



PARAMOUNT
REALTY

KELLER AVENUE DEVELOPMENT

30 KELLER AVENUE, LANCASTER, PA 17601

Lancaster County | GLA: ± 10.7 Acres



- +/- 10.7 Acres bordering the tracks of the newly renovated Lancaster Amtrak Station, the property is located near urban renewal taking place in Lancaster City's northwest sector
- Proposed new PennDOT Parking with cross-walk to train station
- Four (4) parcels available; (A) 1.00 Acre, (B) 1.02 Acres, (C) 1.65 Acres, (D) 2.69 Acres
- Walking distance to Lancaster Stockyard's Restaurant and office campus, Clipper Baseball Stadium, F&M campus and soon-to-be built LGH Medical campus
- Located on the outskirts of Lancaster City in Manheim Township
- Zoning B4 = Business District with Zoning T6 = Urban Transition Overlay District

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	17,880	112,289	184,190
Avg. HH Income:	\$71,538	\$78,138	\$90,504
Households:	7,238	43,873	71,419

ARLENE GRAY agray@paramountrealty.com
KRISTI PENNINGTON kpennington@paramountrealty.com

120 North Pointe Blvd., Suite 301, Lancaster, PA 17601
717-569-9373 | paramountrealty.com



PARAMOUNT
REALTY

KELLER AVENUE DEVELOPMENT

30 KELLER AVENUE, LANCASTER, PA 17601

PROPOSED SUBDIVISION PLAN





PARAMOUNT
REALTY

KELLER AVENUE DEVELOPMENT

30 KELLER AVENUE, LANCASTER, PA 17601



ARLENE GRAY agray@paramountrealty.com
KRISTI PENNINGTON kpennington@paramountrealty.com

120 North Pointe Blvd., Suite 301, Lancaster, PA 17601
717-569-9373 | paramountrealty.com



PARAMOUNT REALTY

KELLER AVENUE DEVELOPMENT

30 KELLER AVENUE, LANCASTER, PA 17601

RAILROAD DEMOGRAPHICS

Pennsylvania	Lancaster Train Station 3 mile ring	Lancaster Train Station 5 mile ring	Downingtown Train Station 3 mile ring	Downingtown Train Station 5 mile ring	Philadelphia Train Station 3 mile ring	Philadelphia Train Station 5 mile ring
Per Capita Annual Education Expenses	\$473.02	\$452.63	\$500.02	\$714.45	\$768.49	\$399.58
2010 Pop 25+ by Educ: Some College	10.67%	10.01%	10.16%	11.83%	11.13%	9.20%
2010 Pop 25+ by Educ: Bach Deg	11.28%	11.23%	12.99%	19.01%	20.04%	8.71%
2010 Pop 25+ by Educ: Grad Deg	7.06%	6.12%	7.00%	10.41%	11.60%	8.17%
2010 Average HH Income	66,256	\$59,978.00	\$67,938.00	\$102,994.00	\$111,412.00	\$48,285.00
HHs:Owns desktop PC	22.46%	21.12%	22.22%	25.23%	25.49%	19.08%
HHs:Owns laptop/notebook PC	11.21%	11.04%	11.73%	14.65%	15.09%	12.19%
Adults:Use Internet 5 or more times/day	18.39%	18.13%	19.50%	23.82%	25.34%	20.58%
Adults:Internet/mo:looked for employment	1,238,419	\$11,262.00	\$17,637.00	\$3,786.00	\$8,812.00	\$67,345.00

Pennsylvania	Ardmore Train Station 3 mile ring	Ardmore Train Station 5 mile ring	Exton Train Station 3 mile ring	Exton Train Station 5 mile ring	Coatesville Train Station 3 mile ring	Coatesville Train Station 5 mile ring
Per Capita Annual Education Expenses	\$473.02	\$801.13	\$592.38	\$862.22	\$820.09	\$491.22
2010 Pop 25+ by Educ: Some College	10.67%	9.34%	10.76%	10.34%	9.84%	9.98%
2010 Pop 25+ by Educ: Bach Deg	11.28%	17.51%	13.87%	24.92%	22.76%	9.93%
2010 Pop 25+ by Educ: Grad Deg	7.06%	19.56%	11.97%	14.06%	12.88%	5.36%
2010 Average HH Income	66,256	\$110,032.00	\$79,622.00	\$119,932.00	\$113,129.00	\$71,907.00
HHs:Owns desktop PC	22.46%	23.67%	22.04%	27.09%	25.04%	21.22%
HHs:Owns laptop/notebook PC	11.21%	14.83%	12.55%	17.28%	16.26%	10.79%
Adults:Use Internet 5 or more times/day	18.39%	25.67%	21.41%	28.37%	27.89%	17.44%
Adults:Internet/mo:looked for employment	1,238,419	\$15,178.00	\$51,188.00	\$4,284.00	\$14,186.00	\$4,030.00

Pennsylvania	Paoli Train Station 3 mile ring	Paoli Train Station 5 mile ring	Harrisburg Train Station 3 mile ring	Harrisburg Train Station 5 mile ring	Middletown Train Station 3 mile ring	Middletown Train Station 5 mile ring
Per Capita Annual Education Expenses	\$ 473.02	\$1,030.79	\$992.78	\$443.19	\$497.79	\$491.57
2010 Pop 25+ by Educ: Some College	10.67%	3.002	6.533	11.655	21.947	2.645
2010 Pop 25+ by Educ: Bach Deg	11.28%	9.264	21.820	10.446	24.191	1.791
2010 Pop 25+ by Educ: Grad Deg	7.06%	7.234	16.105	5.666	12.146	700
2010 Average HH Income	66,256	136,334	137,553	55,182	63,061	61,016
HHs:Owns desktop PC	22.46%	9.614	21.159	20.899	42.788	4.942
HHs:Owns laptop/notebook PC	11.21%	5.979	13.511	10.516	22.282	2.400
Adults:Use Internet 5 or more times/day	18.39%	9.624	22.403	16.028	34.320	3.632
Adults:Internet/mo:looked for employment	1,238,419	3,502	8,174	10,404	19,562	2,069

Pennsylvania	Elizabethtown Train Station 3 mile ring	Elizabethtown Train Station 5 mile ring	Mount Joy Train Station 3 mile ring	Mount Joy Train Station 5 mile ring	Parkessburg Train Station 3 mile ring	Parkessburg Train Station 5 mile ring
Per Capita Annual Education Expenses	\$ 473.02	\$482.27	\$469.58	\$492.38	\$476.30	\$496.28
2010 Pop 25+ by Educ: Some College	10.67%	2.531	3.653	1.324	3.825	1.104
2010 Pop 25+ by Educ: Bach Deg	11.28%	3.186	4.213	1.427	4.270	1.234
2010 Pop 25+ by Educ: Grad Deg	7.06%	1.772	2.230	515	1.700	634
2010 Average HH Income	66,256	68,601	68,535	66,014	66,740	74,007
HHs:Owns desktop PC	22.46%	5.855	8.414	3.577	9.495	2.833
HHs:Owns laptop/notebook PC	11.21%	2.974	4.029	1.680	4.377	1.337
Adults:Use Internet 5 or more times/day	18.39%	5.070	6.886	2.541	7.020	2.280
Adults:Internet/mo:looked for employment	1,238,419	2,687	3,672	1,443	3,828	1,224

TRAVEL ROUTE & TIMES

From	To	To Travel Time	Return Travel Time
Harrisburg	Lancaster	34	35
Middletown	Lancaster	24	23
Elizabethtown	Lancaster	17	16
Mount Joy	Lancaster	12	9
Parkessburg	Lancaster	21	18
Coatesville	Lancaster	26	24
Downingtown	Lancaster	33	29
Exton	Lancaster	37	34
Paoli	Lancaster	44	43
Ardmore	Lancaster	58	56
Philadelphia	Lancaster	70	72

