

FOR LEASE

717.293.4477



RESTAURANT PAD SITES FOR LEASE
HOSPITALITY LANE
LANCASTER, PA 17601

High Associates Ltd.

Call
Today!



717.293.4477



► Greenfield Corporate Center



Hospitality Lane
Lancaster, PA 17601

Lot Size/Acreage

2.124 acre site & 1.923 acre site are conceptual sizes

Lease Rate

\$115,000/year per pad site

Description:

Two Restaurant pad sites are available adjacent to the new Marriott Hotel, located in Greenfield Corporate Center, Lancaster, Pennsylvania. An additional hotel is scheduled on the adjacent lot. The restaurant sites have frontage and great visibility on U.S. Route 30 with traffic of 50,000 + cars per day. We are accepting offers for one restaurant catering to lunch and dinner crowds and one theme restaurant.

High Associates Ltd.

Call Today! 717.293.4477

Lot Size/Acreage:	2.124 acre site & 1.923 acre site are conceptual sizes
Water & Sewer:	Public
Gas:	Yes
Parking:	Please refer to plan which can be modified with footprint of the restaurant
Zoning:	Business Park Zoning
Township:	East Lampeter Township
County:	Lancaster
Demographic Information:	See Section 3 of information booklet

Subscribe to our Blog: <http://blog.highassociates.com>

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Greenfield Corporate Center

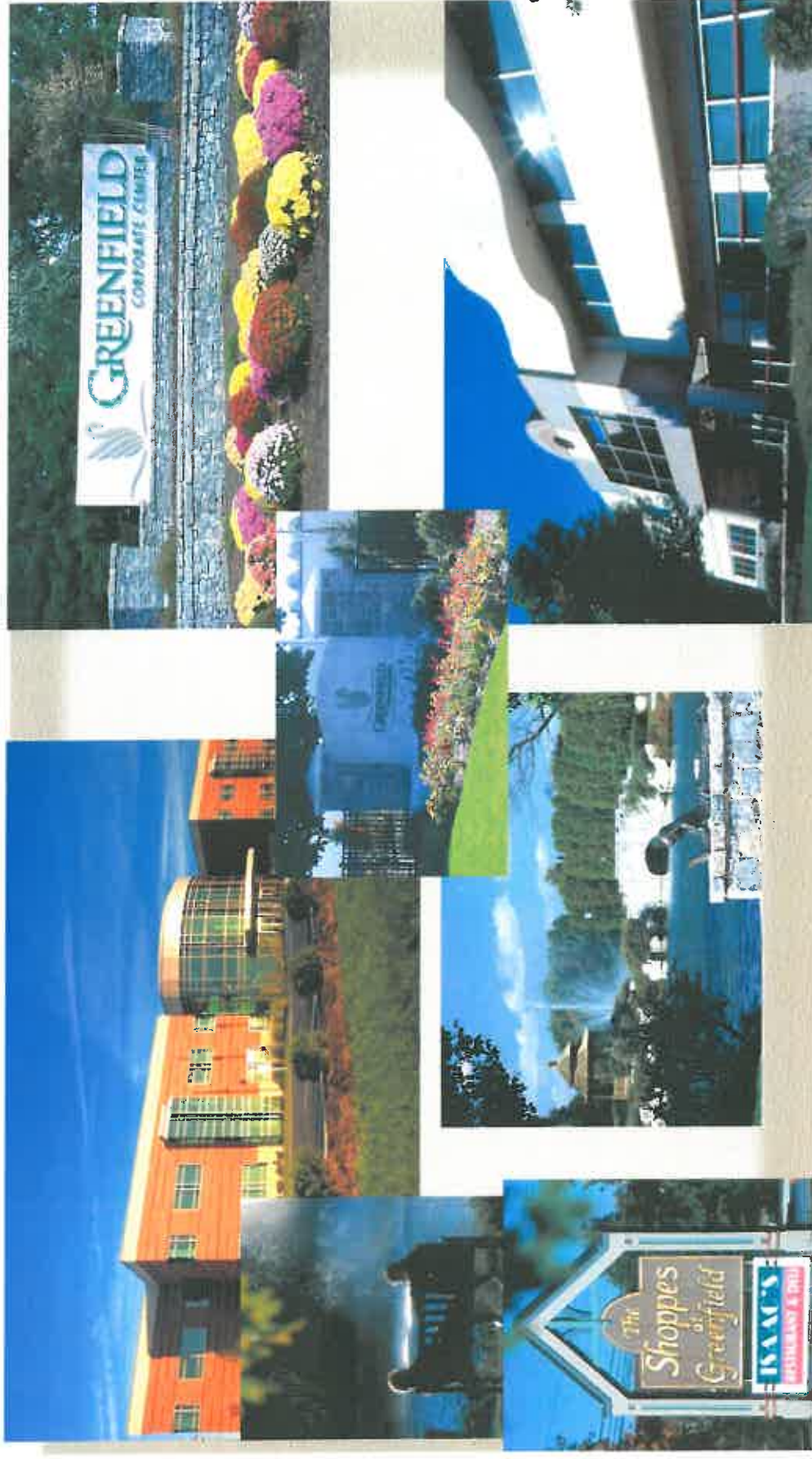
3 Million Square Feet



250 Businesses



3,000 Employees



Central PA's Premier Business Address

AERIAL PHOTO



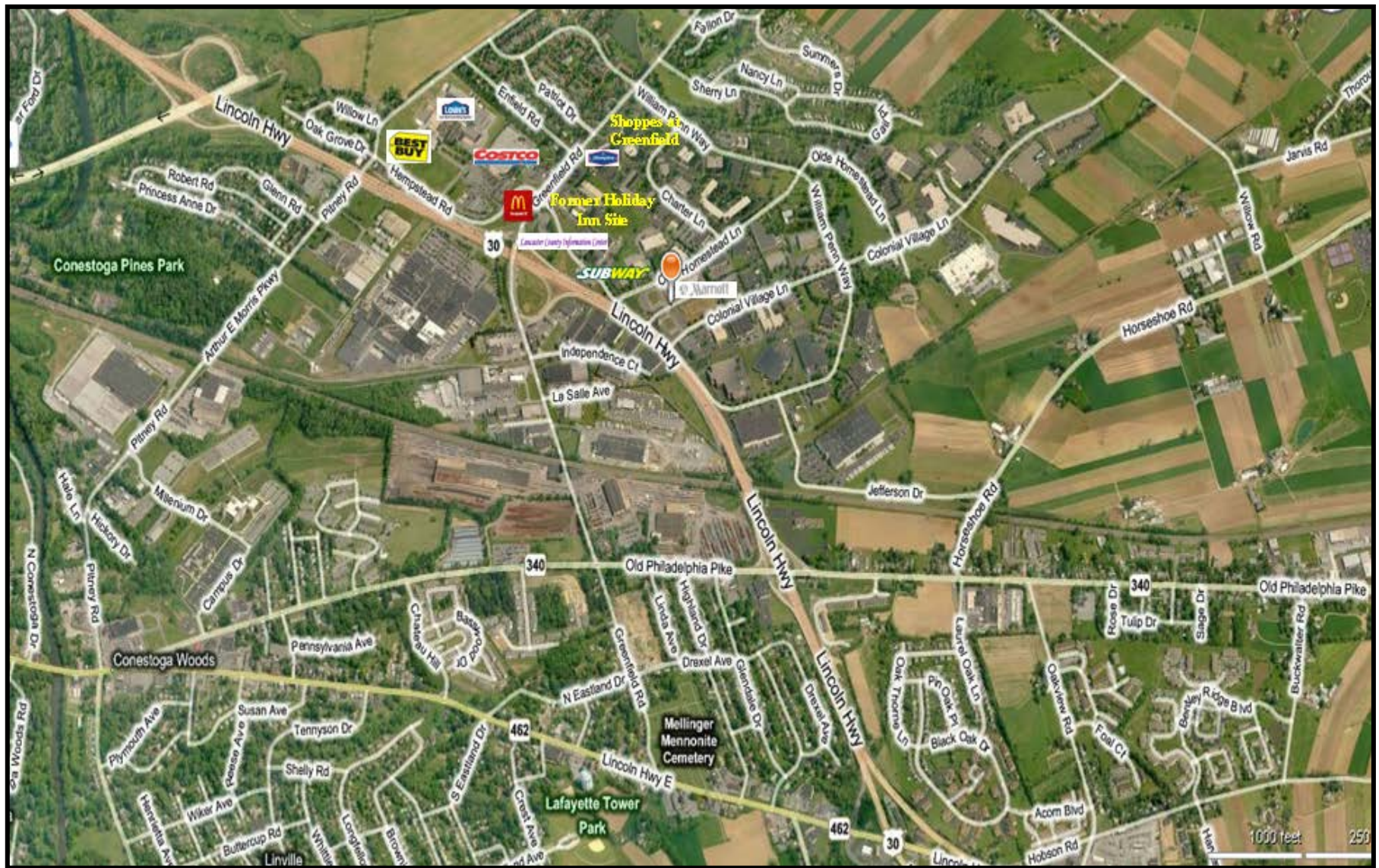
Restaurant Pad Sites
Greenfield Corporate Center
Lancaster, PA 17601

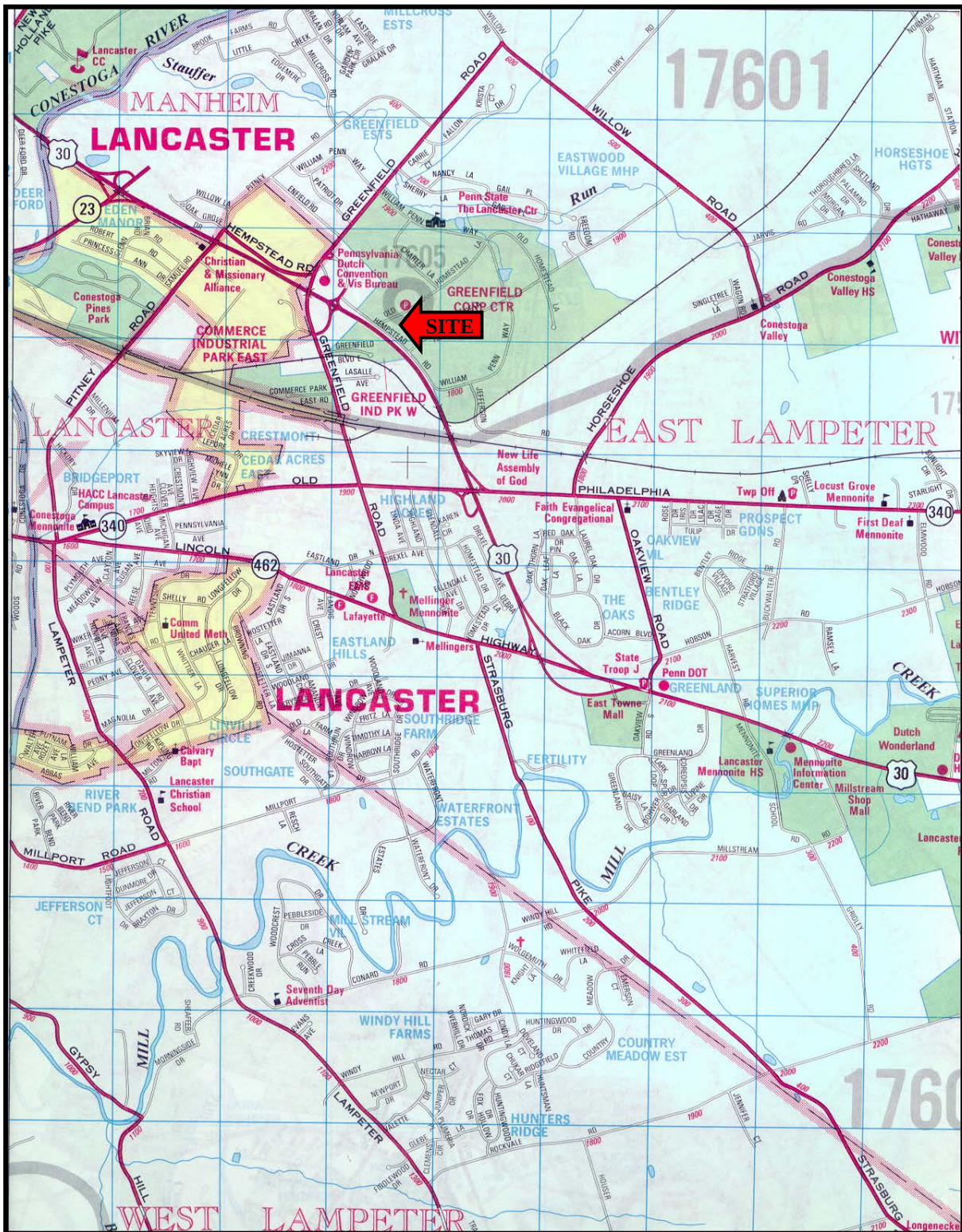


1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

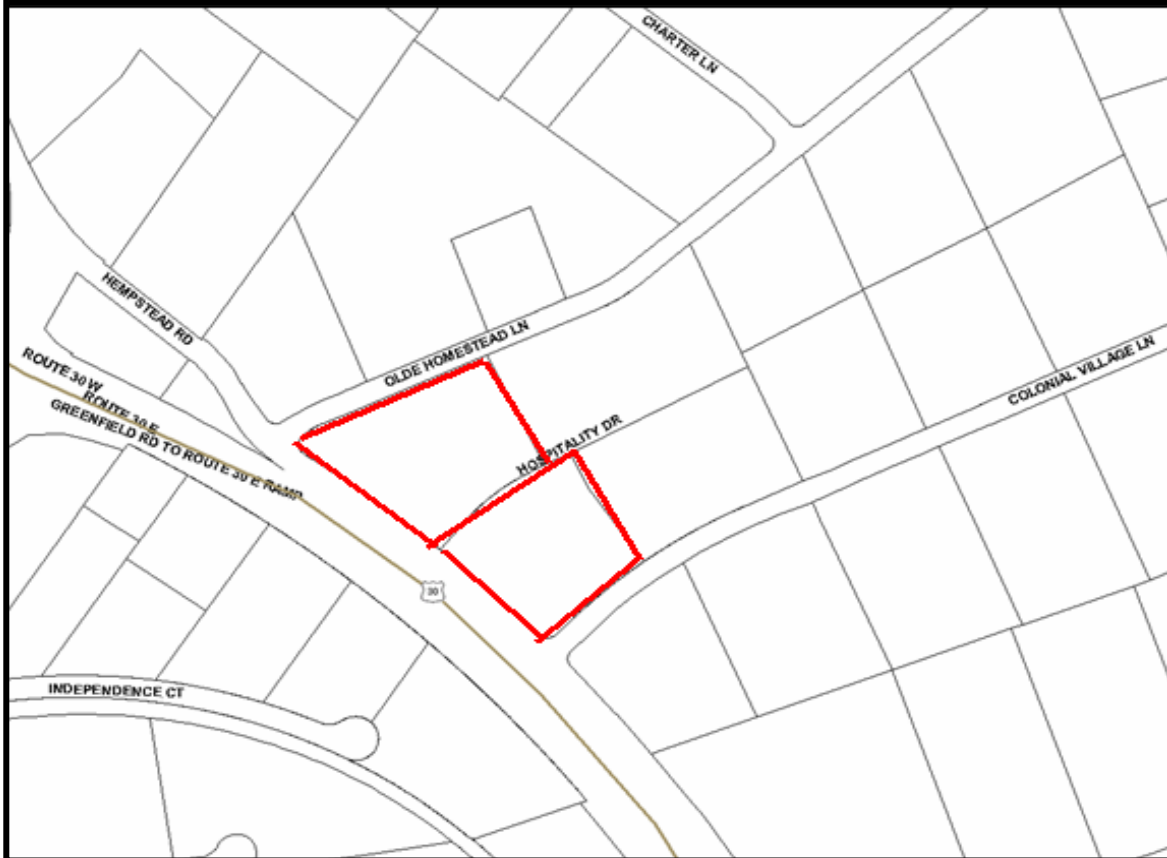
Greenfield Hospitality Center







TAX MAP

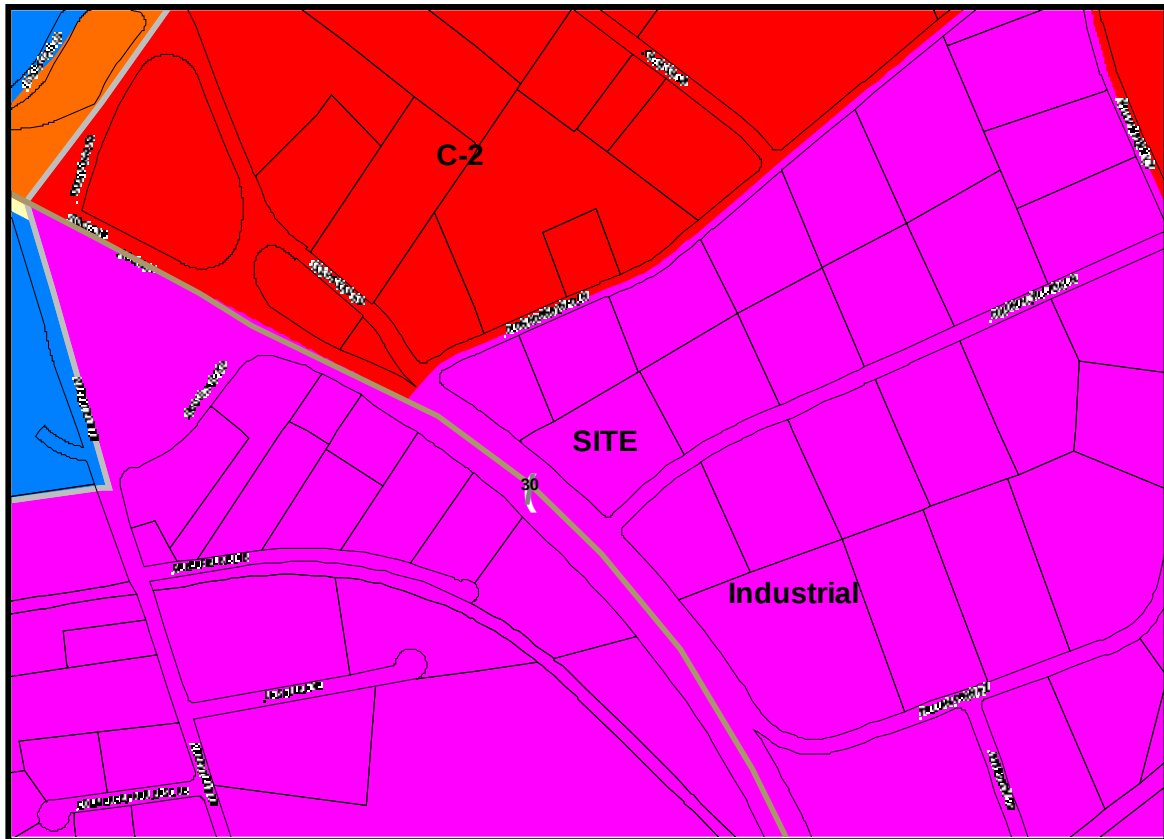


Restaurant Pad Sites
Greenfield Corporate Center
Lancaster, PA 17601



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ZONING MAP



**Greenfield Corporate Center
U.S. Rt. 30
Lancaster, PA 17601**

Commercial-2 (C-2) Zoning



Executive Summary

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
Population			
2000 Population	3,437	56,554	127,820
2010 Population	4,438	63,164	140,286
2013 Population	4,561	64,508	142,684
2018 Population	4,742	66,669	146,954
2000-2010 Annual Rate	2.59%	1.11%	0.93%
2010-2013 Annual Rate	0.85%	0.65%	0.52%
2013-2018 Annual Rate	0.78%	0.66%	0.59%
2013 Male Population	47.7%	49.2%	48.5%
2013 Female Population	52.3%	50.8%	51.5%
2013 Median Age	41.6	35.7	36.8

In the identified area, the current year population is 142,684. In 2010, the Census count in the area was 140,286. The rate of change since 2010 was 0.52% annually. The five-year projection for the population in the area is 146,954 representing a change of 0.59% annually from 2013 to 2018. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	81.2%	67.4%	71.8%
2013 Black Alone	6.0%	11.4%	9.8%
2013 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2013 Asian Alone	3.3%	3.5%	3.4%
2013 Pacific Islander Alone	0.1%	0.0%	0.0%
2013 Other Race	5.9%	13.0%	10.8%
2013 Two or More Races	3.1%	4.2%	3.8%
2013 Hispanic Origin (Any Race)	15.1%	27.1%	23.4%

Persons of Hispanic origin represent 23.4% of the population in the identified area compared to 17.4% 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 66.3 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	1,565	21,164	49,388
2010 Households	1,937	23,420	54,030
2013 Total Households	1,988	23,999	55,042
2018 Total Households	2,064	24,865	56,765
2000-2010 Annual Rate	2.15%	1.02%	0.90%
2010-2013 Annual Rate	0.80%	0.75%	0.57%
2013-2018 Annual Rate	0.76%	0.71%	0.62%
2013 Average Household Size	2.29	2.57	2.49

The household count in this area has changed from 54,030 in 2010 to 55,042 in the current year, a change of 0.57% annually. The five-year projection of households is 56,765, a change of 0.62% annually from the current year total. Average household size is currently 2.49, compared to 2.50 in the year 2010. The number of families in the current year is 34,432 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014



Executive Summary

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$49,741	\$43,539	\$45,097
2018 Median Household Income	\$59,737	\$53,189	\$54,671
2013-2018 Annual Rate	3.73%	4.09%	3.93%
Average Household Income			
2013 Average Household Income	\$68,419	\$61,587	\$62,997
2018 Average Household Income	\$78,601	\$71,170	\$73,239
2013-2018 Annual Rate	2.81%	2.93%	3.06%
Per Capita Income			
2013 Per Capita Income	\$29,060	\$23,706	\$24,909
2018 Per Capita Income	\$33,391	\$27,328	\$28,867
2013-2018 Annual Rate	2.82%	2.88%	2.99%
Households by Income			

Current median household income is \$45,097 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$54,671 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$62,997 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$73,239 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$24,909 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$28,867 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	1,660	22,561	52,559
2000 Owner Occupied Housing Units	908	12,154	29,072
2000 Owner Occupied Housing Units	657	9,010	20,315
2000 Vacant Housing Units	95	1,397	3,172
2010 Total Housing Units	2,070	24,679	57,251
2010 Owner Occupied Housing Units	1,011	13,051	30,239
2010 Renter Occupied Housing Units	926	10,369	23,791
2010 Vacant Housing Units	133	1,259	3,221
2013 Total Housing Units	2,097	25,190	58,356
2013 Owner Occupied Housing Units	995	12,889	29,736
2013 Renter Occupied Housing Units	992	11,110	25,307
2013 Vacant Housing Units	109	1,191	3,314
2018 Total Housing Units	2,162	25,989	60,155
2018 Owner Occupied Housing Units	1,059	13,506	31,075
2018 Renter Occupied Housing Units	1,005	11,359	25,690
2018 Vacant Housing Units	98	1,124	3,390

Currently, 51.0% of the 58,356 housing units in the area are owner occupied; 43.4%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 57,251 housing units in the area - 52.8% owner occupied, 41.6% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 0.85%. Median home value in the area is \$178,346, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.57% annually to \$212,513.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014



Demographic and Income Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Ring: 1 mile radius

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

Summary	Census 2010	2013	2018
Population	4,438	4,561	4,742
Households	1,937	1,988	2,064
Families	1,231	1,254	1,290
Average Household Size	2.29	2.29	2.29
Owner Occupied Housing Units	1,011	995	1,059
Renter Occupied Housing Units	926	992	1,005
Median Age	42.3	41.6	40.8
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.78%	0.26%	0.71%
Households	0.75%	0.31%	0.74%
Families	0.57%	0.15%	0.63%
Owner HHs	1.25%	0.49%	0.94%
Median Household Income	3.73%	3.45%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	171	8.6%	159	7.7%
\$15,000 - \$24,999	103	5.2%	79	3.8%
\$25,000 - \$34,999	316	15.9%	226	10.9%
\$35,000 - \$49,999	409	20.6%	343	16.6%
\$50,000 - \$74,999	436	21.9%	456	22.1%
\$75,000 - \$99,999	220	11.1%	342	16.6%
\$100,000 - \$149,999	246	12.4%	359	17.4%
\$150,000 - \$199,999	4	0.2%	25	1.2%
\$200,000+	83	4.2%	76	3.7%

Median Household Income	\$49,741	\$59,737
Average Household Income	\$68,419	\$78,601
Per Capita Income	\$29,060	\$33,391

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	259	5.8%	259	5.7%	274	5.8%
5 - 9	242	5.5%	258	5.7%	259	5.5%
10 - 14	255	5.7%	252	5.5%	262	5.5%
15 - 19	254	5.7%	253	5.5%	248	5.2%
20 - 24	278	6.3%	287	6.3%	272	5.7%
25 - 34	590	13.3%	654	14.3%	699	14.7%
35 - 44	487	11.0%	485	10.6%	553	11.7%
45 - 54	640	14.4%	618	13.5%	545	11.5%
55 - 64	583	13.1%	605	13.3%	632	13.3%
65 - 74	451	10.2%	463	10.2%	519	10.9%
75 - 84	306	6.9%	314	6.9%	341	7.2%
85+	94	2.1%	113	2.5%	137	2.9%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,680	82.9%	3,706	81.2%	3,710	78.2%
Black Alone	244	5.5%	274	6.0%	330	7.0%
American Indian Alone	20	0.5%	22	0.5%	25	0.5%
Asian Alone	140	3.2%	150	3.3%	166	3.5%
Pacific Islander Alone	3	0.1%	3	0.1%	4	0.1%
Some Other Race Alone	228	5.1%	267	5.9%	335	7.1%
Two or More Races	123	2.8%	140	3.1%	172	3.6%
Hispanic Origin (Any Race)	593	13.4%	691	15.2%	874	18.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 08, 2014

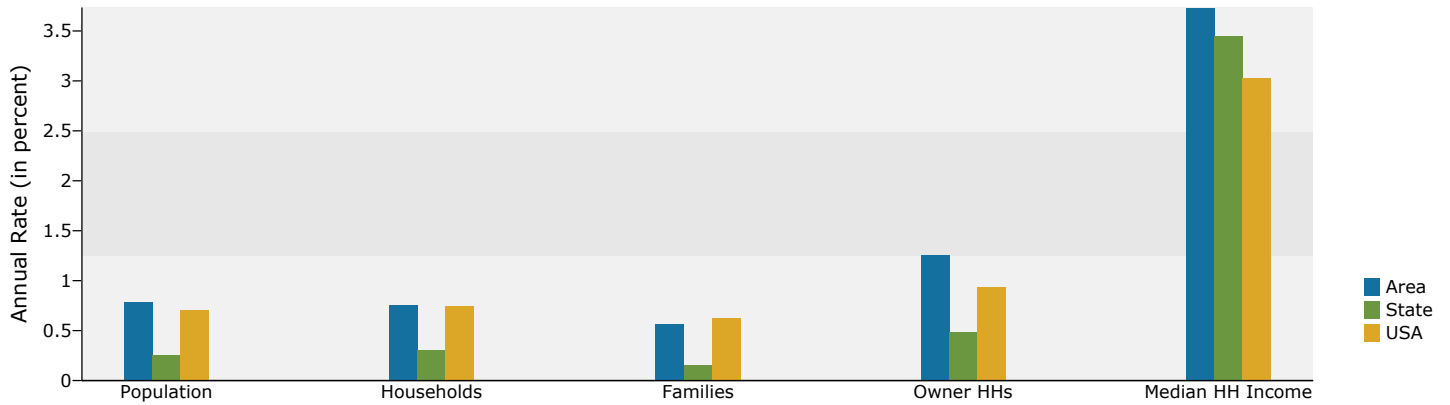


Demographic and Income Profile

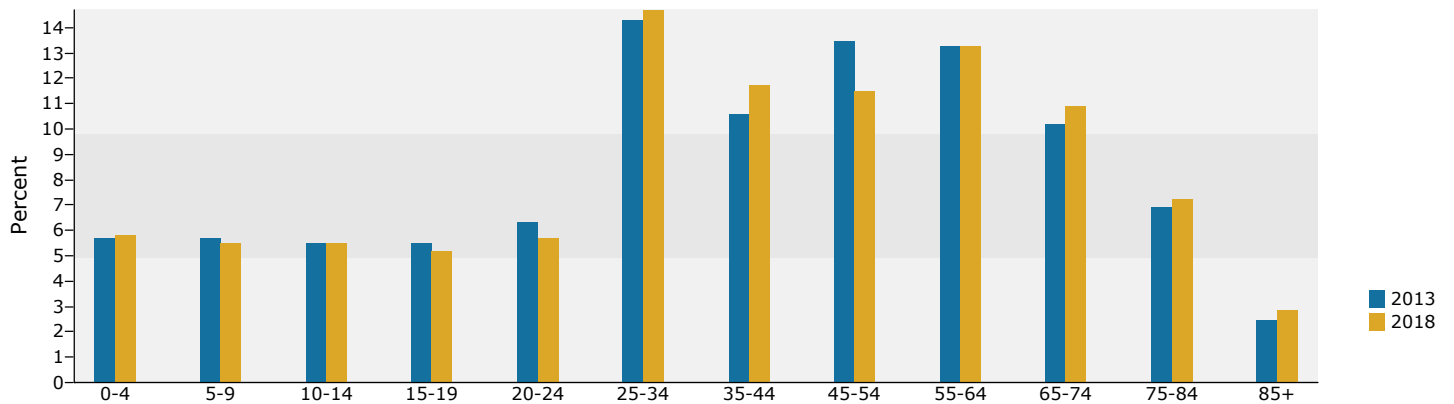
hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Ring: 1 mile radius

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

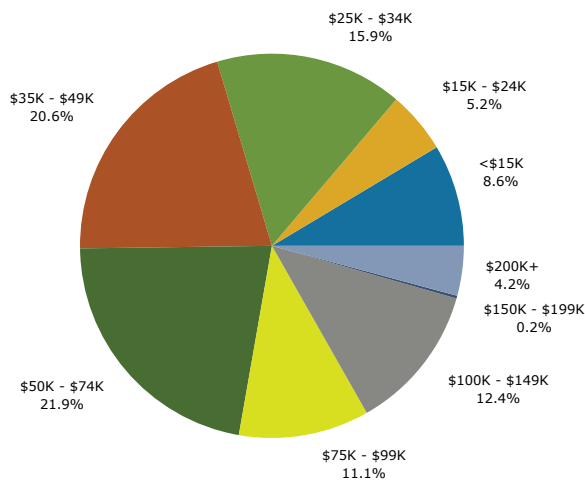
Trends 2013-2018



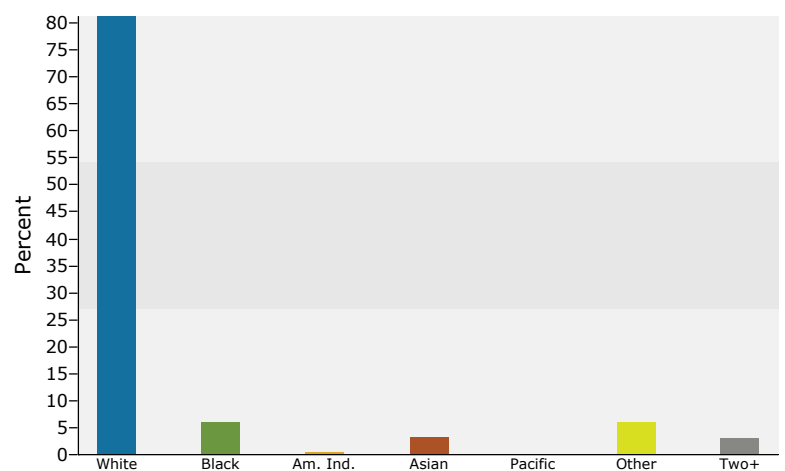
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 15.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 08, 2014



Demographic and Income Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Ring: 3 mile radius

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

Summary	Census 2010		2013		2018	
Population	63,164		64,508		66,669	
Households	23,420		23,999		24,865	
Families	15,240		15,508		15,919	
Average Household Size	2.58		2.57		2.57	
Owner Occupied Housing Units	13,051		12,889		13,506	
Renter Occupied Housing Units	10,369		11,110		11,359	
Median Age	35.6		35.7		36.2	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.66%		0.26%		0.71%	
Households	0.71%		0.31%		0.74%	
Families	0.52%		0.15%		0.63%	
Owner HHs	0.94%		0.49%		0.94%	
Median Household Income	4.09%		3.45%		3.03%	
Households by Income			2013		2018	
			Number	Percent	Number	Percent
<\$15,000			3,545	14.8%	3,604	14.5%
\$15,000 - \$24,999			2,596	10.8%	2,085	8.4%
\$25,000 - \$34,999			3,486	14.5%	2,660	10.7%
\$35,000 - \$49,999			3,670	15.3%	3,294	13.2%
\$50,000 - \$74,999			4,251	17.7%	4,395	17.7%
\$75,000 - \$99,999			2,486	10.4%	3,650	14.7%
\$100,000 - \$149,999			2,869	12.0%	3,780	15.2%
\$150,000 - \$199,999			443	1.8%	652	2.6%
\$200,000+			654	2.7%	746	3.0%
Median Household Income			\$43,539		\$53,189	
Average Household Income			\$61,587		\$71,170	
Per Capita Income			\$23,706		\$27,328	
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,417	7.0%	4,404	6.8%	4,603	6.9%
5 - 9	4,242	6.7%	4,299	6.7%	4,315	6.5%
10 - 14	4,250	6.7%	4,223	6.5%	4,285	6.4%
15 - 19	4,661	7.4%	4,525	7.0%	4,429	6.6%
20 - 24	4,695	7.4%	5,044	7.8%	4,825	7.2%
25 - 34	8,843	14.0%	9,177	14.2%	9,788	14.7%
35 - 44	8,134	12.9%	8,022	12.4%	8,266	12.4%
45 - 54	8,833	14.0%	8,522	13.2%	7,999	12.0%
55 - 64	6,868	10.9%	7,503	11.6%	8,058	12.1%
65 - 74	4,234	6.7%	4,667	7.2%	5,573	8.4%
75 - 84	2,907	4.6%	2,890	4.5%	3,112	4.7%
85+	1,081	1.7%	1,232	1.9%	1,416	2.1%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	43,533	68.9%	43,498	67.4%	43,353	65.0%
Black Alone	6,949	11.0%	7,338	11.4%	8,036	12.1%
American Indian Alone	298	0.5%	309	0.5%	334	0.5%
Asian Alone	2,161	3.4%	2,244	3.5%	2,407	3.6%
Pacific Islander Alone	27	0.0%	30	0.0%	32	0.0%
Some Other Race Alone	7,706	12.2%	8,399	13.0%	9,446	14.2%
Two or More Races	2,489	3.9%	2,690	4.2%	3,060	4.6%
Hispanic Origin (Any Race)	16,059	25.4%	17,462	27.1%	19,940	29.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 08, 2014

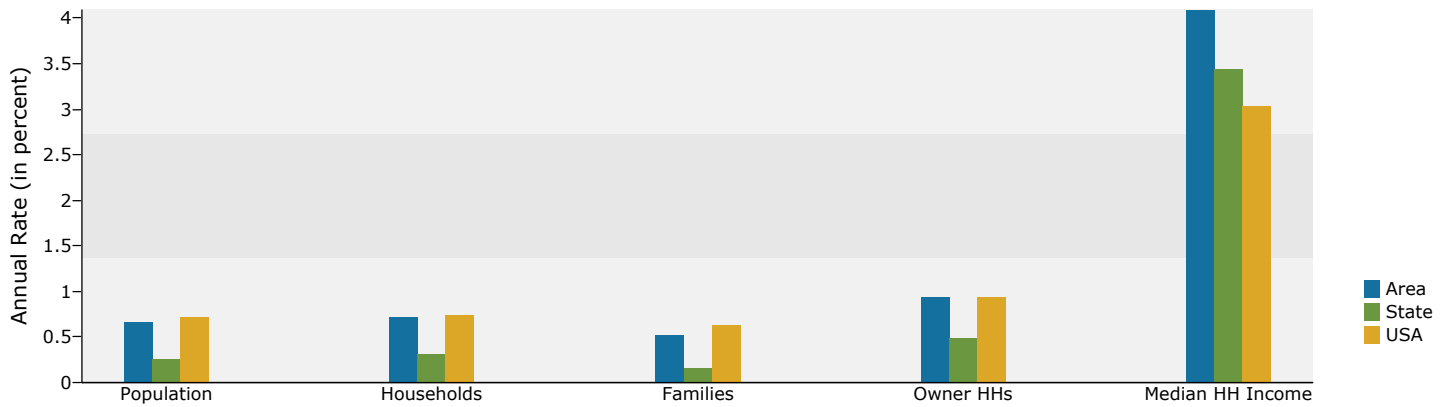


Demographic and Income Profile

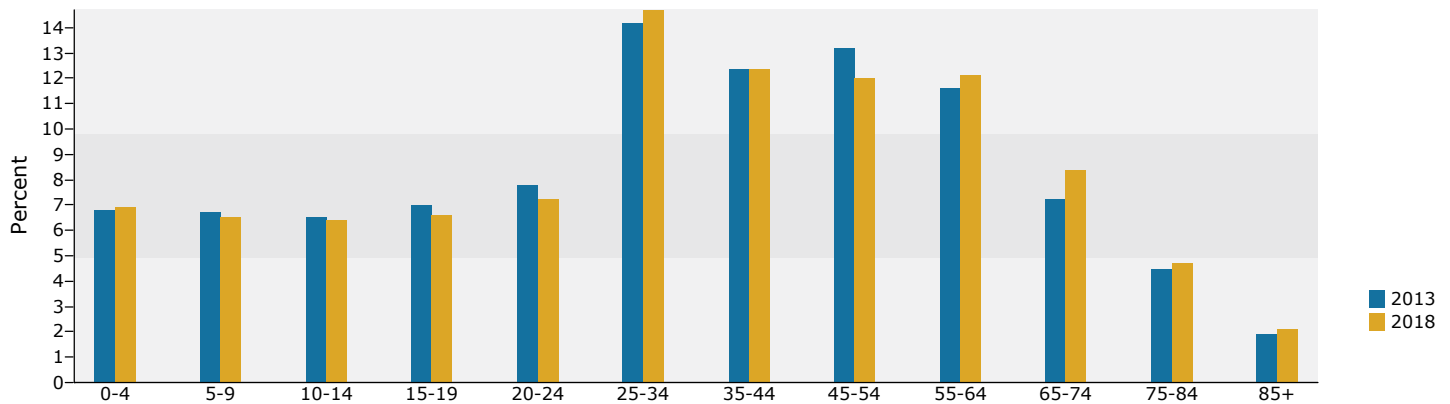
hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Ring: 3 mile radius

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

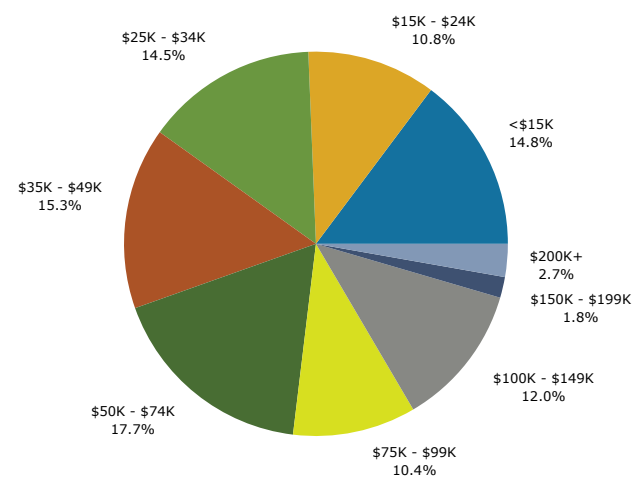
Trends 2013-2018



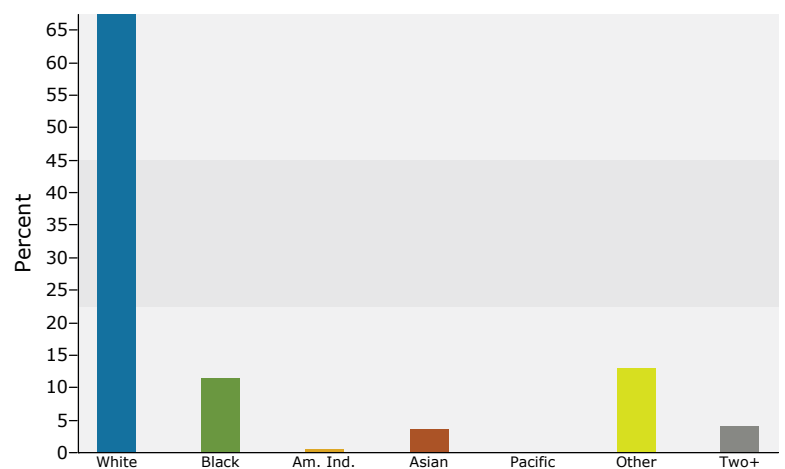
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 27.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 08, 2014



Demographic and Income Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Ring: 5 mile radius

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

Summary	Census 2010		2013		2018	
Population	140,286		142,684		146,954	
Households	54,030		55,042		56,765	
Families	34,005		34,432		35,209	
Average Household Size	2.50		2.49		2.49	
Owner Occupied Housing Units	30,239		29,736		31,075	
Renter Occupied Housing Units	23,791		25,307		25,690	
Median Age	36.6		36.8		37.3	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.59%		0.26%		0.71%	
Households	0.62%		0.31%		0.74%	
Families	0.45%		0.15%		0.63%	
Owner HHs	0.88%		0.49%		0.94%	
Median Household Income	3.93%		3.45%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	7,846	14.3%	7,826	13.8%		
\$15,000 - \$24,999	6,082	11.0%	4,770	8.4%		
\$25,000 - \$34,999	7,582	13.8%	5,762	10.2%		
\$35,000 - \$49,999	8,139	14.8%	7,302	12.9%		
\$50,000 - \$74,999	10,216	18.6%	10,585	18.6%		
\$75,000 - \$99,999	5,791	10.5%	8,325	14.7%		
\$100,000 - \$149,999	6,513	11.8%	8,477	14.9%		
\$150,000 - \$199,999	1,314	2.4%	1,878	3.3%		
\$200,000+	1,560	2.8%	1,842	3.2%		
Median Household Income	\$45,097		\$54,671			
Average Household Income	\$62,997		\$73,239			
Per Capita Income	\$24,909		\$28,867			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,599	6.8%	9,496	6.7%	9,860	6.7%
5 - 9	9,142	6.5%	9,228	6.5%	9,246	6.3%
10 - 14	8,988	6.4%	9,013	6.3%	9,210	6.3%
15 - 19	9,961	7.1%	9,720	6.8%	9,658	6.6%
20 - 24	10,862	7.7%	11,186	7.8%	10,582	7.2%
25 - 34	18,925	13.5%	19,662	13.8%	20,587	14.0%
35 - 44	17,242	12.3%	17,036	11.9%	17,539	11.9%
45 - 54	18,794	13.4%	18,069	12.7%	17,077	11.6%
55 - 64	15,309	10.9%	16,535	11.6%	17,539	11.9%
65 - 74	9,653	6.9%	10,592	7.4%	12,674	8.6%
75 - 84	7,714	5.5%	7,663	5.4%	8,141	5.5%
85+	4,099	2.9%	4,482	3.1%	4,841	3.3%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	102,833	73.3%	102,388	71.8%	101,830	69.3%
Black Alone	13,104	9.3%	13,948	9.8%	15,424	10.5%
American Indian Alone	596	0.4%	621	0.4%	682	0.5%
Asian Alone	4,607	3.3%	4,790	3.4%	5,159	3.5%
Pacific Islander Alone	60	0.0%	65	0.0%	70	0.0%
Some Other Race Alone	14,044	10.0%	15,414	10.8%	17,549	11.9%
Two or More Races	5,043	3.6%	5,458	3.8%	6,240	4.2%
Hispanic Origin (Any Race)	30,538	21.8%	33,412	23.4%	38,597	26.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 08, 2014

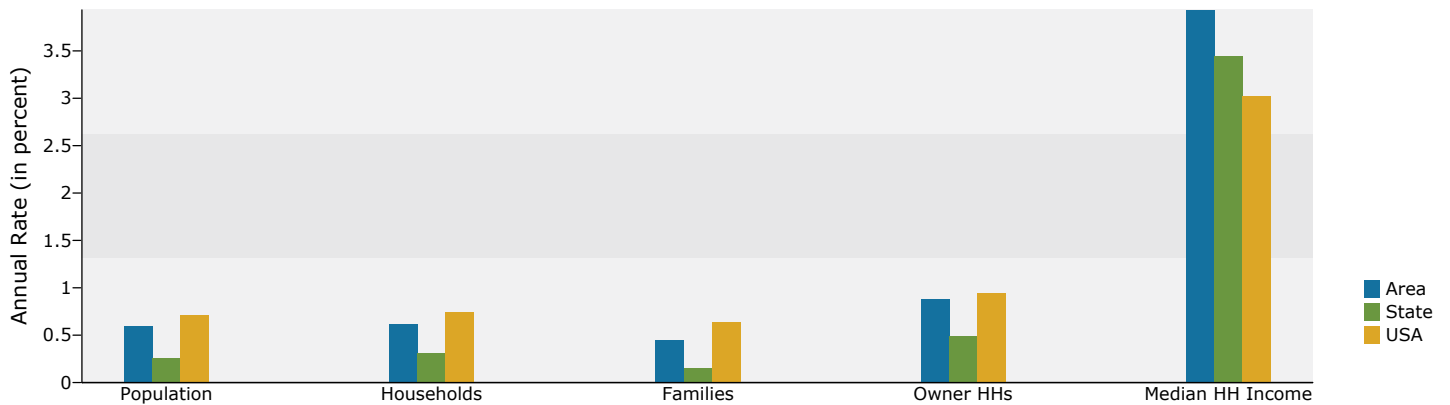


Demographic and Income Profile

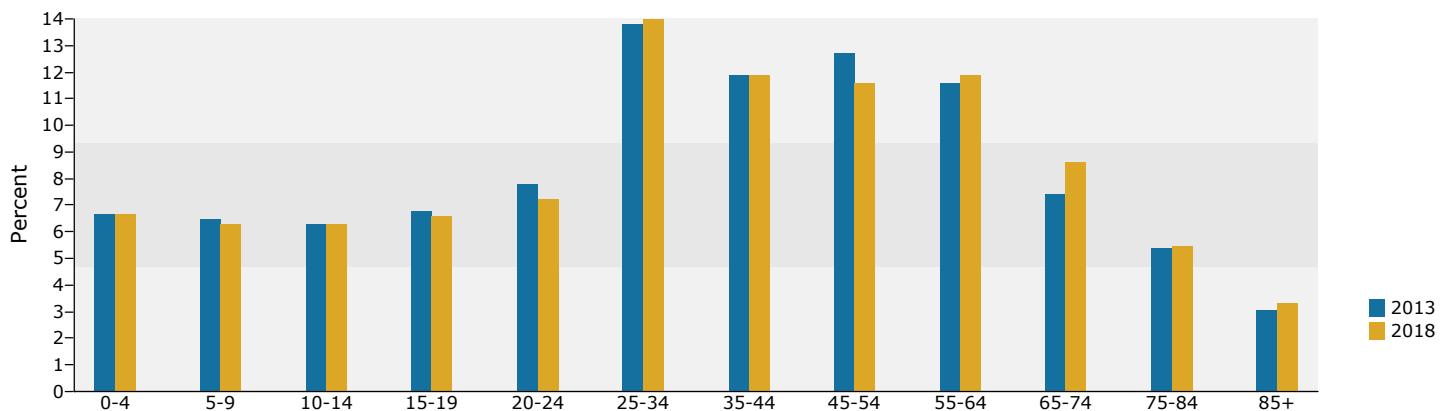
hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Ring: 5 mile radius

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

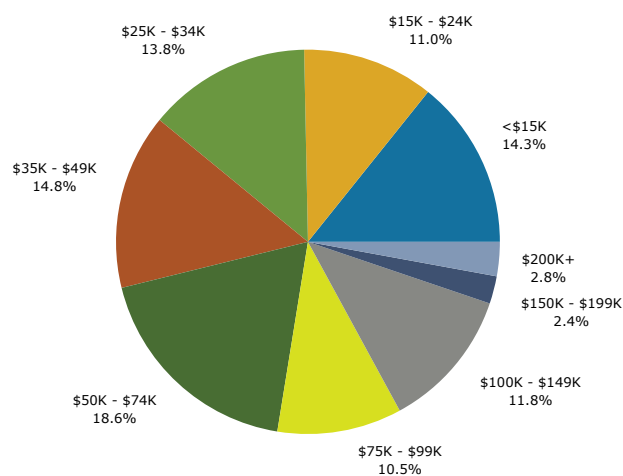
Trends 2013-2018



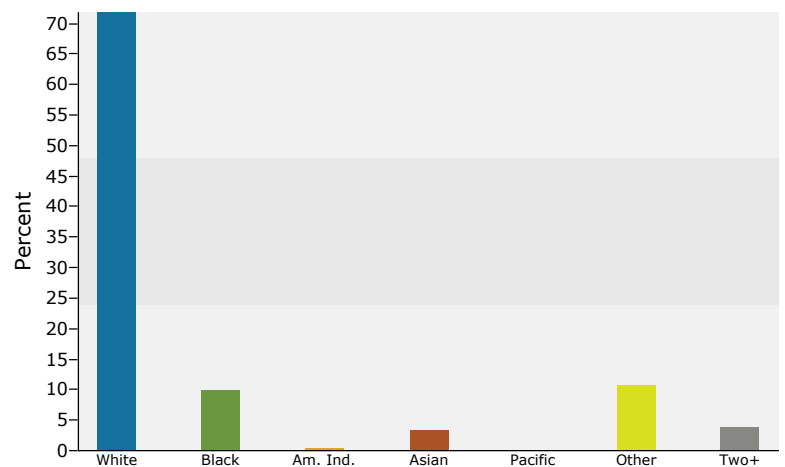
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 23.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

April 08, 2014



Market Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,437	56,554	127,820
2010 Total Population	4,438	63,164	140,286
2013 Total Population	4,561	64,508	142,684
2013 Group Quarters	7	2,735	5,412
2018 Total Population	4,742	66,669	146,954
2013-2018 Annual Rate	0.78%	0.66%	0.59%
Household Summary			
2000 Households	1,565	21,164	49,388
2000 Average Household Size	2.20	2.55	2.47
2010 Households	1,937	23,420	54,030
2010 Average Household Size	2.29	2.58	2.50
2013 Households	1,988	23,999	55,042
2013 Average Household Size	2.29	2.57	2.49
2018 Households	2,064	24,865	56,765
2018 Average Household Size	2.29	2.57	2.49
2013-2018 Annual Rate	0.76%	0.71%	0.62%
2010 Families	1,231	15,240	34,005
2010 Average Family Size	2.81	3.16	3.10
2013 Families	1,254	15,508	34,432
2013 Average Family Size	2.82	3.16	3.11
2018 Families	1,290	15,919	35,209
2018 Average Family Size	2.83	3.17	3.11
2013-2018 Annual Rate	0.57%	0.52%	0.45%
Housing Unit Summary			
2000 Housing Units	1,660	22,561	52,559
Owner Occupied Housing Units	54.7%	53.9%	55.3%
Renter Occupied Housing Units	39.6%	39.9%	38.7%
Vacant Housing Units	5.7%	6.2%	6.0%
2010 Housing Units	2,070	24,679	57,251
Owner Occupied Housing Units	48.8%	52.9%	52.8%
Renter Occupied Housing Units	44.7%	42.0%	41.6%
Vacant Housing Units	6.4%	5.1%	5.6%
2013 Housing Units	2,097	25,190	58,356
Owner Occupied Housing Units	47.4%	51.2%	51.0%
Renter Occupied Housing Units	47.3%	44.1%	43.4%
Vacant Housing Units	5.2%	4.7%	5.7%
2018 Housing Units	2,162	25,989	60,155
Owner Occupied Housing Units	49.0%	52.0%	51.7%
Renter Occupied Housing Units	46.5%	43.7%	42.7%
Vacant Housing Units	4.5%	4.3%	5.6%
Median Household Income			
2013	\$49,741	\$43,539	\$45,097
2018	\$59,737	\$53,189	\$54,671
Median Home Value			
2013	\$199,191	\$174,537	\$178,346
2018	\$233,388	\$211,193	\$212,513
Per Capita Income			
2013	\$29,060	\$23,706	\$24,909
2018	\$33,391	\$27,328	\$28,867
Median Age			
2010	42.3	35.6	36.6
2013	41.6	35.7	36.8
2018	40.8	36.2	37.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014



Market Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
2013 Households by Income			
Household Income Base	1,988	23,999	55,042
<\$15,000	8.6%	14.8%	14.3%
\$15,000 - \$24,999	5.2%	10.8%	11.0%
\$25,000 - \$34,999	15.9%	14.5%	13.8%
\$35,000 - \$49,999	20.6%	15.3%	14.8%
\$50,000 - \$74,999	21.9%	17.7%	18.6%
\$75,000 - \$99,999	11.1%	10.4%	10.5%
\$100,000 - \$149,999	12.4%	12.0%	11.8%
\$150,000 - \$199,999	0.2%	1.8%	2.4%
\$200,000+	4.2%	2.7%	2.8%
Average Household Income	\$68,419	\$61,587	\$62,997
2018 Households by Income			
Household Income Base	2,064	24,865	56,765
<\$15,000	7.7%	14.5%	13.8%
\$15,000 - \$24,999	3.8%	8.4%	8.4%
\$25,000 - \$34,999	10.9%	10.7%	10.2%
\$35,000 - \$49,999	16.6%	13.2%	12.9%
\$50,000 - \$74,999	22.1%	17.7%	18.6%
\$75,000 - \$99,999	16.6%	14.7%	14.7%
\$100,000 - \$149,999	17.4%	15.2%	14.9%
\$150,000 - \$199,999	1.2%	2.6%	3.3%
\$200,000+	3.7%	3.0%	3.2%
Average Household Income	\$78,601	\$71,170	\$73,239
2013 Owner Occupied Housing Units by Value			
Total	995	12,889	29,736
<\$50,000	5.1%	2.0%	1.4%
\$50,000 - \$99,999	4.0%	15.9%	13.8%
\$100,000 - \$149,999	8.2%	21.4%	21.8%
\$150,000 - \$199,999	33.2%	21.6%	22.8%
\$200,000 - \$249,999	23.3%	15.5%	16.5%
\$250,000 - \$299,999	12.4%	8.8%	9.0%
\$300,000 - \$399,999	8.7%	7.8%	8.0%
\$400,000 - \$499,999	2.0%	3.0%	3.0%
\$500,000 - \$749,999	2.0%	2.8%	2.5%
\$750,000 - \$999,999	0.4%	0.6%	0.7%
\$1,000,000 +	0.6%	0.5%	0.5%
Average Home Value	\$222,474	\$205,734	\$208,888
2018 Owner Occupied Housing Units by Value			
Total	1,059	13,506	31,075
<\$50,000	1.1%	1.2%	0.8%
\$50,000 - \$99,999	0.8%	10.4%	8.7%
\$100,000 - \$149,999	3.6%	16.1%	16.2%
\$150,000 - \$199,999	26.3%	18.3%	19.4%
\$200,000 - \$249,999	27.0%	18.2%	19.2%
\$250,000 - \$299,999	17.0%	12.1%	12.1%
\$300,000 - \$399,999	12.7%	10.2%	10.3%
\$400,000 - \$499,999	5.2%	5.3%	5.4%
\$500,000 - \$749,999	4.3%	5.8%	5.3%
\$750,000 - \$999,999	1.0%	1.6%	1.8%
\$1,000,000 +	0.8%	0.8%	0.8%
Average Home Value	\$272,985	\$254,664	\$256,483

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014



Market Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,438	63,160	140,288
0 - 4	5.8%	7.0%	6.8%
5 - 9	5.5%	6.7%	6.5%
10 - 14	5.7%	6.7%	6.4%
15 - 24	12.0%	14.8%	14.8%
25 - 34	13.3%	14.0%	13.5%
35 - 44	11.0%	12.9%	12.3%
45 - 54	14.4%	14.0%	13.4%
55 - 64	13.1%	10.9%	10.9%
65 - 74	10.2%	6.7%	6.9%
75 - 84	6.9%	4.6%	5.5%
85 +	2.1%	1.7%	2.9%
18 +	79.4%	75.3%	76.2%
2013 Population by Age			
Total	4,561	64,508	142,682
0 - 4	5.7%	6.8%	6.7%
5 - 9	5.7%	6.7%	6.5%
10 - 14	5.5%	6.5%	6.3%
15 - 24	11.8%	14.8%	14.7%
25 - 34	14.3%	14.2%	13.8%
35 - 44	10.6%	12.4%	11.9%
45 - 54	13.5%	13.2%	12.7%
55 - 64	13.3%	11.6%	11.6%
65 - 74	10.2%	7.2%	7.4%
75 - 84	6.9%	4.5%	5.4%
85 +	2.5%	1.9%	3.1%
18 +	79.8%	76.0%	76.8%
2018 Population by Age			
Total	4,741	66,669	146,954
0 - 4	5.8%	6.9%	6.7%
5 - 9	5.5%	6.5%	6.3%
10 - 14	5.5%	6.4%	6.3%
15 - 24	11.0%	13.9%	13.8%
25 - 34	14.7%	14.7%	14.0%
35 - 44	11.7%	12.4%	11.9%
45 - 54	11.5%	12.0%	11.6%
55 - 64	13.3%	12.1%	11.9%
65 - 74	10.9%	8.4%	8.6%
75 - 84	7.2%	4.7%	5.5%
85 +	2.9%	2.1%	3.3%
18 +	80.1%	76.5%	77.1%
2010 Population by Sex			
Males	2,119	31,065	68,021
Females	2,319	32,099	72,265
2013 Population by Sex			
Males	2,174	31,712	69,222
Females	2,387	32,796	73,461
2018 Population by Sex			
Males	2,261	32,787	71,389
Females	2,481	33,882	75,565

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014



Market Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4,438	63,163	140,287
White Alone	82.9%	68.9%	73.3%
Black Alone	5.5%	11.0%	9.3%
American Indian Alone	0.5%	0.5%	0.4%
Asian Alone	3.2%	3.4%	3.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	5.1%	12.2%	10.0%
Two or More Races	2.8%	3.9%	3.6%
Hispanic Origin	13.4%	25.4%	21.8%
Diversity Index	46.9	69.7	63.9
2013 Population by Race/Ethnicity			
Total	4,562	64,508	142,684
White Alone	81.2%	67.4%	71.8%
Black Alone	6.0%	11.4%	9.8%
American Indian Alone	0.5%	0.5%	0.4%
Asian Alone	3.3%	3.5%	3.4%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	5.9%	13.0%	10.8%
Two or More Races	3.1%	4.2%	3.8%
Hispanic Origin	15.1%	27.1%	23.4%
Diversity Index	50.6	71.6	66.3
2018 Population by Race/Ethnicity			
Total	4,742	66,668	146,954
White Alone	78.2%	65.0%	69.3%
Black Alone	7.0%	12.1%	10.5%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	3.5%	3.6%	3.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	7.1%	14.2%	11.9%
Two or More Races	3.6%	4.6%	4.2%
Hispanic Origin	18.5%	29.9%	26.3%
Diversity Index	56.8	74.5	69.8
2010 Population by Relationship and Household Type			
Total	4,438	63,163	140,286
In Households	99.8%	95.6%	96.1%
In Family Households	80.1%	79.0%	77.8%
Householder	27.0%	24.2%	24.2%
Spouse	20.5%	16.5%	17.1%
Child	27.3%	31.6%	30.2%
Other relative	3.0%	3.9%	3.5%
Nonrelative	2.3%	2.9%	2.7%
In Nonfamily Households	19.7%	16.7%	18.3%
In Group Quarters	0.2%	4.4%	3.9%
Institutionalized Population	0.0%	2.5%	2.0%
Noninstitutionalized Population	0.2%	1.9%	1.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014



Market Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
2013 Population 25+ by Educational Attainment			
Total	3,253	42,012	94,041
Less than 9th Grade	4.2%	7.9%	7.0%
9th - 12th Grade, No Diploma	9.5%	10.1%	10.0%
High School Graduate	37.7%	37.4%	36.2%
Some College, No Degree	17.5%	15.1%	15.3%
Associate Degree	5.9%	5.6%	5.2%
Bachelor's Degree	15.3%	16.0%	17.2%
Graduate/Professional Degree	9.9%	7.9%	9.2%
2013 Population 15+ by Marital Status			
Total	3,793	51,583	114,948
Never Married	24.7%	34.4%	34.0%
Married	58.2%	49.5%	49.7%
Widowed	7.7%	5.9%	6.8%
Divorced	9.3%	10.3%	9.5%
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	88.1%	89.1%	90.2%
Civilian Unemployed	11.9%	10.9%	9.8%
2013 Employed Population 16+ by Industry			
Total	2,088	28,511	64,065
Agriculture/Mining	1.1%	1.0%	1.1%
Construction	4.9%	5.9%	6.0%
Manufacturing	16.2%	17.8%	17.1%
Wholesale Trade	3.3%	2.6%	3.0%
Retail Trade	13.0%	13.0%	12.8%
Transportation/Utilities	3.5%	3.8%	3.3%
Information	0.7%	1.4%	1.5%
Finance/Insurance/Real Estate	3.0%	5.6%	5.2%
Services	50.4%	46.1%	47.6%
Public Administration	3.7%	2.7%	2.5%
2013 Employed Population 16+ by Occupation			
Total	2,089	28,510	64,065
White Collar	67.9%	56.6%	56.5%
Management/Business/Financial	12.0%	11.7%	12.4%
Professional	17.2%	18.4%	19.2%
Sales	18.6%	11.6%	10.5%
Administrative Support	20.0%	14.9%	14.5%
Services	17.0%	17.8%	17.8%
Blue Collar	15.1%	25.6%	25.7%
Farming/Forestry/Fishing	0.0%	0.4%	0.6%
Construction/Extraction	2.7%	4.4%	4.6%
Installation/Maintenance/Repair	2.7%	2.3%	2.5%
Production	4.7%	10.7%	10.2%
Transportation/Material Moving	5.0%	7.8%	7.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014



Market Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	1,938	23,420	54,030
Households with 1 Person	28.7%	27.4%	29.2%
Households with 2+ People	71.3%	72.6%	70.8%
Family Households	63.5%	65.1%	62.9%
Husband-wife Families	48.3%	44.3%	44.6%
With Related Children	16.4%	19.0%	18.4%
Other Family (No Spouse Present)	15.2%	20.8%	18.3%
Other Family with Male Householder	3.6%	4.8%	4.4%
With Related Children	1.5%	2.8%	2.6%
Other Family with Female Householder	11.6%	16.0%	13.9%
With Related Children	7.0%	11.2%	9.7%
Nonfamily Households	7.8%	7.5%	7.9%
All Households with Children	25.5%	33.5%	31.2%
Multigenerational Households	2.8%	4.4%	3.8%
Unmarried Partner Households	7.3%	8.5%	8.1%
Male-female	6.5%	7.8%	7.3%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	1,936	23,422	54,029
1 Person Household	28.7%	27.4%	29.2%
2 Person Household	39.4%	32.8%	33.1%
3 Person Household	13.9%	15.6%	15.2%
4 Person Household	10.5%	12.9%	12.2%
5 Person Household	4.5%	6.4%	5.8%
6 Person Household	1.6%	2.6%	2.4%
7 + Person Household	1.4%	2.3%	2.1%
2010 Households by Tenure and Mortgage Status			
Total	1,937	23,420	54,030
Owner Occupied	52.2%	55.7%	56.0%
Owned with a Mortgage/Loan	29.9%	39.2%	39.3%
Owned Free and Clear	22.3%	16.5%	16.7%
Renter Occupied	47.8%	44.3%	44.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014



Market Profile

hospitality drive
Hospitality Dr, Lancaster, Pennsylvania, 17601,
Rings: 1, 3, 5 mile radii

Prepared by Jeff Kurtz
Latitude: 40.048031548
Longitude: -76.25085766

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Main Street, USA	City Dimensions	City Dimensions
2.	Midlife Junction	Main Street, USA	Old and Newcomers
3.	Enterprising Professionals	Green Acres	Aspiring Young Families
2013 Consumer Spending			
Apparel & Services: Total \$	\$2,903,840	\$32,486,440	\$75,435,464
Average Spent	\$1,460.68	\$1,353.66	\$1,370.51
Spending Potential Index	65	60	61
Computers & Accessories: Total \$	\$482,119	\$5,279,728	\$12,317,595
Average Spent	\$242.57	\$220.00	\$223.78
Spending Potential Index	98	89	90
Education: Total \$	\$2,918,410	\$31,934,708	\$73,701,599
Average Spent	\$1,468.01	\$1,330.67	\$1,339.01
Spending Potential Index	101	91	92
Entertainment/Recreation: Total \$	\$6,396,374	\$68,613,976	\$161,527,921
Average Spent	\$3,217.49	\$2,859.03	\$2,934.63
Spending Potential Index	99	88	90
Food at Home: Total \$	\$9,676,064	\$106,235,369	\$247,913,078
Average Spent	\$4,867.24	\$4,426.66	\$4,504.07
Spending Potential Index	97	88	89
Food Away from Home: Total \$	\$6,121,239	\$67,897,118	\$158,182,379
Average Spent	\$3,079.09	\$2,829.16	\$2,873.85
Spending Potential Index	96	89	90
Health Care: Total \$	\$8,501,534	\$89,262,831	\$214,243,474
Average Spent	\$4,276.43	\$3,719.44	\$3,892.36
Spending Potential Index	96	83	87
HH Furnishings & Equipment: Total \$	\$3,033,311	\$32,910,637	\$77,363,856
Average Spent	\$1,525.81	\$1,371.33	\$1,405.54
Spending Potential Index	85	76	78
Investments: Total \$	\$3,888,572	\$39,637,455	\$97,914,136
Average Spent	\$1,956.02	\$1,651.63	\$1,778.90
Spending Potential Index	94	80	86
Retail Goods: Total \$	\$44,288,252	\$476,548,399	\$1,120,799,840
Average Spent	\$22,277.79	\$19,857.01	\$20,362.63
Spending Potential Index	92	82	84
Shelter: Total \$	\$31,569,134	\$347,985,937	\$810,942,192
Average Spent	\$15,879.85	\$14,500.02	\$14,733.15
Spending Potential Index	98	89	91
TV/Video/Audio: Total \$	\$2,469,765	\$27,095,823	\$63,558,974
Average Spent	\$1,242.34	\$1,129.04	\$1,154.74
Spending Potential Index	96	88	90
Travel: Total \$	\$3,505,396	\$37,465,104	\$88,772,564
Average Spent	\$1,763.28	\$1,561.11	\$1,612.82
Spending Potential Index	96	85	88
Vehicle Maintenance & Repairs: Total \$	\$2,102,435	\$22,757,637	\$53,512,350
Average Spent	\$1,057.56	\$948.27	\$972.21
Spending Potential Index	97	87	89

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 08, 2014

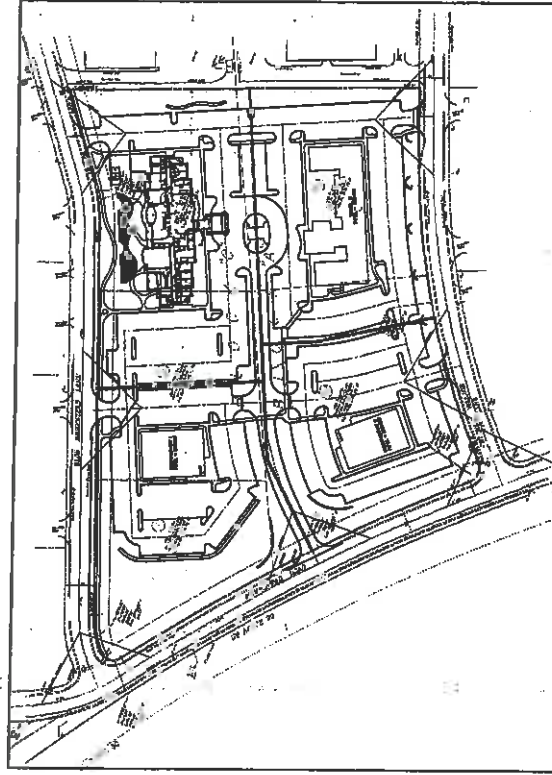
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS FOR

GREENFIELD HOTEL & RESTAURANT

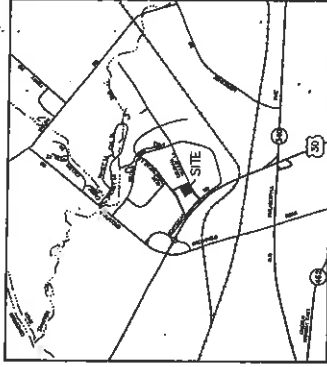
EAST LAMPETER TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
HIGH PROPERTIES LTD.
1853 WILLIAM PENN WAY
LANCASTER, PA 17602

31 SHEET
THIS CONDITION/DEMOLITION PLAN
UT PLAN
SITE PLAN
SCALE AND LIGHTING PLAN
DETAILS
31 DETAILS
31 WATER DETAILS
31 SYSTEM DETAILS
31 SON & SEDIMENTATION CONTROL PLAN
31 SON & SEDIMENTATION CONTROL DETAILS
ETC.

Print Drawing Studio.
Printed on 11x17 inch paper.
Signed by the Engineer, Registered Professional Engineer.
Signed by the Surveyor, Registered Professional Surveyor.
Signed by the Architect, Registered Professional Architect.



SITE PLAN
SCALE 1"=40'



LOCATION MAP
SCALE 1"=1 MILE

1. THE PROJECT IS A PROPOSED 100,000 SQ. FT. HOTEL AND RESTAURANT, INCLUDING A 10,000 SQ. FT. GARAGE, TO BE LOCATED ON THE SOUTH SIDE OF ROUTE 222, EAST OF ROUTE 30, IN THE TOWNSHIP OF LAMPETER, COUNTY OF LANCASTER, PENNSYLVANIA. THE PROJECT IS BEING DEVELOPED BY HIGH PROPERTIES LTD., 1853 WILLIAM PENN WAY, LANCASTER, PA 17602.

2. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE TOWNSHIP OF LAMPETER, COUNTY OF LANCASTER, PENNSYLVANIA. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE TOWNSHIP OF LAMPETER, COUNTY OF LANCASTER, PENNSYLVANIA.

3. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE TOWNSHIP OF LAMPETER, COUNTY OF LANCASTER, PENNSYLVANIA. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE TOWNSHIP OF LAMPETER, COUNTY OF LANCASTER, PENNSYLVANIA.

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CERTIFICATE OF CONFORMANCE
I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that the above described project conforms to the requirements of the Zoning Ordinance of the Township of Lampeter, County of Lancaster, Pennsylvania, and that the same is in accordance with the provisions of the said Ordinance.

CERTIFICATE OF CONFORMANCE
I, the undersigned, being a duly licensed Professional Surveyor, do hereby certify that the above described project conforms to the requirements of the Zoning Ordinance of the Township of Lampeter, County of Lancaster, Pennsylvania, and that the same is in accordance with the provisions of the said Ordinance.

CERTIFICATE OF CONFORMANCE
I, the undersigned, being a duly licensed Professional Architect, do hereby certify that the above described project conforms to the requirements of the Zoning Ordinance of the Township of Lampeter, County of Lancaster, Pennsylvania, and that the same is in accordance with the provisions of the said Ordinance.

CERTIFICATE OF CONFORMANCE
I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that the above described project conforms to the requirements of the Zoning Ordinance of the Township of Lampeter, County of Lancaster, Pennsylvania, and that the same is in accordance with the provisions of the said Ordinance.

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CERTIFICATE OF CONFORMANCE
I, the undersigned, being a duly licensed Professional Architect, do hereby certify that the above described project conforms to the requirements of the Zoning Ordinance of the Township of Lampeter, County of Lancaster, Pennsylvania, and that the same is in accordance with the provisions of the said Ordinance.

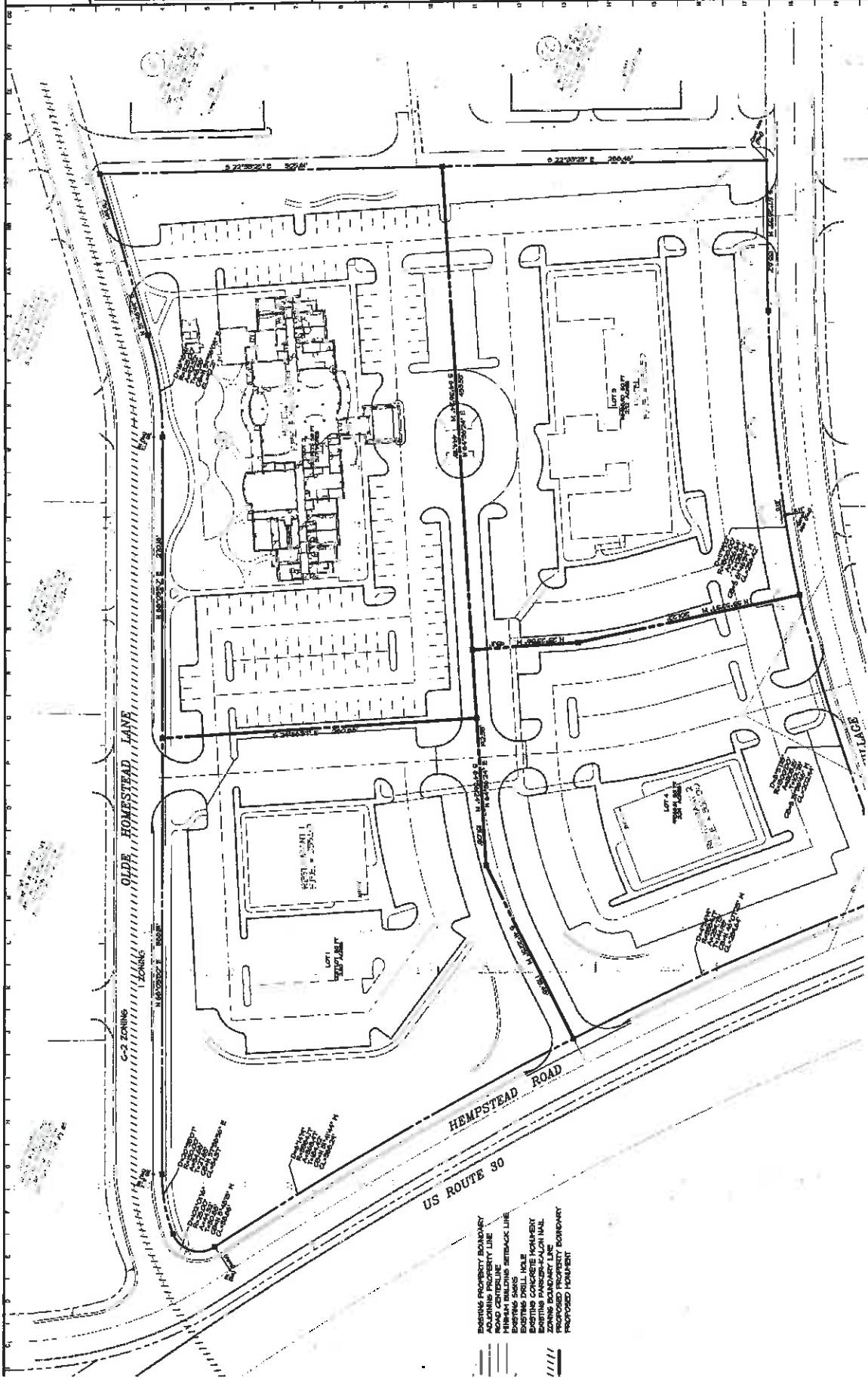
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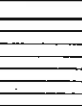
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LANCASTER, PA 17603

DERCK & EDSON
ASSOCIATES
LANDSCAPE ARCHITECTS CIVIL ENGINEERS LAND PLANNERS
1000 MARKET STREET, SUITE 200
LANCASTER, PA 17602
TEL: 717-397-1100
FAX: 717-397-1101
WWW.DERCK-EDSON.COM

SUBMISSION PLAN
RELANDING AND DEVELOPMENT PLAN
GREENFIELD HOTEL & RESTAURANT DEVELOPMENT
1000 MARKET STREET, SUITE 200
LANCASTER, PA 17602

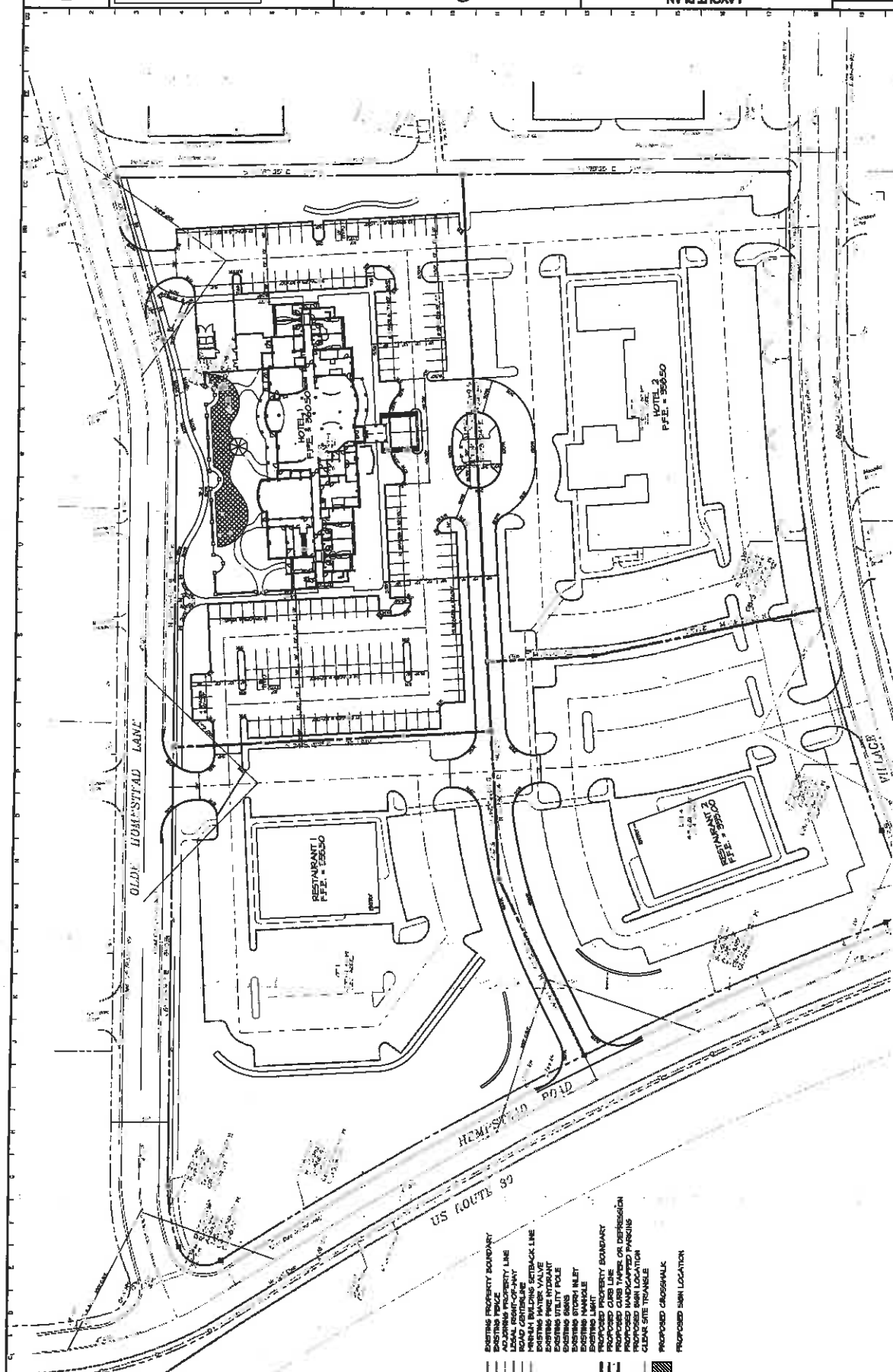


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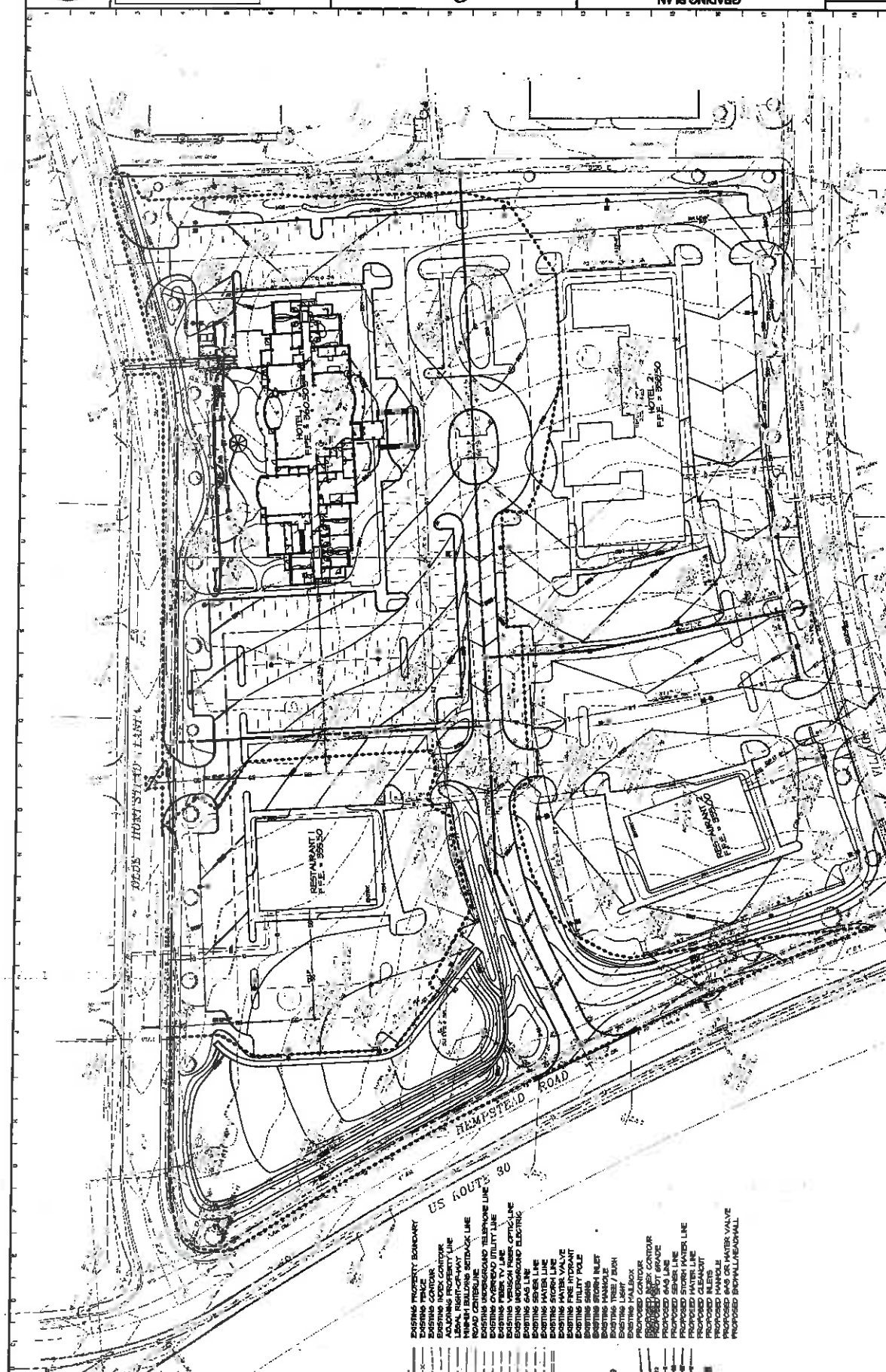


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LAYOUT PLAN
PRELIMINARY LAND DEVELOPMENT PLAN
GREENFIELD HOTEL & RESTAURANT DEVELOPMENT
HIGH PROPERTIES, LTD.
1833 WILLIAM PENN WAY
LANCASTER, PA 17602



NOT TO SCALE



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