

FOR SALE

DUTCH HAVEN COMPLEX AND BUSINESS

2857 Lincoln Highway East, Ronks, PA 17572



SALE PRICE: \$1,995,000

IMPROVEMENTS: Building 1: 7,130 ± SF Retail/Bakery
Building 2: 3,040 ± SF Restaurant/Retail
Building 3: 4,500 ± SF Retail w/ Two (2) Bedroom Apartment
Building 4: 1,320 ± SF Office/Residence

ACREAGE: 1.57 ± Acres

ZONING: Village Commercial (VC) - East Lampeter Township

SEWER/WATER: Public (Lancaster Area Sewer Authority)/On-Site Well

TRAFFIC COUNT: 36,814 vehicles per day on Lincoln Highway East (Route 30)

ADDITIONAL COMMENTS: Well-established business opportunity in a high traffic commercial location in the heart of Lancaster County's tourist area. Dutch Haven is Route 30's original Amish crafts store, which offers distinctive local furniture, a broad array of gifts and souvenirs and America's best shoofly pie. Includes real estate, equipment, fixtures and recipes. Inventory to be purchased separately. Contact Dan Berger or Dan Berger Jr for additional details, financials and showings.

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



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

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dan@uscommercialrealty.net danjr@uscommercialrealty.net

www.uscommercialrealty.net

**2857 Lincoln Highway East
Ronks, PA
Multi-List Information**

2857 Lincoln Hwy E, Ronks, PA 17572 Active Commercial Sale \$1,995,000



MLS #:	PALA159670	Type:	Retail
Available SqFt:	15,327.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	130.16	Lot Acres / SQFT:	1.57a / 68,389sf / Assessor
Business Use:	Other/General Retail, Recreation, Restaurant/Bar		
Tax ID #:	310-26700-0-0000		
County:	Lancaster, PA		
MLS Area:	East Lampeter Twp - Lancaster County (10531)		
Year Built:	1928		

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year: \$16,000 / 2019 HOA: No
Tax Assessed Value: \$974,800 / 2018

Commercial Sale Information

Possible Use: Commercial, Food Market, Mixed, Multi-Family, Restaurant,
Retail, Special Purpose

Building Info

Building Total SQFT: 15,327 / Assessor Flooring Type: Tile/Brick, Vinyl,
Wood

Features

Parking: Off Street Parking, Parking Lot, 3+ Car Parking, Handicap Parking
Utilities: Electric Available, Sewer Available, Central A/C, Cooling Fuel: Electric, Electric Service: 200+
Amp Service, 3 Phases, Heating: Forced Air, Heating Fuel: Propane - Owned, Hot Water: Other,
Water Source: Well, Sewer: Public Sewer

Remarks

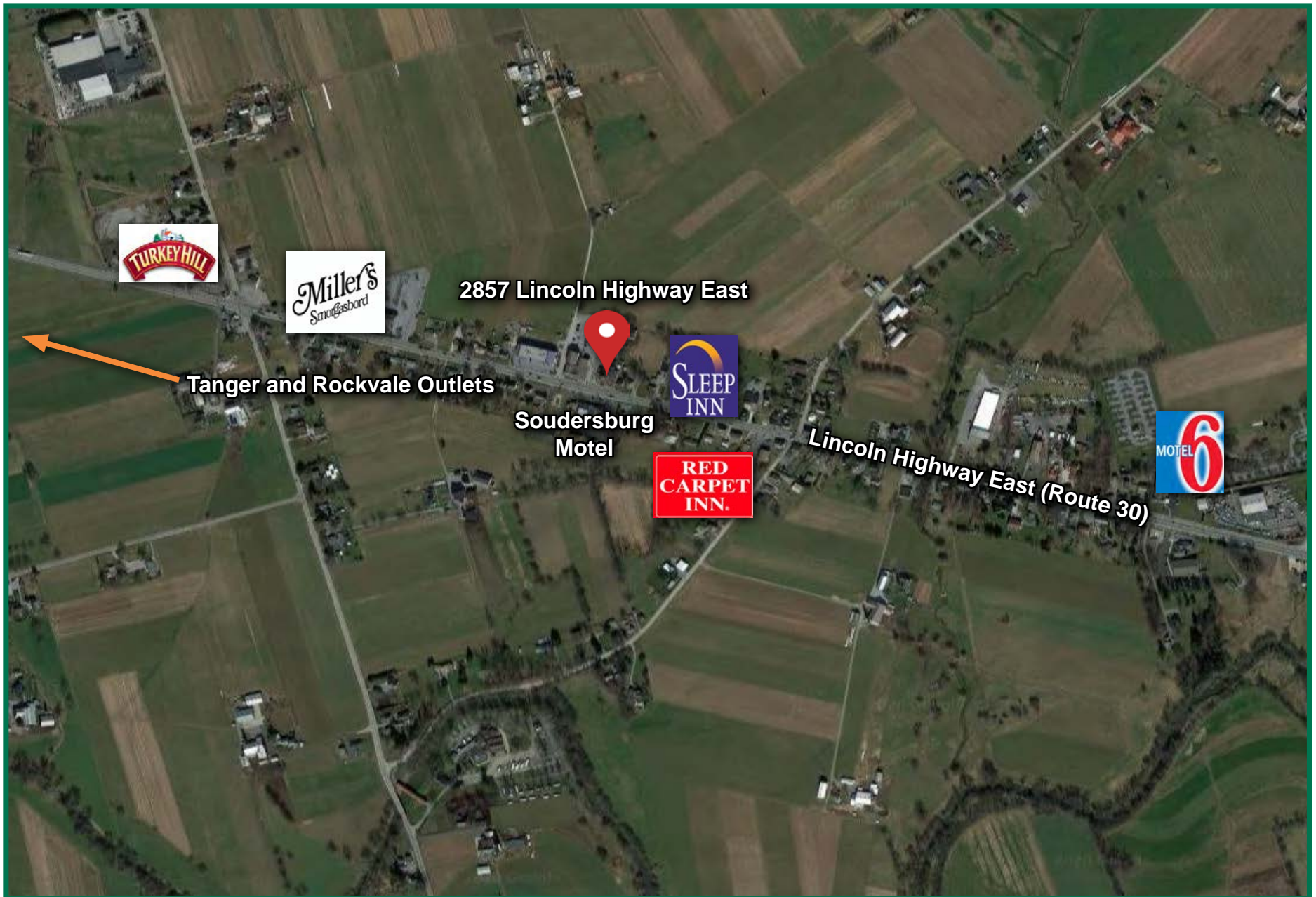
Public: Well established business opportunity in a high traffic commercial location in the heart of Lancaster County's tourist area. Dutch Haven is Route 30's original Amish crafts store, which offers distinctive local furniture, a broad array of gifts and souvenirs and America's best shoofly pie. Includes real estate, equipment, fixtures and recipes. Inventory to be purchased separately. Contact Dan Berger or Dan Berger Jr. for additional details, financials and showings.



2857 Lincoln Highway East
Ronks, PA
Aerial



2857 Lincoln Highway East
Ronks, PA
Surrounding Business



2857 Lincoln Highway East
Ronks, PA
Website



*The place that made
Shoo♥Fly Pie famous!*

ORDER a Dutch Haven
ShooFly pie! [CLICK HERE](#)

Since 1946, Dutch Haven
has been famous for
America's best ShooFly Pie
and today it's still produced
from the original recipe.

Stop in and enjoy a free
sample, or click on the [link](#)
to ship a pie to a friend!

Home

Ship-A-Pie

Dutch Haven
Online Store

Amish Stuff Etc

Come
taste
America's
best
Shoo♥Fly
pie
FREE



Visit the brand new Dutch Haven
ONLINE STORE [CLICK
HERE](#)

Dutch Haven is Route 30's
original Amish crafts store,
with distinctive local
furniture, jams and jellies,
hundreds of recipe books,
and a broad array of gifts
and souvenirs. Over 10,000
items in all!

Dutch Haven

2857A Lincoln Highway E.
(U.S. Rt. 30)
Ronks, PA 17572
717-687-0111

Dutch Haven is the largest Amish
Souvenir Store in Lancaster County



Click picture to enlarge

Look for the windmill!

Take a video tour of Dutch Haven!

(Click the arrow below to start the video!)



Visit Dutch Haven on Route 30 East of Lancaster (two miles east of the
Rockvale Square outlets). Open seven days a week, all year round!

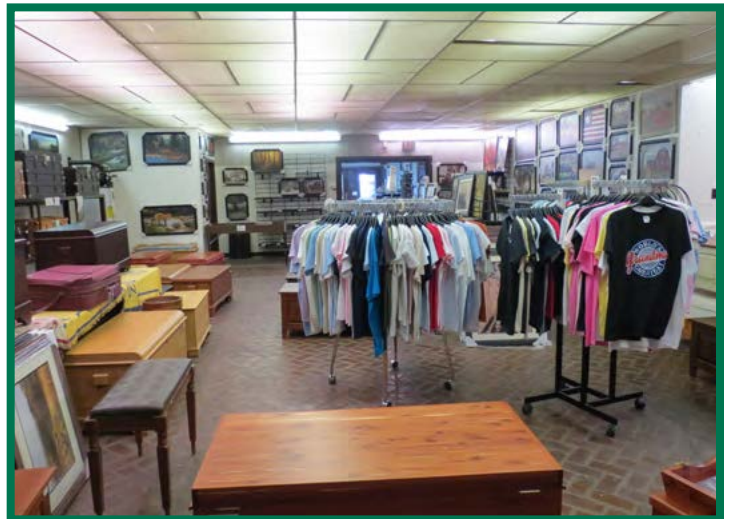
[HOME](#) | [SHIP-A-PIE](#) | [ONLINE STORE](#) | [AMISH STUFF ETC](#) |

Copyright ©2007-2014 Dutch Haven Inc. All rights reserved.

2857 Lincoln Highway East
Ronks, PA
Photos



2857 Lincoln Highway East
Ronks, PA
Photos



2857 Lincoln Highway East

Ronks, PA

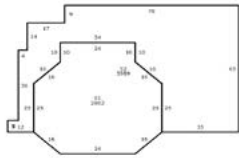
Tax Information

Property Information

Property ID	310-26700-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2020 <input type="button" value="v"/>	Land Use	523 - RESTAURANTS
Township	310 East Lampeter Twp	Tax Status	Taxable
Site Address	2857 LINCOLN HWY E	Clean & Green	No

Property Sketches & Photos

1



2



3



Parcel photo



Related Names

Parcel Owner	STAHL PAUL R & IRIS L, 2863 LINCOLN HWY E RONKS, PA 17572
Status	Current

2857 Lincoln Highway East
Ronks, PA
Tax Information

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	175,000	685,000	860,000	0	0	0
Exempt	0	0	0	0	0	0
Total	175,000	685,000	860,000	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics

Electric	Gas	Sewage	Water
HOOKED-UP	NONE	PUBLIC SYSTEM	WELL

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	45,738	1.0500



2857 Lincoln Highway East
Ronks, PA
Tax Information

Structure 1 of 5

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 RESTAURANT #1	7,131	1928

Section 1

Occupancies

Occupancy	Finished Area	Wall Height
350 - Restaurant	3,142 Sq. Ft.	10
350 - Restaurant - Unfinished Basement	2,802 Sq. Ft.	10

Exterior Walls

Stud -Stucco	3142.00 Sq.Ft.
--------------	----------------

Heating, Cooling & Ventilation

Warmed and Cooled Air	3142.00 Sq.Ft.
-----------------------	----------------

Section 2

Occupancies

Occupancy	Finished Area	Wall Height
350 - Restaurant	3,989 Sq. Ft.	10

Exterior Walls

Stud -Stucco	3989.00 Sq.Ft.
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Heating, Cooling & Ventilation

Warmed and Cooled Air	3989.00 Sq.Ft.
-----------------------	----------------

Paving/Decking

Wood, on Grade, Flat	798.00 Sq.Ft.
Wood, on Grade, Flat	751.00 Sq.Ft.

2857 Lincoln Highway East
Ronks, PA
Tax Information

Structure 2 of 5

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	2/1 STORAGE-WHSE #2	5,840	1965

Section 1

Occupancies

Occupancy	Finished Area	Wall Height
353 - Retail Store	800 Sq. Ft.	12
406 - Storage Warehouse	2,000 Sq. Ft.	12
406 - Storage Warehouse	3,040 Sq. Ft.	12

Exterior Walls

Stud Walls-Wood Siding	5840.00 Sq.Ft.
------------------------	----------------

Heating, Cooling & Ventilation

Ind Thu-Wall Heat Pump	2920.00 Sq.Ft.
------------------------	----------------

Miscellaneous

Single Family Porch, Roof	240.00 Sq.Ft.
Single Family Porch, Roof	1298.00 Sq.Ft.

2857 Lincoln Highway East
Ronks, PA
Tax Information

Structure 3 of 5			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	3/1 STORAGE - WHSE #3	2,356	2004

Section 1																
<table border="1"> <thead> <tr> <th colspan="3">Occupancies</th> </tr> <tr> <th>Occupancy</th> <th>Finished Area</th> <th>Wall Height</th> </tr> </thead> <tbody> <tr> <td>406 - Storage Warehouse</td> <td>2,356 Sq. Ft.</td> <td>8</td> </tr> </tbody> </table>		Occupancies			Occupancy	Finished Area	Wall Height	406 - Storage Warehouse	2,356 Sq. Ft.	8	<table border="1"> <thead> <tr> <th colspan="2">Exterior Walls</th> </tr> </thead> <tbody> <tr> <td>Concrete Block</td> <td>2356.00 Sq.Ft.</td> </tr> </tbody> </table>		Exterior Walls		Concrete Block	2356.00 Sq.Ft.
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Heating, Cooling & Ventilation																
Warmed and Cooled Air	2356.00 Sq.Ft.															

Structure 4 of 5			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	280	1965

Sheds	
061-04 - Shed - 1 Side Open - Wood Frame	280.00 Square Ft.



2857 Lincoln Highway East
Ronks, PA
Tax Information

Structure 5 of 5							
Property Type	Description	Finished Sq. Ft	Year Built				
COM - Commercial	Detached Structure #2	27,000	1965				
<table border="1"> <thead> <tr> <th colspan="2">Other / Miscellaneous</th> </tr> </thead> <tbody> <tr> <td>056 - Paving, Asphalt</td> <td>27000.00 Square Ft.</td> </tr> </tbody> </table>				Other / Miscellaneous		056 - Paving, Asphalt	27000.00 Square Ft.
Other / Miscellaneous							
056 - Paving, Asphalt	27000.00 Square Ft.						

No Exemptions

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1991	3176-417		6/13/1991			\$0

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 wEdge Version 4.0.7242.18664



2857 Lincoln Highway East
Ronks, PA
Tax Information

Property Information

Property ID	310-35580-0-0000	Property Use	100 - RESIDENTIAL
Tax Year	2020 <input type="button" value="v"/>	Land Use	113 - SINGLE FAMILY DWELLING
Township	310 East Lampeter Twp	Tax Status	Taxable
Site Address	LINCOLN HWY E	Clean & Green	No

Property Sketches & Photos

1-1



Parcel photo



Related Names

Parcel Owner	STAHL PAUL R & IRIS L, 2863 LINCOLN HWY E RONKS, PA 17572
Status	Current

2857 Lincoln Highway East
Ronks, PA
Tax Information

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	61,300	53,500	114,800	0	0	0
Exempt	0	0	0	0	0	0
Total	61,300	53,500	114,800	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics

Electric	Gas	Sewage	Water
HOOKED-UP	NONE	PUBLIC SYSTEM	WELL

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
RES - Residential	2 - PRIMARY HOMESITE	22,651	0.5200

2857 Lincoln Highway East
Ronks, PA
Tax Information

Structure 1 of 4

Property Type	Description	Style	Total Living Area	Year Built
RES - Residential	CONVENTIONAL #1	1 1/2 Story Finished	1,327	1927

Accommodations	
Extra Fixtures	2
Full Baths	1
Number of Bedrooms	0
Number of Families	1
Number of Rooms	0

Heating/Cooling	
Add for Oil Fired	1327.00 Sq.Ft.
Forced Air Furnace	1327.00 Sq.Ft.

Style	
Style	CONVENTIONAL

Basement	
Total Basement Area	810.00 Sq.Ft.

Exterior Walls	
Frame, Siding/Shingle	1327.00 Sq.Ft.

Fuel Type	
Fuel Type	Oil

Roofing	
Composition Shingle	1327.00 Sq.Ft.

Story Height	
Number of Stories	1.50



2857 Lincoln Highway East
Ronks, PA
Tax Information

Structure 2 of 4

Property Type	Description	Style	Total Living Area	Year Built
RES - Residential	Detached Structure #1	Outbuildings	340	1940

Garages

030 - Frame Garage	340.00 Square Ft.
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Structure 3 of 4

Property Type	Description	Style	Total Living Area	Year Built
RES - Residential	Detached Structure #2	Outbuildings	560	1995

Sheds

069-04 - Storage Shed - Wood Frame	560.00 Square Ft.
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Structure 4 of 4

Property Type	Description	Style	Total Living Area	Year Built
RES - Residential	Detached Structure #3	Outbuildings	560	1995

Sheds

069-04 - Storage Shed - Wood Frame	560.00 Square Ft.
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2857 Lincoln Highway East
Ronks, PA
Tax Information

No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1991	3176-417		6/13/1991			\$0

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2857 Lincoln Highway East Ronks, PA Tourism Economics

The Economic Impact of Tourism in Lancaster County June 2019

1. Executive Summary

To provide a timely view of the importance of the travel and tourism sector in Lancaster County for Discover Lancaster, Tourism Economics prepared an analysis of visitor spending, growth, and economic impact. The key findings of our research are summarized as follows.

Solid Growth in Visitor Metrics

Tourism Economics estimated visitor spending growth for 2018 and conducted a benchmarking analysis across multiple measures of tourism activity, supporting the following findings.

- Visitor spending in Lancaster County increased 4.6% in 2018, from \$2.14 billion to \$2.24 billion.
- The estimated number of visitors, including both day and overnight visitors, increased 2.5% from 8.64 million to 8.85 million, with average spending per visitor of \$253.
- International visitors accounted for approximately \$49.0 million of total visitor spending in 2018, an increase from approximately \$47.3 million in 2017.
- Since 2005, total visitor spending in Lancaster County has increased by more than half (55.7%).
- Last year represents the ninth consecutive year of visitor, visitor spending and tourism-sector job growth since the national recession.

Tourism Supports Lancaster County Business Sales and Jobs

Tourism Economics finds that tourism supports a substantial portion of Lancaster County business sales and jobs.

- The total impact of travel and tourism in terms of output, or business sales, including indirect and induced sales, during 2018 in Lancaster County was \$2.91 billion, which represents a 4.6% increase from \$2.79 billion in 2017.
- Visitor spending supported almost 25,500 Lancaster County jobs, with \$896.0 million of wages and salaries. Of these total jobs, approximately 16,968 were direct tourism industry jobs, such as at restaurants, hotels, and visitor attractions. While the remaining approximately 8,484 jobs were supported by the indirect and induced effects of visitor spending, such as jobs at businesses providing goods and services to tourism sector businesses or their employees. The total of approximately 16,968 direct tourism industry jobs in 2018 represents an increase of 15.0% from 2011.
- Tourism ranks as the sixth largest sector in Lancaster County in terms of private non-agriculture employment, ahead of transportation and finance. Due to the size of the tourism sector, and its continued

**2857 Lincoln Highway East
Ronks, PA
Tourism Economics**

**The Economic Impact of Tourism in Lancaster County
June 2019**

growth, it represents a major contributor to private non-agriculture employment growth in the county overall. Indeed, tourism industry employment in 2018 accounted for 2,215 new jobs relative to 2011.

- The tourism sector directly accounts for more than 1 out of every 15 non-agriculture private sector jobs in Lancaster County.

Tourism Supports the Tax Base in Lancaster County

Tourism Economics estimates the Lancaster County tourism sector supported \$210.6 million in state and local taxes and \$215.9 million in Federal taxes last year. Without this contribution, each Lancaster County household would, on average, pay an additional \$1,060 in state and local taxes annually to maintain current services (i.e. a tax burden of \$210.6 million spread across the county's approximately 198,600 households).

Background on Tourism Economics

Tourism Economics is part of Oxford Economics, one of the world's leading providers of economic analysis, forecasts and consulting advice. More than 300 leading companies, associations, and destinations work with Tourism Economics as a partner for economic impact, forecasting, and market assessments every year.

2857 Lincoln Highway East Ronks, PA Tourism Economics

The Economic Impact of Tourism in Lancaster County
June 2019

2. Visitor Spending Analysis

Lancaster County tourism and its visitor spending are key aspects of the local economy. This section summarizes our analysis of visitor spending trends.

As part of its annual analysis for the Commonwealth of Pennsylvania, Tourism Economics estimates visitor spending in each county.¹ To provide a more timely perspective of performance in Lancaster County, we have estimated 2018 visitor spending based on tourism sector performance indicators. These indicators include:

- lodging sector data, such as occupied room nights and average room rates as gathered from local hotels by STR, a third-party lodging research firm;
- bed tax collections reported by Lancaster County;
- information on local employment in tourism-related sectors; and,
- trends in visitor spending surveys.

Our estimates show a total of \$2.24 billion of tourism spending by visitors to Lancaster County in 2018, representing a 4.6% increase over 2017 (\$2.14 billion) and a 55.7% increase from the level of \$1.44 billion in 2005. The 2018 increase represents a continuation of solid growth in the Lancaster County tourism sector. The accompanying table summarizes our estimates of growth in tourism spending by category. The strongest gains are evident in the lodging (5.6%), transport (4.6%) and recreation (4.6%) sectors.

Based on estimated trends in spending per visitor, we estimate that the total number of day and overnight visitors to Lancaster County increased 2.5% in 2018, to 8.85 million, from 8.64 million in 2017.²

Visitor and visitor spending growth in 2018 marks the ninth consecutive year of growth following the national recession.

The spending estimates presented in this report reflect updated estimates for 2016, estimates for 2017 previously reported as part of our state research, and new estimates for 2018. The updates to 2016 estimates reflect the availability of more complete information, such as data sources that become available as part of our state-level analysis. Overall, as a result of these updates, our estimate of visitor spending in 2016 increased slightly, with somewhat higher transportation spending offsetting somewhat lower retail and food and beverage spending.

¹ Tourism Economics (2018). The Economic Impact of Travel in Pennsylvania, Tourism Satellite Account Calendar Year 2017.

² The definition of day visitors includes visitors who traveled outside of their normal pattern to spend time in Lancaster County.

2857 Lincoln Highway East Ronks, PA Tourism Economics

The Economic Impact of Tourism in Lancaster County June 2019

Visitor Spending: Lancaster County									
	2010	2011	2012	2013	2014	2015	2016	2017	2018
In millions									
Visitors									
Day and overnight visitors	7.58	7.75	7.90	7.93	8.15	8.34	8.51	8.64	8.85
Growth		2.3%	1.9%	0.4%	2.8%	2.3%	2.1%	1.5%	2.5%
Visitor spending (Tourism direct sales)									
Lodging	\$227.4	\$235.4	\$242.6	\$246.1	\$265.8	\$281.6	\$298.8	\$306.2	\$323.2
Food & beverage	358.8	367.4	374.2	389.8	408.1	422.1	440.3	459.1	479.1
Retail	332.3	346.8	368.0	372.5	385.6	394.6	402.0	409.6	426.9
Recreation	303.4	318.6	330.1	343.5	354.9	368.3	387.2	402.7	421.2
Transport	447.8	524.5	502.6	503.0	505.8	508.9	537.1	560.8	586.6
Total	\$1,669.7	\$1,792.7	\$1,817.5	\$1,854.9	\$1,920.2	\$1,975.4	\$2,065.4	\$2,138.4	\$2,237.0
Growth		7.4%	1.4%	2.1%	3.5%	2.9%	4.6%	3.5%	4.6%

Source: Tourism Economics

International visitors represent a valuable growth opportunity for Pennsylvania and Lancaster County. Nationally, spending by international visitors has outpaced domestic visitor spending in recent years, growing at an annualized rate of 5.9% between 2006 and 2018. While the recent appreciation of the US dollar continues to weigh on international visitor spending, the outlook for long-term spending growth in future years remains positive. Tourism Economics estimates that international visitors spent approximately \$49.0 million in Lancaster County in 2018, up from approximately \$40.6 million in 2013.³

Visitor spending supported approximately 16,968 tourism sector jobs in Lancaster County in 2018, based on Tourism Economics' updated analysis. This job level represents an increase of 2.5% from 2017 and marks the ninth consecutive year of tourism-sector job growth following the national recession. Additional background on tourism sector employment in Lancaster County is provided in the economic impact analysis section of this report.

³ This estimate is based on Tourism Economics' analysis of international visitor spending by region as part of annual research for the Commonwealth of Pennsylvania, scaled for the characteristics of the visitor economy in Lancaster County.

2857 Lincoln Highway East

Ronks, PA

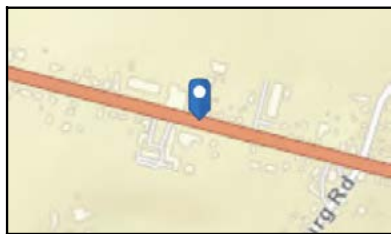
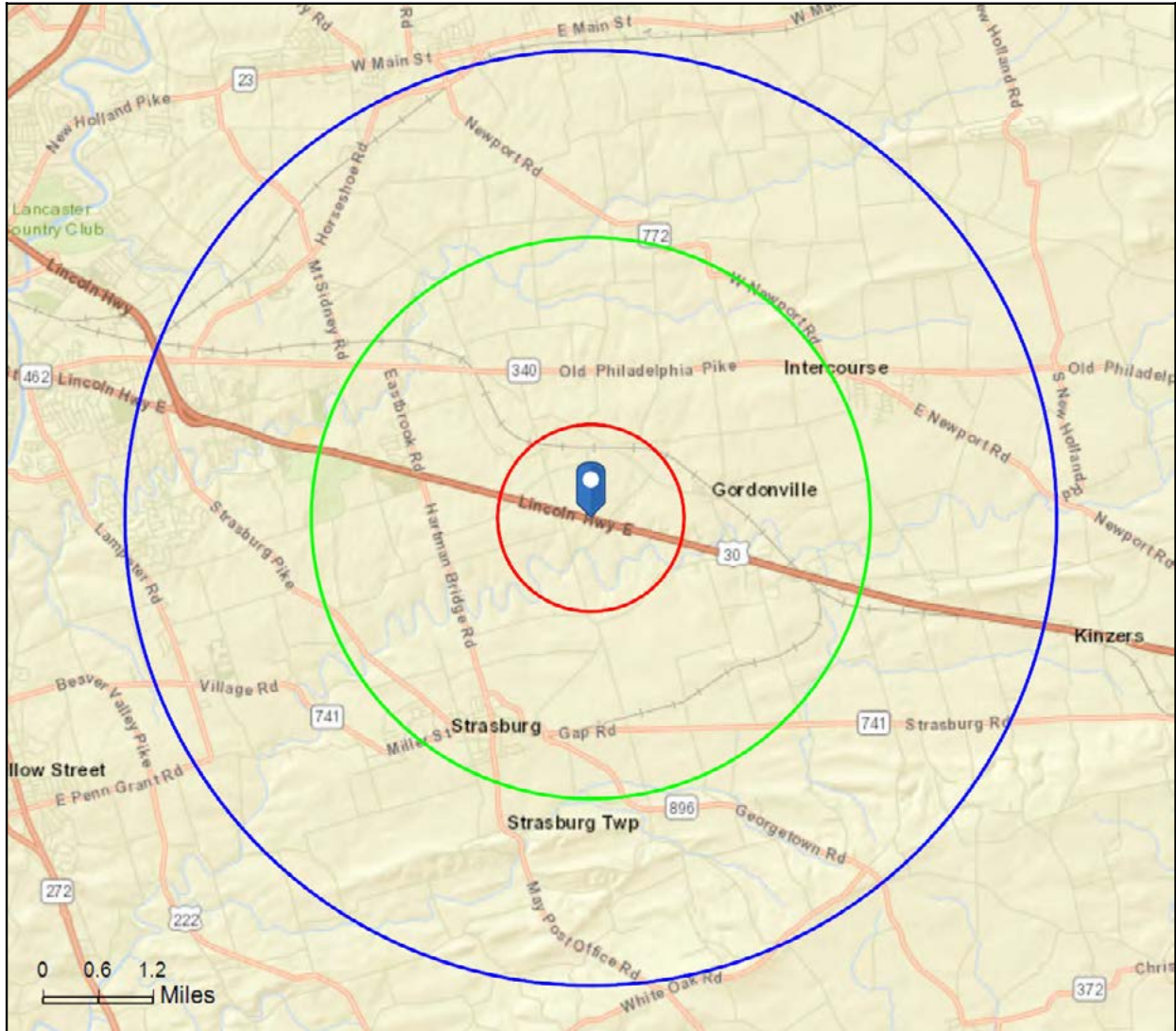
Demographics



Site Map

2857 Lincoln Hwy E, Ronks, Pennsylvania, 17572
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.01571
Longitude: -76.15850



February 11, 2020

2857 Lincoln Highway East

Ronks, PA

Demographics



Executive Summary

2857 Lincoln Hwy E, Ronks, Pennsylvania, 17572
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.01571
Longitude: -76.15850

	1 mile	3 miles	5 miles
Population			
2000 Population	1,100	9,945	27,409
2010 Population	1,098	10,241	30,663
2019 Population	1,170	10,869	33,094
2024 Population	1,212	11,205	34,309
2000-2010 Annual Rate	-0.02%	0.29%	1.13%
2010-2019 Annual Rate	0.69%	0.65%	0.83%
2019-2024 Annual Rate	0.71%	0.61%	0.72%
2019 Male Population	50.9%	50.1%	49.6%
2019 Female Population	49.2%	49.9%	50.4%
2019 Median Age	37.0	35.7	35.6

In the identified area, the current year population is 33,094. In 2010, the Census count in the area was 30,663. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 34,309 representing a change of 0.72% annually from 2019 to 2024. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	90.0%	94.1%	90.2%
2019 Black Alone	2.2%	1.3%	2.7%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.1%
2019 Asian Alone	2.7%	1.3%	2.7%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.7%	1.2%	2.2%
2019 Two or More Races	3.1%	1.8%	1.9%
2019 Hispanic Origin (Any Race)	6.0%	4.7%	6.4%

Persons of Hispanic origin represent 6.4% 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 28.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	70	89	94
2000 Households	366	3,403	9,400
2010 Households	377	3,518	10,540
2019 Total Households	400	3,715	11,306
2024 Total Households	413	3,821	11,695
2000-2010 Annual Rate	0.30%	0.33%	1.15%
2010-2019 Annual Rate	0.64%	0.59%	0.76%
2019-2024 Annual Rate	0.64%	0.56%	0.68%
2019 Average Household Size	2.92	2.92	2.92

The household count in this area has changed from 10,540 in 2010 to 11,306 in the current year, a change of 0.76% annually. The five-year projection of households is 11,695, a change of 0.68% annually from the current year total. Average household size is currently 2.92, compared to 2.90 in the year 2010. The number of families in the current year is 8,328 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

February 11, 2020

2857 Lincoln Highway East

Ronks, PA

Demographics



Executive Summary

2857 Lincoln Hwy E, Ronks, Pennsylvania, 17572
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.01571
Longitude: -76.15850

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	21.1%	19.1%	18.8%
Median Household Income			
2019 Median Household Income	\$57,304	\$63,111	\$67,626
2024 Median Household Income	\$62,835	\$73,637	\$77,778
2019-2024 Annual Rate	1.86%	3.13%	2.84%
Average Household Income			
2019 Average Household Income	\$72,710	\$83,423	\$87,635
2024 Average Household Income	\$83,057	\$97,522	\$101,157
2019-2024 Annual Rate	2.70%	3.17%	2.91%
Per Capita Income			
2019 Per Capita Income	\$25,470	\$28,471	\$30,105
2024 Per Capita Income	\$29,086	\$33,230	\$34,665
2019-2024 Annual Rate	2.69%	3.14%	2.86%

Households by Income
Current median household income is \$67,626 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$77,778 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$87,635 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$101,157 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,105 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,665 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	104	112	114
2000 Total Housing Units	382	3,532	9,744
2000 Owner Occupied Housing Units	234	2,364	6,364
2000 Renter Occupied Housing Units	131	1,039	3,036
2000 Vacant Housing Units	17	129	344
2010 Total Housing Units	395	3,716	11,054
2010 Owner Occupied Housing Units	216	2,319	6,849
2010 Renter Occupied Housing Units	161	1,199	3,691
2010 Vacant Housing Units	18	198	514
2019 Total Housing Units	419	3,934	11,879
2019 Owner Occupied Housing Units	210	2,283	6,899
2019 Renter Occupied Housing Units	190	1,432	4,407
2019 Vacant Housing Units	19	219	573
2024 Total Housing Units	433	4,046	12,286
2024 Owner Occupied Housing Units	213	2,319	7,069
2024 Renter Occupied Housing Units	200	1,502	4,626
2024 Vacant Housing Units	20	225	591

Currently, 58.1% of the 11,879 housing units in the area are owner occupied; 37.1%, renter occupied; and 4.8% 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 11,054 housing units in the area - 62.0% owner occupied, 33.4% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 3.25%. Median home value in the area is \$259,268, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.98% annually to \$285,953.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

February 11, 2020



2857 Lincoln Highway East
Ronks, PA
Municipal Officials
East Lampeter Township

Township Offices:

2250 Old Philadelphia Pike

Lancaster, PA 17602

Phone: 717-393-1567

Ralph Hutchinson, Township Manager

Website: <https://eastlampetertownship.org/>

Board of Supervisors

David Buckwalter, Chairman

John Blowers, Vice Chairman

Glenn L. Eberly, Member

Ethan Demme, Member

Corey Meyer, Member

Zoning Hearing Board

James Glick, Chairman

J. Scott Enterline, Vice Chairman

Lester Weaver, Secretary

Bryan High, Alternate

Dan Przywara, Alternate

Jordan Good, Alternate

Emergency Services

Corey Meyer, Supervisor

Ethan Demme, Supervisor Alternate

Clair Graham, Citizen

Alex Sload, Citizen

School District

Lampeter-Strasburg

717-464-3311

Parks & Recreation

Joel Bare

Christian Chretien

Diane Tyson

Jim Everhart

Water/Sewer Authority:

Hempfield Water Authority

Lancaster City Water

East Lampeter Sewer Authority

Planning Commission

John Keylor, Chairman

Darrel Siesholtz, Vice Chairman

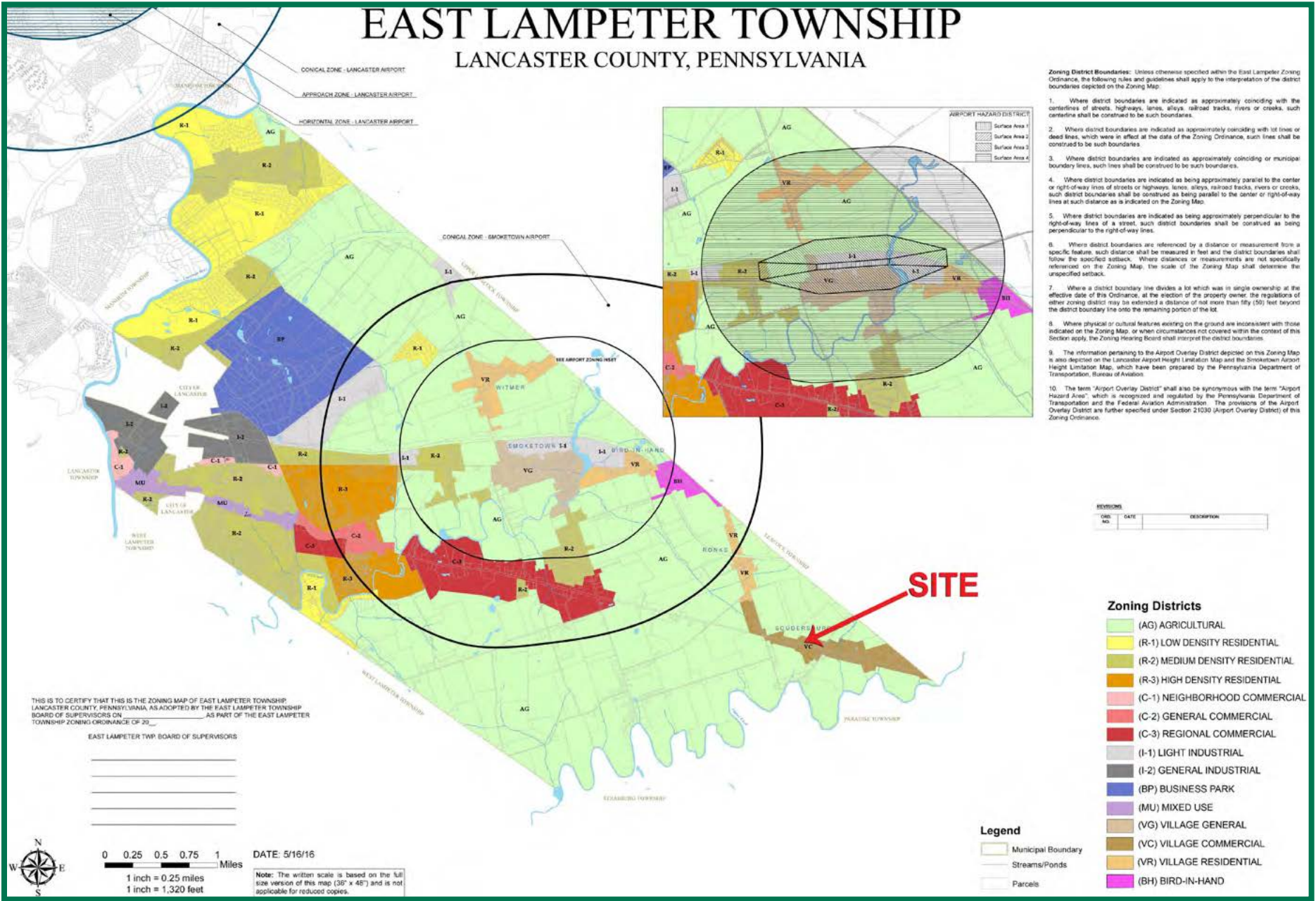
Randall Ranck, Secretary

Daniel R. McCuen, Member

Roger Rutt, Member

**2857 Lincoln Highway East
Ronks, PA
Zoning Map**

**EAST LAMPETER TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**



- Zoning District Boundaries:** Unless otherwise specified within the East Lampeter Zoning Ordinance, the following rules and guidelines shall apply to the interpretation of the district boundaries depicted on the Zoning Map.
- Where district boundaries are indicated as approximately coinciding with the centerline of streets, highways, lanes, alleys, railroad tracks, rivers or creeks, such centerline shall be construed to be such boundaries.
 - Where district boundaries are indicated as approximately coinciding with lot lines or deed lines, which were in effect at the date of the Zoning Ordinance, such lines shall be construed to be such boundaries.
 - Where district boundaries are indicated as approximately coinciding or municipal boundary lines, such lines shall be construed to be such boundaries.
 - Where district boundaries are indicated as being approximately parallel to the center or right-of-way lines of streets or highways, lanes, alleys, railroad tracks, rivers or creeks, such district boundaries shall be construed as being parallel to the center or right-of-way lines at such distance as is indicated on the Zoning Map.
 - Where district boundaries are indicated as being approximately perpendicular to the right-of-way lines of a street, such district boundaries shall be construed as being perpendicular to the right-of-way lines.
 - Where district boundaries are referenced by a distance or measurement from a specific feature, such distance shall be measured in feet and the district boundaries shall follow the specified setback. Where distances or measurements are not specifically referenced on the Zoning Map, the scale of the Zoning Map shall determine the unspecified setback.
 - Where a district boundary line divides a lot which was in single ownership at the effective date of this Ordinance, at the election of the property owner, the regulations of either zoning district may be extended a distance of not more than fifty (50) feet beyond the district boundary line onto the remaining portion of the lot.
 - Where physical or cultural features existing on the ground are inconsistent with those indicated on the Zoning Map, or when circumstances not covered within the context of this Section apply, the Zoning Hearing Board shall interpret the district boundaries.
 - The information pertaining to the Airport Overlay District depicted on this Zoning Map is also depicted on the Lancaster Airport Height Limitation Map and the Smoketown Airport Height Limitation Map, which have been prepared by the Pennsylvania Department of Transportation, Bureau of Aviation.
 - The term "Airport Overlay District" shall also be synonymous with the term "Airport Hazard Area", which is recognized and regulated by the Pennsylvania Department of Transportation and the Federal Aviation Administration. The provisions of the Airport Overlay District are further specified under Section 21030 (Airport Overlay District) of this Zoning Ordinance.

REVISIONS

DATE	DESCRIPTION

THIS IS TO CERTIFY THAT THIS IS THE ZONING MAP OF EAST LAMPETER TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, AS ADOPTED BY THE EAST LAMPETER TOWNSHIP BOARD OF SUPERVISORS ON _____ AS PART OF THE EAST LAMPETER TOWNSHIP ZONING ORDINANCE OF 20____.

EAST LAMPETER TWP. BOARD OF SUPERVISORS



0 0.25 0.5 0.75 1 Miles

1 inch = 0.25 miles
1 inch = 1,320 feet

DATE: 5/16/16

Note: The written scale is based on the full size version of this map (36" x 48") and is not applicable for reduced copies.

- Legend**
- Municipal Boundary
 - Streams/Ponds
 - Parcels

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Zoning Information

Article 19: Village Commercial (VC) Zoning District

Section 19010: Purpose

- A. To accommodate and to support the continued viability of the traditional villages as minor commercial centers within East Lampeter Township.
- B. To provide for the expansion of commercial uses within village areas in a manner that is consistent with the current physical pattern of structures, roads, and uses.
- C. To enable the development of new, small-scale commercial operations within the context of the existing community.
- D. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

Section 19020: Permitted Uses

- A. Principal uses permitted by right.
 - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
 - 2. Bed and breakfast establishment, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
 - 3. Campgrounds, subject to the provisions specified under Section 23140 of this Zoning Ordinance.
 - 4. Day care facility as a commercial use, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
 - 5. Dry cleaner and/or laundromat containing no drive-through service lanes, subject to the provisions specified under Section 23230 of this Zoning Ordinance.
 - 6. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
 - 7. Financial institution containing no more than two (2) drive-through service lane, subject to the provisions specified under Section 23280 of this Zoning Ordinance.
 - 8. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
 - 9. Funeral home, subject to the provisions specified under Section 23300 of this Zoning Ordinance.
 - 10. Greenhouse as a commercial use, subject to the provisions specified under Section 23330 of this Zoning Ordinance.
 - 11. Grocery store, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
 - 12. Home improvement and/or building supply store, subject to the provisions specified under Section 23360 of this Zoning Ordinance.
 - 13. Hotel and/or motel containing a maximum of one hundred (100) rental units or rooms, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
 - 14. Library, subject to the provisions specified under Section 23430 of this Zoning Ordinance.

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15. Manufacturing use located on a lot with a minimum of two (2) acres and maximum of ten (10) acres, which shall be contained within building(s) that do not exceed thirty thousand (30,000) square feet of cumulative gross floor area. The manufacturing use shall be located along a public road owned and maintained by East Lampeter Township and shall comply with the supplemental regulations specified under Section 23450 of this Zoning Ordinance.
16. Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under of Section 23470 of this Zoning Ordinance.
17. Museum, subject to the provisions specified under of Section 23510 of this Zoning Ordinance.
18. Nursery as a principal or accessory use, subject to the provisions specified under Section 23520 of this Zoning Ordinance.
19. Offices, subject to the provisions specified under of Section 23540 of this Zoning Ordinance.
20. Personal service facility containing no drive-through service lanes, subject to the provisions specified under of Section 23570 of this Zoning Ordinance.
21. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
22. Principal uses permitted in combination with other uses, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
23. Recreation use that is classified as a municipal use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
24. Recreation use that is classified as a restricted or private recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
25. Restaurant containing no drive-through service lanes, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
26. Retail bakery or confectioner containing no drive-through service lanes, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
27. Retail sales or craft store with subordinate manufacturing or assembly services, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
28. Retail sales containing no drive-through service lanes, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
29. School that is classified as a commercial school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
30. School that is defined as a public or private school for students in kindergarten through 12th grade, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
31. Single-family detached dwellings, which are not initially or cumulatively developed as a regional impact development.
32. Single-family semi-detached dwellings, which are not initially or cumulatively developed as a regional impact development.
33. Tourist home, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
34. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.

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35. Veterinary office, subject to the provisions specified under Section 23860 of this Zoning Ordinance.
- B. Accessory uses permitted by right.
1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
 2. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
 3. Apartment as an accessory use to a permitted non-residential use, subject to the provisions specified under Section 23070 of this Zoning Ordinance.
 4. Apartment as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23070 of this Zoning Ordinance.
 5. ECHO housing as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23240 of this Zoning Ordinance.
 6. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
 7. Horse barn for the keeping of horses for transportation for non-commercial purposes on less than ten (10) acres of land, subject to the provisions specified under Section 23380 of this Zoning Ordinance.
 8. Residential accessory uses and structures for a permitted residential use, subject to the provisions specified under Sections 22030 and 23660 of this Zoning Ordinance.
 9. Satellite receiving and/or transmitting dish antenna with a maximum diameter of three (3) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.
- C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.
1. Automobile repair and/or service station, subject to the provisions specified under Section 23080 of this Zoning Ordinance.
 2. Farm-support business use as a business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
 3. Farmers market, subject to the provisions specified under Section 23270 of this Zoning Ordinance.
 4. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
 5. Hotel and/or motel designated and occupied as an “extended stay hotel”, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
 6. Multi-family dwellings, subject to the provisions specified under Section 23490 of this Zoning Ordinance.
 7. Municipal use, subject to the provisions specified under of Section 23500 of this Zoning Ordinance.
 8. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
 9. Restaurant use classified as a “Bring Your Own Bottle” or “BYOB”, subject to the provisions of Section 23680 of this Zoning Ordinance.

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10. Satellite receiving and/or transmitting dish antenna with a diameter of less than three (3) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
 11. Townhouses, which are not initially or cumulatively developed as a regional impact development, subject to the provisions specified under Section 23830 of this Zoning Ordinance.
- D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.
1. Historic resources overlay uses and site improvements, subject to the provisions specified under Section 21050 (Historic Overlay District) of this Zoning Ordinance.
 2. Regional impact development containing the permitted uses within the VC Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.

Section 19030: Area, Dimensional and Height Requirements

- A. Lot size requirements.
1. The minimum lot area for a single-family detached dwelling shall be 7,500 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and by public water supply facilities.
 2. The minimum lot area for a single-family dwelling shall be 12,000 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and on-lot water supply facilities.
 3. The minimum lot size for a single-family semi-detached dwelling shall be 5,000 square feet per unit.
 4. The minimum lot size for a townhouse shall be 3,750 square feet per unit.
 5. The minimum lot size for multi-family dwellings shall be 3,500 square feet per unit.
 6. The minimum lot area for all permitted non-residential uses within the VC Zoning District shall be 12,000 square feet provided that the lot is serviced by public sanitary sewage disposal facilities and by public or on-lot water supply facilities. Unless otherwise specified by other provisions of this Zoning Ordinance, the maximum lot size for a non-residential use shall be 40,000 square feet.
 7. All uses within the VC Zoning District shall be served by public sanitary sewage disposal facilities and by public water supply facilities (where available) or on-lot water supply facilities.
- B. Lot width, building setback and dimensional requirements for a principal use.
1. The minimum lot width requirements shall be as follows:
 - a. A lot containing a single-family detached dwelling shall have a minimum lot width of fifty (50) feet as measured at the street right-of-way line and front yard setback line.
 - b. A lot containing a single-family semi-detached dwelling shall have a minimum lot width of forty (40) feet as measured at the street right-of-way line and the front yard setback line.
 - c. A lot containing a townhouse shall have a minimum lot width of thirty (30) feet as measured at the street right-of-way line and the front yard setback line.
 - d. A lot containing a multi-family dwelling shall have a minimum lot width of one hundred (100) feet as measured at the street right-of-way line and front yard setback line.
 - e. A lot containing a permitted non-residential building and use shall have a minimum lot width of seventy-five (75) feet as measured at the street right-of-way line and front yard setback line.

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Ronks, PA
Zoning Information

2. The minimum front yard setback requirements shall be as follows:
 - a. The minimum front yard setback requirement shall be ten (10) feet, as measured from the street right-of-way line.
 - b. The maximum front yard setback requirement shall be twenty-five (25) feet, as measured from the street right-of-way line.
 - c. No off-street parking area for a commercial use shall be permitted within the front yard setback
3. The minimum side yard setback requirement shall be as follows:
 - a. A lot containing a single-family detached dwelling shall have a side yard setback of five (5) feet.
 - b. A lot containing a single-family semi-detached dwelling shall have a side yard setback of five (5) feet, as measured from the exterior side.
 - c. Townhouses shall have a side yard setback of ten (10) feet, as measured from the end units.
 - d. Multi-family dwellings with four (4) or fewer units shall have a side yard setback of ten (10) feet, as measured from the end or external units.
 - e. Multi-family dwellings with more than four (4) units shall have a side yard setback of twenty (20) feet, as measured from the end or external units.
 - f. Non-residential buildings or structures shall have a side yard setback of fifteen (15) feet.
4. The minimum rear yard shall be as follows:
 - a. Unless otherwise specified by this Zoning Ordinance, all permitted principal uses within the VC Zoning District shall have a rear yard setback of ten (10) feet.
 - b. Multi-family and townhouse dwellings with more than four (4) units shall have a rear yard setback of twenty (20) feet.
 - c. All permitted non-residential uses shall have a rear yard setback of twenty (20) feet.
5. The maximum building and lot coverage requirements shall apply:
 - a. No more than sixty (60) percent of the lot shall be covered by buildings.
 - b. No more than seventy (70) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving,.
 - c. If more than fifty (50) percent of the required off-street parking spaces are located behind the front yard setback line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot.

C. Setback and dimensional requirements for a residential accessory use.

1. To qualify as a residential accessory building it must be unattached and may not cover an area that is larger than fifty (50) percent of the principal building footprint, or one thousand (1,000) square feet of floor area, whichever is less.
2. The following regulations shall apply to unattached buildings for accessory uses that are one hundred and twenty (120) square feet or less of gross floor area:
 - a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.

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- b. The minimum side yard setback shall be three (3) feet.
 - c. The minimum rear yard setback shall be three (3) feet.
3. The following regulations shall apply to unattached buildings for accessory uses that exceed one hundred and twenty (120) square feet of gross floor area:
- a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
 - b. The minimum side yard setback shall be five (5) feet.
 - c. The minimum rear yard setback shall be five (5) feet.
- D. Unless otherwise permitted under the provisions of this Zoning Ordinance, the maximum height provisions shall apply to principal buildings or structures:
- 1. The maximum height of a building or structure occupied by a principal use shall be forty (40) feet.
 - 2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of forty (40) feet up to a maximum height of fifty (50) feet.
- E. The maximum height provisions shall apply to accessory buildings or structures:
- 1. The maximum height of a non-residential accessory building or structure shall be twenty-five (25) feet.
 - 2. The maximum height shall be twelve (12) feet for a residential accessory building that is one hundred and twenty (120) square feet or less of gross floor area.
 - 3. The maximum height shall be twenty-five (25) feet for a residential accessory building that exceeds one hundred and twenty (120) square feet of gross floor area.