



**THE PREMIER BROKER FOR
SENIOR HOUSING & HEALTHCARE FACILITIES**

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DEVELOPMENT OPPORTUNITY

1.9+/- ACRES

MANOR TOWNSHIP • LANCASTER COUNTY

3030 Columbia Avenue, Lancaster, PA 17603



EXCLUSIVELY OFFERED \$1,425,000

PrestigeGroupSeniorHousing.com

PrestigeGroup.com

LANCASTER COUNTY DEVELOPMENT OPPORTUNITY

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LANCASTER COUNTY DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

Development Opportunity

1.9+/- Acres

3030 Columbia Ave. , Lancaster, Pennsylvania 17603

Monroe Township

Lancaster County

This 1.9+/- acre property is located in a highly desirable area of Lancaster County, Pennsylvania.

The property is zoned GC—GENERAL COMMERCIAL

The property is currently used as a Personal Care Home. There is a 8,300+/- 3 story building and large two story garage on the property.

PERMITTED USES INCLUDE:

Offices
Banks
Restaurants and Taverns
Retail
Hotels, Motels
Auto, Boat, Farm Machinery, Mobile Home and
Trailer Sales
Theaters and Auditoriums
Shops for Contractors
Dry Cleaners and Laundromats
And more

SPECIAL EXCEPTIONS INCLUDE:

Amusement Arcade
Commercial Day Care Facility
Commercial Recreation Facility
Drive-thru and or Fast Food Restaurant
Health and Fitness Club
Home Improvement and Building Supply Store
Mini-Warehouses
Nightclubs
Shopping Center
And more

LANCASTER COUNTY DEVELOPMENT OPPORTUNITY

AERIAL VIEW

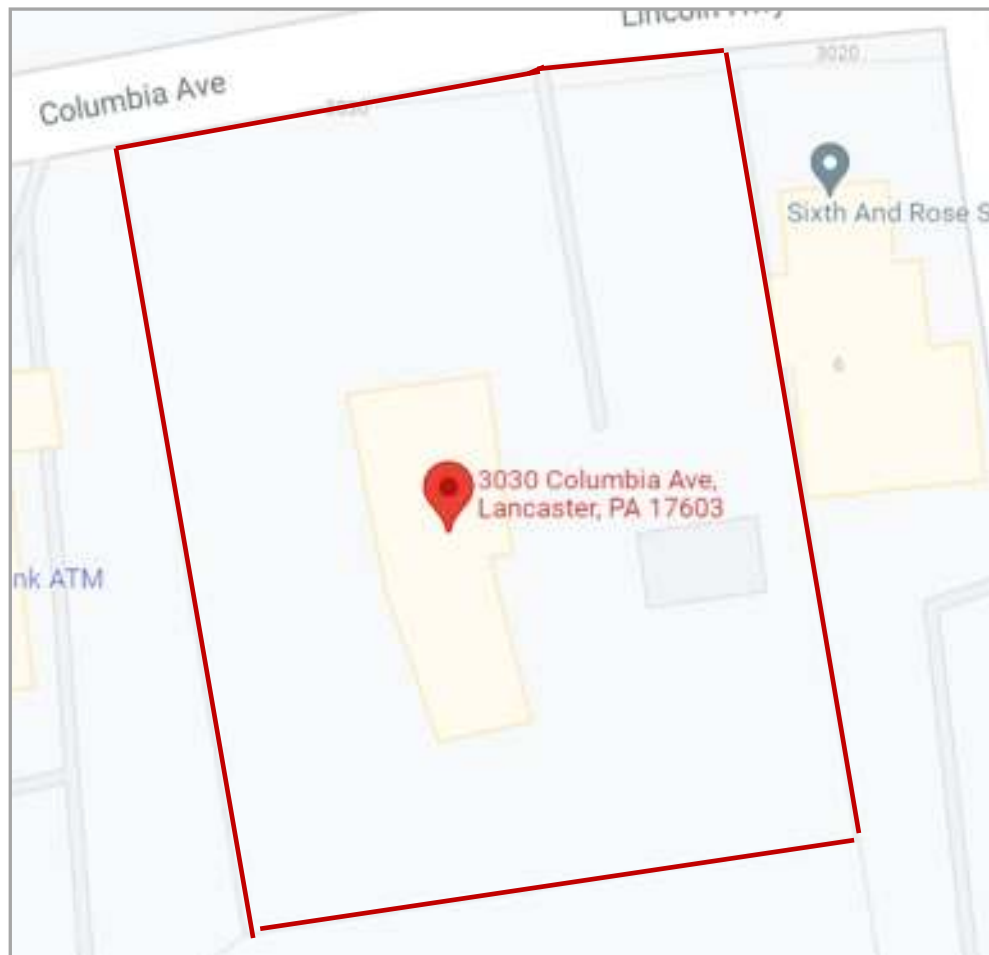


LANCASTER COUNTY DEVELOPMENT OPPORTUNITY

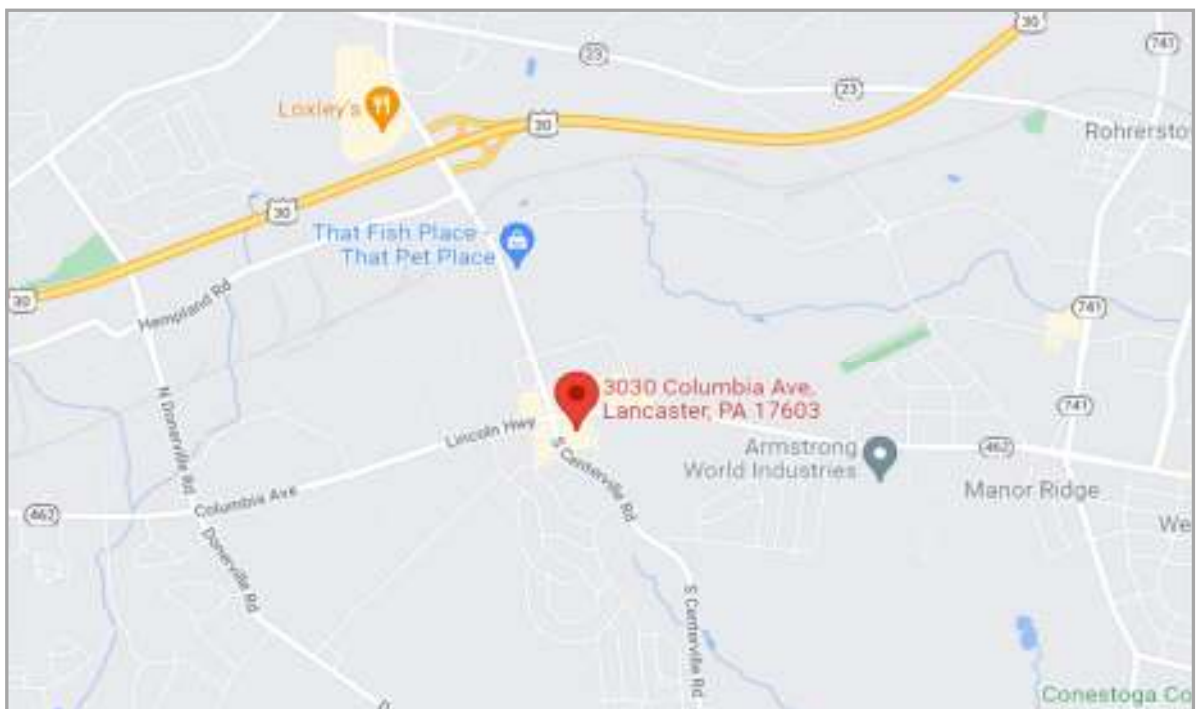
AERIAL VIEW



LANCASTER COUNTY DEVELOPMENT OPPORTUNITY TAX MAP



LANCASTER COUNTY DEVELOPMENT OPPORTUNITY MAPS



LANCASTER COUNTY DEVELOPMENT OPPORTUNITY

AREA INFORMATION

Lancaster is a city in South Central Pennsylvania. It is located in Lancaster County and serves as the county seat. It is one of the oldest inland towns in the United States. As of the 2020 census, there was a population of 58,039. It is the eighth largest city in population among Pennsylvania's cities. The Lancaster metropolitan area population is 552,984, making it the 104th-largest metropolitan area in the U.S. and second-largest in the South Central Pennsylvania area.

The city's primary industries include healthcare, tourism, public administration, manufacturing, and both professional and semi-professional services. Lancaster is best known for being the hub of Pennsylvania's Amish Country.



The city is located about 34 miles southeast of Harrisburg, 70 miles west of Philadelphia, 55 miles north-northeast of Baltimore and 87 miles northeast of Washington, D.C.

The city of Lancaster and Lancaster County are easily accessible though public local and intercity bus transit, Amtrak, Lancaster Airport as well as a hub for automobile traffic with many major roadways passing through or around the city and county. These routes include: US 30, US 222, PA 283, PA 72 and PA 272.



Lancaster City has been in the process of recreating itself, particularly since 2005, with a growth of specialty shops, boutiques, bars, clubs, and reinvestment in downtown institutions and locations. In 2005 the creation of "Gallery Row" solidified the status of Lancaster as an arts destination. The art community continues to thrive and expand.

There are also plans to convert areas of unused brownfields grounds into mixed-use development and playing fields.

The County of Lancaster is a popular tourist destination, with the Amish community a major attraction, in addition to shopping, arts and outdoor activities.

According to Lancaster's 2018 Comprehensive Annual Financial report, the top employers in the city are:

#	Employer	# of Employees
1	Lancaster General Hospital	8,802
2	Dart Container	1,961
3	County of Lancaster	1,907
4	Nordstrom, Inc.	Data Not Available
5	Masonic Villages	1,685
6	School District of Lancaster	1,662
7	LSC Communications (formerly RR Donnelley)	Data Not Available

Lancaster City Top Employers

LANCASTER COUNTY DEVELOPMENT OPPORTUNITY CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 1.9+/- ACRES., LANCASTER, PA 17603

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2021, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number