



508 - 514 EAST MAIN STREET  
EPHRATA, PA 17522



Gregg Doshna, CCIM  
717.209.4033 – direct line  
gdoshna@high.net

- Property Information Sheet
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- Tax Maps
- Zoning Map
- Zoning Ordinance
- ESRI Executive Summary
- Site Plan
- Floor Plan



► *Commercial Property*



*508 - 514 East Main Street  
Ephrata, PA 17522*

**Available Square Feet:**

10,000 +/- square feet

**Sale Price:**

\$1,100,000

**Description:**

Four-unit retail/professional office strip center.  
Well located in Ephrata Borough.

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**BUILDING INFORMATION**

Total Building Square Feet	10,000 +/- square feet
Construction	Insulated block
Condition	Good
Year Constructed	1978/renovated front in 2013
Floor Type	Concrete slab
Number of Floors	One
Ceiling	Drop ceiling – grid and panel
Sprinklers	No
HVAC	Roof top electric heat pumps, each demised premises is self-contained
Roof	EPDM (rubber)
Wall Finishes	Drywall/block

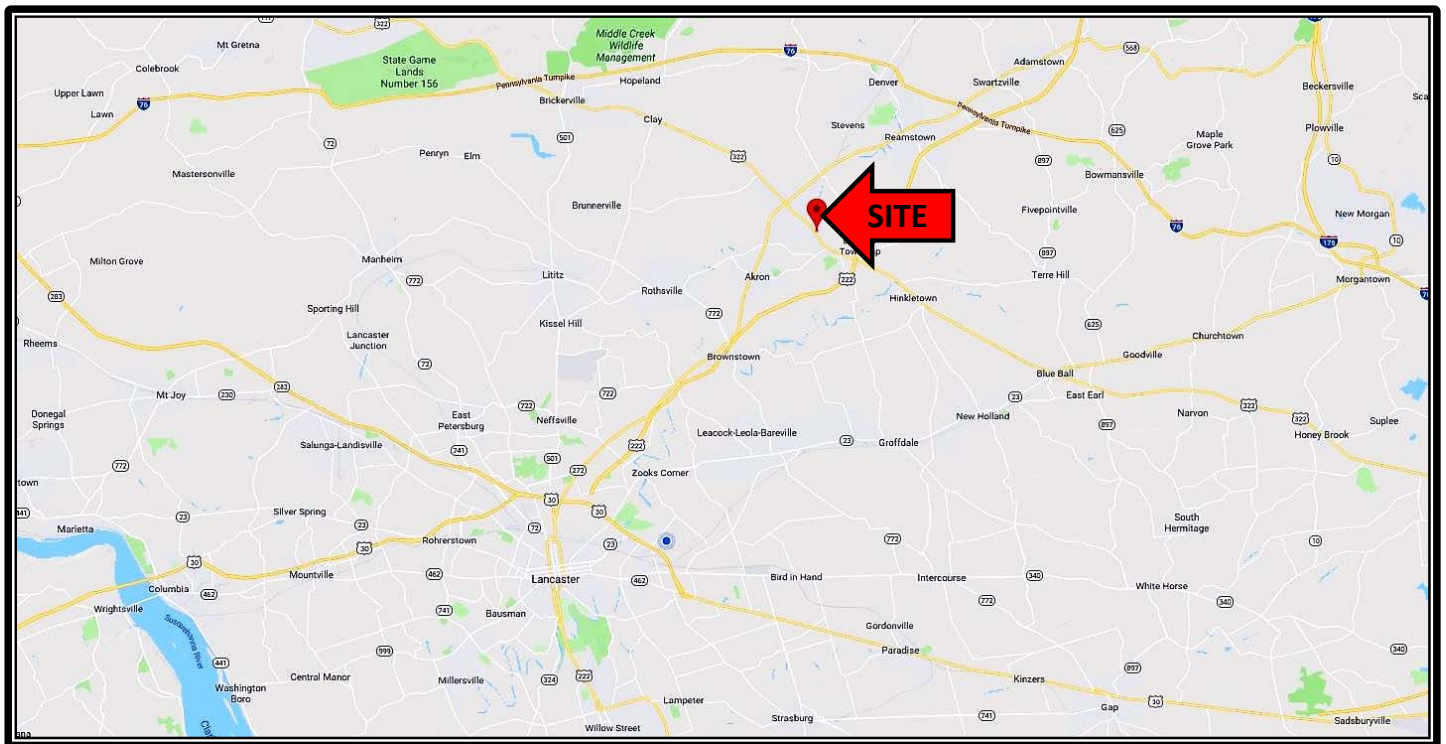
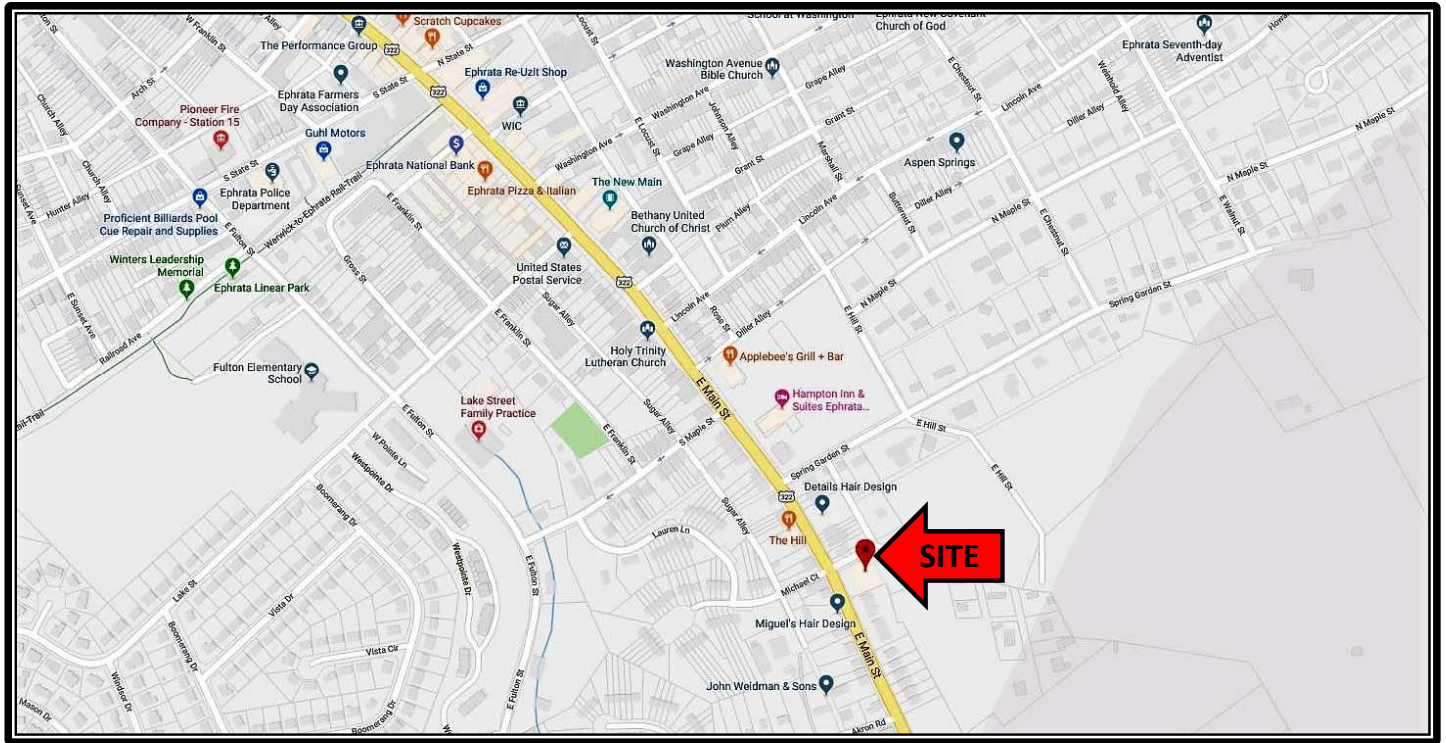
Lighting	Fluorescent
Restrooms	One per demised premises (4 total)
Security	Each tenant is responsible for the security of their demised premises
Water	Public
Sewer	Public
Parking	Thirty-one (31) on-site parking spaces
Storage	One (1) outdoor storage shed
Acres	One (1) acre
Municipality	Ephrata Borough
County	Lancaster County
Tax Account#	260-68246-0-0000
Deed Reference#	5846050
Zoning	Neighborhood Commercial District (NCD)
Topography	Flat/sloped
Road Frontage	Approximately 110 feet +/-
Signage	One free-standing directory sign and one storefront sign per Tenant
Comments	Solar panels located on roof servicing current owner's location within the center. The solar panels are approximately seven years old

**REAL ESTATE TAXES (2018)**

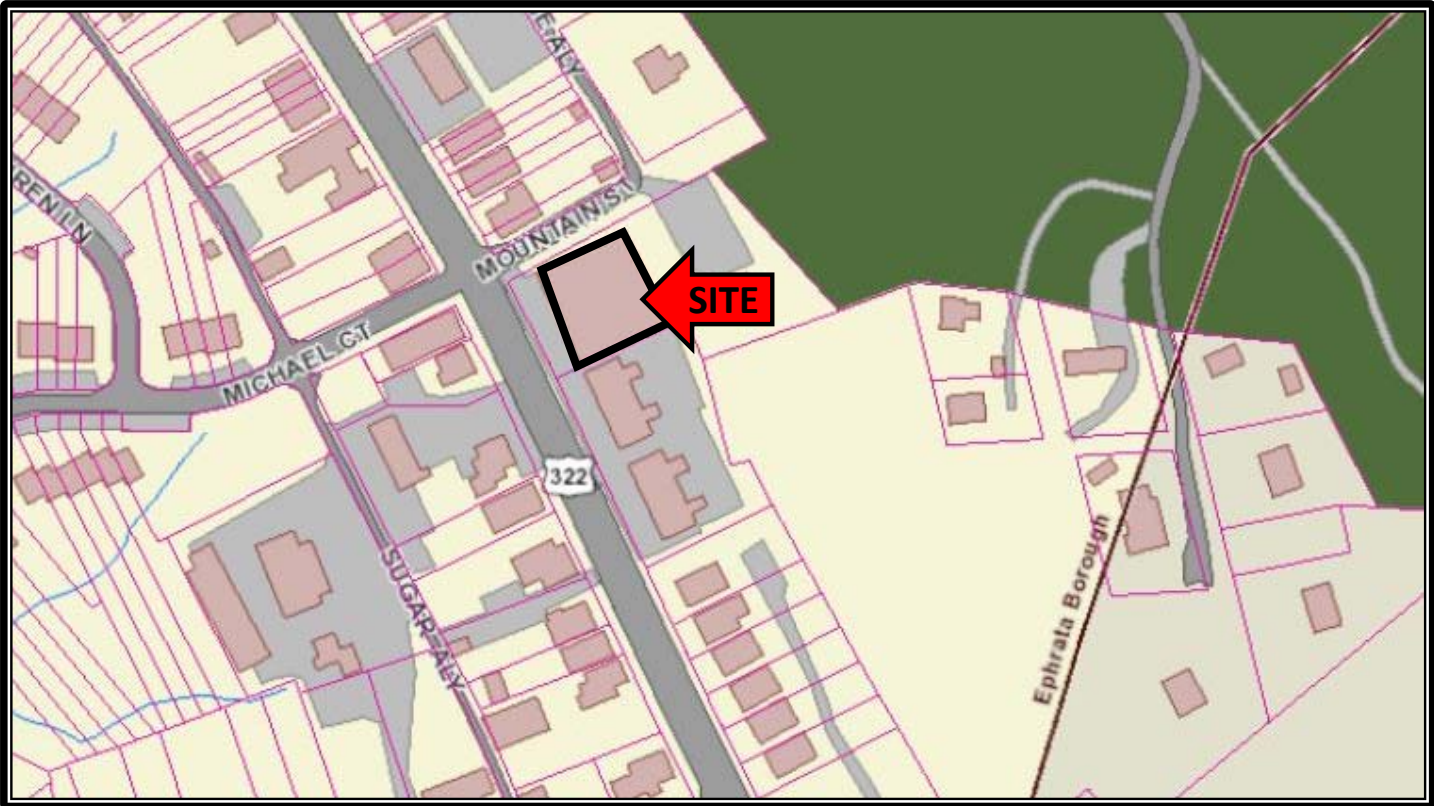
Assessment	\$500,400
School Tax	\$ 8,481
Municipality	\$ 881
County	\$ 1,456
Total Taxes	\$ 10,820

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

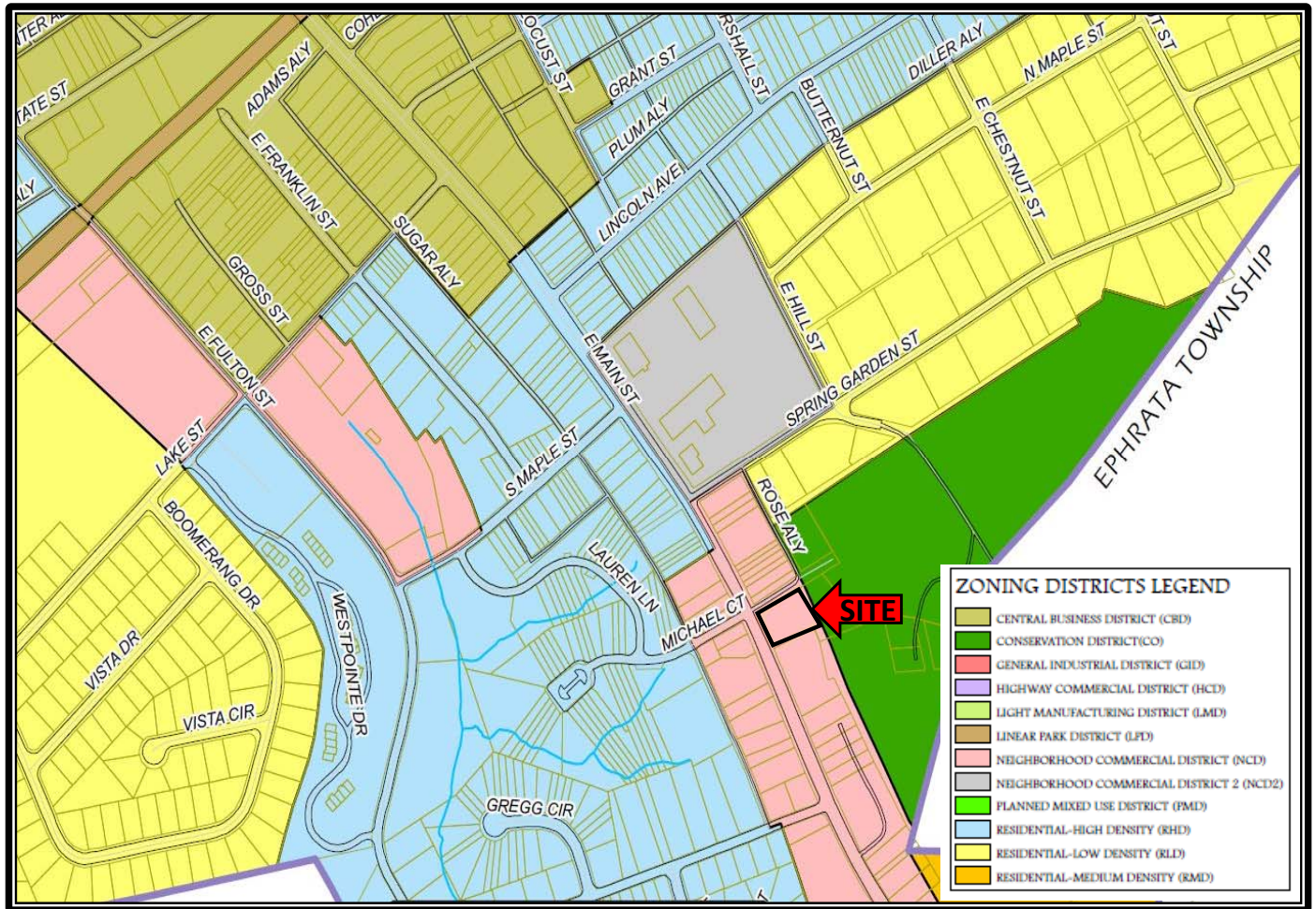












Neighborhood Commercial District (NCD)

## Chapter 319. Zoning

### Article VIII. Neighborhood Commercial District (NCD)

#### § 319-39. Purpose.

The Neighborhood Commercial District is intended to provide for a carefully controlled selection of commercial uses in locations that have a mixed commercial residential character. The district also provides for commercial uses that are primarily designed to serve nearby neighborhoods and assures that these uses are compatible with nearby residences.

#### § 319-40. Uses and structures.

A building or structure may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Permitted uses. The following principal uses are permitted by right in the Neighborhood Commercial District, provided that the use, dimensional and all other applicable requirements of this chapter are satisfied:
- (1) Bakery, retail sales only.
  - (2) Bank or other financial institution, with or without drive-through service.
  - (3) Building contractor's office.
  - (4) Church or other place of worship.
  - (5) Convenience store.
  - (6) Craft or artisan studio.
  - (7) Ephrata Borough municipal use.
  - (8) Essential services.
  - (9) Emergency services station.
  - (10) Fast-food or standard restaurant.
  - (11) Funeral home.
  - (12) Health club.

- (13) Hotel or motel.
- (14) Laundromat.
- (15) Membership club.
- (16) Movie or arts theater, except an adult movie theater or cabaret.
- (17) Multiple-family dwelling.
- (18) Newspaper or printing establishment.
- (19) Nursery school/day-care center.
- (20) Offices.  
[Amended 4-11-2011 by Ord. No. 1468]
- (21) Parking lot.
- (22) Personal service, including tailoring, haircutting and hairstyling, custom dressmaking, shoe repair, dry cleaning or dance instruction, but not including an adult outcall service, bathhouse, body painting studio or massage parlor.
- (23) Photography studio.
- (24) Retail sales, except an adult bookstore.
- (25) School, public or private.
- (26) Single-family detached dwelling.
- (27) Single-family semidetached dwelling.
- (28) Trade school.
- (29) Travel agency.
- (30) Two-family detached dwelling.
- (31) Enclosed parking facility in excess of 100 parking spaces as an accessory permitted use to hotel and motel.  
[Added 12-13-1993 by Ord. No. 1236]
- (32) Swimming pool as an accessory permitted use to a hotel or motel.  
[Added 12-13-1993 by Ord. No. 1236]

B. Special exception uses. The following uses are permitted when an application for a special exception is granted by the Zoning Hearing Board pursuant to the provisions of Articles I and **XVI**:

- (1) Adult day-care center.
- (2) Auto gas station.
- (3) Auto service station.

- (4) Bed-and-breakfast.
- (5) Cluster development.  
[Added 7-8-1991 by Ord. No. 1205]
- (6) Country inn.  
[Added 7-8-1991 by Ord. No. 1205]
- (7) Delivery service as an accessory use to a permitted commercial use.
- (8) Dwelling units in connection with a permitted business use.
- (9) Electrical substation or bulk transformer.
- (10) Home occupation.
- (11) Home-related business.
- (12) Museum.
- (13) Parking garage.
- (14) Planned village.  
[Added 7-8-1991 by Ord. No. 1205]
- (15) Sewage pumping station.
- (16) Single-family conversion.  
[Amended 10-11-2004 by Ord. No. 1387]
- (17) Tavern.

C. Accessory uses. An accessory structure or use on the same lot which is customarily incidental to a permitted principal use is permitted by right in the Neighborhood Commercial District with the exception of a home occupation and a home-related business. Each accessory use shall comply with the provisions of § 319-69.

## § 319-41. Lot and setback regulations.

The following lot and setback regulations shall apply to each principal use in the Neighborhood Commercial District, unless a more restrictive requirement is stated in Article XVI or elsewhere in this chapter:

- A. Lot area: 2,000 square feet minimum per principal use, plus 1,250 square feet minimum average for each dwelling unit on the lot greater than one dwelling unit.  
[Amended 9-10-1990 by Ord. No. 1190]
- B. Lot width: 25 feet, except 40 feet for detached buildings used exclusively as dwellings and 25 feet for nondetached buildings used exclusively as dwellings. Lot width shall be measured at the minimum front yard building setback. (See **Figure C**, Lot Configuration.  
<sup>[1]</sup>)

[1] *Editor's Note: Figure C, Lot Configuration, is included at the end of this chapter.*

- C. Building coverage: 50% maximum for buildings used exclusively for dwellings; 65% maximum for all other buildings.
- D. Front yard. Subject to the provisions of Article **XVI**, there shall be a front yard on each street on which a lot abuts which shall be not less than 25 feet in depth, provided that the front yard on the long side of a corner lot may be reduced to a depth of not less than 15 feet.
- E. Side yards.
  - (1) For every semidetached building hereafter erected and used exclusively for residence purposes, there shall be at least one side yard which shall be not less than six feet in width.
  - (2) For every detached building hereafter erected or used as single-family, two-family or multiple dwelling, there shall be two side yards, neither of which shall be less than six feet in width.
  - (3) Where side yards are provided for a building used in whole or in part for commercial purposes, each side yard shall be not less than five feet in width.
- F. Rear yard. There shall be a rear yard on each lot which shall be not less than 10 feet in depth, except if a commercial use abuts against a residential use or district, in which case a twenty-foot minimum rear yard shall be required.
- G. Height. No building shall exceed 35 feet in height unless authorized as a special exception, up to a maximum of 45 feet.
- H. Impervious coverage. Not more than 80% of any lot shall be covered by impervious surfaces.

## § 319-42. Additional requirements.

- A. Off-street parking. See Article **XVIII**.
- B. Signs. See Article **XIX**.
- C. Special review. See § **319-73**, Special development standards and site plan review.
- D. Buffer yard and evergreen screening. See Article **XV**.



# Executive Summary

508 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.17329  
Longitude: -76.17163

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,177	28,224	48,878
2010 Population	11,341	30,172	52,201
2018 Population	11,653	31,895	54,996
2023 Population	11,868	32,909	56,719
2000-2010 Annual Rate	0.15%	0.67%	0.66%
2010-2018 Annual Rate	0.33%	0.68%	0.63%
2018-2023 Annual Rate	0.37%	0.63%	0.62%
2018 Male Population	48.5%	48.7%	49.1%
2018 Female Population	51.5%	51.3%	50.9%
2018 Median Age	37.2	39.2	39.0

In the identified area, the current year population is 54,996. In 2010, the Census count in the area was 52,201. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 56,719 representing a change of 0.62% annually from 2018 to 2023. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	92.1%	92.5%	93.2%
2018 Black Alone	1.1%	1.3%	1.2%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	1.6%	2.1%	2.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.7%	1.9%	1.7%
2018 Two or More Races	2.4%	2.0%	1.8%
2018 Hispanic Origin (Any Race)	7.7%	5.7%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 18.3% 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 21.2 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	4,502	10,813	17,699
2010 Households	4,587	11,866	19,417
2018 Total Households	4,673	12,438	20,312
2023 Total Households	4,744	12,790	20,878
2000-2010 Annual Rate	0.19%	0.93%	0.93%
2010-2018 Annual Rate	0.23%	0.57%	0.55%
2018-2023 Annual Rate	0.30%	0.56%	0.55%
2018 Average Household Size	2.47	2.54	2.68

The household count in this area has changed from 19,417 in 2010 to 20,312 in the current year, a change of 0.55% annually. The five-year projection of households is 20,878, a change of 0.55% annually from the current year total. Average household size is currently 2.68, compared to 2.66 in the year 2010. The number of families in the current year is 14,502 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

508 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.17329  
Longitude: -76.17163

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$51,301	\$56,949	\$60,631
2023 Median Household Income	\$56,843	\$63,769	\$68,831
2018-2023 Annual Rate	2.07%	2.29%	2.57%
<b>Average Household Income</b>			
2018 Average Household Income	\$62,546	\$73,621	\$78,570
2023 Average Household Income	\$72,384	\$85,083	\$90,943
2018-2023 Annual Rate	2.96%	2.94%	2.97%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$25,218	\$28,653	\$29,261
2023 Per Capita Income	\$29,046	\$32,956	\$33,714
2018-2023 Annual Rate	2.87%	2.84%	2.87%

Current median household income is \$60,631 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$68,831 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$78,570 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$90,943 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,261 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,714 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,670	11,177	18,263
2000 Owner Occupied Housing Units	2,670	7,310	12,793
2000 Renter Occupied Housing Units	1,832	3,503	4,906
2000 Vacant Housing Units	168	364	564
2010 Total Housing Units	4,808	12,346	20,193
2010 Owner Occupied Housing Units	2,759	8,043	13,917
2010 Renter Occupied Housing Units	1,828	3,823	5,500
2010 Vacant Housing Units	221	480	776
2018 Total Housing Units	4,919	13,012	21,233
2018 Owner Occupied Housing Units	2,693	8,171	14,158
2018 Renter Occupied Housing Units	1,980	4,267	6,154
2018 Vacant Housing Units	246	574	921
2023 Total Housing Units	5,003	13,416	21,877
2023 Owner Occupied Housing Units	2,771	8,514	14,703
2023 Renter Occupied Housing Units	1,973	4,275	6,175
2023 Vacant Housing Units	259	626	999

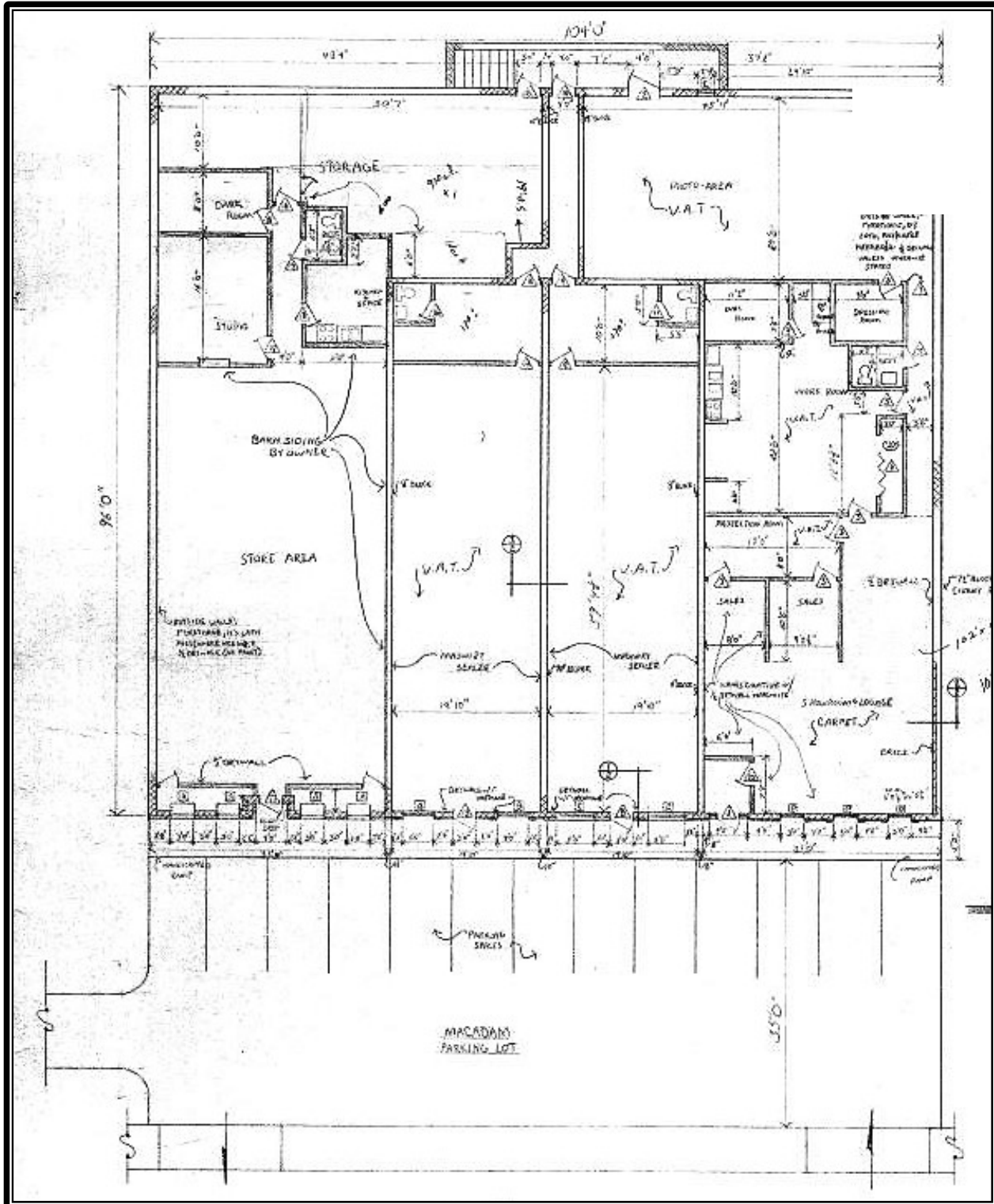
Currently, 66.7% of the 21,233 housing units in the area are owner occupied; 29.0%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 20,193 housing units in the area - 68.9% owner occupied, 27.2% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 2.26%. Median home value in the area is \$193,195, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.83% annually to \$211,535.

**Data Note:** Income is expressed in current dollars

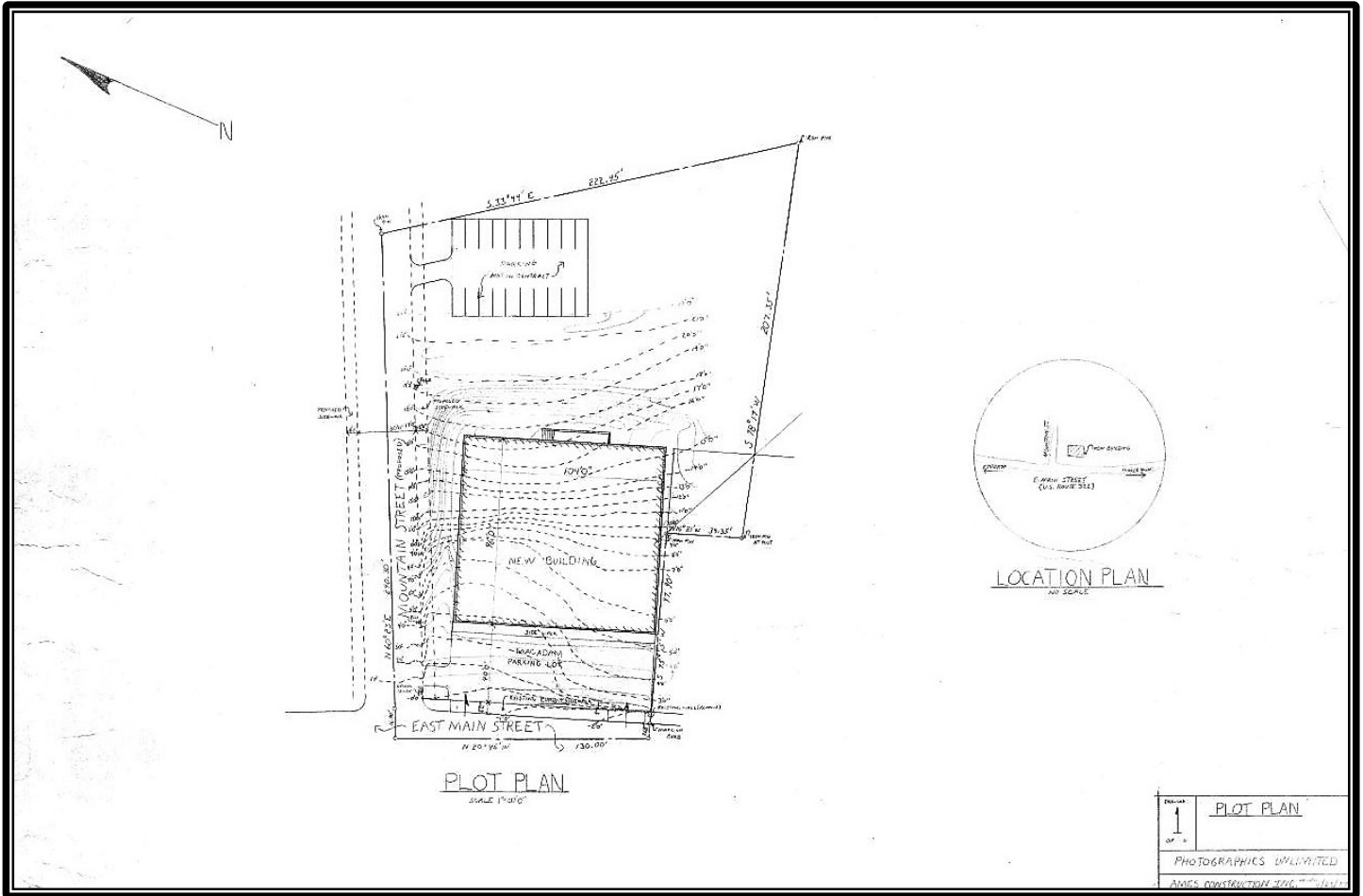
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

# Floor Plan

508 – 514 East Main Street  
Ephrata, PA 17522









1853 William Penn Way  
Lancaster, PA 17601

717.291.2284  
FAX 717.293.4488  
1.800.638.4414

5000 Ritter Road  
Suite 201

Mechanicsburg, PA 17055  
717.697.2422  
FAX 717.697.0870  
1.800.213.0094

525 Highlands Boulevard  
Suite 107

Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

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