

# 5 HOLLAND STREET

EAST HEMPFIELD TOWNSHIP, PA | 17538

**LOT 1  
STAYING**



**LOT 2  
AVAILABLE**

±58,000 VPD

**FOR SALE**

**\$255,000 per acre**

**±25.4 ACRES**



JEFF HERR | JEFFREY HERR

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*



# PROPERTY OVERVIEW

- ±25.4 acres with frontage on Route 283 in Lancaster PA
- Enterprise zoning permits a tremendous variety of industrial, office, and retail uses
- Approx. ±1,800 sf of frontage along Route 283 (±58,000 VPD) offers unbeatable visibility
- Less than five minutes from Route 283 interchange at Spooky Nook Road



## POPULATION

5 MILE- 75,275  
7 MILE- 151,112  
10 MILE- 324,399



## EMPLOYEES

5 MILE- 35,061  
7 MILE- 74,506  
10 MILE- 129,727



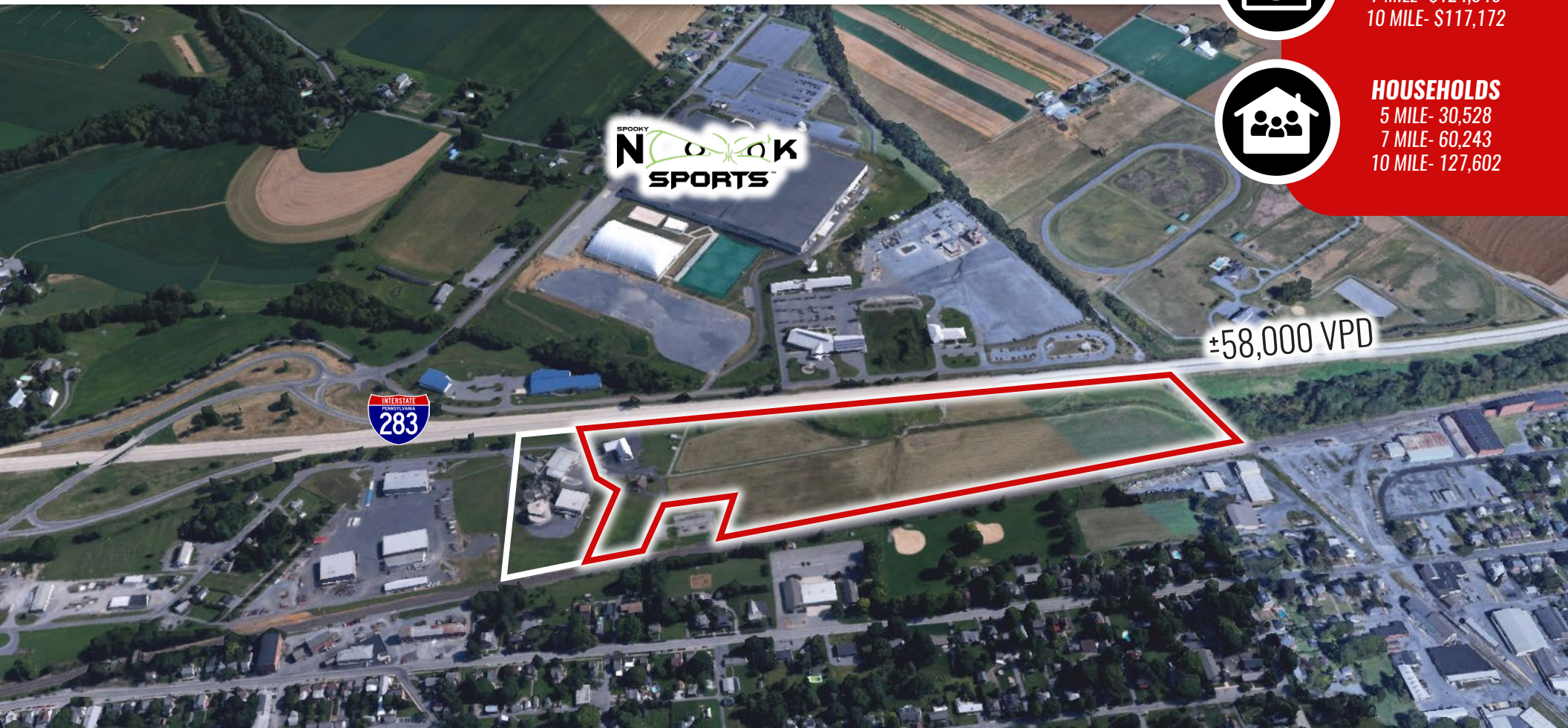
## AVERAGE HHI

5 MILE- \$129,279  
7 MILE- \$124,946  
10 MILE- \$117,172



## HOUSEHOLDS

5 MILE- 30,528  
7 MILE- 60,243  
10 MILE- 127,602



SPOOKY  
**N O O K**  
SPORTS™

±58,000 VPD



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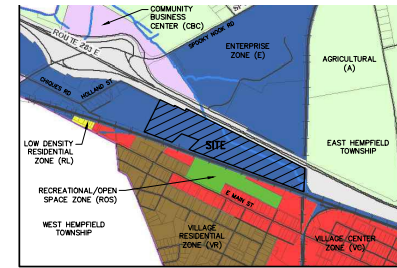
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# FINAL SUBDIVISION PLAN

## FOR

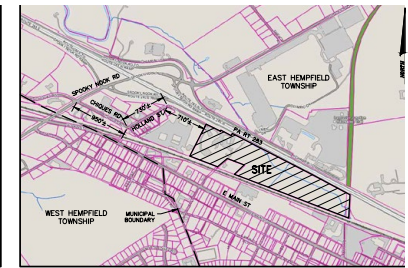
# 5 HOLLAND STREET

## EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PA



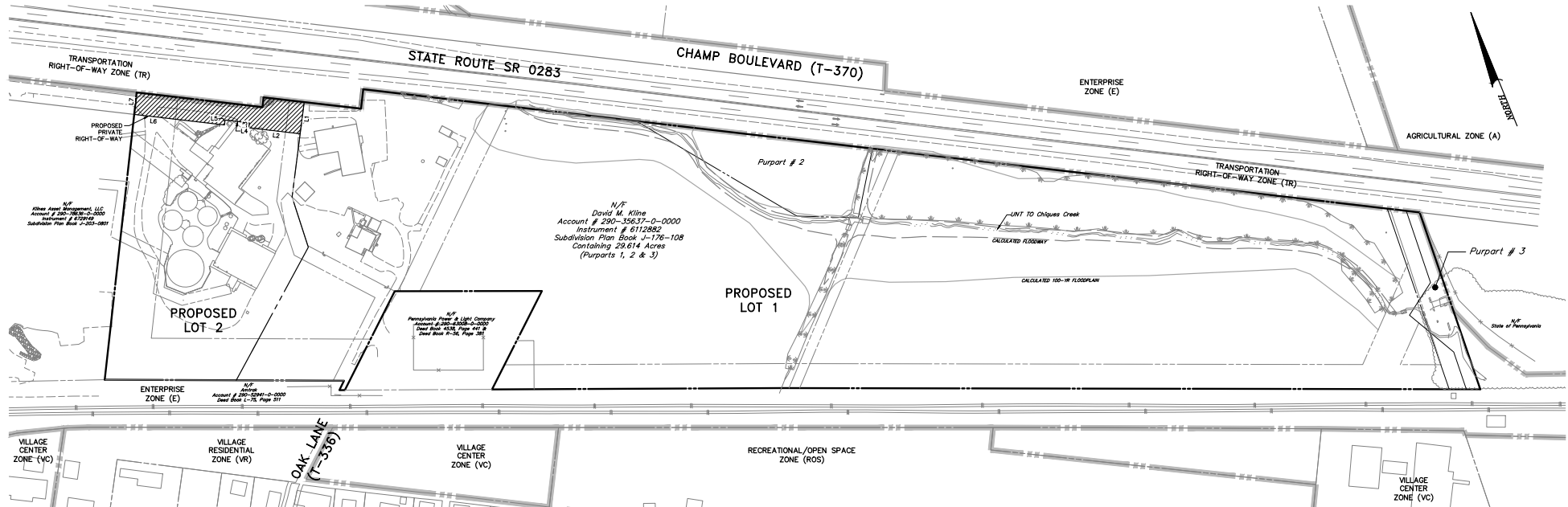
ZONING MAP

SCALE = 1"=1000'



LOCATION MAP

SCALE = 1"=1000'



OVERALL SITE PLAN

SCALE = 1"=100'

### LEGEND

EXISTING BOUNDARY LINE	---
EXISTING ADJACENT BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING EASEMENT LINE	---
EXISTING ZONING BOUNDARY	---
EXISTING CURB	---
EXISTING PARKING	---
EXISTING FENCE	---
EXISTING SIGN	---
EXISTING STREAM/POND	---
EXISTING WETLAND	---
CALCULATED 100-YEAR FLOODPLAIN	---
CALCULATED FLOODWAY	---
EXISTING RAILROAD TRACKS	---
PROPOSED PROPERTY LINE	---

### EQUITABLE OWNER

VISTAROCK, LLC  
150 FARMINGDALE LANE  
LANCASTER, PA 17601  
717-875-3810

### RECORD OWNER

DAVID M. KLINE  
1732 LONG LEVEL RD  
WRIGHTSVILLE, PA 17368

### SOURCE OF TITLE

ACCOUNT NO. 290-35637-0-000  
INSTRUMENT NO. 6112882  
SUBD. PLAN BK J-176-108

### SITE ADDRESS

5 HOLLAND STREET  
LANCASTER, PA 17338

### LIST OF DRAWINGS

PLAN SHEET NO.	TITLE
1 OF 4	COVER SHEET
2 OF 4	CERTIFICATIONS AND NOTES
3 OF 4	SUBDIVISION PLAN - AREA A
4 OF 4	SUBDIVISION PLAN - AREA B

\*ALL SHEETS TO BE RECORDED



# MARKET OVERVIEW





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Jeff Herr

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



### Jeffrey Herr

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

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

