

FOR SALE

1780 Columbia Avenue
Columbia, PA 17512

3.30 ACRES

ZONED (C-1) NEIGHBORHOOD COMMERCIAL
WEST HEMPFIELD TOWNSHIP, LANCASTER COUNTY

\$795,000



**North American
Commercial Realty**

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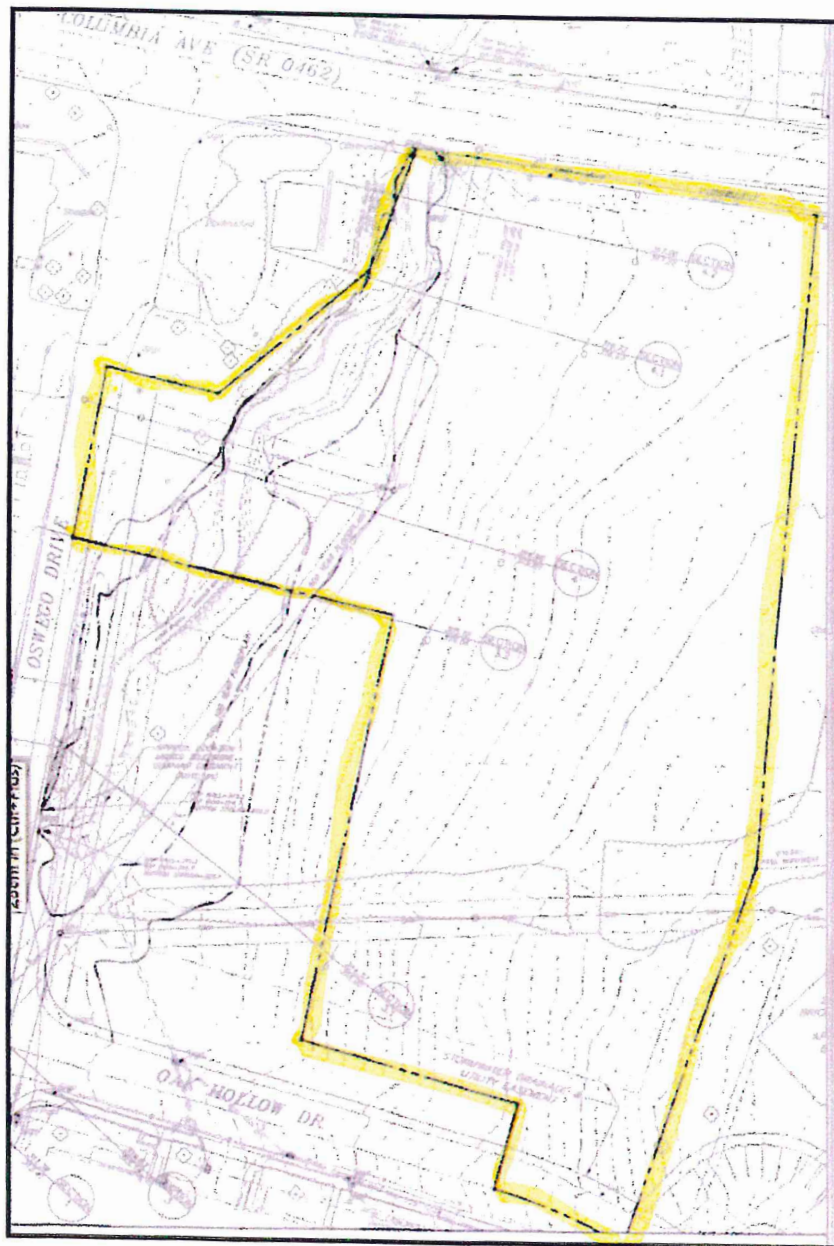
Offering

±3.30 Acres vacant land zoned C-1 with preliminary engineering, sketch plans and partial permits/approvals for an approximately 20,000 SF facility consisting of warehouse/manufacturing/office

The information herein is from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.



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Property Summary

Lot Size

3.30 Acres

Tax ID

300-90999-0-0000

Municipality

West Hempfield Twp

County

Lancaster

Zoning

C-1 Neighborhood Commercial

Utilities

Public water, public sewer,
gas (UGI), electric (PP&L) to the site

Road Access

Columbia Ave

Topography

Relatively Flat

Visibility

Good

Surrounding Uses

Columbia Shopping Center,
fast food, banking & residential

Traffic Count

AADT 15,257

Demographics

	1 Mile	3 Mile	5 Mile
Population	3,250	28,447	56,096
Households	1,190	11,444	22,379
Avg HH Income	\$75,034	\$99,754	\$106,470

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Zoning - Neighborhood Commercial (West Hempfield Township)

Permitted Uses

- Retail store, not to exceed 8,000 square feet
- Eating establishment
- Offices other than an office complex
- Bank or other financial institutional
- Personal service establishment
- Post office
- Indoor recreation, not to exceed 8,000 square feet
- Funeral home and/or mortuary
- Medical/dental clinics
- Community utilities
- Studios or galleries
- Municipal
- Dwellings in combination with commercial buildings

Special Exception

- Mobile home park
- Private club/fraternal organization
- Parking lots
- Warehousing, wholesale trade, contractor's office or shop

Conditional Use

- Planned shopping center

