

FOR SALE
COMMERCIAL LAND
± 1.50 to 2.25 Acres



SALIENT INFORMATION

LOCATION: 2810 Old Philadelphia Pike, Leacock Township, Bird-In-Hand, PA 17505
 Distance to:
 Route 772 ± 3 Miles Route 30 ± 2 Miles

UTILITIES: Public Sewer; On-site Water

ZONING: **Commercial (C-1) - Permitted uses include:** Municipal buildings & uses, firehouses and similar public buildings, business & professional offices, day-care facilities, banks & financial institutions, museums, medical and dental clinics, funeral homes, confectionery or bakery shops, personal service shops, retail shops, self-service laundromats, nursery & garden centers, restaurants, hotels and motels, & more.

TRAFFIC COUNTS: Old Philadelphia Pike: 9,956 vehicles per day in both directions
 Ronks Road: 5,121 vehicles per day in both directions

DEMOGRAPHICS:		1 Mile	3 Mile	5 Mile
	Population	1,161	9,425	44,520
	Households	368	3,084	15,826
	Average Income	\$82,823	\$80,929	\$88,456

LOT SIZE & PRICE:	1.50 Acres	\$500,000
	2.00 Acres	\$600,000
	2.25 Acres	\$650,000

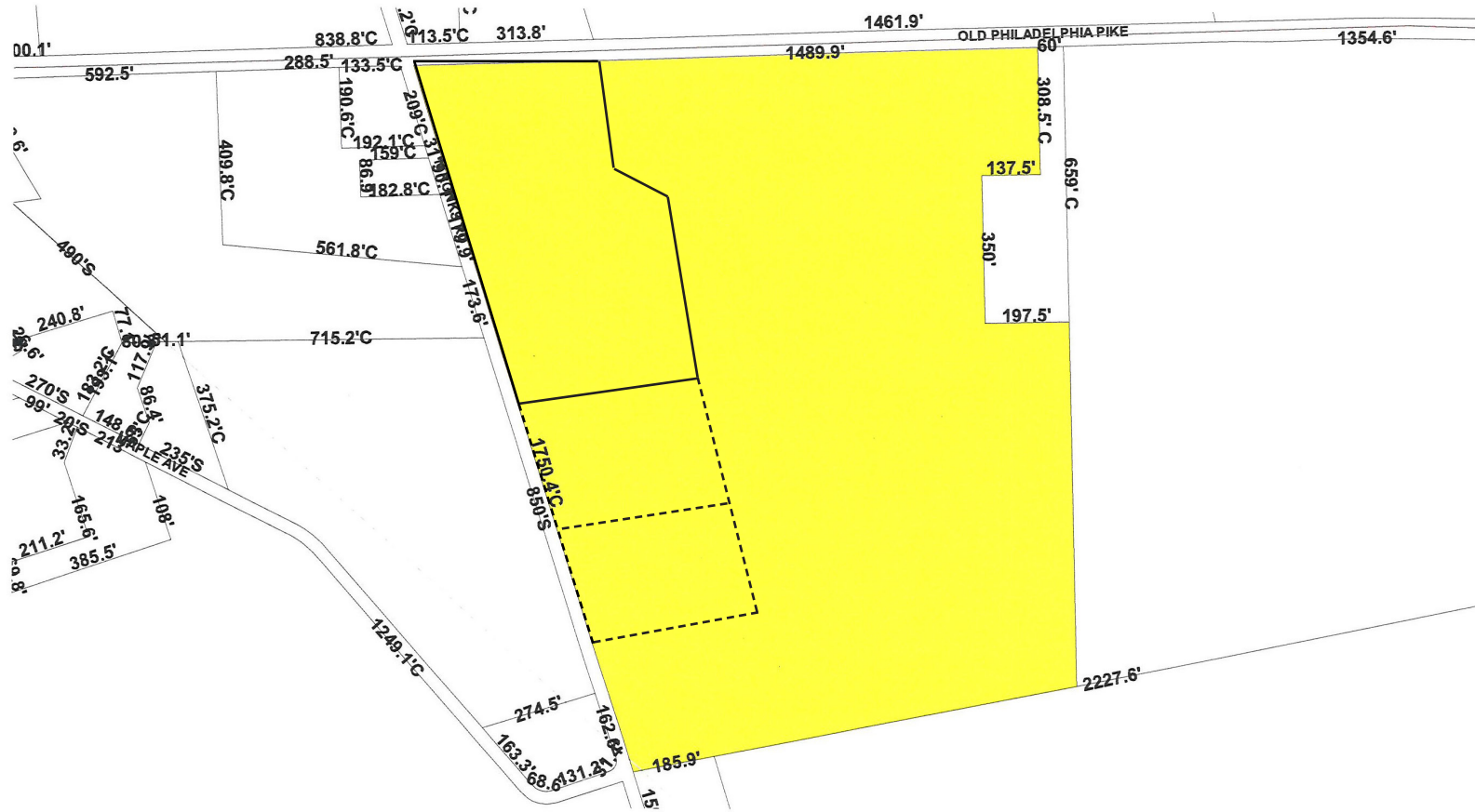
COMMENTS: Final parcel size, configuration, and price to be determined based on negotiated Agreement between Owner and Buyer, including requirement for storm water management area off-site on Owner remaining land.



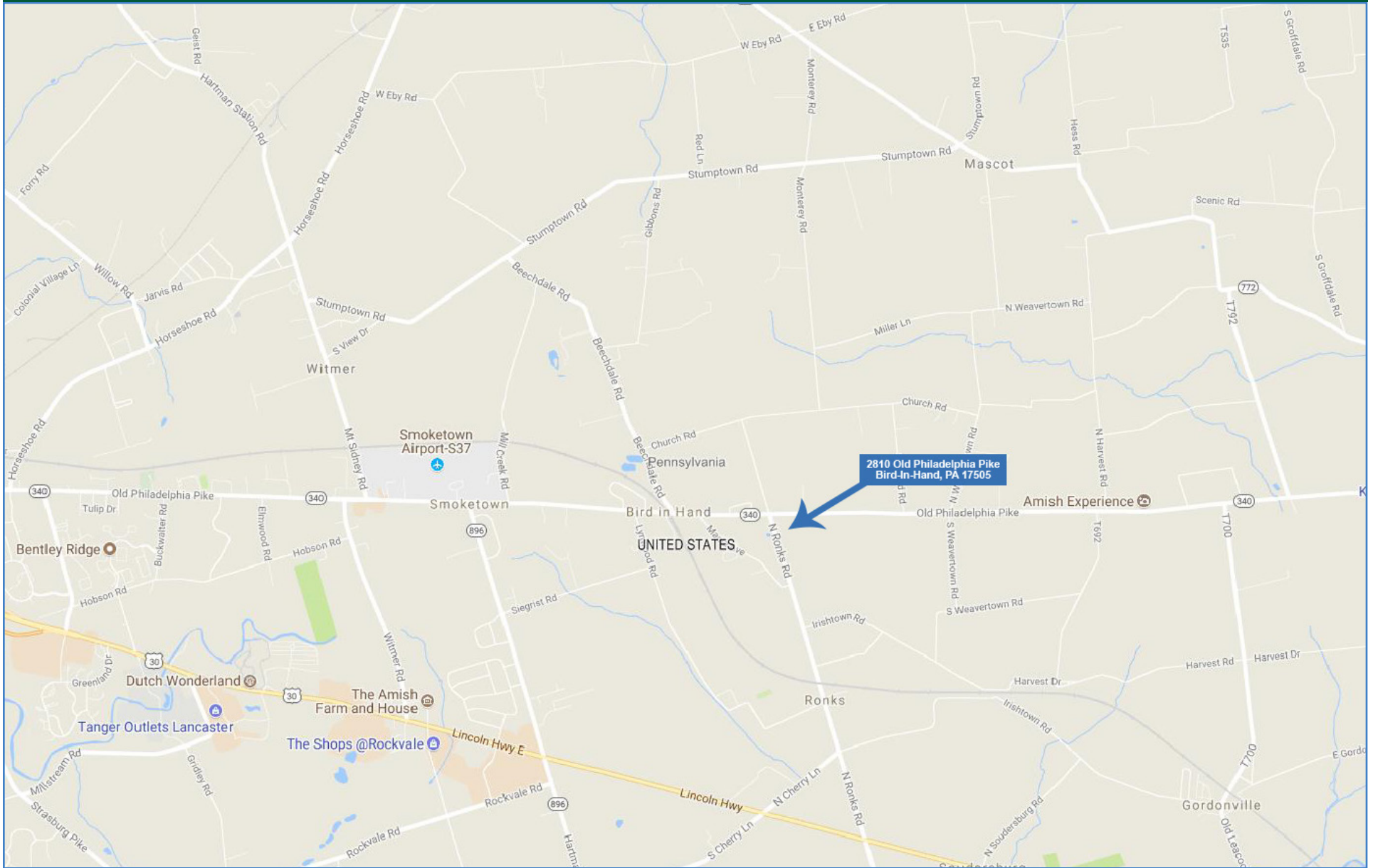
AERIAL MAP



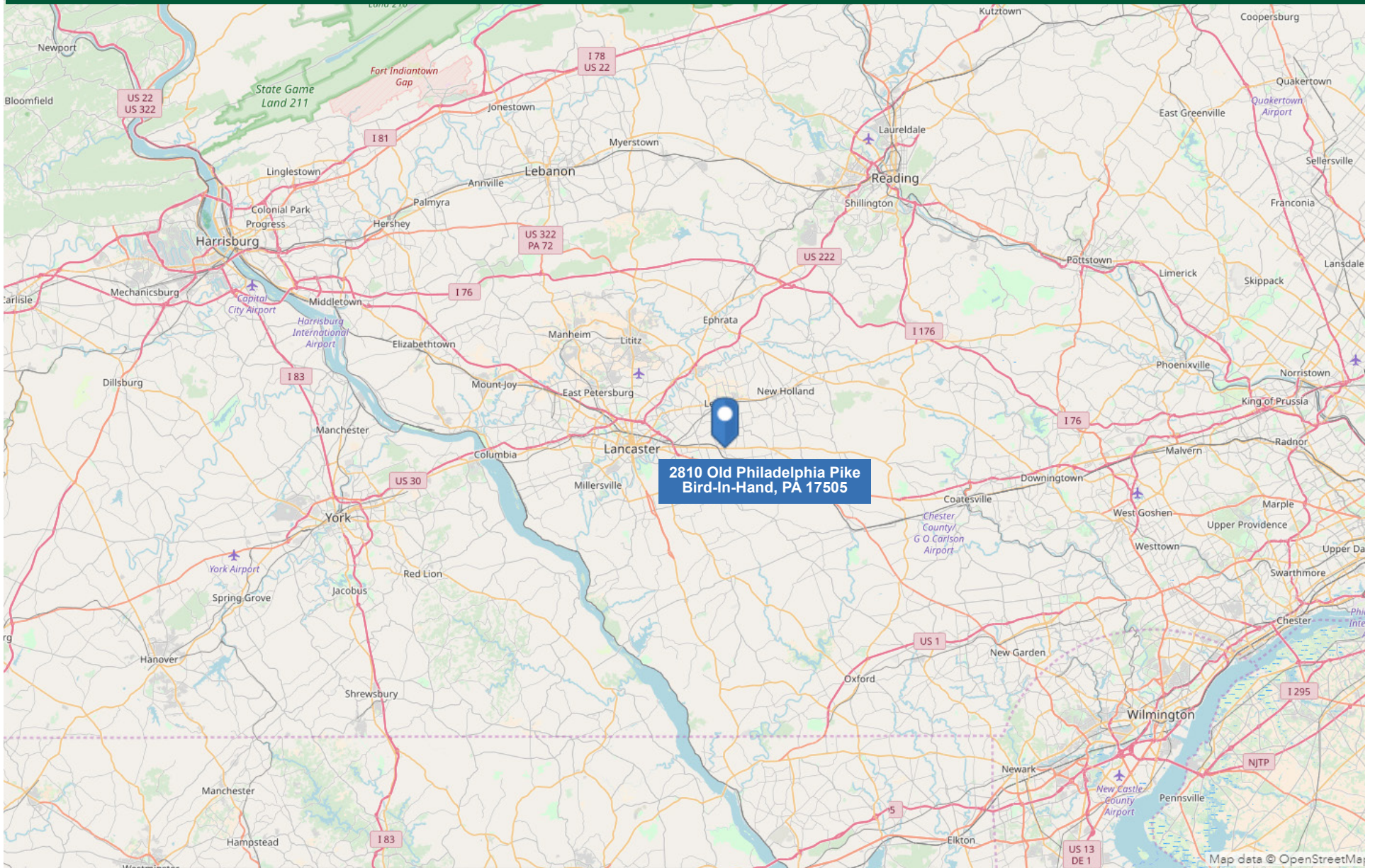
TAX MAP



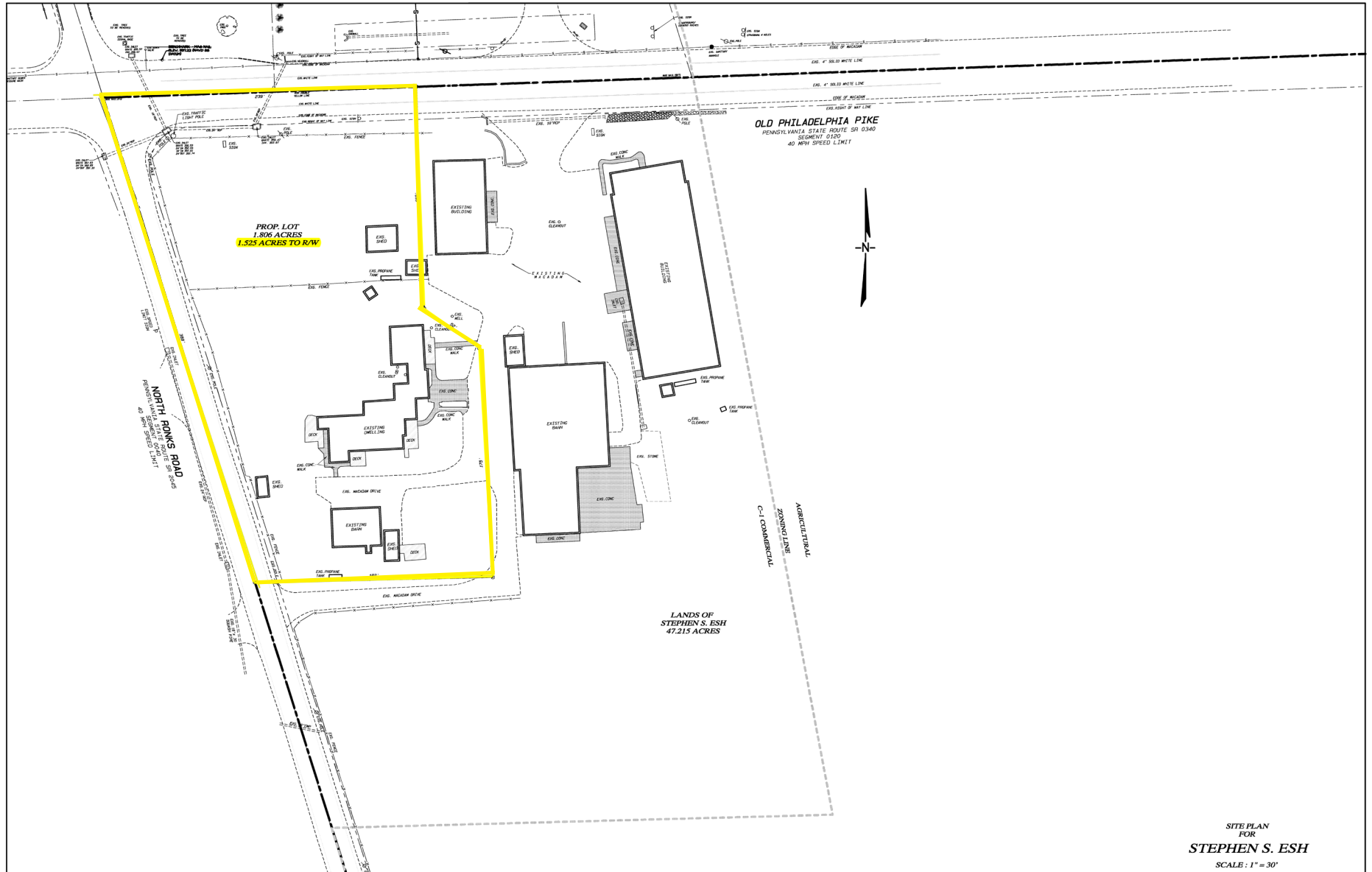
LOCAL MAP



REGIONAL MAP

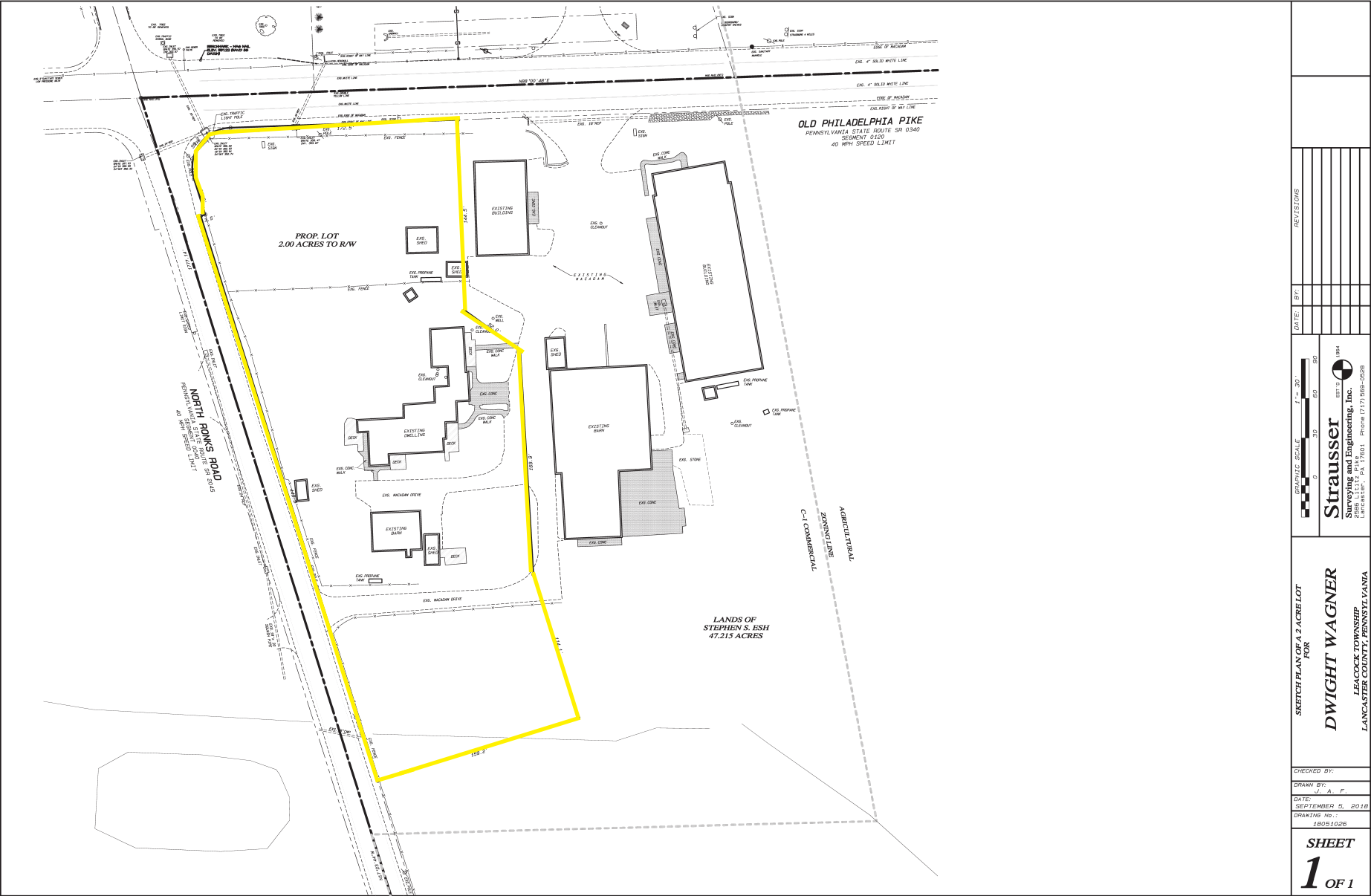


SITE PLAN - 1.5 ACRES



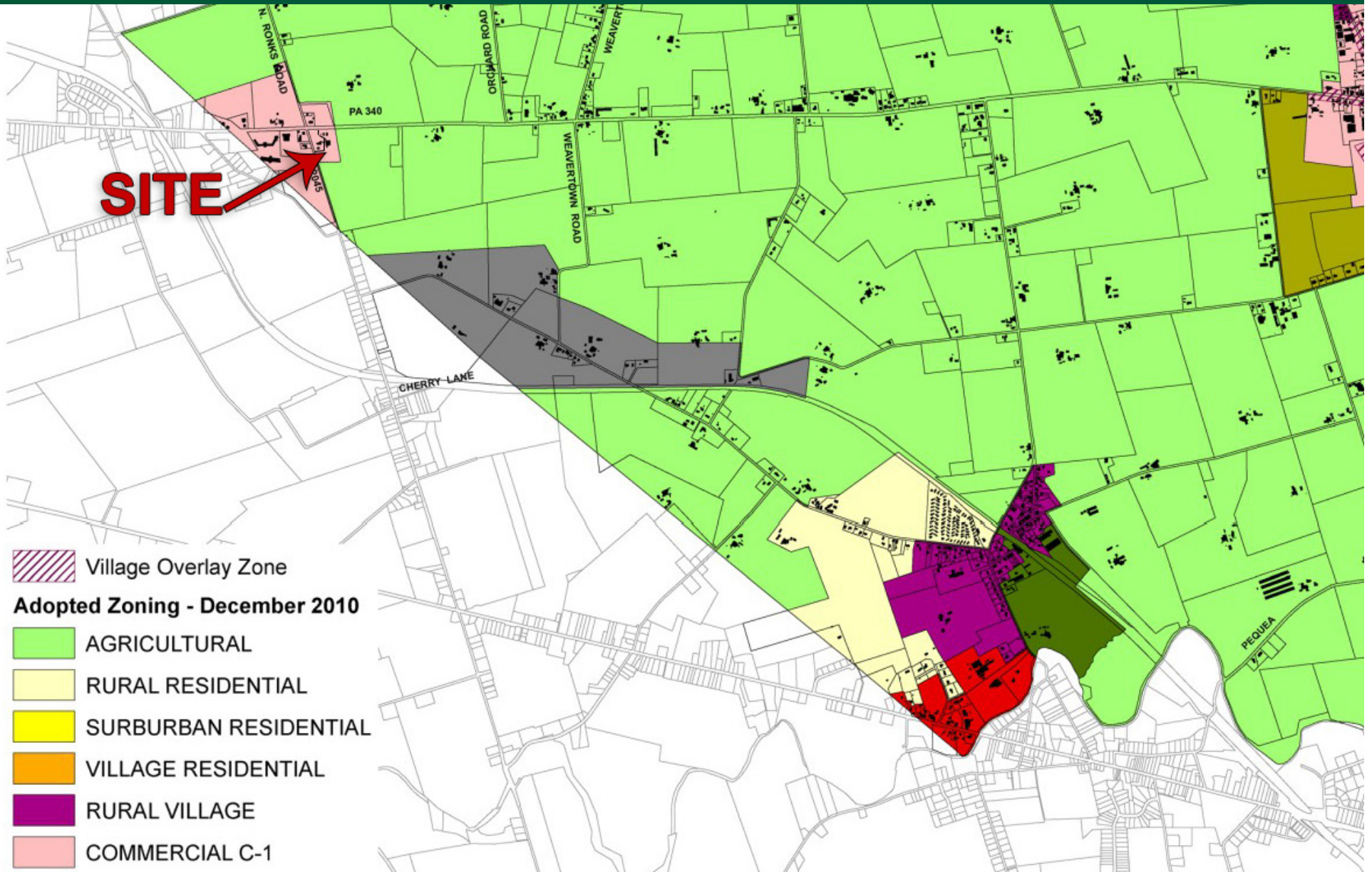
SITE PLAN
FOR
STEPHEN S. ESH
SCALE: 1" = 30'

SITE PLAN - 2.0 ACRES



<p>GRAPHIC SCALE: 1" = 30'</p> <p>0 30 60 90 120</p>	
<p>DATE: _____</p> <p>BY: _____</p>	<p>REVISED: _____</p>
<p>SKETCH PLAN OF A 2 ACRE LOT FOR</p> <p>DWIGHT WAGNER</p> <p>LEACOCK TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA</p>	
<p>CHECKED BY: _____</p> <p>DRAWN BY: J. A. P.</p> <p>DATE: SEPTEMBER 5, 2010</p> <p>DRAWING NO.: 18051026</p>	
<p>STRAUSSER and Engineering, Inc.</p> <p>2888 ALLIANCE PARKWAY LANCASTER, PA 17601 Phone (717) 385-0828</p>	
<p>1 OF 1</p>	

ZONING MAP



ZONING

Chapter 310. Zoning

Article X. Commercial (C-1) Zone

§ 310-65. Permitted uses.

- A. One new dwelling unit when in combination with a business use.
- B. Municipal buildings and uses, subject to the provisions of § 310-202.
- C. Firehouses and similar public buildings, subject to the provisions of § 310-202.
- D. Business and professional offices.
- E. Day-care facilities, subject to the provisions of § 310-182.
- F. Banks and other financial institutions.
- G. Museums.
- H. Medical and dental clinics.
- I. Funeral homes, subject to the provisions of § 310-190.
- J. Confectionery and bakery shops.
- K. Personal service shops.
- L. Retail shops up to 10,000 GSF of floor area, including shops with demonstration/exhibition areas related to the production of the product(s) being sold on the premises.
- M. Self-service laundromats, subject to the provisions of § 310-234.
- N. Nursery and garden centers, subject to the provisions of § 310-231.

ZONING

Township of Leacock, PA

- O. Outdoor sales and display, subject to the provisions of § 310-206 (related to retail).
- P. New restaurants with seating for 250 or less or expansions of existing restaurants to a cumulative number of seats of 250 or less, subject to the provisions of § 310-233.
- Q. New hotels or motels containing 10 rooms or less or expansions of existing hotels or motels that add less than 10 additional rooms, subject to the provisions of § 310-195.
- R. Vacation rental houses, subject to the provisions of § 310-225.
- S. Elder cottage housing units on lots of five acres or greater, subject to § 310-183.
- T. No-impact home-based businesses, subject to the provisions of § 310-204.
- U. Domestic pets; provided, however, that kennels shall not be permitted.
- V. Alternative energy sources, subject to the provisions of § 310-125.^[1]
[1] Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
- W. Forestry, subject to the provisions of § 310-153.^[2]
[2] Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
- X. Accessory uses incidental to the above permitted uses.
- Y. Signs, subject to the provisions of Article XX.

DEMOGRAPHICS



Executive Summary

2810 Old Philadelphia Pike, Bird In Hand, Pennsylvania,
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.03851

Longitude: -76.17229

	1 mile	3 miles	5 miles
Population			
2000 Population	1,027	8,504	36,725
2010 Population	1,102	8,933	41,878
2018 Population	1,161	9,425	44,520
2023 Population	1,199	9,728	46,101
2000-2010 Annual Rate	0.71%	0.49%	1.32%
2010-2018 Annual Rate	0.63%	0.65%	0.74%
2018-2023 Annual Rate	0.65%	0.63%	0.70%
2018 Male Population	50.7%	49.5%	49.3%
2018 Female Population	49.3%	50.5%	50.7%
2018 Median Age	33.4	34.2	36.8

In the identified area, the current year population is 44,520. In 2010, the Census count in the area was 41,878. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 46,101 representing a change of 0.70% annually from 2018 to 2023. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	93.8%	91.1%	88.2%
2018 Black Alone	1.9%	2.4%	3.2%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	1.3%	2.5%	3.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	1.6%	2.0%	2.8%
2018 Two or More Races	1.2%	1.8%	2.2%
2018 Hispanic Origin (Any Race)	5.9%	6.4%	8.2%

Persons of Hispanic origin represent 8.2% 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 33.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	314	2,743	13,219
2010 Households	352	2,941	15,015
2018 Total Households	368	3,084	15,826
2023 Total Households	379	3,176	16,339
2000-2010 Annual Rate	1.15%	0.70%	1.28%
2010-2018 Annual Rate	0.54%	0.58%	0.64%
2018-2023 Annual Rate	0.59%	0.59%	0.64%
2018 Average Household Size	3.15	3.05	2.81



DEMOGRAPHICS



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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$59,960	\$59,849	\$65,602
2023 Median Household Income	\$71,886	\$68,645	\$76,756
2018-2023 Annual Rate	3.69%	2.78%	3.19%
Average Household Income			
2018 Average Household Income	\$82,823	\$80,929	\$88,456
2023 Average Household Income	\$100,361	\$96,843	\$103,557
2018-2023 Annual Rate	3.92%	3.66%	3.20%
Per Capita Income			
2018 Per Capita Income	\$26,941	\$27,713	\$31,235
2023 Per Capita Income	\$32,538	\$33,139	\$36,453
2018-2023 Annual Rate	3.85%	3.64%	3.14%

Households by Income

Current median household income is \$65,602 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$76,756 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$88,456 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$103,557 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$31,235 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$36,453 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	321	2,839	13,737
2000 Owner Occupied Housing Units	189	1,759	8,923
2000 Renter Occupied Housing Units	125	984	4,296
2000 Vacant Housing Units	7	96	518
2010 Total Housing Units	369	3,077	15,741
2010 Owner Occupied Housing Units	202	1,746	9,693
2010 Renter Occupied Housing Units	150	1,195	5,322
2010 Vacant Housing Units	17	136	726
2018 Total Housing Units	387	3,208	16,535
2018 Owner Occupied Housing Units	201	1,745	9,853
2018 Renter Occupied Housing Units	168	1,339	5,973
2018 Vacant Housing Units	19	124	709
2023 Total Housing Units	400	3,308	17,097
2023 Owner Occupied Housing Units	209	1,835	10,346
2023 Renter Occupied Housing Units	170	1,341	5,992

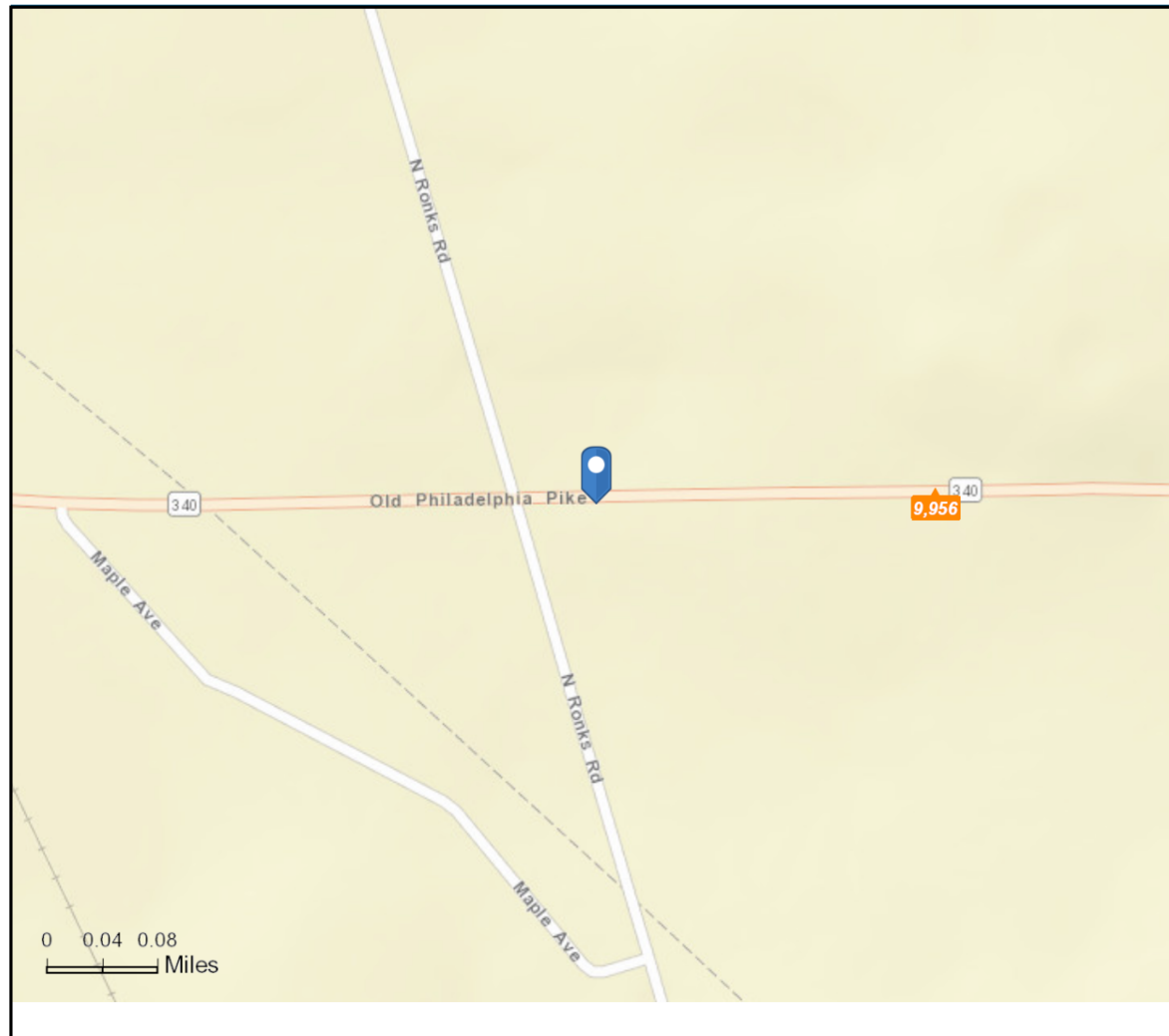
TRAFFIC COUNT MAP



Traffic Count Map - Close Up

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