

5 HOLLAND STREET

EAST HEMPFIELD TOWNSHIP, PA | 17538

**LOT 1
STAYING**



**LOT 2
AVAILABLE**

±58,000 VPD

±25.4 ACRES

FOR SALE



JEFF HERR | JEFFREY HERR

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT 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



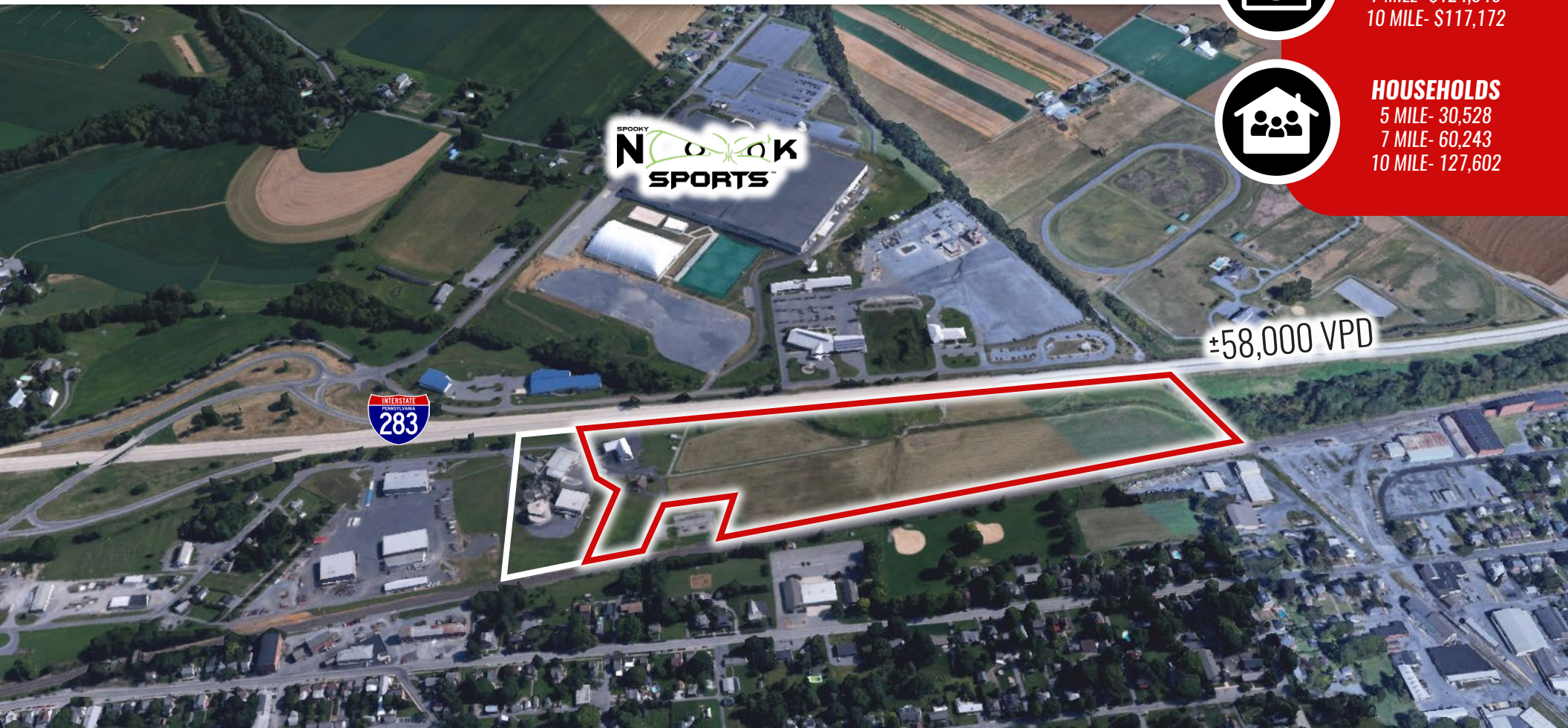
AVERAGE HHI

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
Nook
SPORTS

±58,000 VPD



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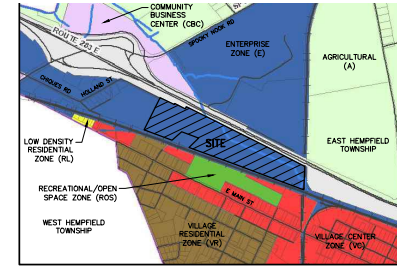
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FINAL SUBDIVISION PLAN

FOR

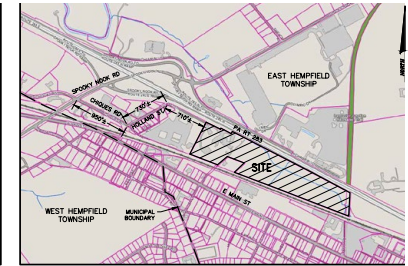
5 HOLLAND STREET

EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PA



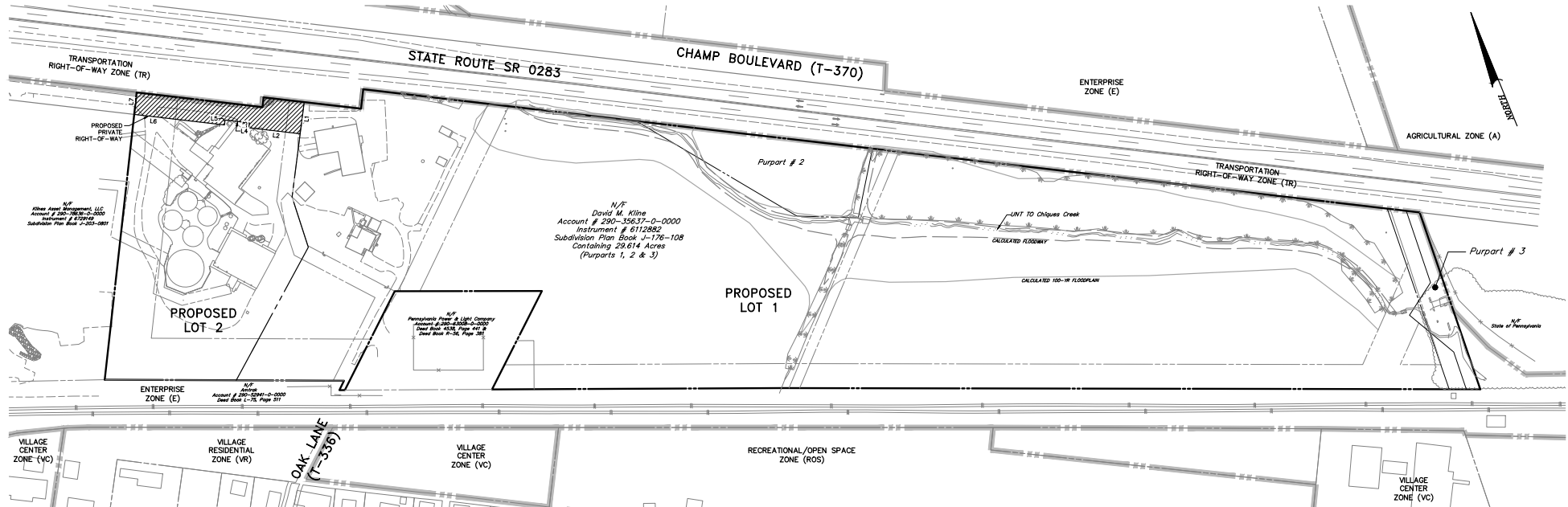
ZONING MAP

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-YR 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



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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

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REPRESENTATION

TENANT
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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.

