

# 2801 EAST LINCOLN HIGHWAY

## OFFERING MEMORANDUM

**2801 E. Lincoln Highway  
Ronks (Lancaster)  
Pennsylvania, 17529**

- Rt. 30 Retail Property
- Signalized Intersection
- 20,000+ Daily Traffic
- Good Parking
- 2,500 +/- SF Building
- Open Floor Plan
- .61 Acre Parcel
- Price: \$595,000



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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION



### Property Description:

2801 E. Lincoln Highway (Route 30) is in Ronks (Lancaster), Pennsylvania at the Eastern gateway to the county. It features a strategic location at a signalized intersection with an impressive daily traffic count of over 20,000 vehicles. The .61-acre parcel includes a 2,500 square foot building with an open floor plan and appropriate parking for its size. The building is constructed of masonry block and was built in 1973. The forced air heating system uses propane, the water is sourced from a well and sewer services are public. The building is a blank canvas, allowing the next owner the opportunity to improve it for their use. It is located within the East Lampeter Township and is zoned Village Commercial.

### Environmental Status:

The Underground Storage Tank System Closure Report Form dated July 17, 1998, certifies the site as “Clean” and did not require reporting to the DEP. The Pennsylvania Department of Environmental Protection (“PADEP”) considers the minimum investigation requirements satisfied under current applicable standards. A comprehensive Site Investigation Report documenting the work completed to date – including soil, groundwater, and vapor intrusion investigations – is currently being prepared. Based on the investigations conducted, no residual contamination has been identified above current applicable standards. Documentation from PADEP will be provided as soon as it becomes available and is expected to assist in addressing any potential Recognized Environmental Conditions (“RECs”).

### Property Data:

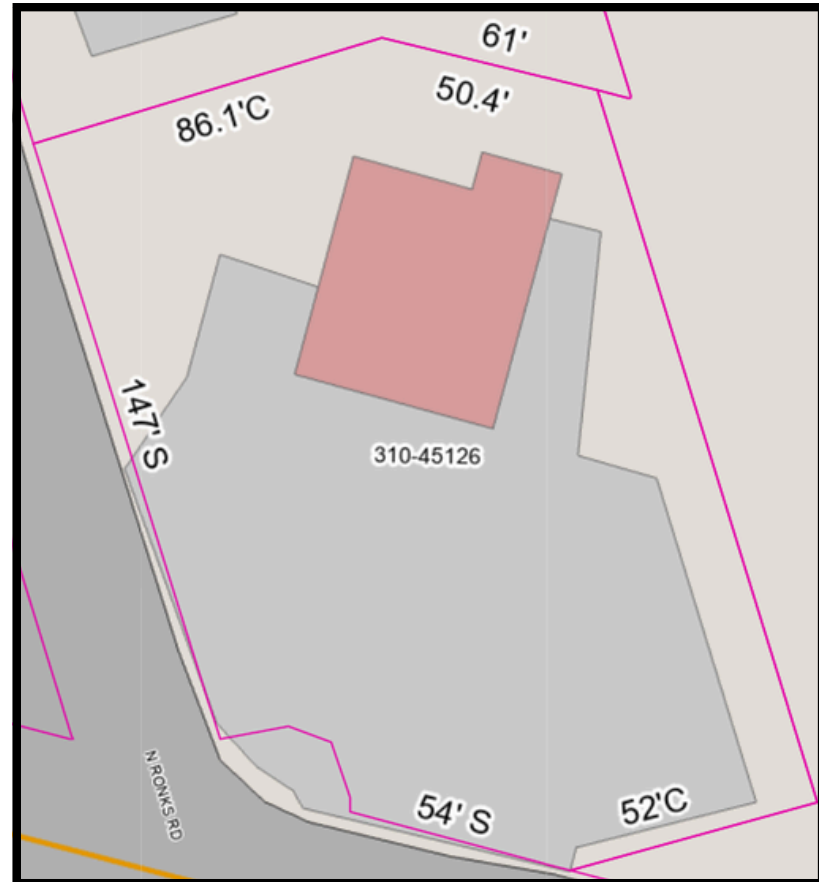
Address: 2801 E. Lincoln Hwy.  
Parcel Number: 310-45126-0-0000  
Total Acreage: .61  
Square Feet: 2,494  
Construction: Masonry  
Year Built: 1973  
Assessed Value: \$301,800  
Est. County Tax: \$946.74  
Est. Municipal Tax: \$666.58  
Est. School Tax: \$4,756  
Heat Fuel: Propane  
Electric: 220 Amp, 3 Phase  
Water: Well  
Sewer: Public Sewer  
Municipality: East Lampeter  
Zoning: Village Commercial

# PROPERTY OVERVIEW

## PARCEL AERIAL VIEW



LanCo View Version 2.0



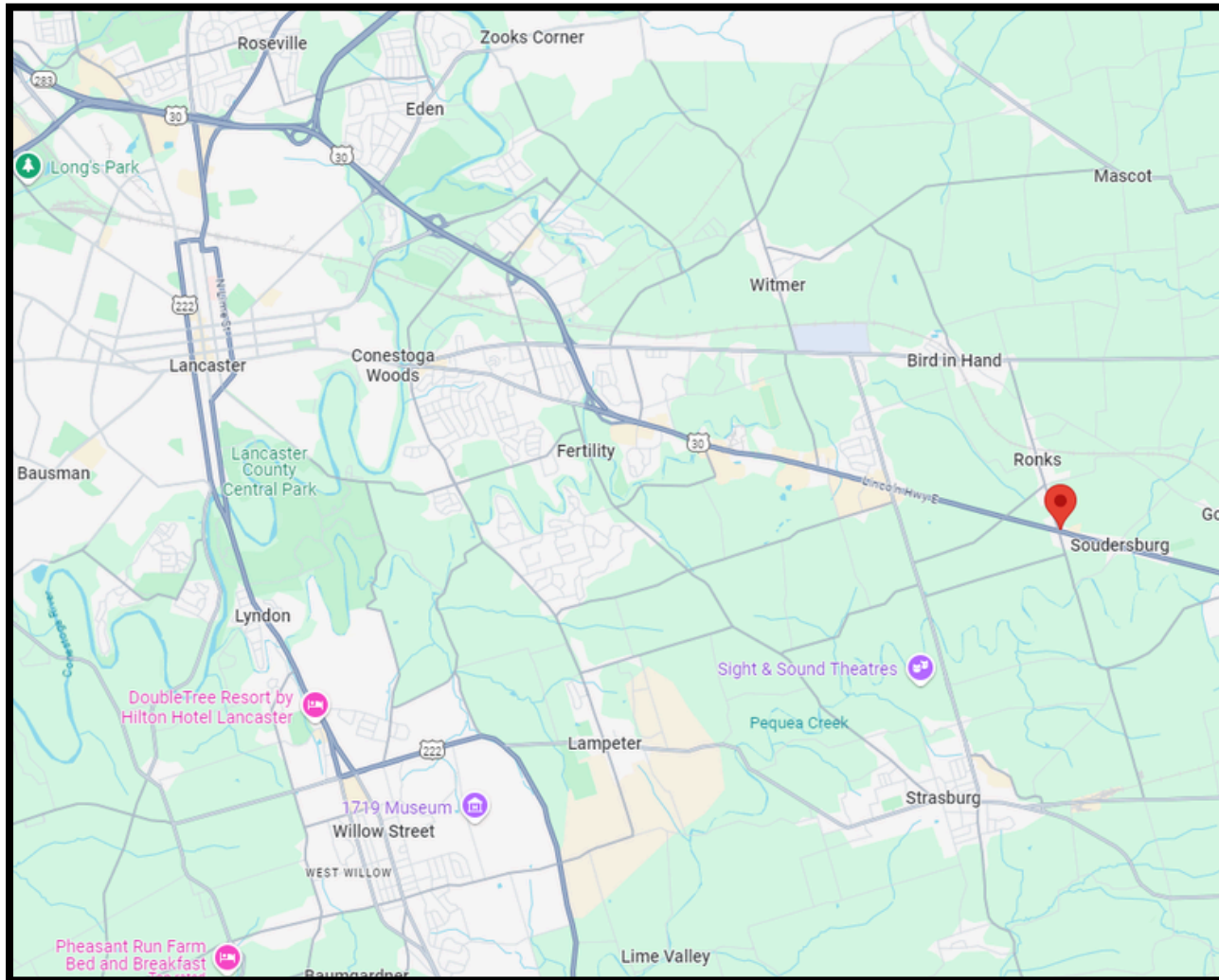
# PROPERTY OVERVIEW

## PHOTOS



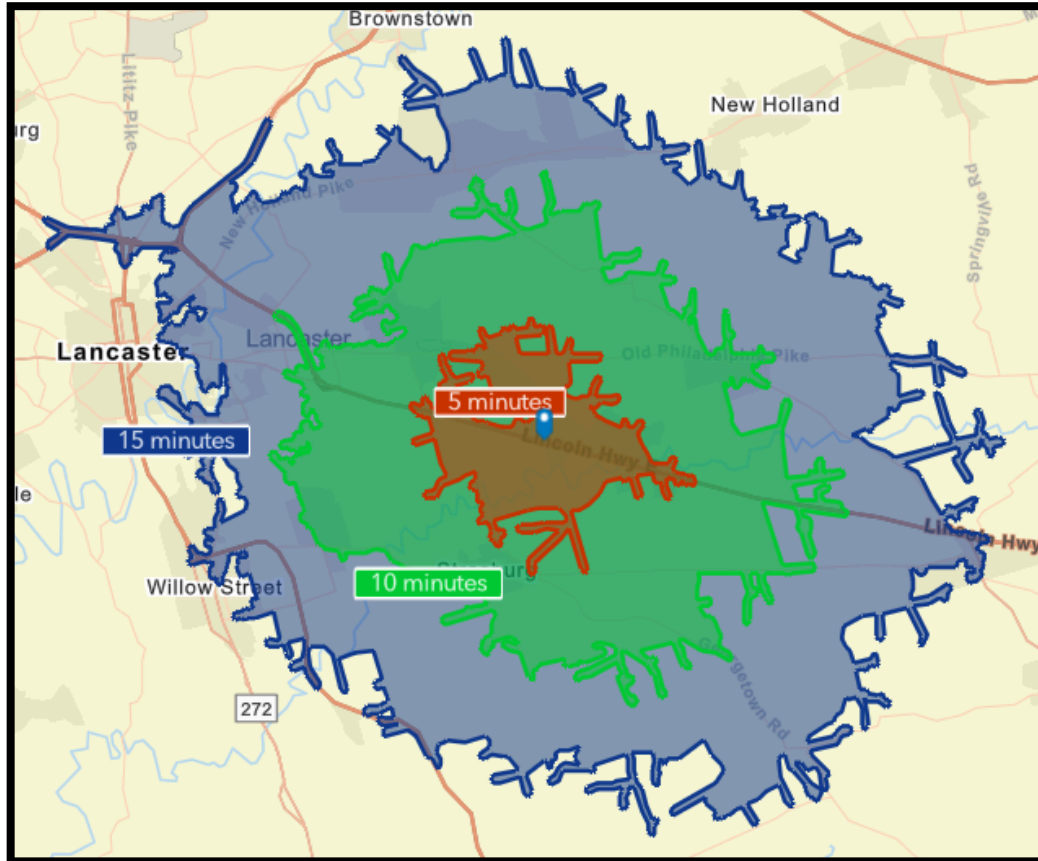
# AREA OVERVIEW

## AREA MAP



# AREA OVERVIEW

## DEMOGRAPHICS



US Census Bureau  
American Community Survey  
Drive Time Data, 2025

Data Category	5 Minute	10 Minute	15 Minute
Total Population	2,594	22,620	65,911
Total Households	938	8,183	23,694
Median Household Income	79,631	85,581	88,460
Median Age	34.9	35.6	37.3

# AREA OVERVIEW

## ZONING MAP



VC- Village Commercial Zoning



# THE DAVISON ADVANTAGE

## INDUSTRY AFFILIATIONS



The Self Storage Association (SSA) and its subsidiaries are the world's premier trade organization representing the best interests of the self-storage industry. They are the most respected source for industry information, education, resources, and legislative advocacy.



The Pennsylvania Self Storage Association is committed to strengthening and enhancing the self-storage industry in the keystone state. The mission is to promote the concept of self-storage and the business of the members, while monitoring legislation and acting as the industry's voice in the state.



For more than 50 years, the Certified Commercial Investment Member (CCIM) Designation remains the gold standard for commercial real estate professionals, including appraisers, asset managers, brokers, developers, investors, lenders, and other professionals. CCIMs complete a rigorous program of advanced coursework, training in financial and market analysis, and demonstrate extensive experience in the commercial real estate industry.



The Pennsylvania Association of Realtors® is comprised of more than 35,000 residential and commercial Realtors® who subscribe to a strict Code of Ethics and Standards of Practice. The mission is to protect private property rights, facilitate a consistent and reliable marketplace and promote the professional, ethical, and successful practice of real estate.



The Society of Industrial and Office Realtors (SIOR) is the leading global professional office and industrial real estate association. With 3,700 members in 45 countries and 722 cities, SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists.



Since 1917, the Lancaster Association of Realtors has been working to foster knowledgeable, ethical, and competent agents to support the needs of their buyers and sellers. Through leadership and education, we believe that all Realtors can continue to excel in their careers. We value our members' expertise, diversity, and pursuit of knowledge. Today, LCAR hosts over 1,600 members.



The National Association of Realtors is America's largest trade association, representing 1.5 million+ members, including NAR's institutes, societies, and councils, involved in all aspects of the residential and commercial real estate industries. The mission is to empower REALTORS® as they preserve, protect, and advance the right to real property for all.



The Lancaster Commercial and Industrial Realtors Council provides members with educational and networking opportunities through the exchange of information, cooperation, and fellowship. It serves to promote commerce, business, and economic growth of the county.

# THE DAVISON ADVANTAGE

## BROKER BIO / ABOUT US



### Broker Bio:

Brian Davison is a graduate of Cedar Crest High School. He holds a bachelor's degree in Education from Millersville University and a master's degree from The College of Notre Dame of Maryland. He spent seven years as a high school educator in the Baltimore area, where he also served as a varsity football coach and head wrestling coach.

After leaving education, Brian transitioned into the new home industry, working as a Sales Representative with Ryan Homes and later as a Regional Sales Manager with Keystone Custom Homes. In January 2012, he began his career as a Commercial Broker with High Associates. While there, he earned his Pennsylvania Real Estate Broker License, along with the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations.

Following his time at High Associates, Brian served as Vice President of Brokerage for a firm specializing in the sale of self-storage properties across the Mid-Atlantic and Northeast. This experience ultimately led him to launch Davison Associates LLC in 2023.

Brian has been an active leader in the real estate community. He has served on the Board of the Lancaster County Association of Realtors, as President of the Commercial and Industrial Realtor's Council, and was recognized as the 2019 Commercial Realtor of the Year. He is the past President of the Lancaster Early Education Center, a past officer of the SIOR Philadelphia Chapter, and currently serves on the Hourglass Lancaster Board and the Board of the Pennsylvania Self Storage Association.



### About Us:

Davison Associates LLC is a commercial real estate brokerage specializing in office and industrial properties locally, as well as self-storage properties throughout the Mid-Atlantic region. Founded in 2023, our firm is based in Lancaster, Pennsylvania – a location that allows us to effectively serve both our local market and regional clients.

We believe the best customer experience comes from a team that is appreciated, talented, and engaged in work they truly enjoy. Guided by the Golden Rule, our team members are driven by a calling to help people. Our passion for improving lives through real estate fuels us every day. We are committed to working both smart and hard, while remaining endlessly curious about people and the markets we serve.

At Davison Associates, we also believe that investing in our communities is not just good business – it is our responsibility. Every member of our team is required to serve the community in some capacity. Please take a moment to read our biographies to learn more about how we are involved, and feel free to contact us with any questions.