	<b>507,363</b>
 <b>EMPLOYEES</b>	<b>34,647</b>	<b>148,710</b>	<b>205,019</b>
 <b>AVERAGE HHI</b>	<b>\$135,615</b>	<b>\$116,151</b>	<b>\$114,035</b>
 <b>HOUSEHOLDS</b>	<b>32,825</b>	<b>127,508</b>	<b>197,239</b>





# DOWNTOWN LITITZ MASTER PLAN

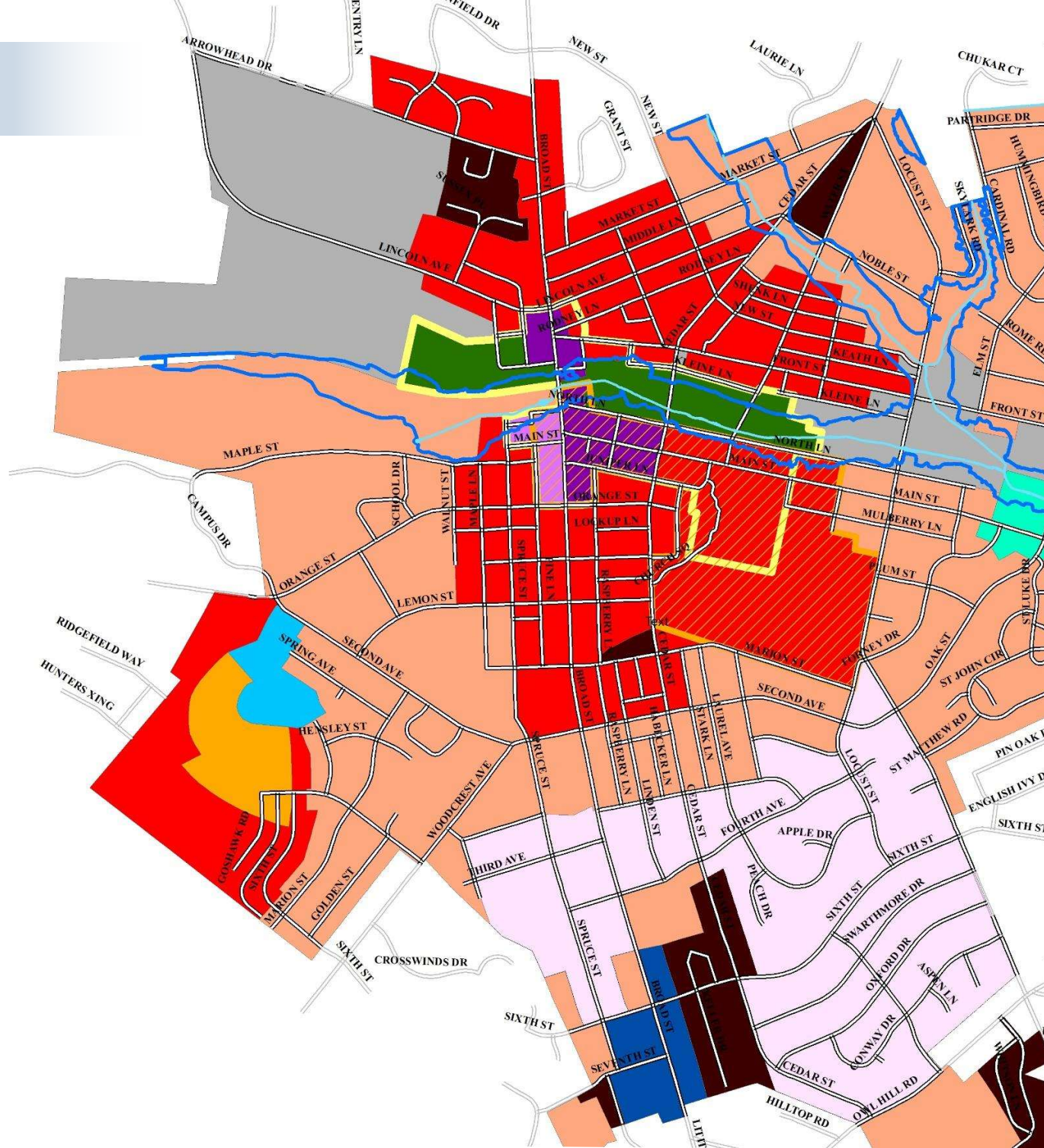




# TAX MAP

## Legend

-  Floodplain
-  Historic Overlay District
-  Downtown Overlay
-  Lititz Run Revitalization
-  Commercial
-  General Business
-  Industrial
-  Neighborhood Storefront



# LITITZ RUN REVITALIZATION DISTRICT

## A. Purpose

Lititz Run has been the heart of our community since its earliest days. However, generations of industrial use have left the stream corridor to be underutilized and impacted by an overabundance of paved surfaces. While the corridor presents the Borough's largest redevelopment opportunity, the stream's floodplain and industrial heritage presents challenges to conventional development.

The purpose of the Lititz Run Revitalization District is to allow for appropriate commercial and residential development that achieves the vision set forth in the Downtown Redevelopment Plan. Such development would connect and complement both Downtown and the residences along Front Street while incentivizing the restoration of Lititz Run.

## B. Permitted Uses

1. The following business uses shall be permitted in the LRRD provided that the use shall not exceed one thousand five hundred (1,500) square feet of floor area when in a building of two stories, or four thousand (4,000) square feet of floor area when in a building of three or more stories.
  - a. Personal Services
  - b. Retail Businesses
2. The following business uses shall be permitted in the LRRD provided that the use shall not exceed four thousand (4,000) square feet of floor area when in a building of two stories, or ten thousand (10,000) square feet of floor area when in a building of three or more stories. However, the use may exceed the above square footage as a special exception, but shall be designed to the satisfaction of the Zoning Hearing Board that the exterior of the building will continue to give the appearance of a small storefront area.
  - a. Banking and other financial institutions.
  - b. Business and professional offices and studios, including medical and dental offices.
  - c. Restaurants, Taverns, and Cafes.
    - (1) Outdoor seating for eating establishments shall maintain a minimum six-foot clear zone for pedestrian movements.

3. Apartments and Condominiums
4. Single-Family Attached including quadraplexes
5. Breweries or Distilleries
  - a. Outdoor seating for eating establishments shall maintain a minimum six-foot clear zone for pedestrian movements.
6. Live Music Venues
7. Business conversions subject to Section 418
8. Hotels subject to Section 420
9. Public Garages. Private Garages. and Parking Structures
10. Public Parks, Playground, Recreation Areas or Trails, including greens and civic space, subject to Section 410
11. Stream Restoration in accordance with Section 427
12. Conversion Apartments subject to Section 406.
13. Commercial Recreation
14. Customary accessory uses, buildings, and structure incidental to the above permitted uses subject to Section 301.
15. Event Space
  - Drive-in facilities and adult-oriented uses are not permitted in this District. Mixed-use structures are encouraged in this District.

## C. Special Exception Uses

1. Theatre in accordance with Section 426
2. Home Businesses
3. Day Care center in accordance with Section 402.
4. Short-Term Rental subject to Section 430.



# LITITZ RUN REVITALIZATION DISTRICT

## D. Conditional Uses

1. Demolition of an existing structure subject to Section 322

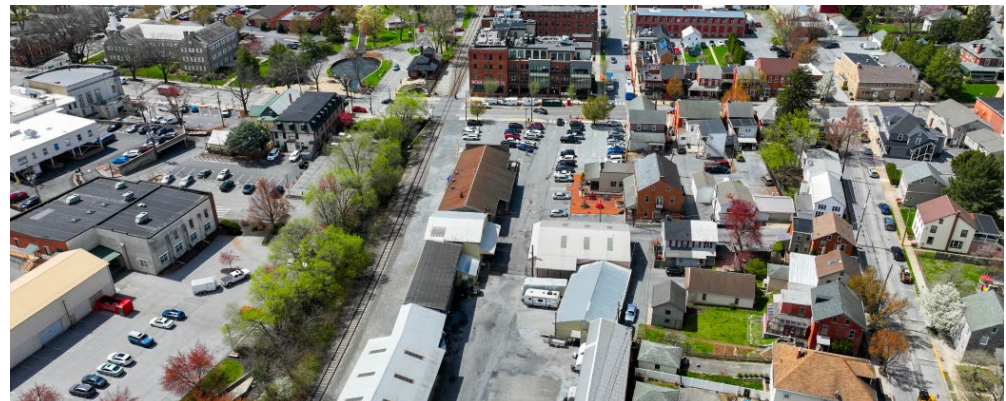
## E. Lot Requirements

1. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section.

Minimum Lot Area (S.F.)	No Minimum
Minimum Lot Width (ft)	No Minimum
Maximum Front Yard (ft)	10, unless the front yard incorporates restoration work. New structures shall be oriented to new or existing streets and shall be placed on the right-of-way whenever possible.
Minimum Side Yard (ft)	No Minimum
Minimum Rear Yard (ft)	20 feet, except for structures along alleys in which case the minimum setback shall be ten (10) feet from the edge of pavement
Maximum Lot Coverage	85%

## F. Height Requirements

By right, principal buildings shall be between two and five stories above grade with a maximum height of sixty (60') feet and a minimum of twenty (20') feet. The height limit shall not apply to bell or clock towers, cupolas, steeples, or similar architectural features in accordance with Section 304 herein. Heights in this district, including heights increased through Downtown Overlay incentives, shall take precedence over the heights noted in the Form Based Code.



# COMMERCIAL DISTRICT

## A. Purpose.

The regulations for this District are intended to preserve and enhance the sense of place which is experienced within the Borough's central business district through the encouragement of a mixture of commercial uses, accompanied by upper story residential, which continues and compliments the Borough's historic character. Commercial uses are generally limited by size and intensity to prevent the establishment of intensive commercial uses which exceed the historic scale of the District. Residential uses are permitted within the district as upper story apartments, accessory apartments, and a limited number of single-family homes. Uses which are consistent with the intent of this District, yet require a higher level of scrutiny, are permitted by special exception.

## B. Permitted Uses.

1. The following business uses shall be permitted in the Commercial District provided that the use shall not exceed one thousand five hundred (1,500) square feet of floor area when in a building of two stories, or four thousand (4,000) square feet of floor area when in a building of three or more stories.
  - a. Personal Services
  - b. Retail Businesses
2. The following business uses shall be permitted in the Commercial District provided that the use shall not exceed four thousand (4,000) square feet of floor area when in a building of two stories, or ten thousand (10,000) square feet of floor area when in a building of three or more stories. However, the use may exceed the above square footage as a special exception, but shall be designed to the satisfaction of the Zoning Hearing Board that the exterior of the building will continue to give the appearance of a small storefront area.
  - a. Banking and other financial institutions.
  - b. Business and professional offices and studios, including medical and dental offices.
  - c. Restaurants, Taverns, and Cafes.
    - (1) Outdoor seating for eating establishments shall maintain a minimum six-foot clear zone for pedestrian movements.

3. Hotels subject to Section 420.
4. Public garages.
5. Conversion apartments subject to Section 406.
6. Essential Services Structures subject to Section 408.
7. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
8. Business conversions subject to Section 418.
9. Home Occupations (no-impact home-based businesses as defined herein) in accordance with Section 401.
10. Event Space
11. Upper story apartments above another permitted non-residential use.

## C. Special Exception Uses.

1. Public/Municipal Buildings and Uses subject to Section 412.
2. Essential Services Buildings subject to Section 408.
3. Day Care Center subject to Section 402.
4. Social and Fraternal Clubs and Organizations subject to Section 411.
5. Bed and breakfast inns subject to Section 404.
6. Adult-oriented businesses subject to Section 403.
7. Home Businesses subject to Section 401.
8. Single Family Homes, not to exceed 20% of the principal uses in the district.
9. Accessory Apartments subject to Section 416.
10. Theatres in accordance with Section 428.
11. Short-Term Rental subject to Section 430.



# COMMERCIAL DISTRICT

## D. Conditional Uses

1. Demolition of an existing structure subject to Section 322

## E. Lot and Yard Requirements.

1. New Construction shall follow the Lot and Yard Requirements Presented in the Form Based Codes. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section. Within the following table "square feet" and "feet" are abbreviated as "S.F." and "ft" respectively.

Minimum Lot Area (SF)	No Minimum
Minimum Lot Width (ft)	No Minimum
Minimum Side Yard (ft)	No Minimum
Minimum Rear Yard (ft)	20
Maximum Lot Coverage (%)	85

2. If the block on which the lot is located is more than fifty percent ( 50%) developed, the average setback of the existing structures on that block may be used as the minimum front yard building setback line. Otherwise, the setbacks within the Form-Based Code in Article VIII shall apply.

## F. Height Requirements.

All structures shall have a maximum height of fifty (50) feet. All principal buildings shall have a minimum height of twenty (20) feet.

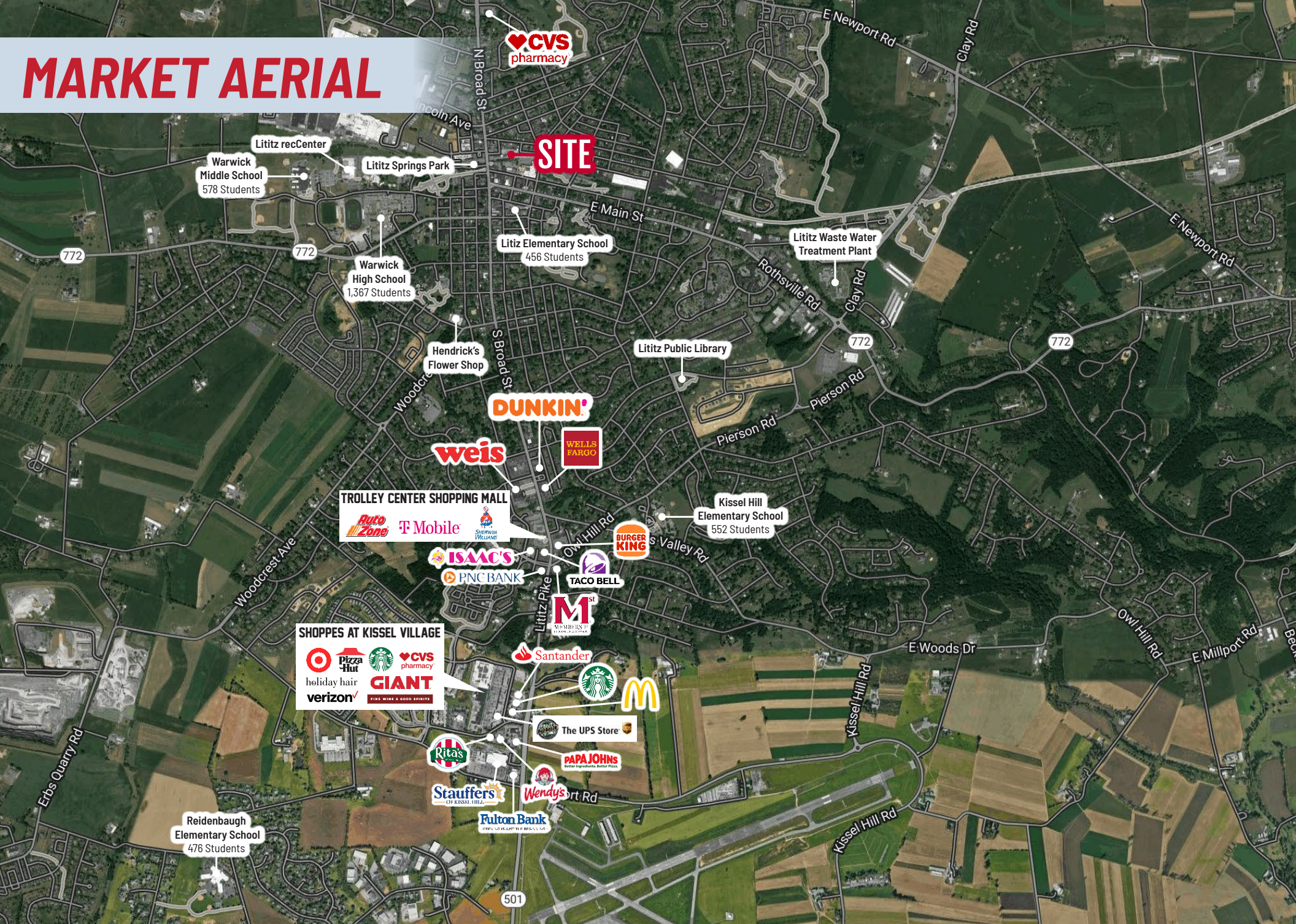
## G. Application of Supplementary Provisions.

All uses, structures, and lots shall comply with all applicable Supplementary Provisions as provided in Article III as well as all other pertinent provisions of this Ordinance.





# MARKET AERIAL



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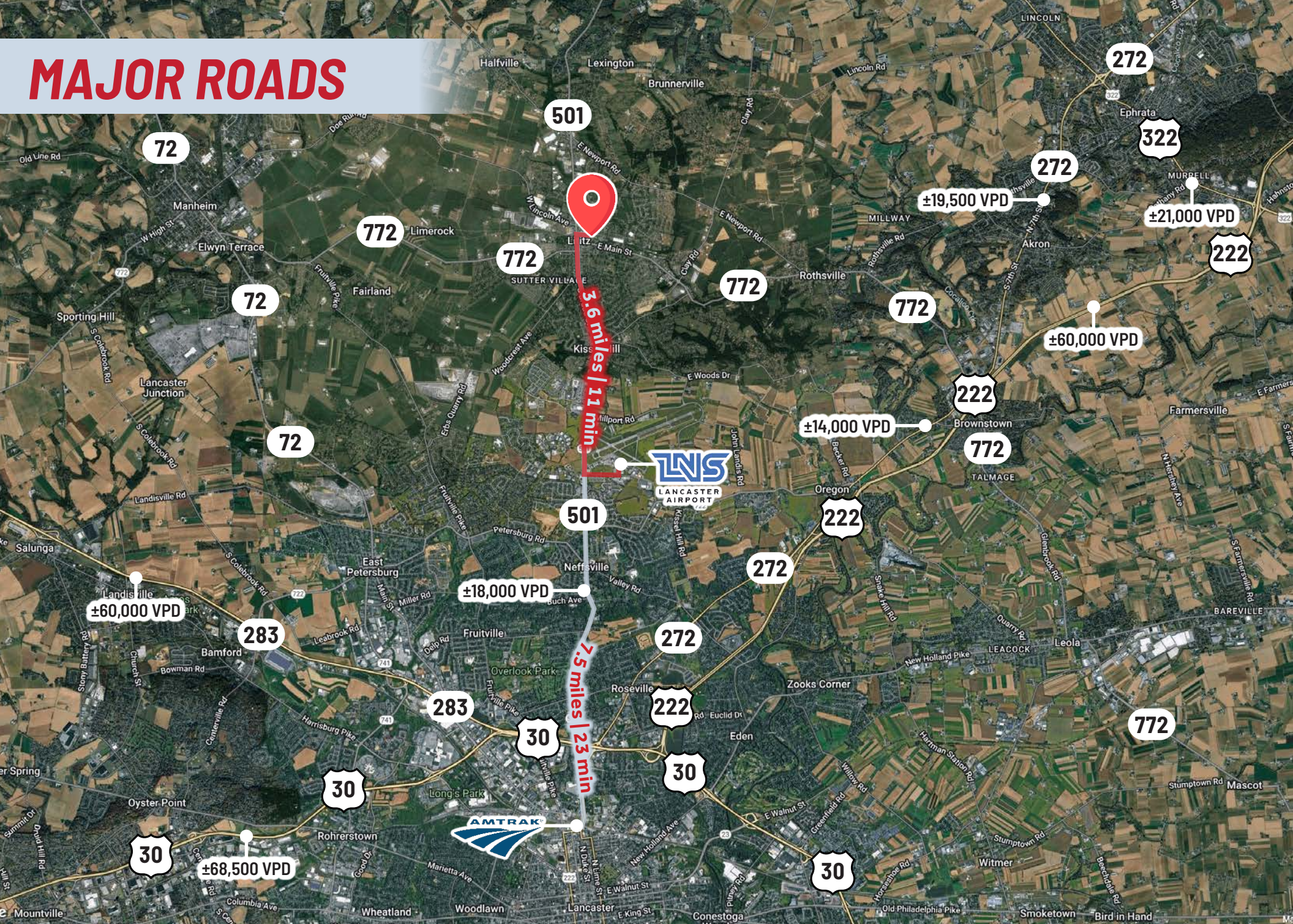
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# MAJOR ROADS





# COUNTY OVERVIEW



**POPULATION**  
553,202



**MEDIAN HH INCOME**  
\$81,458



**# OF EMPLOYEES**  
279,799



**MEDIAN AGE**  
39

# LANCASTER COUNTY

Lancaster County, Pennsylvania boasts a diverse and vibrant business climate, characterized by a mix of traditional industries and innovative ventures. Known for its rich agricultural heritage, the county is home to numerous farms and food producers, contributing to a thriving local food economy. Additionally, Lancaster County has seen significant growth in industries such as manufacturing, healthcare, and tourism. Its strategic location within the Northeast corridor and access to major transportation routes make it an attractive destination for businesses seeking to establish a presence

in the region. Moreover, the county's strong sense of community and commitment to entrepreneurship foster a supportive environment for startups and small businesses. With a skilled workforce, robust infrastructure, and a range of economic development initiatives, Lancaster County continues to be a dynamic hub for business growth and innovation.



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# EMPLOYMENT & EDUCATION



## TOP EMPLOYERS

1. LANCASTER GENERAL HOSPITAL
2. MUTUAL ASSISTANCE GROUP
3. GIANT FOOD STORES LLC
4. EUROFINS LANCASTER LABORATORIES INC
5. COUNTY OF LANCASTER
6. LANCASTER SCHOOL DISTRICT
7. LANCASTER GENERAL MEDICAL GROUP
8. WILLOW VALLEY RETIREMENT COMMUNITIES
9. DART CONTAINER CORPORATION
10. NORDSTROM INC



Penn Medicine  
Lancaster General Health

**GIANT**



School District of  
**Lancaster**  
*Together We Can!*

 **eurofins**



 **WILLOW VALLEY  
COMMUNITIES**

**NORDSTROM**



5,851 STUDENTS



1,816 STUDENTS



2,426 STUDENTS



1,737 STUDENTS

Lancaster County, Pennsylvania, is home to several notable colleges and universities that offer a variety of academic programs and contribute to the region's educational landscape. Here are some of the prominent institutions in Lancaster County:

- Franklin & Marshall College
- Millersville University of Pennsylvania
- Pennsylvania College of Health Sciences
- Elizabethtown College

These institutions collectively contribute to Lancaster County's reputation as a center for higher education, providing diverse educational opportunities for students and fostering a vibrant academic community.



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## LITITZ FARMERS MARKET

MAY 15TH - OCTOBER 16TH

Discover the best of Lititz at the Lititz Farmers Market! Every Thursday afternoon join us at Lititz Springs Park for a vibrant market brimming with seasonal produce, handcrafted goods, and delectable treats. Support local farmers and artisans, enjoy the live music and atmosphere, and bring home the flavors of our community. Don't miss out on the freshest finds in Lititz!



## FIRE & ICE FESTIVAL

FEBRUARY 14TH - FEBRUARY 23RD

Throughout our 10-day celebration, we'll have all the Fire & Ice awesomeness you've come to expect, like wow-worthy ice sculptures, yummy food from our downtown restaurants, and on select days, your favorite food trucks. Of course, there will also be plenty of shopping in the warmth of our downtown shops.



## TASTE OF LITITZ

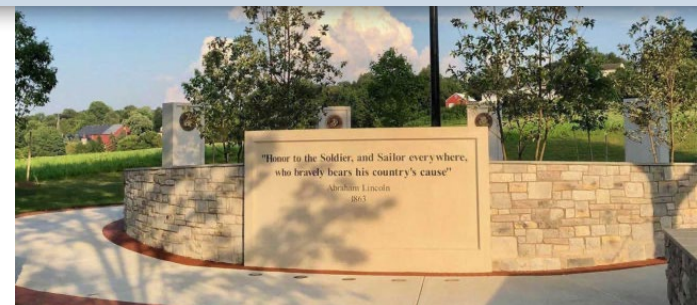
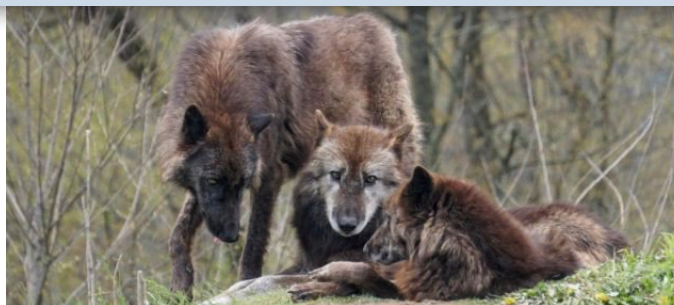
JUNE 6, 5PM - 9PM

Taste of Lititz is a delicious night out that oozes small town charm. Set on East Main Street and surrounded by historic architecture, the event invites you to try small tastes of our local restaurants' very best bites. They'll set up right on the street and you'll be able to stroll along, drink in hand, sampling their goods. Of course, your strolling might turn to dancing thanks to a lineup of live music scheduled throughout the night. Other fun plans? Games geared toward families.



# LITITZ ATTRACTIONS/EVENTS

## NAMED "2013 AMERICA'S COOLEST SMALL TOWN"



LITITZ

SHIRT FACTORY

[RE]EST 2020

Live Music + Performance Venue - A Nod To The Old. A Space For The New If you love good music, you'll surely enjoy the Lititz Shirt Factory experience! Our vibe is casual and fun, with a historical flavor and modern twist. Our team works hard to bring you the best in local and national acts, and our unique space is ideal for private events. So gather your friends, and come dance, sing and enjoy a night out at LSF.

[lititzshirtfactory.com](http://lititzshirtfactory.com)

## Wolf Sanctuary of PA

[extinct is forever]

In the heart of Pennsylvania Dutch country, quietly secured on 80 plus acres of natural woodland, you will find the home of the Wolves of Speedwell. For 40 years, the Darlington Family has offered refuge to gray wolves and wolf-dogs. Originally created as a private rescue, Wolf Sanctuary of PA has grown into an educational facility. We are devoted to assuring the highest quality of care for our wolves. Here at Wolf Sanctuary of PA, wolves and wolf-dogs are given back their dignity.

[wolvesanctuary.org](http://wolvesanctuary.org)



The Veterans Honor Park of Lancaster County is a tribute to every generation of warriors in every branch of the United States military - Army, Navy, Air Force, Marines, and Coast Guard. Built in Warwick Township in co-operation with local government, it recognizes the selfless dedication of every Lancaster County man and woman who ever wore the uniform, and swore to support and defend the Constitution of the United States against all enemies, foreign and domestic.

[vestshonorparklanco.org](http://vestshonorparklanco.org)



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# Bennett Williams

COMMERCIAL REAL ESTATE



## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057



## LISTING AGENTS:



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LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

