

# FOR LEASE FREESTANDING COMMERCIAL BUILDING

321 S. 7th Street, Akron, PA 17501



**LOCATION:** 321 S. 7th Street, Akron Borough, Akron, PA 17501  
**LEASE RATE:** \$18,000/year (\$1,500/month)  
**BUILDING SIZE:** 1,600 ± SF  
**LOT SIZE:** 0.51 ± Acres  
**ZONING:** (C-1) Commercial  
**TRAFFIC COUNTS:** Route 272 - 20,685 vehicles per day in both directions

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	5,972	31,563	65,986
<b>Households</b>	2,405	12,287	24,860
<b>Average Income</b>	\$72,416	\$75,319	\$81,773

**ADDITIONAL COMMENTS:** Freestanding commercial building of approximately 1,600 SF. Comprised of open show room/bullpen area, one (1) private office, and a large conference room/training room. On-Site parking for 10-12 cars. Rent includes real estate taxes, fire insurance, lawn care and snow removal. Tenant pays electric, sewer/water, trash removal and data/phone. Zoning allows for retail, medical/professional offices and service businesses.

**Daniel A. Berger, CCIM, SIOR**      **Daniel Berger, Jr.**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (717) 735-6001 Fax  
[dan@uscommercialrealty.net](mailto:dan@uscommercialrealty.net)    [danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)  
[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

**321 S. 7th Street  
Akron, PA  
Multi-List Information**

**321 S 7th St, Akron, PA 17501**

**Active**

**Commercial  
Lease**

**\$18,000.00**



MLS #:	PALA158366	Price / Sq Ft:	\$11.25
Leasable SQFT:	1,600	Date Available:	02/05/20
Business Use:	Other/General Retail, Professional		
Tax ID #:	020-85553-0-0000		
County:	Lancaster, PA		
MLS Area:	Akron Boro - Lancaster County (10502)		
Year Built:	1974		

**Taxes, Assessment, Fees**

**Association / Community Info**

HOA: No

**Commercial Lease Information**

Current Use: Vacant

**Building Info**

Building Total SQFT: 1,200

**Features**

Parking: Off Street Parking, Parking Lot, 10 Total Non-Garage Parking Spaces, 10 Total Garage and Parking Spaces, 3+ Car Parking

Utilities: Wall Unit, Window Unit(s), Electric Service: 200+ Amp Service, Heating: Baseboard - Electric, Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

**Remarks**

Public: Freestanding commercial building of approximately 1,600 SF. Comprised of open showroom/bullpen area, one (1) private office, and a large conference room/training room. On-Site parking for 10-12 cars. Rent includes real estate taxes, fire insurance, lawn care and snow removal. Tenant pays electric, sewer/water, trash removal and data/phone. Zoning allows for retail, medical/professional offices and service businesses.

**Listing Office**

Listing Agent: [Dan Berger](#) (3235523) Lic# AB050590L (717) 735-6000  
 Listing Office: [U.S. Commercial Realty](#) (1317) (Lic# RB061275C)  
 Co-Listing Agent: [Dan Berger JR.](#) (3235198) Lic# AB068331 (717) 735-6000

**Compensation**

Buyer Agency Comp: 3% Of Yearly Rent  
 Transaction Broker: 0% Of Yearly Rent  
 Sub Agency Comp: 3% Of Yearly Rent

**Showing**

Appointment Phone: (717) 735-6000

Contact Name: Dan Berger  
 CCIM, SIOR;  
 Dan Berger Jr.  
 CC  
 Lock Box: None

Showing Requirements: Call First - Listing Agent

**Listing Details**

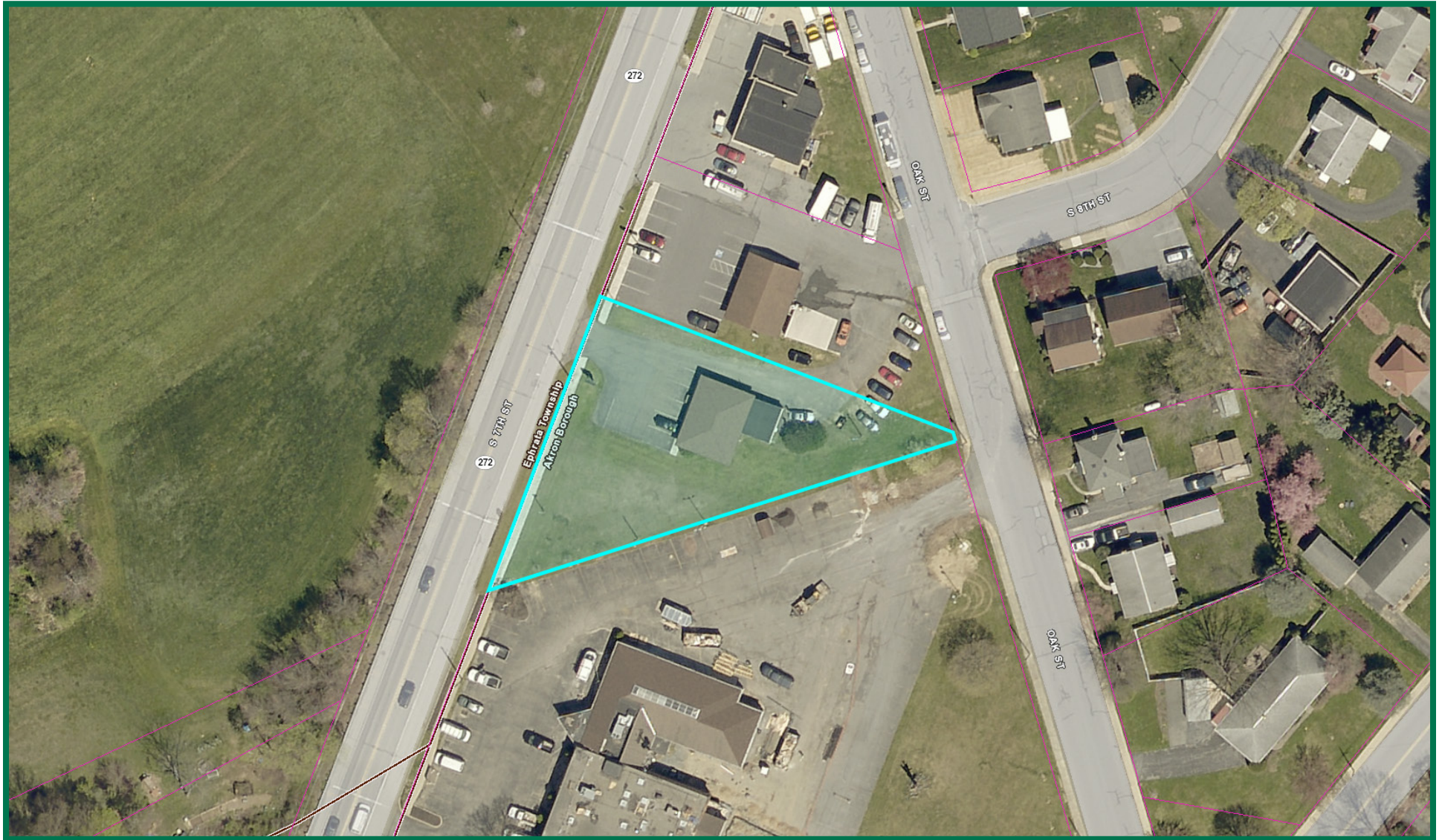
Original Price:	\$18,000.00	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right	Owner Name:	Brian K Ehrhart
Listing Term Begins:	02/05/2020		



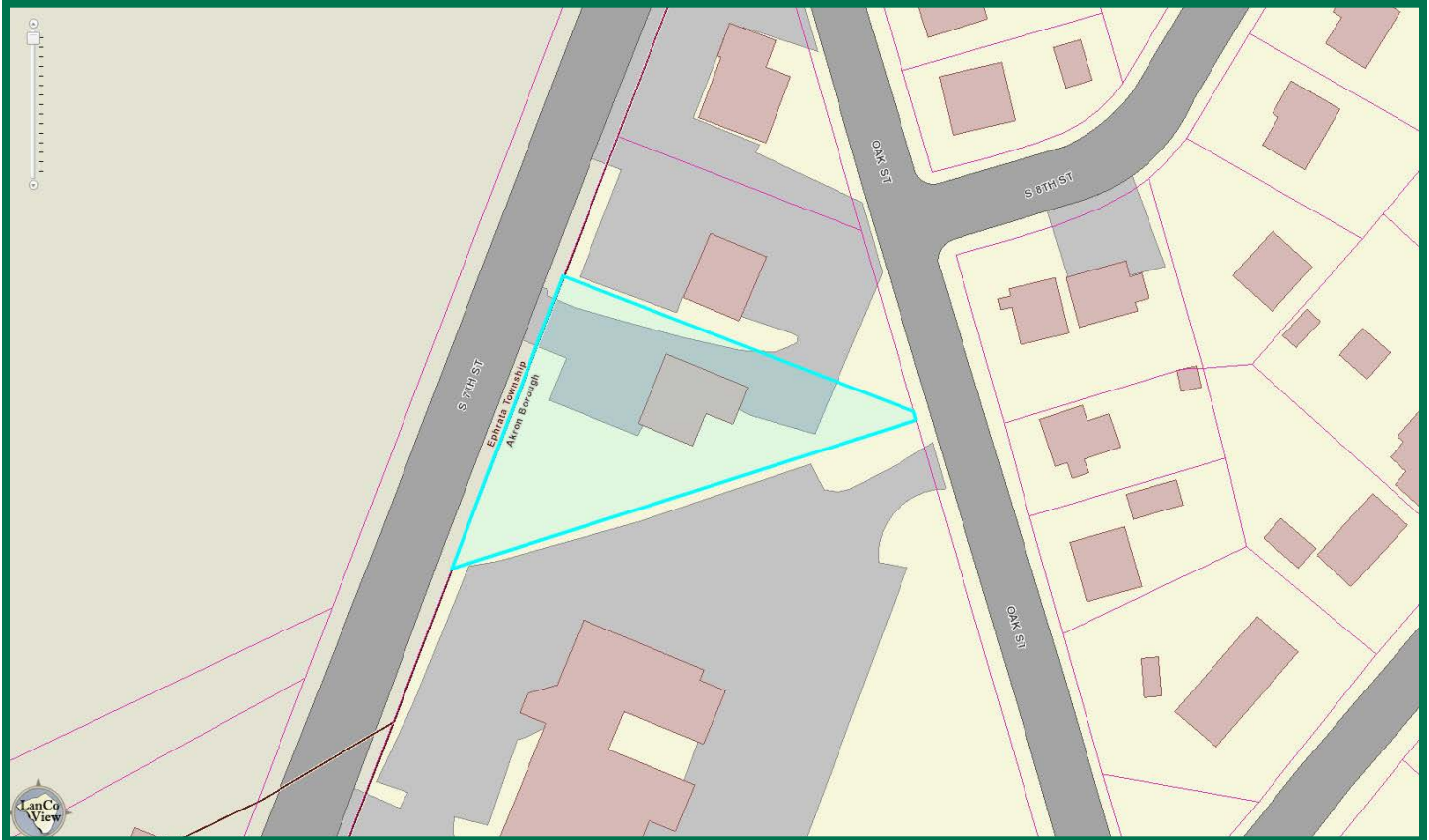
321 S. 7th Street  
Akron, PA  
Photos



321 S. 7th Street  
Akron, PA  
Aerial



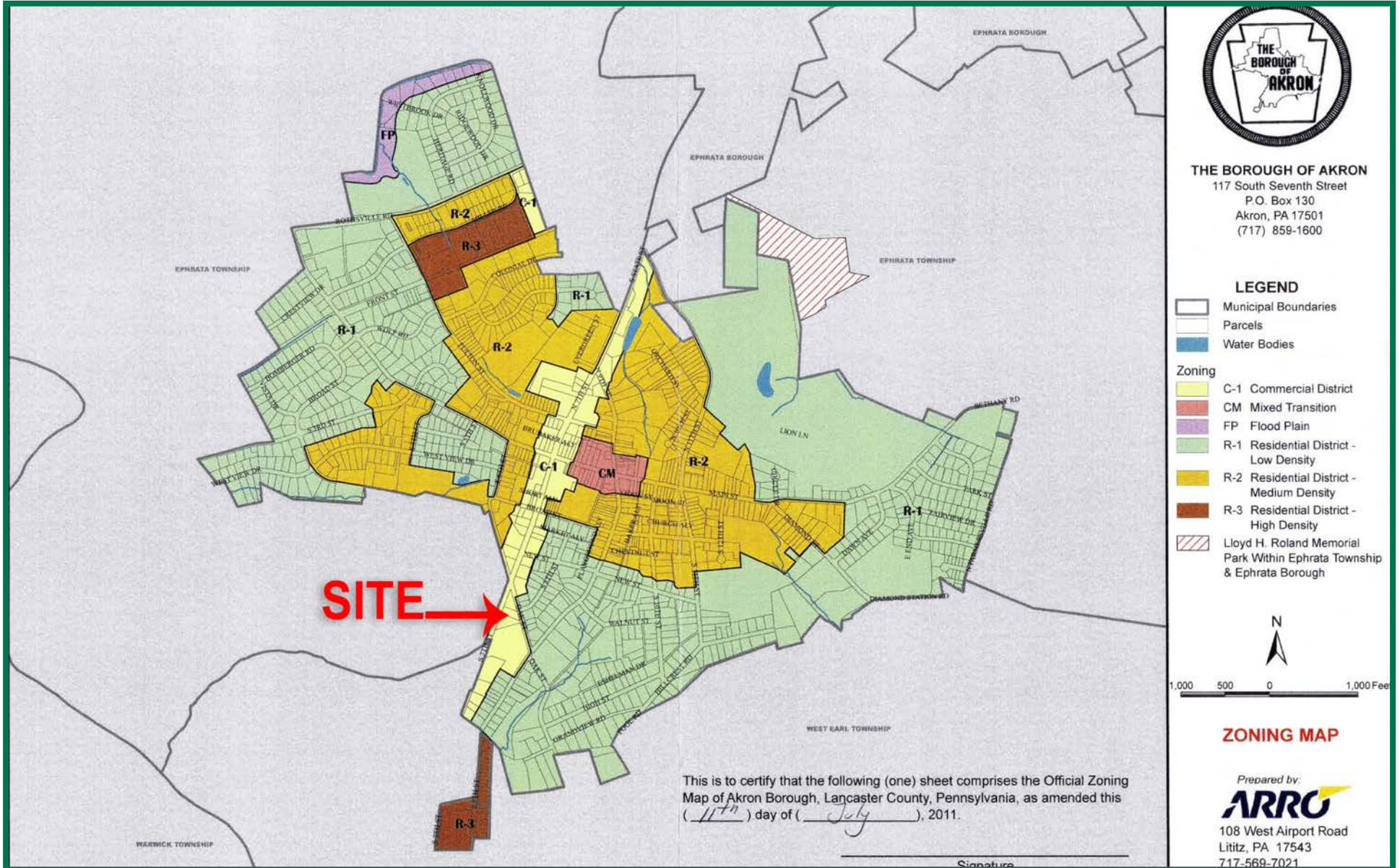
**321 S. 7th Street**  
**Akron, PA**  
**GIS Information**



**Identify Results:**

Account	020-85553-0-0000
Tax Map No.	0208M5 15 4
Owner	EHRHART BRIAN K 935 DISSTON VIEW DRIVE LITITZ, PA 17543
Deed Acres	0.50
Calculated Acres	0.51
Location	321 S 7TH ST
Municipality	AKRON BOROUGH
School District	EPHRATA AREA
Land Use Code	576 ONE STORY SMALL STRUCTURE, SINGLE OCCUPANT- GENERALLY, A SMALL MODERN BUILDING ADAPTABLE FOR SEVERAL USES SUCH AS RETAIL CLOTHING STORE, SMALL
Zoning District	C-1 COMMERCIAL DISTRICT
Land Assessment	\$90,000
Building Assessment	\$40,800
Total Assessment	\$130,800
Last Sale Date	04/08/2014
Last Sale Price	\$1
Deed Book Page	6138059
Census Tract No.	12402
ADC Map Page	3241

321 S. 7th Street  
Akron, PA  
Zoning Map



**321 S. 7th Street  
Akron, PA  
Zoning Information**

*Borough of Akron, PA  
Thursday, August 23, 2018*

## **Chapter 27. Zoning**

### **Part 10. COMMERCIAL - C-1**

#### **§ 27-1001. Purpose.**

[Ord. 12-8-97A, 12/8/1997, § 1001]

1. The Borough of Akron, being a community created well over 100 years ago, significantly prior to zoning, found the evolution of its industrial uses dependent more on foot and rail traffic than anything else.
2. Accordingly, in 1996, there are at most three operating industrial establishments left in the Borough, none of which are of any size, and all which are scattered at locations and in buildings where similar uses existed for well over 40 years.
3. Because of the extreme density of residential development in the Borough and the lack of land for any size of industrial use, the Borough believes it would be ill-advised to allow major industrial uses to be permitted. The Borough with its history of experiencing some industrial uses in the middle of residential districts has found that these existing industrial uses in residential areas have caused significant problems. There is no other land on which to build any kind of substantial industrial use. Additionally, any substantial industrial use would significantly intrude upon the residential bedroom community character of the Borough.
4. Accordingly, the Borough has eliminated the very small Industrial District from its zoning (all the land in that district is now occupied by commercial uses) but will allow the provision of light industry of a limited nature within its C-1 District. The C-1 District's primary purpose, however, is for commercial development along the transportation corridor of Route 272.
5. Towards that end, residential development in that area should be discouraged and the inter-mixing of residential, commercial, and industrial should be prevented to the greatest extent possible.
6. Accordingly, the Borough has re-zoned a significant portion of both sides of Route 272 for commercial uses so to encourage those uses along that transportation corridor where there can be access to them by the traveling public from adjacent municipalities. These community development objectives are legitimate and shall be implemented in the Borough.

#### **§ 27-1002. Permitted Uses in the C-1 District.**

[Ord. 12-8-97A, 12/8/1997, § 1002]

1. Municipal building.
2. Essential services structures.
3. Parks and playgrounds not operated for private profit.
4. Accessory uses incidental to the above permitted uses.

#### **§ 27-1003. Special Exception Uses.**

**321 S. 7th Street  
Akron, PA**  
Zoning Information

[Ord. 12-8-97A, 12/8/1997, § 1003]

1. Funeral homes.
2. Beauty shops and barbers.
3. Offices.
4. Health services, including medical or dental clinic.
5. Financial institutions (including banks).
6. Business or professional offices.
7. Parking lot.
8. The process of manufacture, assembly or treatment which is clearly incidental to a retail business conducted on the premises.
9. Restaurant and taverns, including restaurants with drive-in facilities.
10. Hotels and motels.
11. Day-care businesses.
12. Bed-and-breakfast inns, subject to the provisions of § 27-1202, hereof.
13. Nightclubs.
14. Kennels.
15. Family day-care home.
16. Retail and wholesale sales or rental of goods and services.
17. Greenhouses.
18. Game rooms, subject to the provisions of § 27-1207, hereof.
19. Self-service storage facility.
20. Outdoor advertising business.
21. Bakeries.
22. Adult entertainment establishments, subject to the provisions of § 27-1212 hereof and other applicable provisions.
23. Essential services building.
24. Accessory uses incidental to the above special exception uses.

**§ 27-1004. Height, Bulk, Setback and Area Regulations.**

[Ord. 12-8-97A, 12/8/1997, § 1004]

1. The following shall be the minimum, height, bulk, setback and area regulations in the C-1 zoning district:





**321 S. 7th Street**  
**Akron, PA**  
**Zoning Information**

- A. Dwelling Units. All currently existing buildings intended for residential use in whole or in part shall comply with the regulations as set forth heretofore for Residential District R2 (or if not found in R-2, than in R-3).
- B. Other Uses Exclusive of Dwelling Units.
- (1) Maximum Height. No building shall be erected to a height in excess of 35 feet, unless authorized as a special exception.
  - (2) Lot Area. No minimum lot area requirement, subject to the condition that sufficient open space is to be provided on the lot for the installation of all required open space and facilities.
  - (3) Minimum Lot Width. 25 feet at the street line.
  - (4) Yards (Building Setback). Yards (building setback) of the following minimum sizes shall be provided. The yards (building setback), if appropriately marked, may be used for the purposes of meeting off-street parking and loading requirements.
    - (a) Front Yard (Building Setback) Minimum Depth.
      - 1) A building setback to establish a front yard for all buildings shall be a minimum of 25 feet from the street line.
    - (b) Side Yard (Building Setback) Minimum Width. The minimum side yard (building setback) shall be six feet except when adjacent to a residential district, in which case the side yard (building setback) shall be the same as the most restrictive side yard (building setback) regulations in that residential district.
    - (c) Rear Yard (Building Setback) Minimum Depth. There shall be a rear yard (building setback) of a minimum of 20 feet.
  - (5) Maximum impervious surface.

### § 27-1005. Screening.

[Ord. 12-8-97A, 12/8/1997, § 1005]

1. Where the sides adjoin a residential use or a residential zoning district all commercial, industrial and nonresidential uses shall be screened from all rear property lines and side property lines by a planting area.
2. In order for the Zoning Officer to determine compliance with the requirements of this section, a plan must be submitted showing the proposed design and make up of the landscape screen. Any screen shall be designed so as to not restrict clear site triangles for vehicles.
3. A screen may be composed of a combination of shrubs, trees, or earthen berms. The shrubs shall have a minimum initial height of three feet measured from parking surface level at the time of planting. Trees shall have a minimum height of six feet from parking surface level and a trunk caliper of at least 1 1/2 inches at time of planting. Deciduous trees, where allowed, shall have a height of at least 10 feet from parking surface level. Earthen berms, if any, shall have a minimum height of one foot.
4. The plants selected for use in the landscape screen shall be suited for such plantings and be arranged in such a manner as to provide an effective visual barrier within two years of planting, and shall be reasonably approved in advance by the Zoning Officer. The Borough encourages naturalistic plant designs which enhance the visual effect of the landscape along public streets.

### § 27-1006. Planting Strips.

**321 S. 7th Street  
Akron, PA**  
**Zoning Information**

[Ord. 12-8-97A, 12/8/1997, § 1006]

1. All parking lots with more than 10 parking spaces shall be separated from all street rights-of-way by a planting strip. All planting strips as described in this section shall be a minimum of five feet wide.
2. Each planting strip shall be planted in grass, shrubbery, trees, or other plant material. In no case shall these areas be paved or covered by an impervious surface. Planting strips shall only be broken by approved entrances or exits. Accessory buildings shall not be permitted within a planting strip. Planting strips shall be designed so as to not restrict clear site triangles for vehicles.



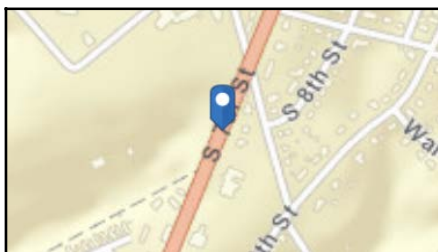
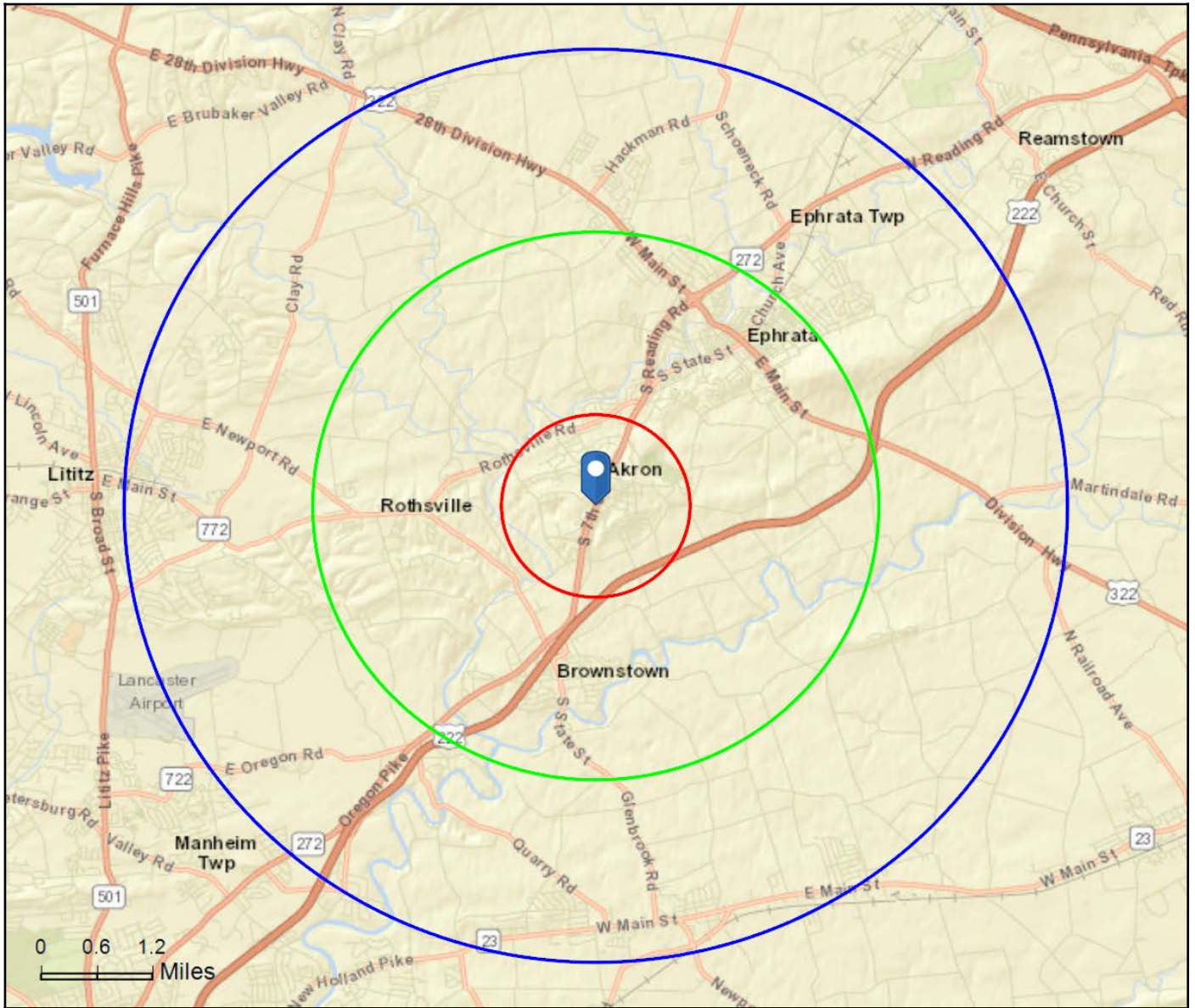
# 321 S. 7th Street Akron, PA Demographics



## Site Map

321 S 7th St, Akron, Pennsylvania, 17501  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.15269  
Longitude: -76.20706



February 05, 2020



# 321 S. 7th Street Akron, PA Demographics



## Executive Summary

321 S 7th St, Akron, Pennsylvania, 17501  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.15269  
Longitude: -76.20706

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,320	28,044	56,611
2010 Population	5,715	29,780	62,530
2019 Population	5,972	31,563	65,986
2024 Population	6,118	32,421	67,829
2000-2010 Annual Rate	0.72%	0.60%	1.00%
2010-2019 Annual Rate	0.48%	0.63%	0.58%
2019-2024 Annual Rate	0.48%	0.54%	0.55%
2019 Male Population	48.4%	49.1%	48.8%
2019 Female Population	51.6%	50.9%	51.2%
2019 Median Age	41.5	39.6	40.1

In the identified area, the current year population is 65,986. In 2010, the Census count in the area was 62,530. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 67,829 representing a change of 0.55% annually from 2019 to 2024. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 41.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	92.5%	92.1%	92.0%
2019 Black Alone	1.7%	1.4%	1.5%
2019 American Indian/Alaska Native Alone	0.2%	0.1%	0.2%
2019 Asian Alone	2.6%	2.1%	2.6%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.5%	2.2%	1.8%
2019 Two or More Races	1.6%	2.0%	1.9%
2019 Hispanic Origin (Any Race)	5.1%	6.2%	5.7%

Persons of Hispanic origin represent 5.7% of the population in the identified area compared to 18.6% 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 24.2 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2019 Wealth Index	67	75	87
2000 Households	2,072	10,790	20,819
2010 Households	2,307	11,647	23,686
2019 Total Households	2,405	12,287	24,860
2024 Total Households	2,461	12,594	25,492
2000-2010 Annual Rate	1.08%	0.77%	1.30%
2010-2019 Annual Rate	0.45%	0.58%	0.52%
2019-2024 Annual Rate	0.46%	0.49%	0.50%
2019 Average Household Size	2.47	2.54	2.62

The household count in this area has changed from 23,686 in 2010 to 24,860 in the current year, a change of 0.52% annually. The five-year projection of households is 25,492, a change of 0.50% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2010. The number of families in the current year is 17,522 in the specified area.



# 321 S. 7th Street Akron, PA Demographics



## Executive Summary

321 S 7th St, Akron, Pennsylvania, 17501  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.15269  
Longitude: -76.20706

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.9%	15.7%	16.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$60,333	\$58,839	\$63,622
2024 Median Household Income	\$65,760	\$64,936	\$71,751
2019-2024 Annual Rate	1.74%	1.99%	2.43%
<b>Average Household Income</b>			
2019 Average Household Income	\$72,416	\$75,319	\$81,773
2024 Average Household Income	\$81,751	\$85,139	\$92,887
2019-2024 Annual Rate	2.45%	2.48%	2.58%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$29,256	\$29,250	\$30,777
2024 Per Capita Income	\$33,006	\$32,987	\$34,868
2019-2024 Annual Rate	2.44%	2.43%	2.53%

### Households by Income

Current median household income is \$63,622 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$71,751 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$81,773 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$92,887 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,777 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,868 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	139	131	128
2000 Total Housing Units	2,146	11,133	21,446
2000 Owner Occupied Housing Units	1,461	7,357	14,919
2000 Renter Occupied Housing Units	611	3,433	5,900
2000 Vacant Housing Units	74	343	627
2010 Total Housing Units	2,371	12,095	24,563
2010 Owner Occupied Housing Units	1,621	7,870	16,394
2010 Renter Occupied Housing Units	686	3,777	7,292
2010 Vacant Housing Units	64	448	877
2019 Total Housing Units	2,481	12,810	25,863
2019 Owner Occupied Housing Units	1,596	7,834	16,400
2019 Renter Occupied Housing Units	809	4,453	8,459
2019 Vacant Housing Units	76	523	1,003
2024 Total Housing Units	2,540	13,139	26,538
2024 Owner Occupied Housing Units	1,640	8,035	16,815
2024 Renter Occupied Housing Units	821	4,559	8,677
2024 Vacant Housing Units	79	545	1,046

Currently, 63.4% of the 25,863 housing units in the area are owner occupied; 32.7% are renter occupied; and 3.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 24,563 housing units in the area - 66.7% owner occupied, 29.7% renter occupied, and 3.6% vacant. The annual rate of change in housing units since 2010 is 2.32%. Median home value in the area is \$210,181, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.89% annually to \$230,773.

