

# BUILD TO SUIT OR LAND FOR LEASE

MANHEIM TOWNSHIP, LANCASTER COUNTY

**Mixed Use**

Professional • Medical • Educational  
±10,000 to 250,000 SF Available



**Tapestry**  
Community. Redefined.

 **COMPASS** real estate, LLC

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

For additional information or to schedule a tour,  
please contact us!

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## *Prime Location. Purpose-Driven Zoning. Unlimited Potential.*

Welcome to Tapestry — a rare 50-acre development opportunity on East Oregon Road, Manheim Township, strategically located at the intersection of growth, community, and accessibility. This site offers flexible ground lease and build-to-suit options in an Institutional (IN) zoning district, making it ideal for a variety of uses.

### *Location Highlights*

#### **PROXIMITY TO POPULATION CENTERS**

Just minutes from downtown Lancaster, Lititz Borough, and Route 222, with easy access to Routes 30, 272, and 501

#### **AFFLUENT, GROWING COMMUNITY**

Surrounded by stable residential neighborhoods, including Brethren Village, one of the region's largest and most established senior living communities

#### **HIGH VISIBILITY AND ACCESSIBILITY**

Frontage on E. Oregon Road with strong traffic counts and excellent ingress/egress potential

#### **PUBLIC SERVICES & INFRASTRUCTURE**

Utilities available, strong municipal support, and development-ready with guidance from experienced local partners

#### **REGIONAL AIR CONNECTIVITY**

Located in the immediate vicinity of Lancaster Airport, ranked third in airport activity in Pennsylvania, after Philadelphia and Pittsburgh

### *Site Advantages*

#### **ZONED INSTITUTIONAL (IN)**

Tailored for health, educational, life sciences and office uses

#### **PARCEL FLEXIBILITY**

Subdividable to meet small to large-scale development needs

#### **BUILD-TO-SUIT OR GROUND LEASE**

Options that align with your capital and operational goals

#### **SURROUNDING SYNERGIES**

Ideal for service-oriented organizations seeking a community-focused environment

#### **SCENIC SETTING**

Attractive, thoughtfully landscaped surroundings create a welcoming environment that enhances wellness, comfort, and workplace appeal.

#### **AMPLE PARKING CAPACITY**

Generous on-site parking designed to accommodate staff, visitors, and clients, ensuring convenience and accessibility for all users.

# Let's Build Your Vision



Whether you're expanding your healthcare footprint, launching a new academic program, or creating a legacy nonprofit campus, Tapestry offers the land, location, and flexibility to make it happen.

# Location

495 East Oregon Road, Lititz, Pennsylvania



# Tapestry

Community. Redefined.

**UPMC**

**501**

**SHOPPES AT KISSEL VILLAGE**

- PET SUPPLIES PLUS
- Starbucks
- Target
- Giant
- CVS
- M&S
- McDonald's
- UPS
- Wendy's

**Stauffers OF KISSEL HILL**

**RIPTIDE CAR WASH**

**Fulton Bank**

**LNS LANCASTER AIRPORT**

**SHEETZ**

**Site**

**Penn Cinema**

**SHOPPES AT BLOOMFIELD VILLAGE**

- KNIGHT & DAY DINER
- 24 HOURS
- SUBWAY
- tropical CAFE
- Edward Jones
- H&R BLOCK
- mor smiles

**LANCASTER, PA**

**6 MILES FROM SITE**

**222**

# Aerial Views

495 East Oregon Road, Lititz, Pennsylvania



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NORTH



EAST



SOUTH



WEST

# Project Proposed Timeline

\*Subject to change



- **October 2025** – Preliminary Subdivision Plan Submission
- **June 2026** – Preliminary Subdivision Approval
- **September 2026** - Prelim/ Final Land Development Plan for Commercial Areas
- **December 2026** – Record Final Subdivision Plan Submission
- **February 2027** – Prelim/Final Land Development Approval for Commercial Areas
- **Construction Timeline (depending on building type)** – 12-15 months
- **Occupancy (Lease execution prior to Sep 2026)** – Spring 2028

## Permitted Uses of Institutional District with D-A Airport Overlay

Manheim Township

Agricultural  
Distribution Facility  
Extended Care Facility  
Industrial  
Municipal  
Public Park/Recreation  
Retail Service\*

Bank\*  
Dormitory-Educational  
Farmers Market  
Laundromat\*  
Office, Medical-Dental\*  
Public Utility  
Retirement Home

Community Club\*\*  
Educational Institution  
Hospital  
Limited-Service Hotel  
Office, Professional\*  
R&D Laboratory  
Telecomm Tower

Day Care Center  
Elementary/Secondary School  
House of Worship  
Mini Warehousing  
Parking Structure\*  
Restaurant\*  
Warehousing

\*Special Exception \*\*Conditional Use



Founded in 1897, Brethren Village Retirement Community is a nonprofit Life Plan Community (formerly known as a Continuing Care Retirement Community) located in Lancaster County, Pennsylvania. Serving approximately 1,000 residents aged 62 and over, Brethren Village provides a full continuum of care, including independent residential living, personal care, skilled nursing, memory support, and short-term rehabilitation. The community is dedicated to enriching the lives of its residents through a mission rooted in compassion, integrity, stewardship, and excellence. With a wide array of amenities—such as fitness centers, a full-service pharmacy, creative arts spaces, multiple dining venues, and extensive wellness programs—Brethren Village is committed to supporting the physical, emotional, and spiritual well-being of its residents while fostering vibrant connections within the broader community.

Founded in 2018, Benchmark Real Estate, LLC, is a vertically integrated, real estate development and construction company based in Lancaster, PA. The company specializes in bringing unique perspectives and investment creativity to solve complex deal structures, financing, and operational barriers. The company's mid-Atlantic investment portfolio includes industrial, healthcare, senior living, and multifamily properties. It focuses on value-add and ground-up opportunities in stable markets that are well positioned to drive value for its partners. It is an affiliate of Lancaster-based Benchmark Construction Company Inc., a company founded in 1985 that offers an array of construction services including construction management, design-build, preconstruction, and general contracting. It serves a range of commercial and institutional clients.

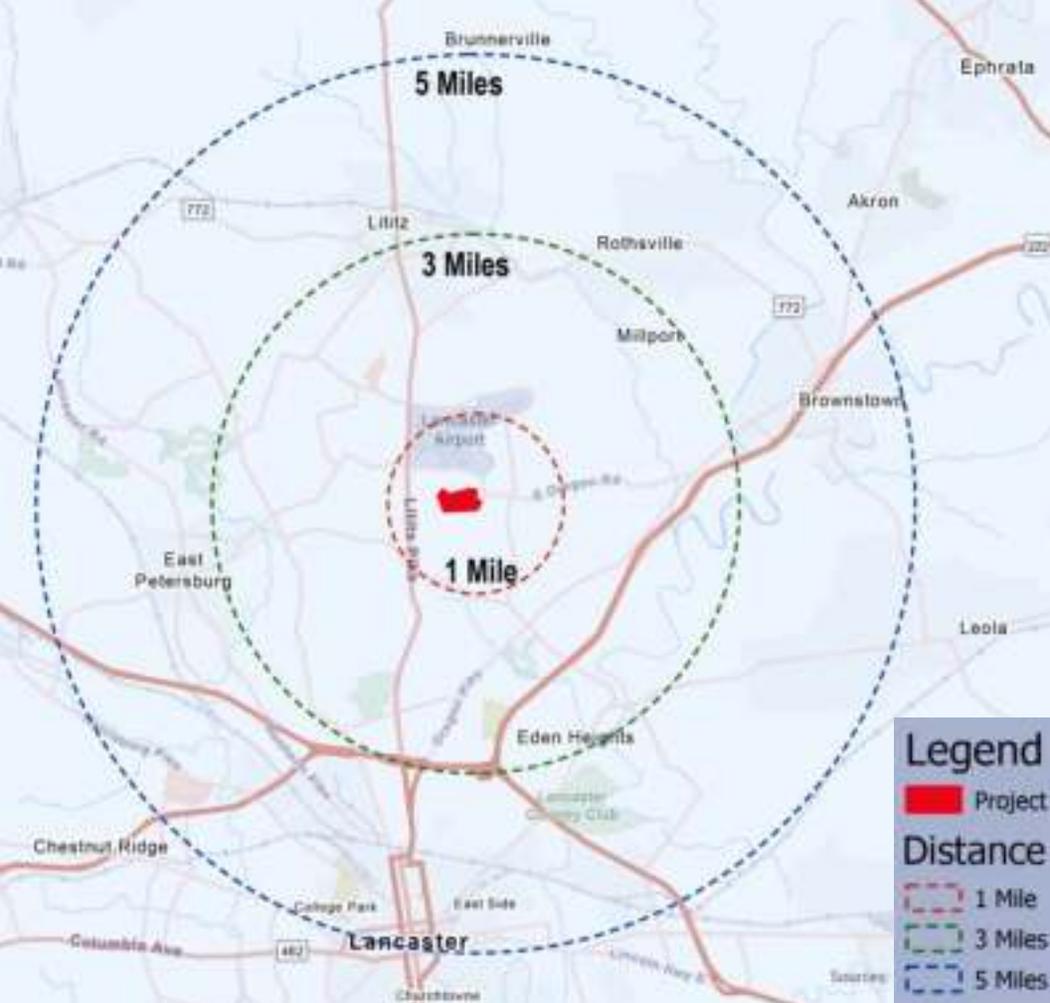




## NORTHERN LANCASTER COUNTY, PENNSYLVANIA MARKET OVERVIEW

Northern Lancaster County offers a diverse tapestry of communities, blending urban vibrancy with small-town charm to create a unique and dynamic region. Lancaster City stands as the cultural and economic hub, boasting a rich history, thriving arts scene, and diverse culinary landscape. Just a stone's throw away, Lititz captivates with its picturesque Main Street, annual festivals, and strong sense of community. Meanwhile, Manheim Township balances suburban tranquility with modern amenities, offering residents access to top-notch schools, recreational facilities, and shopping destinations. Nestled in the heart of this vibrant region, Tapestry enjoys a prime location - centrally positioned between Lititz and Lancaster, with easy access to Routes 30, 283 and 222 - making it a desirable location for any endeavor seeking a strategic and accessible base of operations or business expansion.

# Demographics



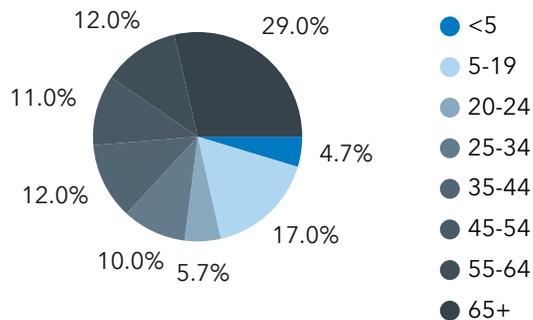
POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	6,161	45,825	126,732
2029 Population Est.	6,202	46,539	128,811
2024 Daytime Population	5,533	42,101	159,791

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	1,933	17,118	49,216
2029 Households Est.	1,967	17,609	50,719
Household Growth (%)	0.35	0.57	0.60

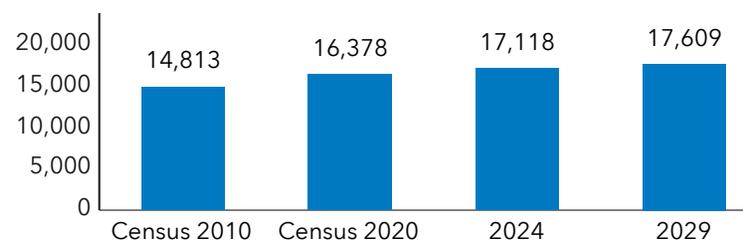
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$113,230	\$151,880	\$125,623
2024 Median HH Income	\$83,124	\$120,360	\$101,553

EMPLOYMENT	1-MILE	3-MILE	5-MILE
Businesses	128	1,642	6,951

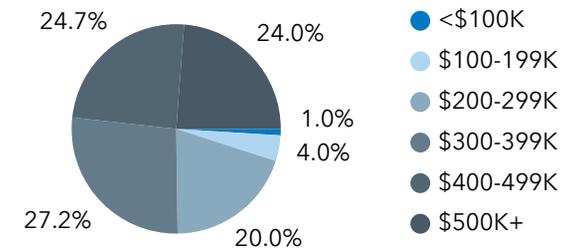
## 2024 POPULATION BY AGE\*



## 2024 HOUSEHOLDS\*



## 2024 HOME VALUE\*



\*3-MILE RADIUS



LOT 1  
FUTURE SENIOR LIVING  
CAMPUS EXPANSION

LANDSCAPE BUFFER

STORM WATER  
MANAGEMENT &  
OPEN SPACE

LOT 3  
MIXED USE

LOT 2/  
MIXED USE  
BUILDING A

LOT 2/  
MIXED USE  
BUILDING B

MAIN

STREET

LOT 5/  
MIXED USE  
BUILDING B

LOT 5/  
MIXED USE  
BUILDING A

LOT 4/  
MIXED USE  
BUILDING B

LOT 4/  
MIXED USE  
BUILDING A

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LANDSCAPE BUFFER

