

FOR SALE
COMMERCIAL LAND
± 9.4 ACRES



3940 N. George Street Extension, York, PA



U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

SALIENT INFORMATION

LOCATION: 3940 N. George Street Extension, York (Manchester), PA 17345

WATER: Public - At the site with capacity. EDU fee \$0.00.

SEWER: Public - At the site with capacity. EDU fee \$2,500.

ZONING: (C) Commercial - Permitted uses include a wide menu of uses including, but not limited to lodging, retail, automotive, self storage, medical and professional offices, equipment sales, food sales, funeral home, and places of worship.

TRAFFIC COUNTS: N. George Street Extension (Route 181): 12,168 vehicles per day in both directions
Route 83: 22,859 vehicles per day in both directions

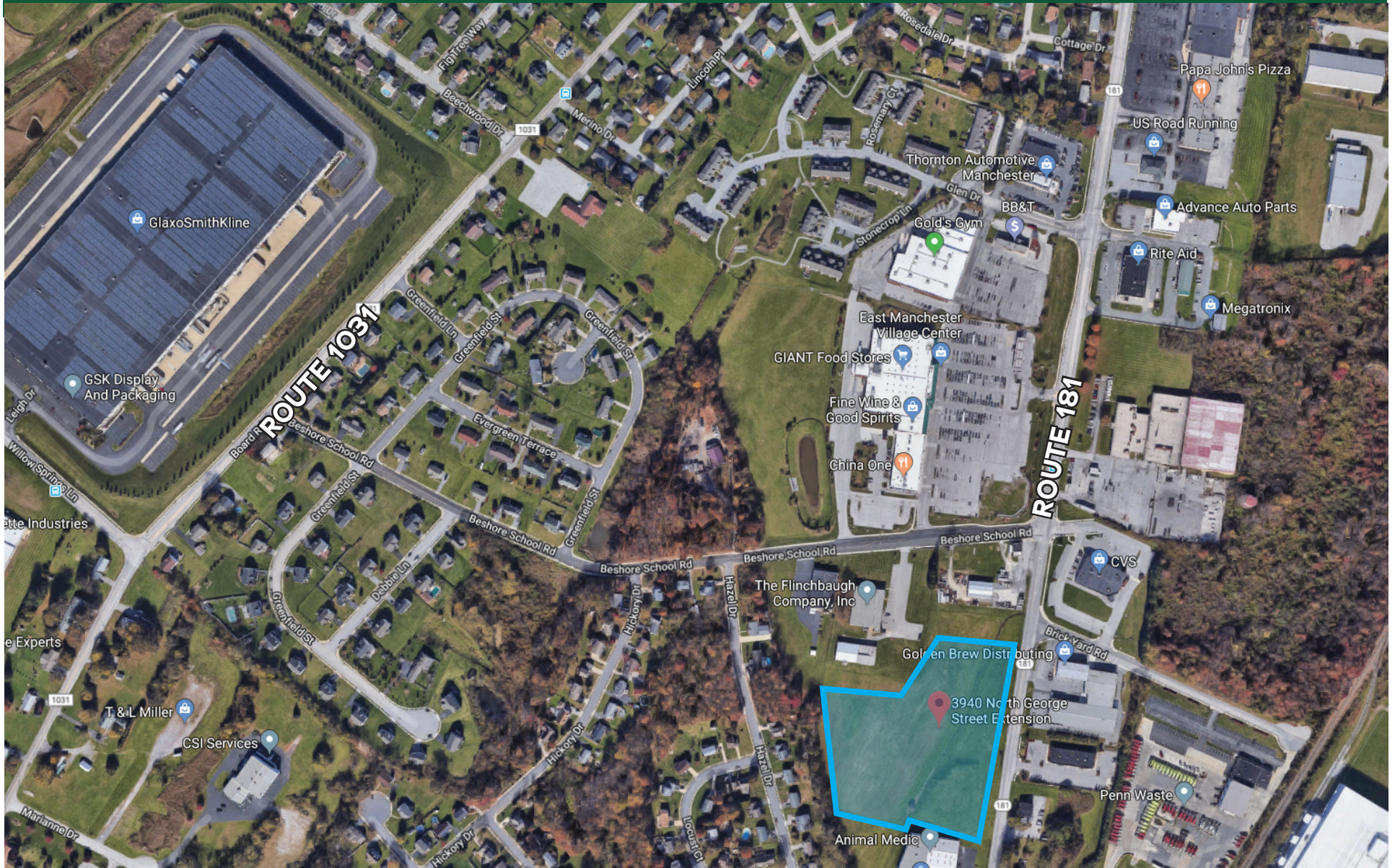
DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	2,015	22,358	65,224
Households	739	8,410	24,996
Household Income	\$91,713	\$84,758	\$79,339

LOT SIZE: ± 9.4 Acres

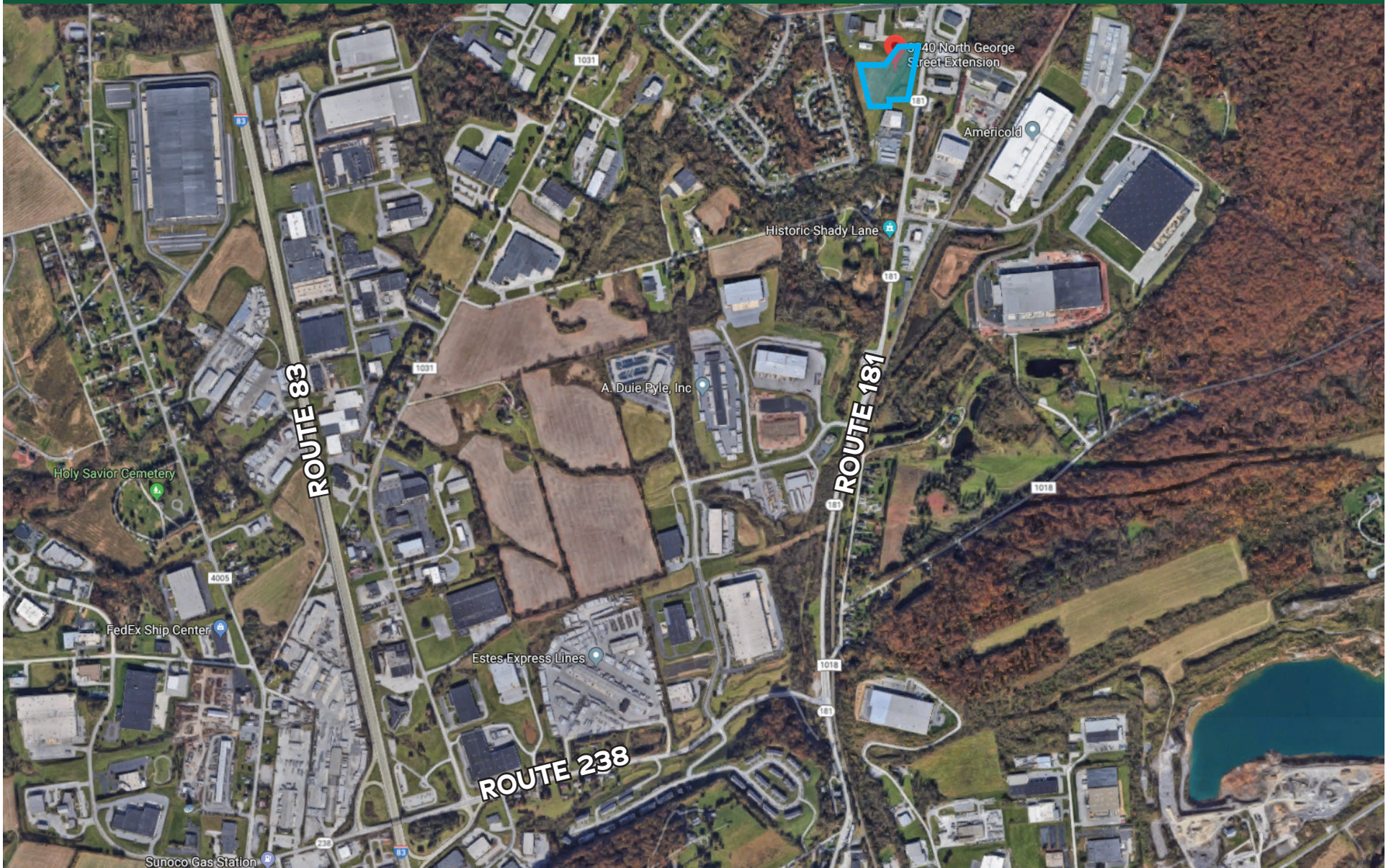
PRICE: \$1,125,000



NORTH AERIAL MAP



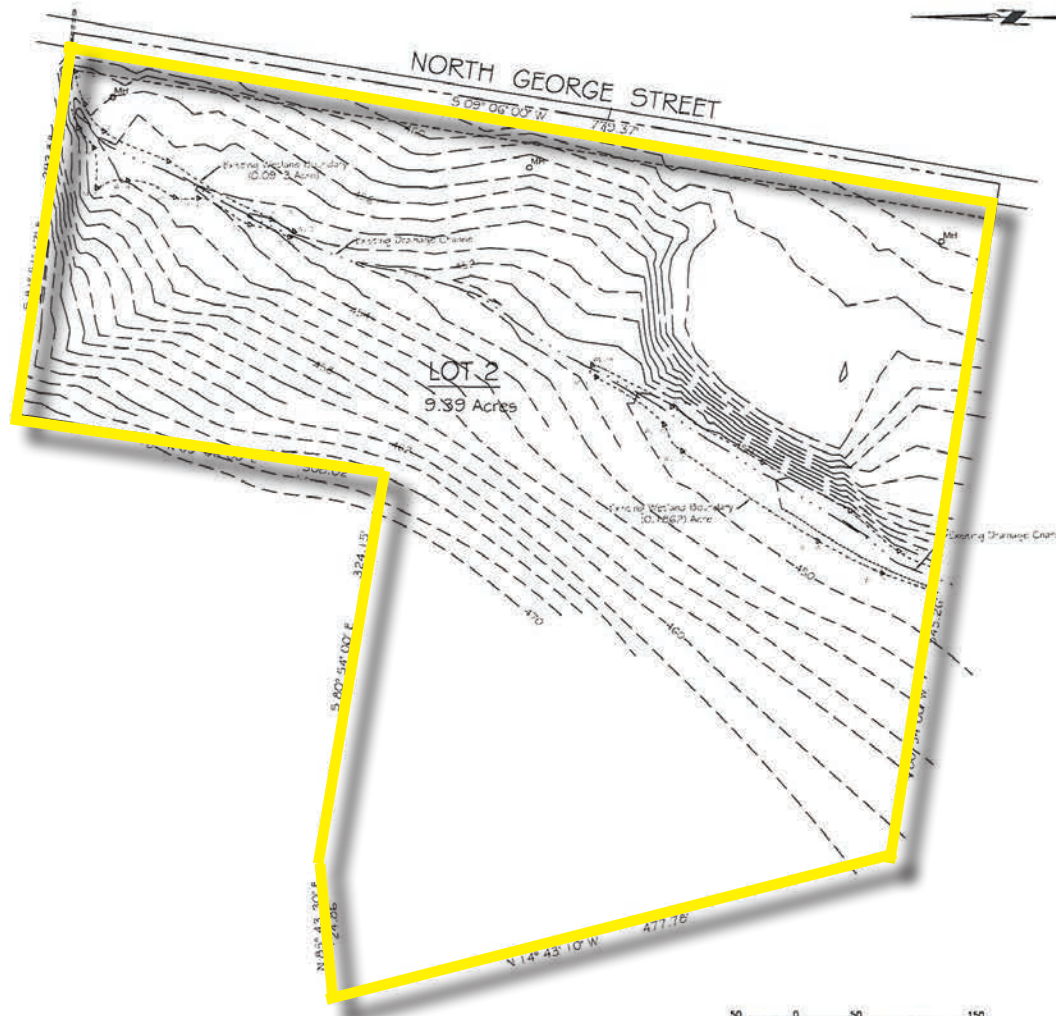
SOUTH AERIAL MAP



SITE PLAN



LOCATION MAP
1" = 2000'



LEGEND

- PROPERTY LINE
- - - SOILS BOUNDARY LINE
- - - CONTOURS
- - - SETBACK LINE
- - - CENTERLINE OF ROAD

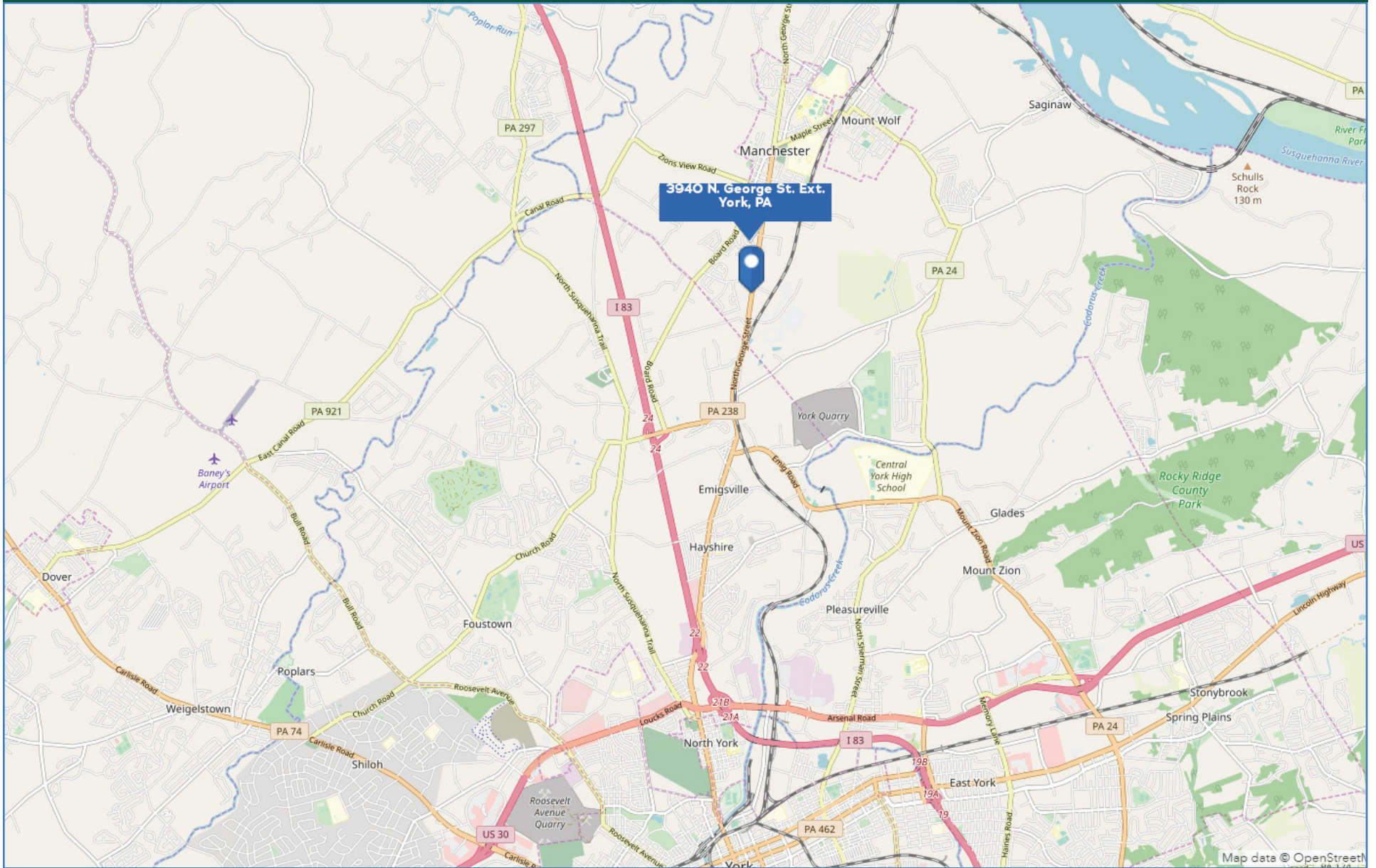


LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY CLARK P. CRAUMER, L.L.C. CONTRACTOR SHOULD CONTACT THE PA. ONE CALL SYSTEM (1-800-242-1778) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 38 (1991).

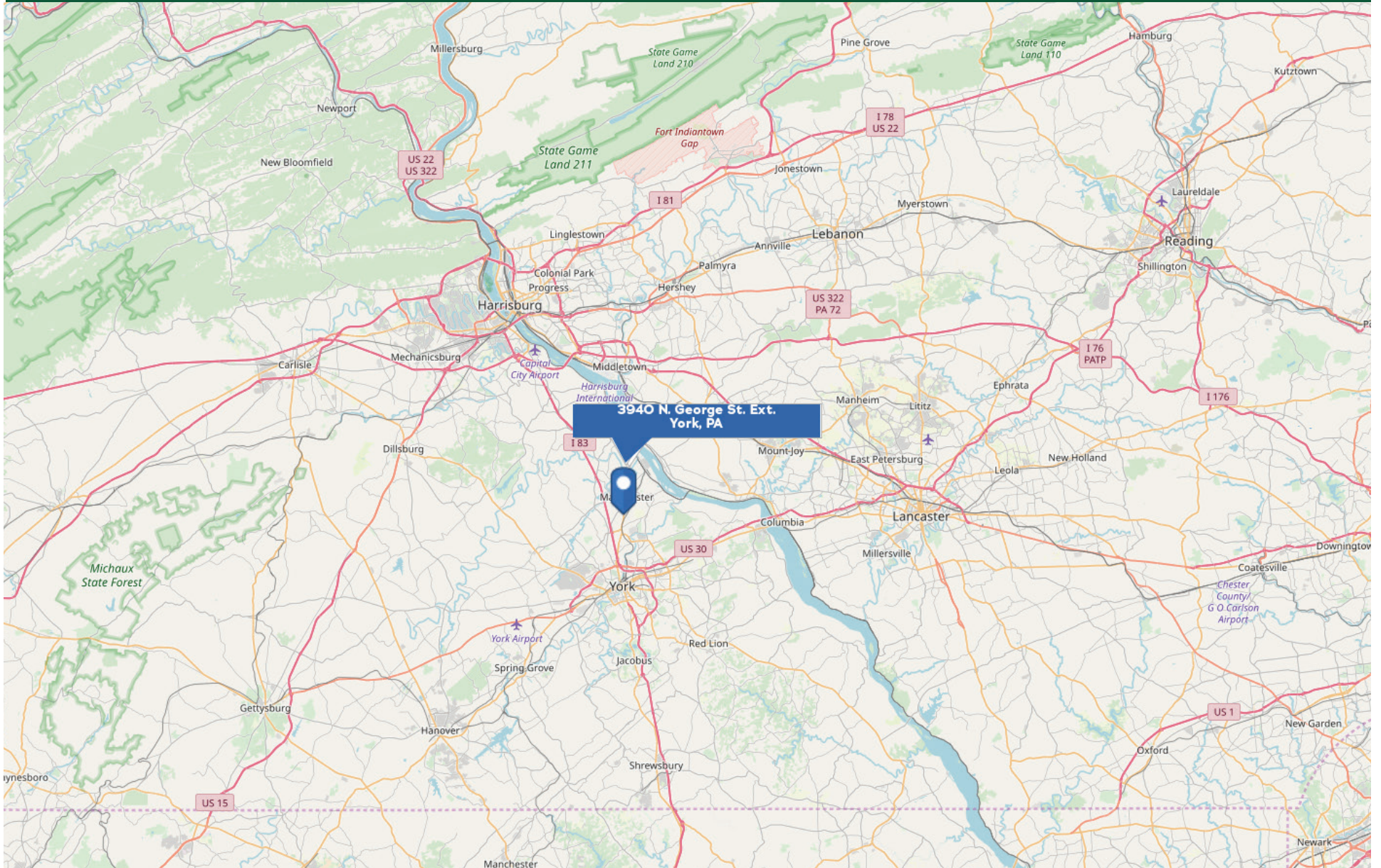
DATE	REVISIONS	BY
5/17/19	Locate surface markers.	CP
5/20/19	ADD UTILITY INFO.	CP

GRADING PLAN PARCH. 33B	
East Manchester Township - York County - Penna	
MESSIAH COLLEGE 3840 N. George Street Ext'd. Manchester, PA 17345	
DRAWN BY: 1-11-19 SCALE: 1" = 50' CHECKED BY: CP PROJECT NO: 172796002	CLARK P. CRAUMER, L.L.C. LANDSCAPE ARCHITECTURE & DESIGN AN ENGINEERING BOARD 4800 E. HUNTER, PA 17101 717-298-6000

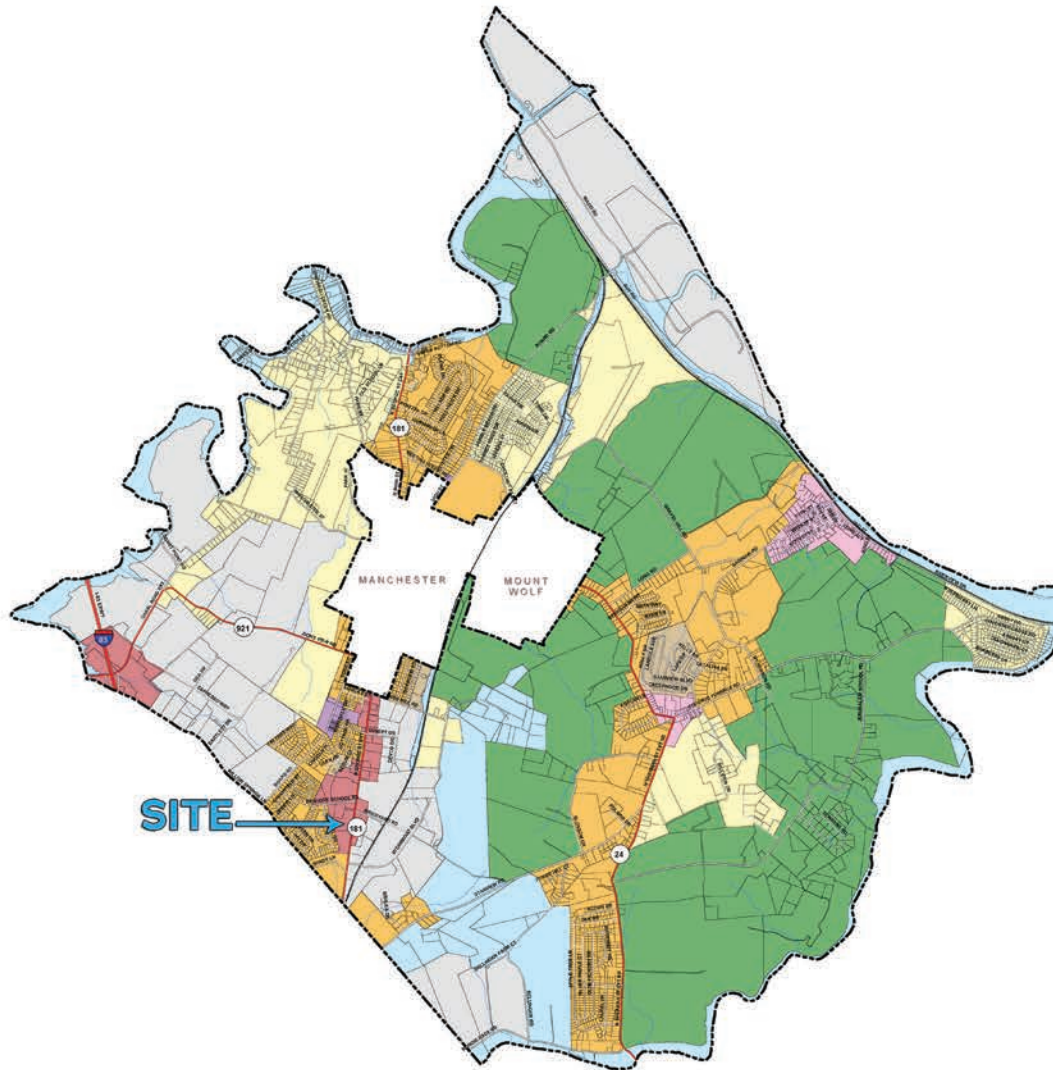
LOCAL MAP



REGIONAL MAP

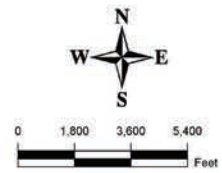


ZONING MAP



Legend

	(A)-AGRICULTURAL
	(AD)-APARTMENT/OFFICE
	(C)-COMMERCIAL
	(CO)-CONSERVATION
	(I)-INDUSTRIAL
	(R-1)-LOW DENSITY
	(R-2)-MEDIUM DENSITY
	(R-3)-HIGH DENSITY
	(V)-VILLAGE



EAST MANCHESTER TOWNSHIP
York County, Pennsylvania
OFFICIAL ZONING MAP



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION

Document Path: K:\0462301\GIS\046230303 E Manchester Zoning.mxd

ZONING

§ 255-16. (C) Commercial District.

- A. Specific intent. In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish districts which will:
- (1) Permit the logical development of land for business which is designed to meet the daily needs of surrounding residential areas.
 - (2) Insure a business environment of sustained desirability.
 - (3) Assure the suitable development of such business so that the surrounding residential development is protected.
 - (4) Avoid increases in traffic volumes which would be in excess of the designed capacities of any access streets.
- B. Use standards. Uses permitted in the (C) Commercial District shall be subject to the following conditions:
- (1) All permitted uses and all storage accessories thereto, except for off-street parking and off-street loading, shall be conducted within completely enclosed buildings with the exception of display of products associated with a permanent structure and use.
 - (2) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier (for example, concrete curbing) against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
 - (3) All access roads or driveways shall be located not less than 40 feet from the intersection of any street right-of-way lines and shall be designed in a manner conducive to safe ingress and egress.
 - (4) Buffers and buffer strips shall be required and controlled as set forth in § 255-50.
 - (5)** Additional conditions and safeguards as the Township may impose in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed use is to be erected.¹

ZONING

- C. Permitted uses. In a (C) Commercial District, no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose except as listed below, which are permitted uses, and all such uses shall be subject to those regulations specified elsewhere in this chapter and limited to one such use and one principal building or structure permitted by right per lot; provided, however, that more than one permitted use will be permitted on a lot by special exception granted by the Zoning Hearing Board or if all of the permitted uses on that lot are contained within a single building, which is owned and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan. Each use permitted pursuant to this section shall be a use that, if standing alone, would be permitted in the zone in which it is proposed:
- (1) Public utility facilities.
 - (2) Hotels, motels, and tourist homes.
 - (3) Retail business.²**
 - (4) Repair services.
 - (5) Automotive services. (See § 255-38.)
 - (6) Product processing.
 - (7) Places of worship.
 - (8) Commercial recreation facilities.
 - (9) Drive-in type establishments.
 - (10) Service establishments. (11) Equipment sales and service.
 - (12) Wholesaling and storage.
 - (13) Newspaper and printing establishments. (14) Bus and truck terminals.
 - (15) Mortuary and funeral homes. (16) Home occupation.

ZONING

(17) Automobile or truck auction.

(18) Child-care center. [Amended 12-9-2014 by Ord. No. 2014-6]

(19) Shopping center. (See § 255-41.) [Amended 11-13-2007 by Ord. No. 2007-5]

(20) Restaurant, food preparation or sales facility. [Amended 11-10-2009 by Ord. No. 2009-3]

(21) Communication tower. (See §255-54.) (22)Public buildings and uses.

(23) Mini-storage facility. (See § 255-55.)

(24) Medical business [Added 12-9-2014 by Ord. No. 2014-6]

(25) Personal service business. [Added 12-9-2014 by Ord. No. 2014-6]

(26) Professional business. [Added 12-9-2014 by Ord. No. 2014-6]

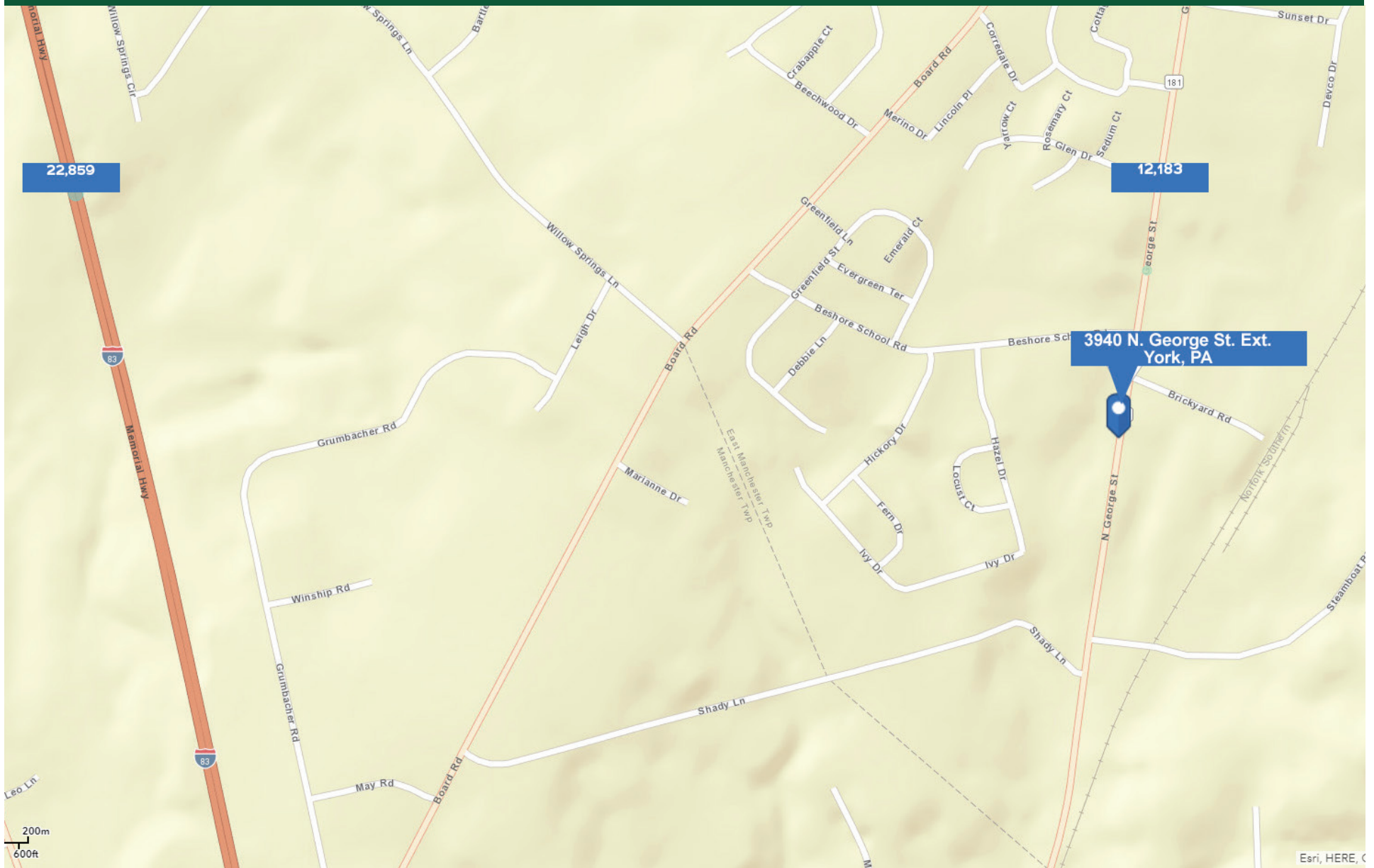
D. Prohibited uses. The following uses are expressly prohibited in the (C) Commercial District:

(1) Dwellings.

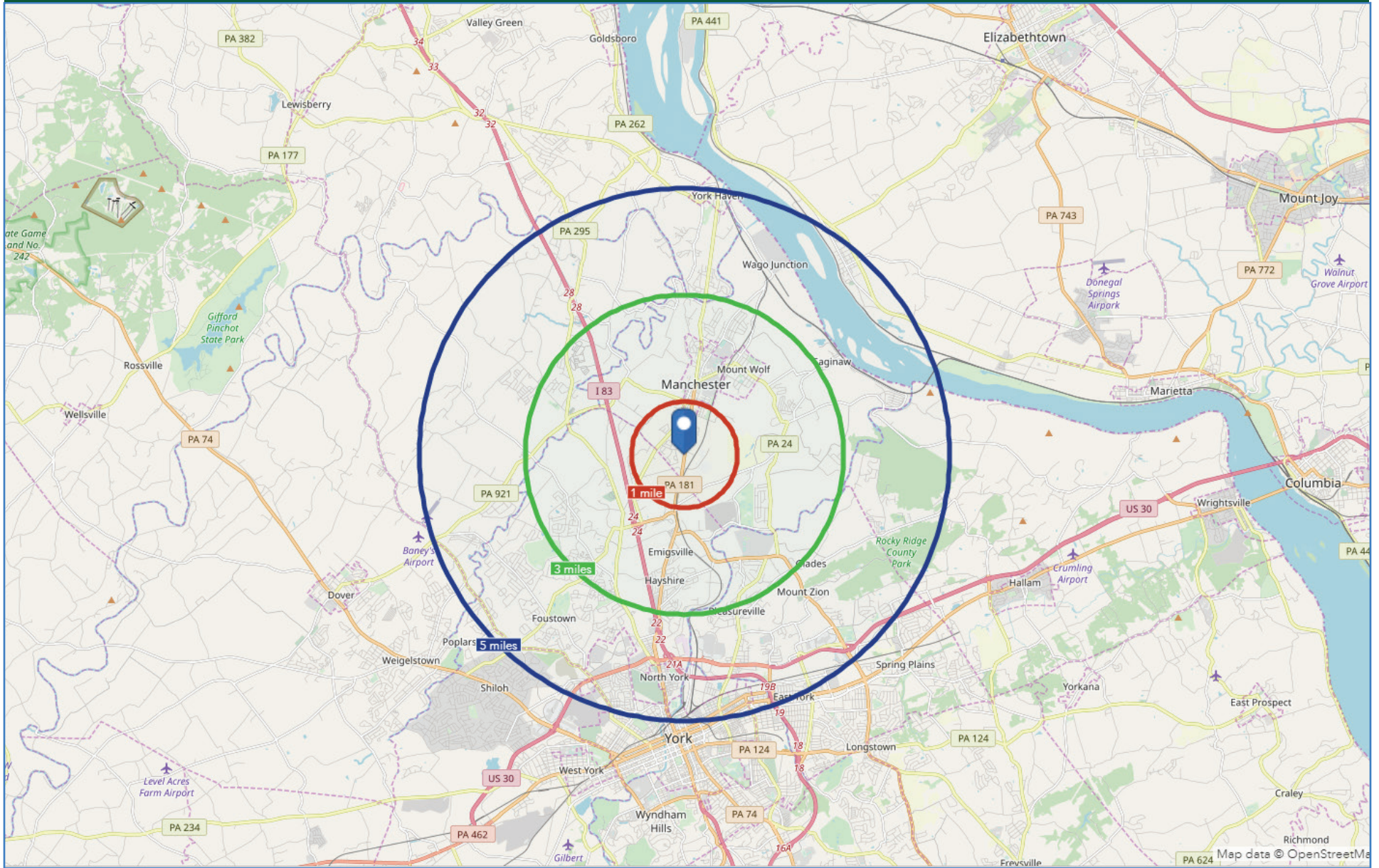
(2) All uses that do not meet the requirements of § 255-40, entitled "Performance standards."

E. Lot area and bulk regulations: [Amended 11-10-2009 by Ord. No. 2009-3]

TRAFFIC COUNT MAP



RADIUS MAP



DEMOGRAPHICS



Executive Summary

3940 N George St Ext, Manchester, Pennsylvania, 17345
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.03957
Longitude: -76.72524

	1 mile	3 miles	5 miles
Population			
2000 Population	1,369	15,931	50,987
2010 Population	1,966	21,254	62,391
2018 Population	2,015	22,358	65,224
2023 Population	2,057	23,080	67,126
2000-2010 Annual Rate	3.69%	2.92%	2.04%
2010-2018 Annual Rate	0.30%	0.62%	0.54%
2018-2023 Annual Rate	0.41%	0.64%	0.58%
2018 Male Population	49.1%	48.7%	48.6%
2018 Female Population	50.9%	51.3%	51.4%
2018 Median Age	39.3	40.6	40.1

In the identified area, the current year population is 65,224. In 2010, the Census count in the area was 62,391. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 67,126 representing a change of 0.58% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	88.4%	86.6%	80.8%
2018 Black Alone	5.8%	6.8%	9.3%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2018 Asian Alone	1.5%	2.1%	2.4%
2018 Pacific Islander Alone	0.0%	0.1%	0.0%
2018 Other Race	1.4%	1.7%	3.8%
2018 Two or More Races	2.8%	2.6%	3.4%
2018 Hispanic Origin (Any Race)	5.2%	5.3%	9.8%

Persons of Hispanic origin represent 9.8% 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 45.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	523	6,253	20,408
2010 Households	731	8,088	24,199
2018 Total Households	739	8,410	24,996
2023 Total Households	750	8,642	25,610
2000-2010 Annual Rate	3.41%	2.61%	1.72%



DEMOGRAPHICS



Executive Summary

3940 N George St Ext, Manchester, Pennsylvania, 17345
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.03957
Longitude: -76.72524

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$78,330	\$68,100	\$60,694
2023 Median Household Income	\$86,447	\$77,170	\$68,568
2018-2023 Annual Rate	1.99%	2.53%	2.47%
Average Household Income			
2018 Average Household Income	\$91,713	\$84,758	\$79,339
2023 Average Household Income	\$105,472	\$96,659	\$90,107
2018-2023 Annual Rate	2.84%	2.66%	2.58%
Per Capita Income			
2018 Per Capita Income	\$32,484	\$32,303	\$30,635
2023 Per Capita Income	\$37,118	\$36,666	\$34,599
2018-2023 Annual Rate	2.70%	2.57%	2.46%

Households by Income

Current median household income is \$60,694 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$68,568 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,339 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$90,107 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,635 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,599 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	549	6,488	21,463
2000 Owner Occupied Housing Units	449	5,165	15,463
2000 Renter Occupied Housing Units	74	1,088	4,945
2000 Vacant Housing Units	26	235	1,055
2010 Total Housing Units	760	8,457	25,645
2010 Owner Occupied Housing Units	635	6,694	18,377
2010 Renter Occupied Housing Units	96	1,394	5,822
2010 Vacant Housing Units	29	369	1,446
2018 Total Housing Units	761	8,766	26,504
2018 Owner Occupied Housing Units	635	6,872	18,684
2018 Renter Occupied Housing Units	104	1,538	6,312
2018 Vacant Housing Units	22	356	1,508
2023 Total Housing Units	776	9,013	27,353



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