

# FOR SALE

## RESTAURANT/BAR & Rental Rooms

1002 North Duke Street, Lancaster, PA



Daniel Berger, Jr., CCIM, SIOR



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

(717) 735-6000 (717) 735-6001 Fax

[danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)

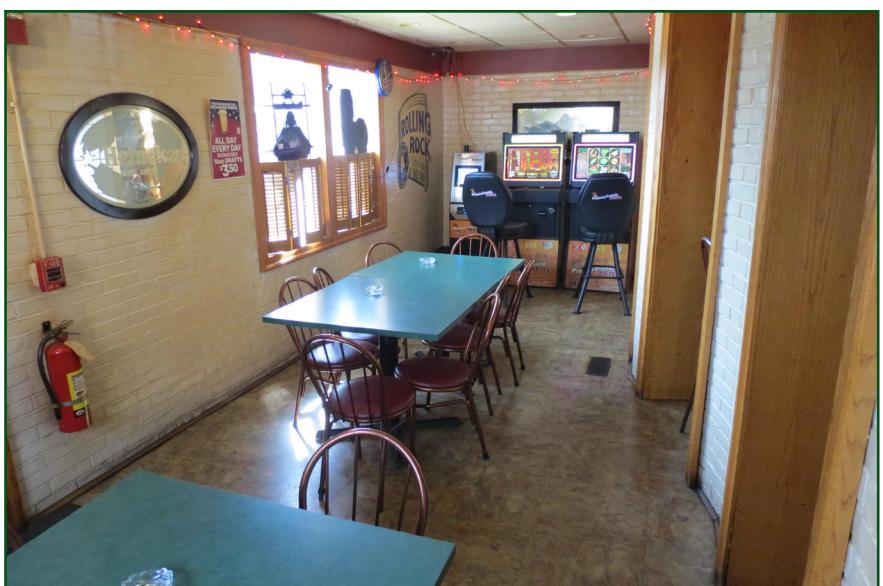
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## SALIENT INFORMATION

<b>PROPERTY:</b>	1002 North Duke Street, Lancaster, PA 17602 Manheim Township, Lancaster County		
<b>SALE PRICE:</b>	\$870,000		
<b>BUILDING SIZE:</b>	$\pm$ 3,542 Square Feet		
<b>LOT SIZE:</b>	$\pm$ 0.12 Acre		
<b>HVAC:</b>	Natural Gas Boiler & Central A/C		
<b>WATER / SEWER:</b>	Public Water / Public Sewer		
<b>PARKING:</b>	6 on-site spaces		
<b>ZONING:</b>	B-4 Business District with T-6 Urban Transition Overlay		
<b>REAL ESTATE TAXES:</b>	\$8,672 (2025)		
<b>ACCOUNT NO.:</b>	390-51578-0-0000		
<b>TRAFFIC COUNT:</b>	Liberty Street N. Duke Street Southbound Duke Street Northbound	8,910 vehicles per day (June, 2022) 11,760 vehicles per day (June, 2022) 9,242 vehicles per day (Aug., 2022)	
<b>COMMENTS:</b>	Free-standing restaurant/bar with seven (7) rental rooms. Located at a high traffic intersection in north end of Lancaster City. Sale includes Hotel Liquor License and all furniture, fixtures and equipment.		

## MLS INFORMATION

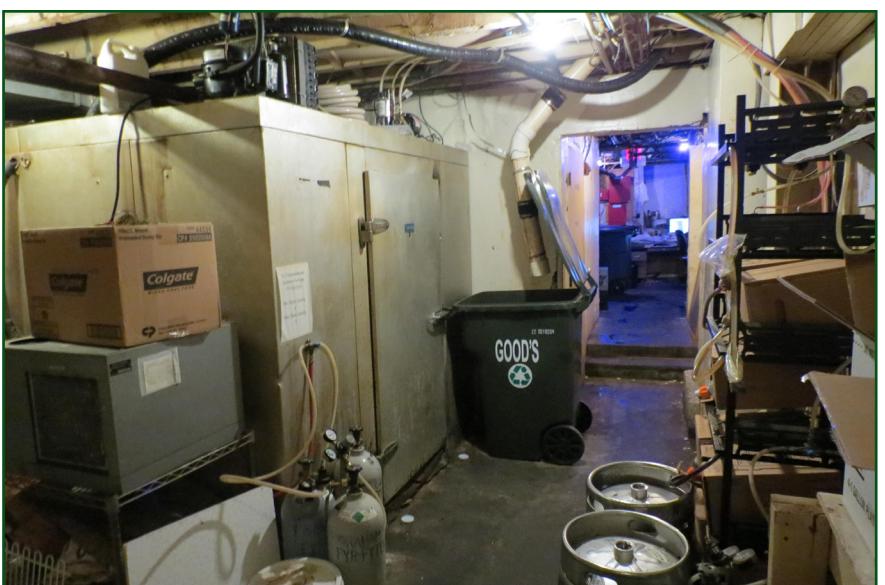
# PHOTOGRAPHS



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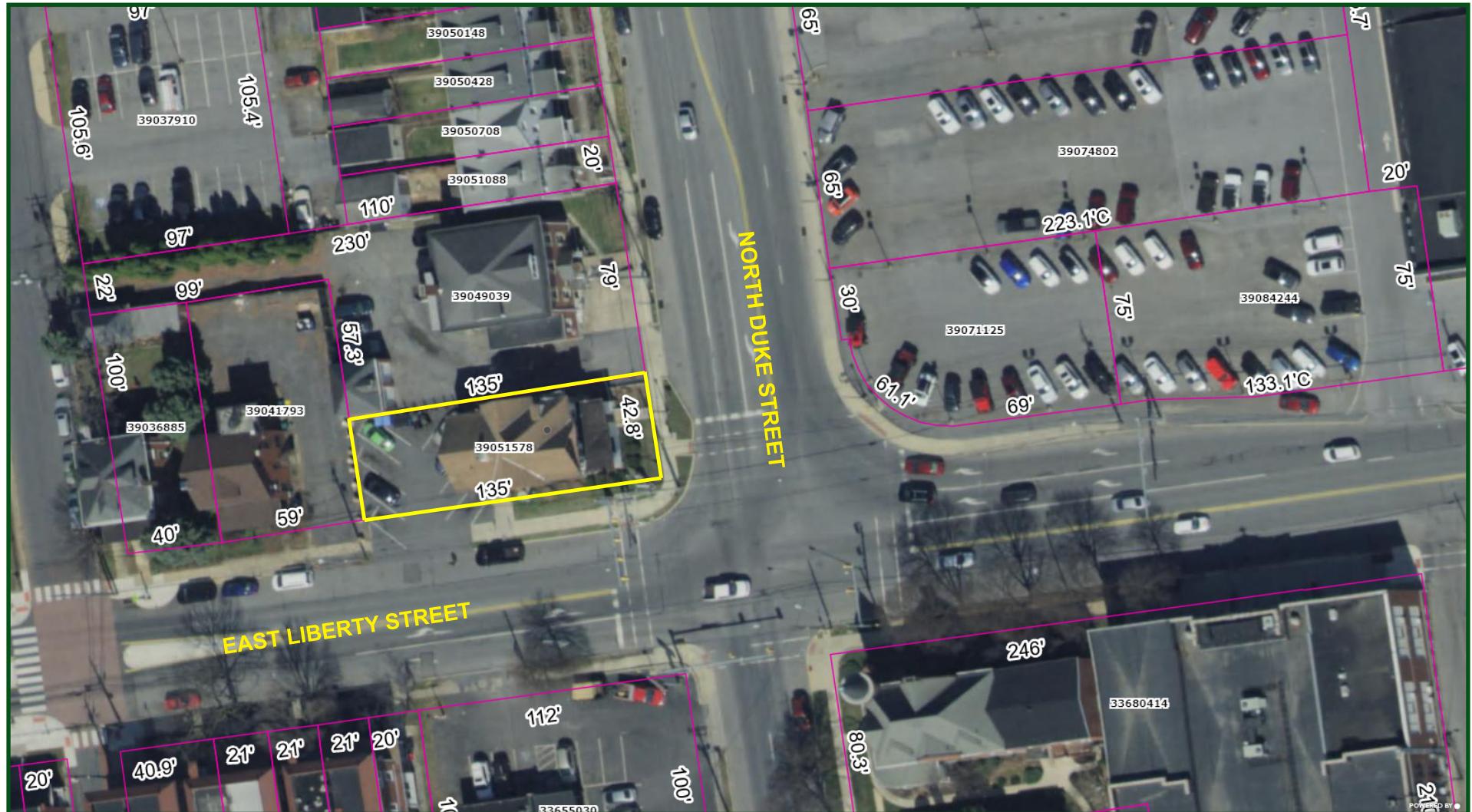
# PHOTOGRAPHS



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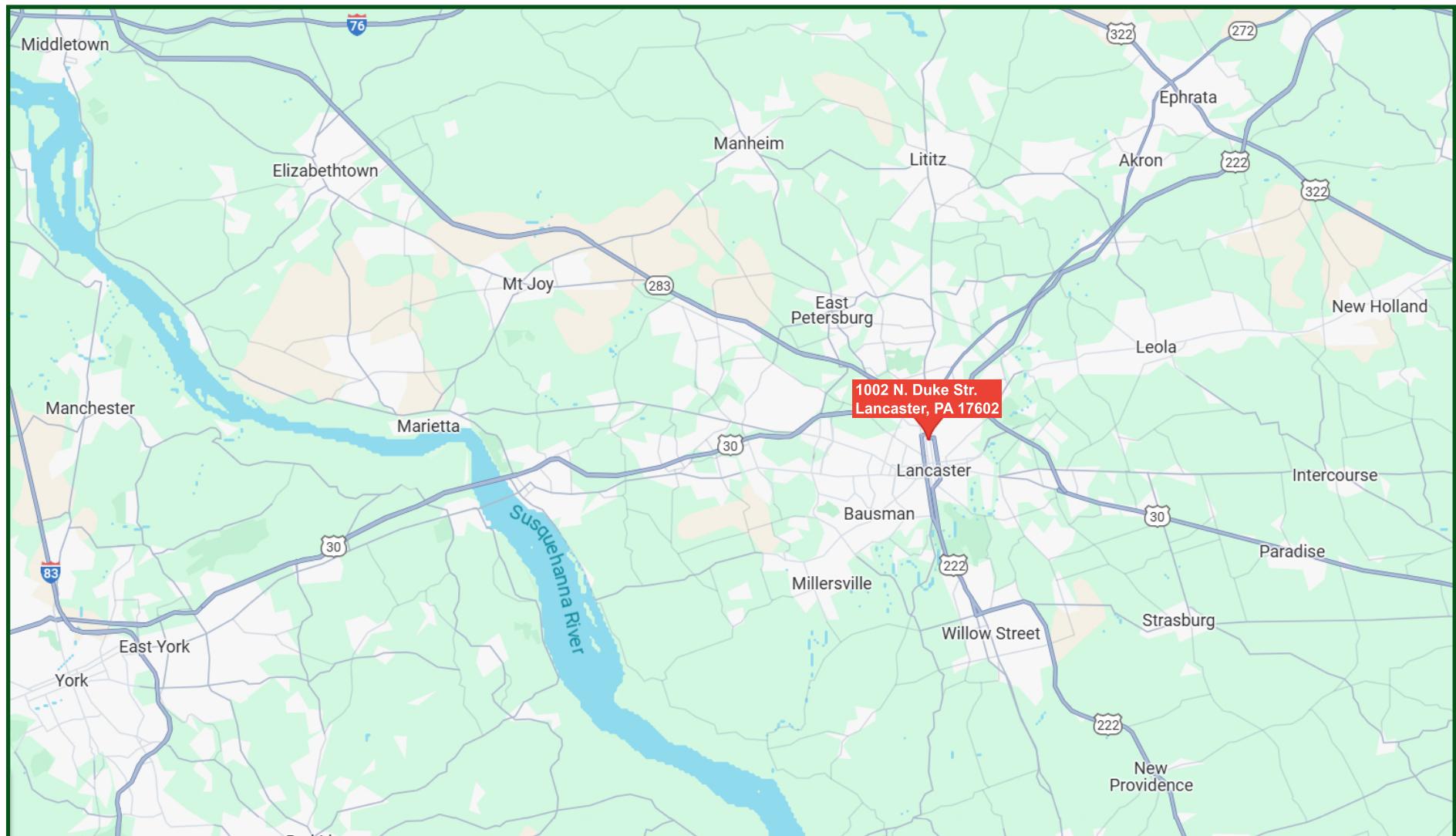
# AERIAL TAX MAP



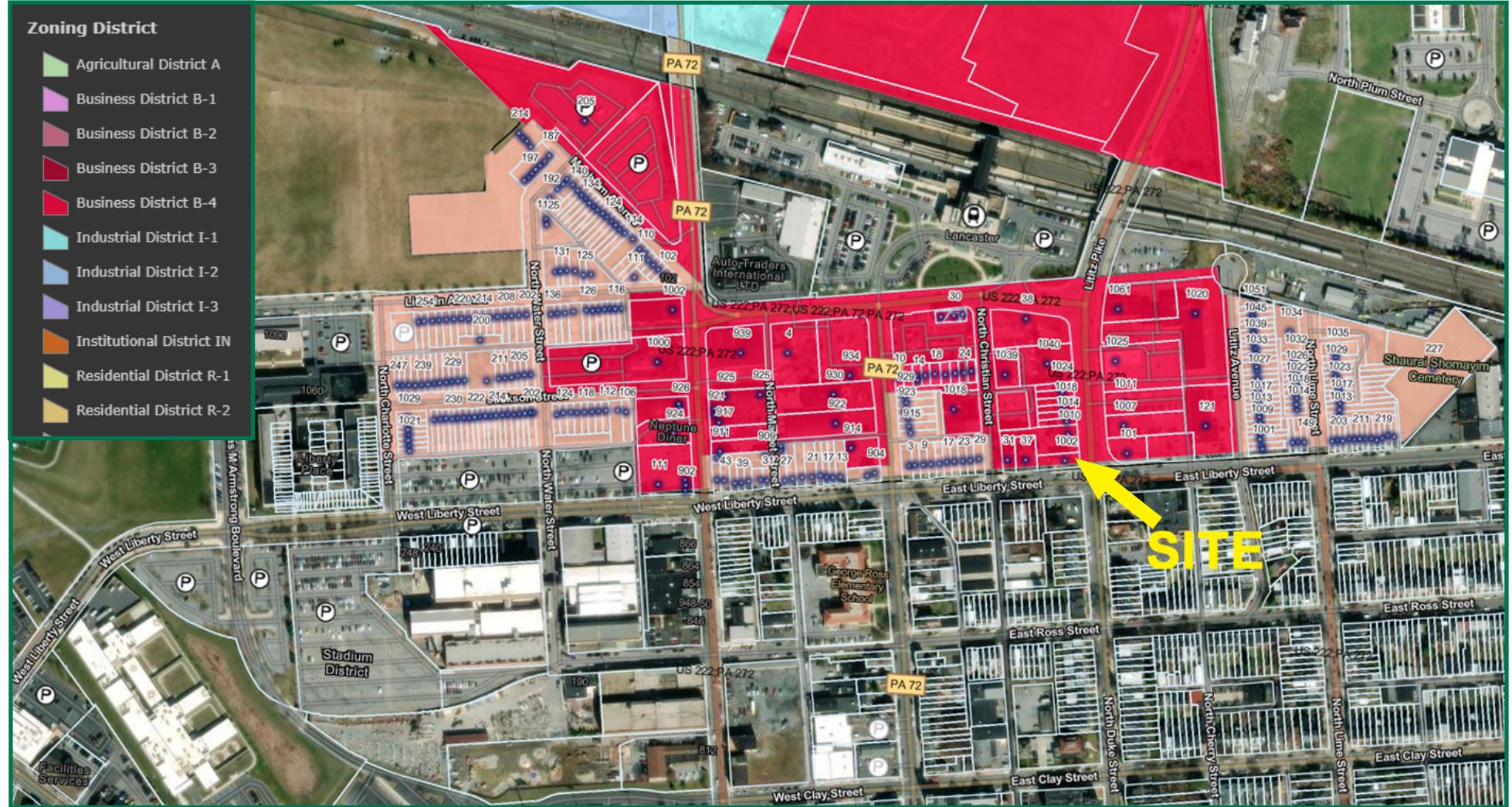
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# LOCATION MAP



# ZONING MAP (Manheim Township)



# ZONING ORDINANCE

## Township of Manheim

### Uses Within Business Districts

\*\*See also applicable T-Zone Overlay District for additional use regulations.\*\*

#### KEY:

X = Right

SE = Special exception

C = Conditional

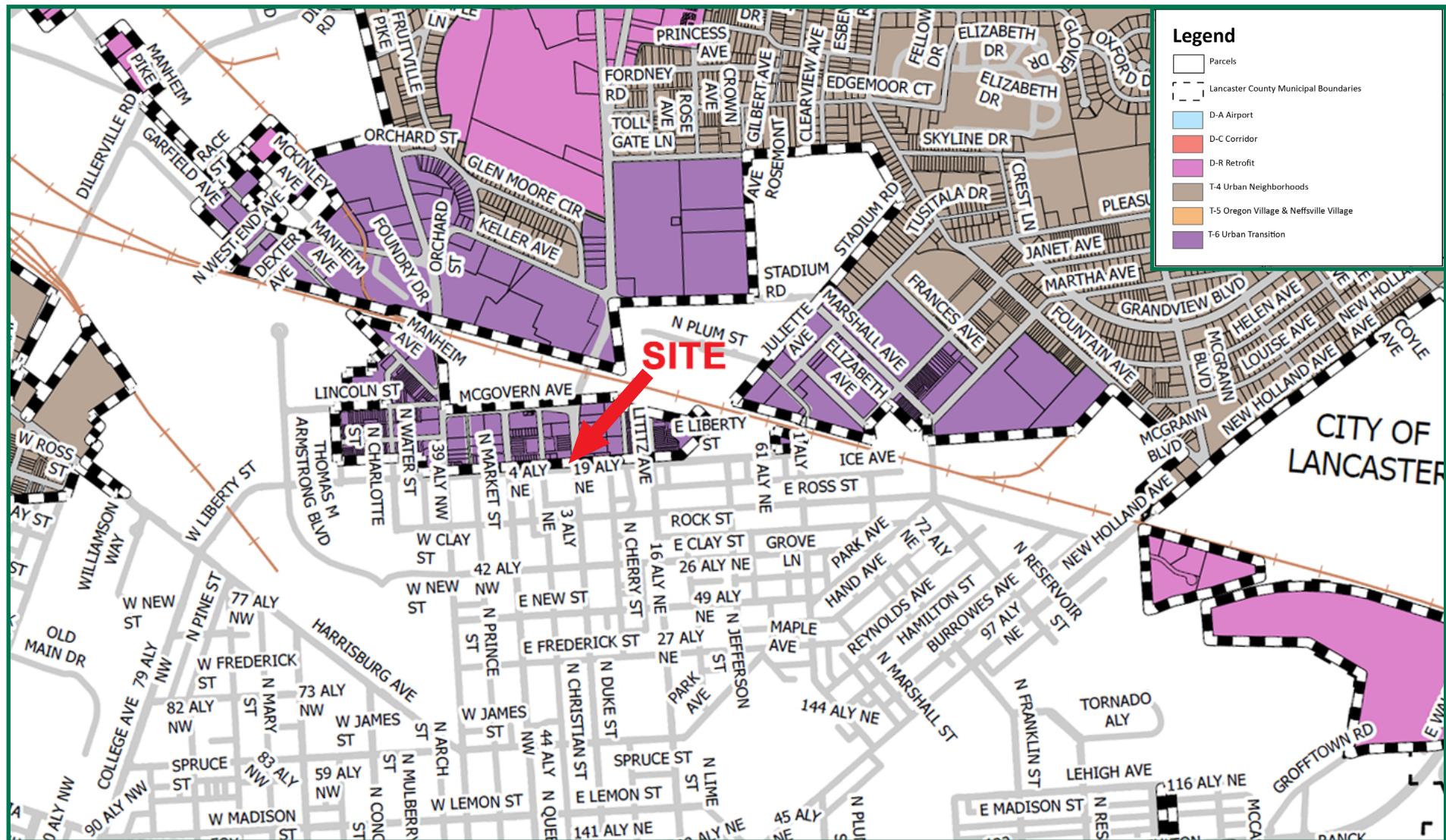
	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural, horticulture, hydroponic uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited-service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities			SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X

# ZONING ORDINANCE

	B-1	B-2	B-3	B-4
Offices, medical or dental	X	X	X	X
Office park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

(Amended by Ordinance 2021-04, dated June 28, 2021)

# ZONING MAP (T-6 Overlay - Urban Transition)



## SECTION 2407. T-6 URBAN TRANSITION OVERLAY AREA

1. Purpose: The purpose of this Overlay is to encourage integrated mixed use, high density residential, pedestrian interconnectivity, enhanced visual character, transit oriented development around the Amtrak Train Station
2. Permitted uses:
  - A. Existing uses provided redevelopment or expansion of existing uses are consistent with this Article.
  - B. Apartment dwellings.
  - C. Townhouse dwellings.
  - D. Public parks and recreation areas.
  - E. Group homes. (Section 2509)
  - F. Offices, professional and medical/dental.
  - G. Community facilities.
  - H. Public utility installations.
  - I. Banks and financial institutions.
  - J. Markets.
  - K. Restaurants with or without outdoor dining. (See Section 2526)
  - L. Retail sales of goods and services.
  - M. Retail sales of alcoholic beverages.
  - N. Full-service hotels.
  - O. Limited-service hotels.
  - P. Veterinarian offices.
  - Q. Temporary retail sales. (See Section 2517)
  - R. Holiday tree sales. (See Section 2518)
  - S. Day-care centers. (See Section 2508)
  - T. Educational institutions (less than 20,000 square feet of gross floor area)
  - U. Parking structures and parking garages.
  - V. Bed-and-breakfast establishments. (See Section 2505)
  - W. Accessory buildings and uses customarily incidental to the above permitted uses.
3. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the T- 6 Urban Transition Overlay in which the proposed use would be located.
  - A. Houses of worship.
  - B. Community clubs.
  - C. Elementary and secondary schools.

## ZONING

- D. Boardinghouses.
- E. Commercial recreation facilities.
- F. Educational institutions (20,000 square feet of gross floor area or greater)

4. The following uses shall not be permitted within the T- 6 Urban Transition Overlay, regardless of underlying district:

- A. Drive -through facilities, adult establishments, motor vehicle sales area or building, motor vehicle fueling stations, motor vehicle service station or garage, motor vehicle washing facility, and motor vehicle wrecking facility.

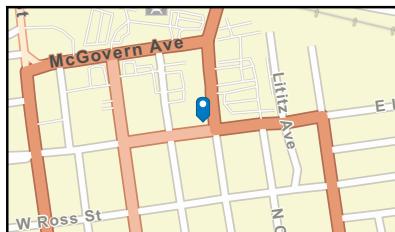
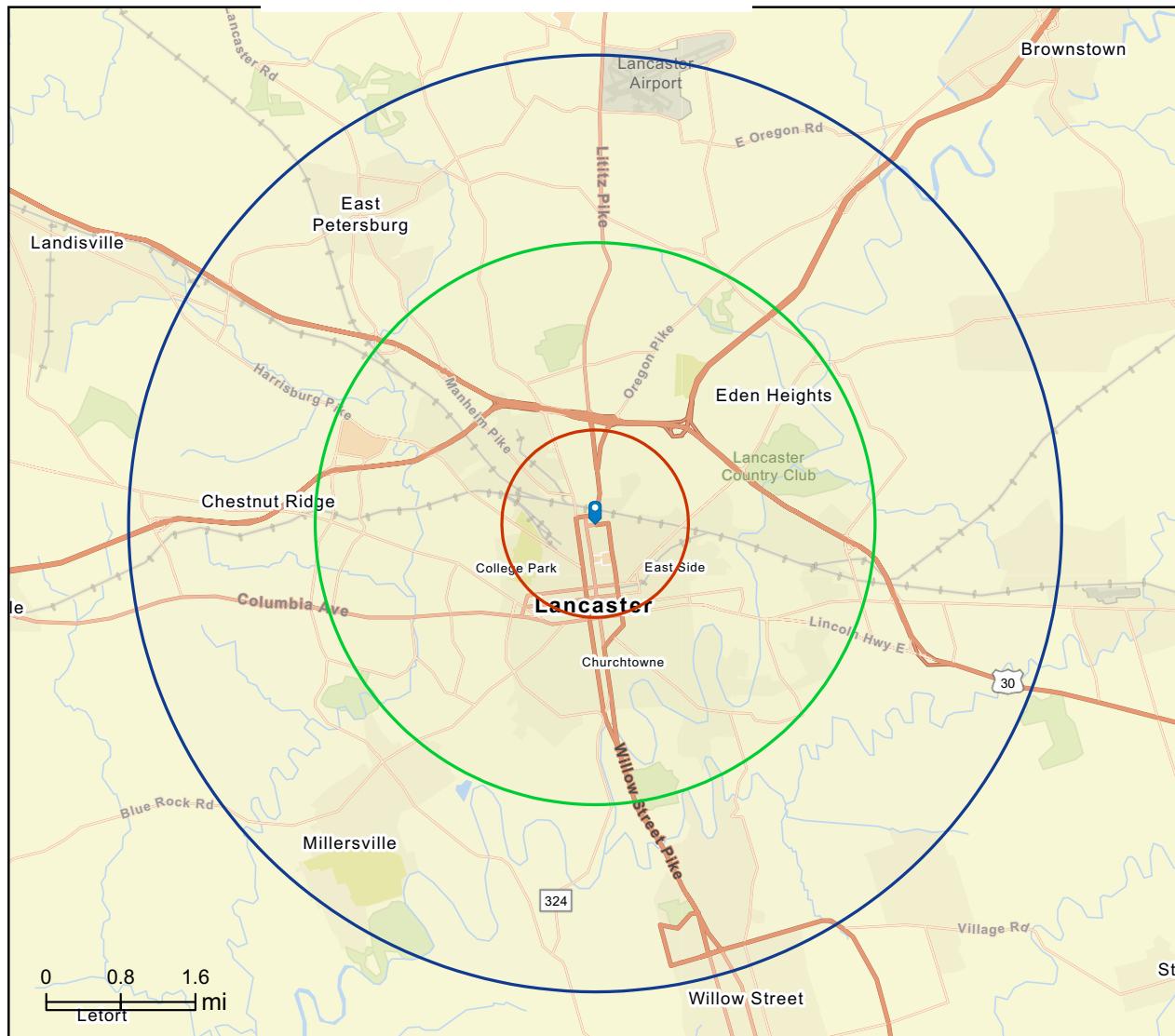
# DEMOGRAPHICS



## Site Map

1002 N Duke St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05251  
Longitude: -76.30665



April 02, 2025

# DEMOCRAPHICS



## Executive Summary

1002 N Duke St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05251  
Longitude: -76.30665

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	23,666	108,183	174,900
2020 Population	23,113	113,053	187,687
2024 Population	24,082	114,793	191,667
2029 Population	25,102	115,738	193,704
2010-2020 Annual Rate	-0.24%	0.44%	0.71%
2020-2024 Annual Rate	0.97%	0.36%	0.49%
2024-2029 Annual Rate	0.83%	0.16%	0.21%
2020 Male Population	48.5%	48.3%	48.1%
2020 Female Population	51.5%	51.7%	51.9%
2020 Median Age	33.9	36.4	38.7
2024 Male Population	48.8%	48.9%	48.6%
2024 Female Population	51.2%	51.1%	51.4%
2024 Median Age	34.6	37.1	39.3

In the identified area, the current year population is 191,667. In 2020, the Census count in the area was 187,687. The rate of change since 2020 was 0.49% annually. The five-year projection for the population in the area is 193,704 representing a change of 0.21% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 39.3, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	59.5%	55.6%	64.8%
2024 Black Alone	11.2%	11.5%	8.8%
2024 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2024 Asian Alone	5.6%	5.4%	5.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	11.3%	14.7%	10.6%
2024 Two or More Races	11.9%	12.2%	10.1%
2024 Hispanic Origin (Any Race)	25.0%	30.2%	22.4%

Persons of Hispanic origin represent 22.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	68	82	102
2010 Households	9,701	42,095	67,836
2020 Households	9,801	43,975	72,061
2024 Households	10,065	44,670	73,626
2029 Households	10,621	45,659	75,369
2010-2020 Annual Rate	0.10%	0.44%	0.61%
2020-2024 Annual Rate	0.63%	0.37%	0.51%
2024-2029 Annual Rate	1.08%	0.44%	0.47%
2024 Average Household Size	2.20	2.46	2.47

The household count in this area has changed from 72,061 in 2020 to 73,626 in the current year, a change of 0.51% annually. The five-year projection of households is 75,369, a change of 0.47% annually from the current year total. Average household size is currently 2.47, compared to 2.48 in the year 2020. The number of families in the current year is 46,011 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 02, 2025

# DEMOCRAPHICS



## Executive Summary

1002 N Duke St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

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Latitude: 40.05251  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	25.5%	23.2%	23.8%
<b>Median Household Income</b>			
2024 Median Household Income	\$67,644	\$73,275	\$81,507
2029 Median Household Income	\$76,094	\$82,002	\$91,704
2024-2029 Annual Rate	2.38%	2.28%	2.39%
<b>Average Household Income</b>			
2024 Average Household Income	\$95,621	\$99,361	\$112,497
2029 Average Household Income	\$108,633	\$113,093	\$128,330
2024-2029 Annual Rate	2.58%	2.62%	2.67%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$39,985	\$38,675	\$43,613
2029 Per Capita Income	\$46,415	\$44,606	\$50,330
2024-2029 Annual Rate	3.03%	2.89%	2.91%
<b>GINI Index</b>			
2024 Gini Index	41.6	40.1	39.3
<b>Households by Income</b>			
Current median household income is \$81,507 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$91,704 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$112,497 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$128,330 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$43,613 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$50,330 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	91	100	97
2010 Total Housing Units	10,402	44,592	71,648
2010 Owner Occupied Housing Units	4,270	22,729	40,653
2010 Renter Occupied Housing Units	5,431	19,367	27,182
2010 Vacant Housing Units	701	2,497	3,812
2020 Total Housing Units	10,633	46,723	76,376
2020 Owner Occupied Housing Units	4,159	22,976	42,245
2020 Renter Occupied Housing Units	5,642	20,999	29,816
2020 Vacant Housing Units	836	2,745	4,297
2024 Total Housing Units	10,962	47,575	78,100
2024 Owner Occupied Housing Units	4,281	23,684	43,911
2024 Renter Occupied Housing Units	5,784	20,986	29,715
2024 Vacant Housing Units	897	2,905	4,474
2029 Total Housing Units	11,520	48,562	79,822
2029 Owner Occupied Housing Units	4,470	24,538	45,712
2029 Renter Occupied Housing Units	6,152	21,120	29,657
2029 Vacant Housing Units	899	2,903	4,453
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	46.3	45.7	49.2

Currently, 56.2% of the 78,100 housing units in the area are owner occupied; 38.0%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 76,376 housing units in the area and 5.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.53%. Median home value in the area is \$310,547, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.70% annually to \$354,860.

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