

FOR LEASE PROFESSIONAL OFFICES

325 South Reading Road, Ephrata, PA 17522



LEASE RATE:	\$2,375/month (\$10/SF per year) + Electric and Heat (propane gas)
LOCATION:	325 South Reading Road, Ephrata, PA 17522
BUILDING SIZE:	± 5,746 total SF
AVAILABLE SPACE:	± 2,850 SF
LOT SIZE:	± 1.22 Acres
ZONING:	Highway Commercial (Ephrata Township)
WATER/SEWER:	Public
PARKING:	26 On-Site Parking Spaces
TRAFFIC COUNT:	S. Reading Road (Route 272): 15,160 Vehicles per day (both directions)
ADDITIONAL COMMENTS:	2,850 SF of professional office space in high traffic location on Route 272. Includes eight (8) private offices, reception area, kitchenette, and lower level storage.

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



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

325 S Reading Road
Ephrata, PA
Photos



325 S Reading Road
Ephrata, PA
Multi-List Information

325 S Reading Rd, Ephrata, PA 17522

Active

Commercial Lease

\$28,500.00



Recent Change: **04/10/2019 : NEW Listing : New Listing->ACT**

MLS #:	PALA130172	Leasable SQFT:	2,850
Tax ID #:	260-44692-0-0000	Price / Sq Ft:	10.00
Type:	Office	Year Built:	1958
Waterfront:	No		

Location

County:	Lancaster, PA	School District:	Ephrata Area
MLS Area:	Ephrata Boro - Lancaster County (10526)		

Taxes and Assessment

Taxes / Year:	\$6,485 / 2018	Tax Assessed Value:	2019
County Tax:	\$873 / Annually	Land Assessed Value:	\$133,300
City/Town Tax:	\$756 / Annually	Land Use Code:	579
Zoning:	HC		
Zoning Description:	Highway Commercial		

Commercial Lease Information

Date Available:	04/10/19	Current Use:	Office
		Leasable SQFT:	2,850

Building Info

Building Total SQFT:	5,880	Construction Materials:	Block, Metal Siding, Stucco
Foundation Details:	Block	Flooring Type:	Carpet, Vinyl

Lot

Lot Acres / SQFT: 1.22a / 53,143sf

Interior Features

Interior Features: Accessibility Features: No Stairs

Parking

Parking: Parking Lot, 3+ Car Parking

Utilities

Utilities: Central A/C, Electric Service: 200+ Amp Service, Heating: Heat Pump(s), Heating Fuel: Propane - Owned, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

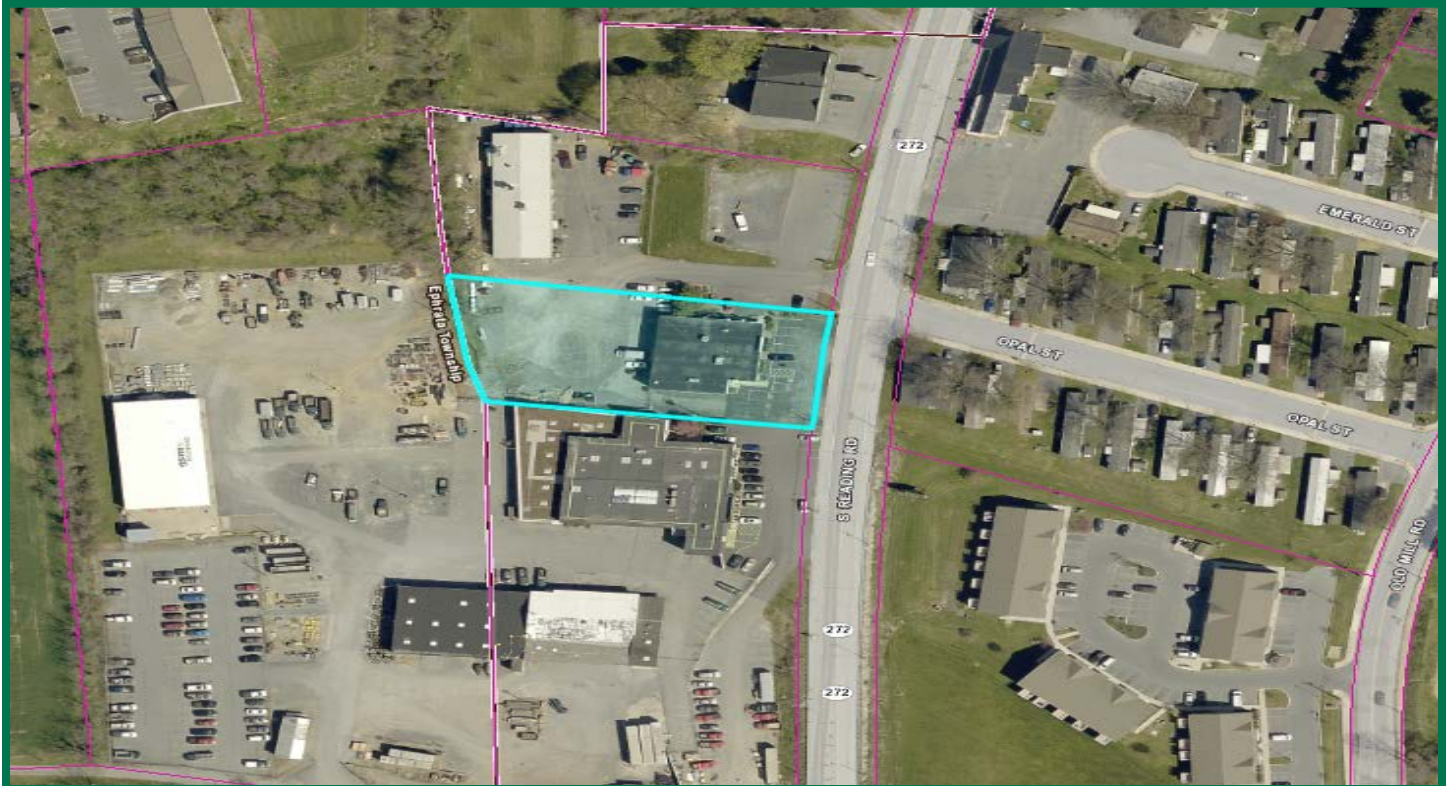
Remarks

Public: 2,850 SF of professional office space in high traffic location on Route 272. Includes eight (8) private offices, reception area, kitchenette, and lower level storage.

325 S Reading Road
Ephrata, PA
Aerial



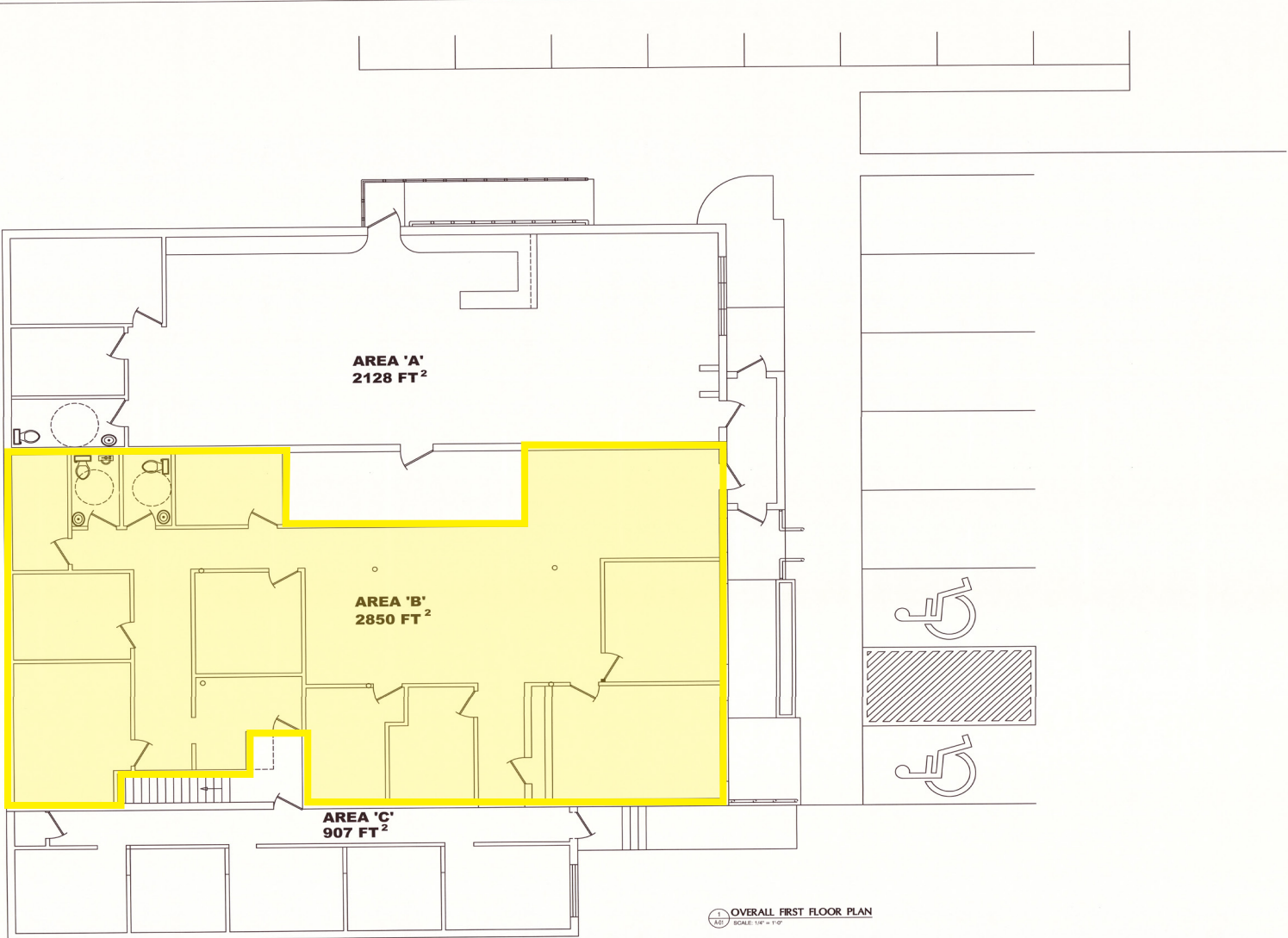
325 S Reading Road
Ephrata, PA
GIS Information



Identify Results:

Account	260-44838-0-0000
Tax Map No.	2607M6 3 5
Owner	HALLER J RICHARD 212 BUCKY DR LITITZ, PA 17543
Deed Acres	0.80
Calculated Acres	0.86
Location	325 S READING RD
Municipality	EPHRATA BOROUGH
School District	EPHRATA AREA
Land Use Code	566 OFFICE BUILDING AND/OR PROFESSIONAL BUILDING
Zoning District	HCD HIGHWAY COMMERCIAL
Land Assessment	\$113,400
Building Assessment	\$315,600
Total Assessment	\$429,000
Last Sale Date	10/17/1989
Last Sale Price	\$1
Deed Book Page	2754007
Census Tract No.	12302
ADC Map Page	3241

325 S Reading Road
 Ephrata, PA
 Floor Plan



OVERALL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ALL DRAWINGS ARE DIAGRAMMATIC AND APPROXIMATE. THEY ARE SUBJECT TO SURVEYING FOR PROPER SETBACKS. CERTAIN RULES ARE SHOWN ORIENTED TO AVOID CONFLICTS.

The drawings are the property of the architect and shall not be reproduced or used in any form without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The architect shall not be responsible for any construction or other work shown on the drawings unless it is specifically noted as such.

HALLER ENTERPRISES, INC.
 WWW.HALLERENTR.COM
 322 ROCKY HARBOR PIKE, 717.863.1000
 LEBERT, PA 17343 FAX: 717.863.1000



NEW IMPROVEMENTS TO:
 EPHRATA HALLER BUILDING
 325 SOUTH READING ROAD
 EPHRATA, PENNSYLVANIA 17322

DATE: _____
 REVISIONS: _____

OVERALL BUILDING PLAN
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

A-01

**325 S Reading Road
Ephrata, PA
Municipal Officials**

Ephrata Township

Township Offices: 265 Akron Road

Ephrata, PA 17522

Phone: 717-733-1044

Stephen A. Sawyer, Township Manager

Website: <http://ephratatownship.org/>

Board of Supervisors

Clark R. Stauffer, Chairman

J. Tyler Zerbe, Vice-Chairman and Treasurer

John L. Weber, Secretary

Zoning Hearing Board

Kevin Seibert, Chairman

Don Boll, Vice-Chairman

Leon Roy Martin

Thomas Bollinger

Larry Ray

Auditors

Marjorie Hornberger, Chairperson

Jay Snyder

Paul E. Miley

Planning Commission

Leonard Martin, Chairman

Dale Garman, Vice-Chairman

Marvin Sauder

LaMarr Stauffer

James Stauffer

Sewer Authority

Robert Hurst, Chairman

Leon M. Kurtz, Vice-Chairman

Aaron Groff, Treasurer

Carl E. Haws, Secretary

Rodney Martin

Solicitors

Anthony Schimaneck

Morgan Hallgren

Engineers

Jim Caldwell, Rettew Associates

Daniel Becker, Becker Engineering

School District

Ephrata Area School District

717-721-1400

Water/Sewer Authority:

Ephrata Township Sewer

717-721-9737

Ephrata Area Joint Water Authority

717-738-9222

§ 319-47. Purpose.

The purpose of the Highway Commercial District is to provide for a wide range of needed commercial uses in locations that are less likely to involve conflicts with existing residences, as well as exercise special care and control on access onto arterial and connector streets to avoid traffic hazards.

§ 319-48. 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 Highway Commercial District, provided that the use, dimensional, and all other applicable requirements of this chapter are satisfied, and further provided that the total ground floor area of all buildings on a lot is less than 65,000 square feet: **[Amended 10-11-2004 by Ord. No. 1387]**

(1) Residential uses:

- (a) Multiple-family dwelling.**
- (b) Mobile/manufactured home.**
- (c) Multiple-family dwelling.**

(2) Institutional and recreational uses:

- (a) Adult day-care center.**
- (b) Auditorium.**
- (c) Campground.**
- (d) Cemetery.**
- (e) Church or place of worship.**
- (f) Commercial indoor or outdoor recreation, including nine-hole golf course, bowling alley, health club, indoor or outdoor movie theater or skating rink.**
- (g) Community center.**
- (h) Ephrata Borough municipal use.**
- (i) Essential services.**
- (j) Health club.**

325 S Reading Road
Ephrata, PA
Zoning Information

§ 319-48

§ 319-48

- (k) Hospital.
 - (l) Membership club.
 - (m) Museum.
 - (n) Nursery school/day-care center.
 - (o) Nursing home.
 - (p) Personal care center.
 - (q) Private swim club.
 - (r) School, public or private.
 - (s) Trade school.
- (3) Office uses:
- (a) Animal hospital/veterinarian.
 - (b) Building contractor's office and storage.
 - (c) Offices. **[Amended 4-11-2011 by Ord. No. 1468]**
- (4) Retail, commercial and consumer uses:
- (a) Arcade.
 - (b) Auto, recreational vehicle boat or mobile/manufactured home sales.
 - (c) Auto gas station.
 - (d) Auto service station.
 - (e) Bakery, retail sales only.
 - (f) Bank or other financial institution, with or without drive-through service.
 - (g) Beverage distributor.
 - (h) Car wash.
 - (i) Convenience store.
 - (j) Crafts or artisan's studio.
 - (k) Farmer's market, principally for the sale of produce.
 - (l) Funeral home.

325 S Reading Road
Ephrata, PA
Zoning Information

§ 319-48

§ 319-48

- (m) General merchandise store.
- (n) Greenhouse/plant nursery.
- (o) Hotel or motel.
- (p) Kennel.
- (q) Laundromat.
- (r) Lumberyard.
- (s) Movie or arts theater, except an adult movie theater or cabaret.
- (t) Newspaper or printing establishment.
- (u) Personal services, 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.
- (v) Photography studio.
- (w) Retail sales, except an adult bookstore.
- (x) Self-storage development.
- (y) Shopping center.
- (z) Standard or fast-food restaurant with or without drive-through service.
- (aa) Supermarket.
- (bb) Auto detailing. [Added 10-11-2004 by Ord. No. 1387]
- (cc) Parking garage. [Added 10-11-2004 by Ord. No. 1387]
- (dd) Parking lot. [Added 10-11-2004 by Ord. No. 1387]
- (ee) Auto repair garage. [Added 10-11-2004 by Ord. No. 1387]
- (5) Utility, service and transportation uses:
 - (a) Bus or taxi terminal.
 - (b) Central sewage treatment plant.
 - (c) Electrical substation or bulk transformer.

325 S Reading Road
Ephrata, PA
Zoning Information

§ 319-48

§ 319-49

(d) Emergency services station.

(e) Radio/television transmitter.

(f) Recycling collection center.

(g) Sewage pumping station.

(6) Industrial uses:

(a) Assembly of products from materials manufactured off of the premises.

(b) Wholesale sales or warehousing, not including a truck terminal as a principal use.

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: **[Amended 9-10-1990 by Ord. No. 1190; 10-11-2004 by Ord. No. 1387]**

(1) (Reserved)¹

(2) Bed-and-breakfast.

(3) Commercial outdoor storage or display, not including an auto sales use or nursery/greenhouse.

(4) Flea market.

(5) Mobile/manufactured home park, in accordance with the Ephrata Borough Subdivision and Land Development Ordinance.

(6) Single-family conversion.

(7) Tavern or nightclub.

(8) All uses in § 319-48A with a total ground floor area of all buildings on a lot of 65,000 square feet or greater, subject to § 319-50F.

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

1. Editor's Note: Former Subsection 5013, Auto repair garage, was repealed 10-11-2004 by Ord. No. 1387.

§ 319-49

§ 319-49

§ 319-49. Lot and setback regulations.

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

A. Lot area. [Amended 10-11-2004 by Ord. No. 1387]

- (1) In the case of a single principal use, the lot area shall not be less than 40,000 square feet.
- (2) In the case of a lot with more than one use, the lot area shall be not less than an average of 10,000 square feet per principal use.

B. Lot width: minimum of 100 feet at the minimum front yard building setback line (see Figure C, Lot Configuration²), except a minimum of 150 feet at the street line for any lot that has one or more driveways entering onto an arterial street or highway.

C. Building area. Not more than 40% of the lot area may be covered by buildings.

D. Yards. Front, side and rear yards shall be provided on each lot as follows:

- (1) Front yard: one yard, not less than 50 feet in depth measured from the street line, except this yard shall be reduced in depth to 25 feet minimum for a canopy structure intended solely to provide cover over gasoline pumps.
- (2) Side yards: two, neither less than 20 feet in width, except that, in the case of a corner lot, the yard abutting a street shall be not less than 35 feet in width. This requirement shall not prevent the erection of a series or row of attached buildings exclusively for commercial use on one or several adjoining deed lots, provided that the group of attached buildings as a single unit meets side yard requirements.
- (3) Rear yard: one yard, not less than 25 feet in depth, except as otherwise may be required in § 319-50E(3). [Amended 10-11-2004 by Ord. No. 1387]

E. Height regulations. No building shall exceed 35 feet in height unless authorized as a special exception, up to a maximum height of 45 feet.

2. Editor's Note: Figure C, Lot Configuration, is included at the end of this chapter.

325 S Reading Road
Ephrata, PA
Zoning Information

§ 319-49

§ 319-50

F. Impervious coverage. Not more than 80% of any lot shall be covered by impervious surfaces. The remaining 20% shall be covered by an all-season ground cover.

§ 319-50. Additional requirements.

- A. Off-street parking and paving setback. 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.**
- E. Special design requirements. In order to encourage the sound development of highway frontage, the following special provisions shall apply in any location which abuts a state highway:**
 - (1) Requirements of plan. An application for a permit shall be accompanied by a plan which shall include sufficient information to enable the Zoning Officer to ascertain whether the request complies with the provisions of this article.**
 - (2) Accessways. Each separate use, grouping of attached buildings or grouping of uses permitted as part of a single integrated plan shall have not more than two accessways to any one public highway or street. Neither of such accessways shall be more than 30 feet in width. The intent of this section is to encourage the use of common accessways by two or more permitted highway uses in order to reduce the number and closeness of access points along the highway and to encourage the fronting of commercial structures upon a marginal street, private roadway or similar area and not directly upon a public highway. Adequate deceleration lanes shall be provided where feasible.**
 - (3) Special buffer requirement adjacent to residential district. The rear or side yard of any lot used for commercial or other nonresidence purposes which abuts a residential district shall be not less than 50 feet in width or depth measured from the boundary line. Along each side or rear property line, the 20 feet of such yard space nearest the boundary line shall be placed within the requirements of § 319-68D. The remaining 30 feet of the required yard may be used for off-street parking or for any other purpose than a building, permanent structure or processing activity.**

325 S Reading Road
Ephrata, PA
Zoning Information

§ 319-50

§ 319-50

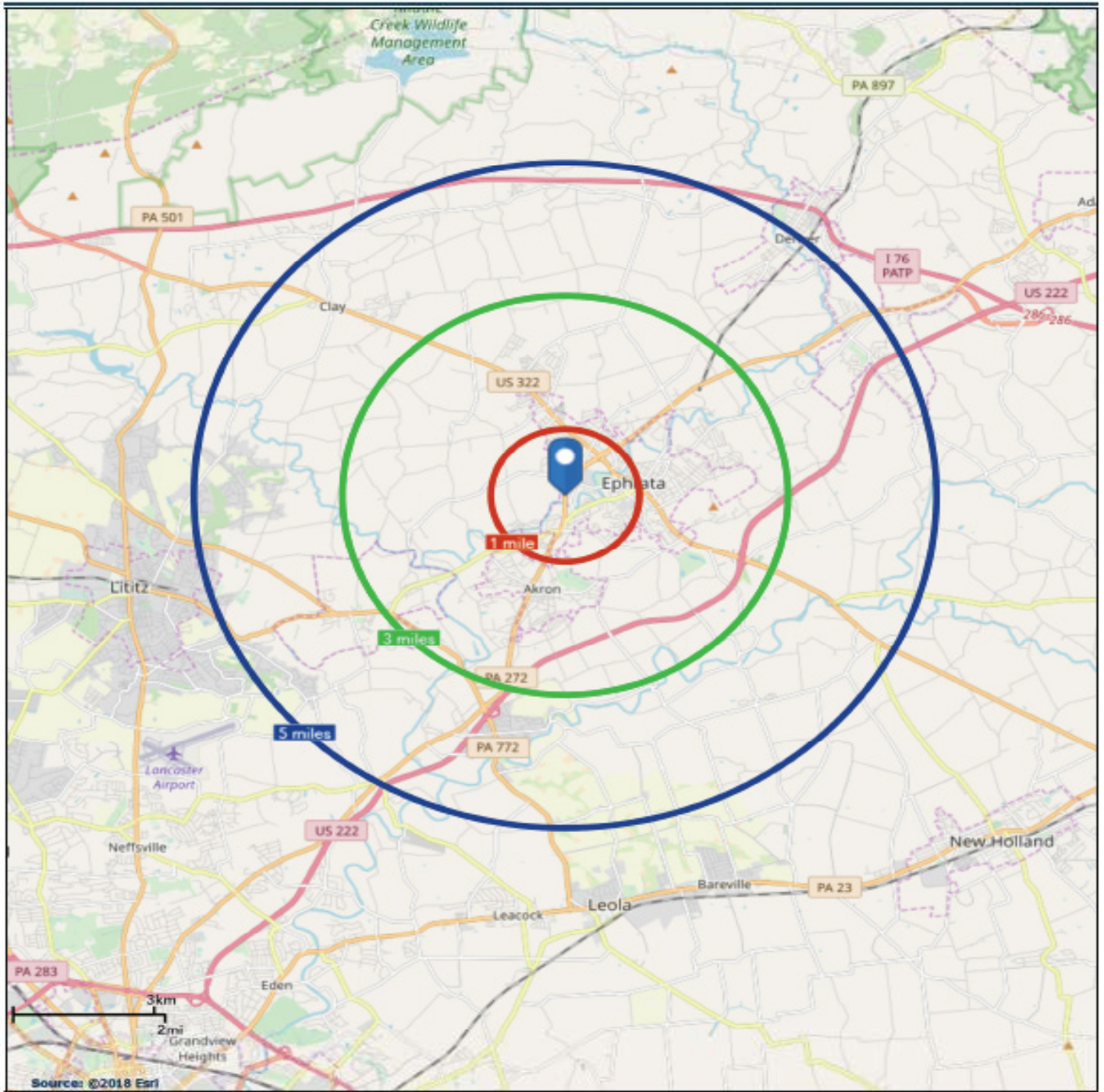
- F. Special design requirements for buildings with a total ground floor area of 65,000 square feet or greater. The following special provisions shall apply: [Added 10-11-2004 by Ord. No. 1387]**
- (1) The maximum building length shall be 250 feet.**
 - (2) The width of the faade of any new building which exceeds 32 feet in width shall have vertical design elements such as pilasters, columns, piers, or recesses or projections of up to four feet in depth, so that no new vertical bay or section of a building facade exceeds 32 continuous feet in width.**
 - (3) Building windows and openings shall constitute no less than 20% of all frontage walls on the first floor.**
 - (4) No building shall have opaque windows on the ground floor.**
 - (5) No principal building shall have the appearance of a flat roof.**
 - (6) If buildings of 100,000 square feet or more on the ground floor are proposed, then separate buildings shall be constructed such that no individual building under one roof exceeds 100,000 square feet. Each separate building shall be located at least 60 feet but not more than 90 feet from one another. The space between buildings shall have twelve-foot sidewalks adjoining each building.**

325 S Reading Road
Ephrata, PA
Demographics



Mileage Map

1, 3, 5 mile rings



325 S Reading Road
Ephrata, PA
Demographics



Executive Summary

325 S Reading Rd, Ephrata, Pennsylvania, 17622
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.17717
Longitude: -76.19636

	1 mile	3 miles	5 miles
Population			
2000 Population	7,306	26,425	46,942
2010 Population	7,683	30,674	54,888
2018 Population	8,319	32,366	57,972
2023 Population	8,547	33,371	59,892
2000-2010 Annual Rate	0.51%	0.78%	0.96%
2010-2018 Annual Rate	0.97%	0.65%	0.66%
2018-2023 Annual Rate	0.54%	0.61%	0.60%
2018 Male Population	48.5%	48.7%	49.1%
2018 Female Population	51.5%	51.3%	50.9%
2018 Median Age	41.0	39.4	39.4

In the identified area, the current year population is 57,972. In 2010, the Census count in the area was 54,888. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 59,892 representing a change of 0.60% 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 41.0, compared to U.S. median age of 39.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2018 White Alone	92.2%	92.4%	93.2%
2018 Black Alone	1.3%	1.4%	1.3%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	1.8%	2.1%	1.9%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.4%	1.9%	1.6%
2018 Two or More Races	2.2%	2.0%	1.8%
2018 Hispanic Origin (Any Race)	6.3%	5.7%	4.9%

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 16.3% 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 21.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	3,070	10,945	16,112
2010 Households	3,326	12,084	20,484
2018 Total Households	3,573	12,646	21,480
2023 Total Households	3,667	12,998	22,115
2000-2010 Annual Rate	0.80%	0.99%	1.24%
2010-2018 Annual Rate	0.87%	0.55%	0.58%
2018-2023 Annual Rate	0.52%	0.50%	0.56%
2018 Average Household Size	2.30	2.54	2.68

The household count in this area has changed from 20,484 in 2010 to 21,480 in the current year, a change of 0.58% annually. The five-year projection of households is 22,115, a change of 0.56% annually from the current year total. Average household size is currently 2.68, compared to 2.68 in the year 2010. The number of families in the current year is 15,387 in the specified area.

Data NetWorX Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2018 Summary File 1. Bart forecasts for 2018 and 2023. Bart converted Census 2000 data into 2010 geography.

April 08, 2019



325 S. Reading Road
Ephrata, PA
Demographics



Executive Summary

325 S Reading Rd, Ephrata, Pennsylvania, 17622
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.17717
Longitude: -76.19636

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$52,862	\$57,453	\$61,675
2023 Median Household Income	\$57,619	\$64,379	\$70,688
2018-2023 Annual Rate	1.69%	2.90%	2.70%
Average Household Income			
2018 Average Household Income	\$66,531	\$73,993	\$79,836
2023 Average Household Income	\$76,382	\$85,468	\$92,332
2018-2023 Annual Rate	2.60%	2.93%	2.96%
Per Capita Income			
2018 Per Capita Income	\$27,762	\$28,989	\$29,916
2023 Per Capita Income	\$31,711	\$33,300	\$34,434
2018-2023 Annual Rate	2.70%	2.83%	2.65%

Current median household income is \$61,675 in the area, compared to \$56,100 for all U.S. households. Median household income is projected to be \$70,688 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,836 in this area, compared to \$63,694 for all U.S. households. Average household income is projected to be \$92,332 in five years, compared to \$95,109 for all U.S. households

Current per capita income is \$29,916 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,434 in five years, compared to \$36,830 for all U.S. households

Housing			
2000 Total Housing Units	3,166	11,269	18,670
2000 Owner Occupied Housing Units	1,986	7,469	13,257
2000 Renter Occupied Housing Units	1,064	3,478	4,668
2000 Vacant Housing Units	96	344	558
2010 Total Housing Units	3,466	12,547	21,261
2010 Owner Occupied Housing Units	2,117	8,266	14,654
2010 Renter Occupied Housing Units	1,209	3,618	5,690
2010 Vacant Housing Units	140	463	777
2018 Total Housing Units	3,744	13,201	22,363
2018 Owner Occupied Housing Units	2,192	8,389	14,946
2018 Renter Occupied Housing Units	1,361	4,259	6,532
2018 Vacant Housing Units	171	553	873
2023 Total Housing Units	3,653	13,601	23,063
2023 Owner Occupied Housing Units	2,287	8,735	15,544
2023 Renter Occupied Housing Units	1,360	4,263	6,571
2023 Vacant Housing Units	186	603	948

Currently, 66.9% of the 22,363 housing units in the area are owner occupied; 29.2%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.6% are renter occupied; and 11.2% are vacant. In 2030, there were 23,263 housing units in the area - 66.9% owner occupied, 27.4% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$197,739, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.99% annually to \$217,619.

Data: Median Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2020. Esri converted Census 2000 data into 2010 geography.

