

**FOR SALE**  
**COMMERCIAL REAL ESTATE**



**745 E. MAIN STREET, EPHRATA, PA 17522**

**ZONING:** C-2 Mixed Use

**LOT SIZE:** ±0.63 Acres

**BUILDING SIZE:** ±8,092 SF

**TRAFFIC COUNTS:** Route 322 - 45,286

**PRICE:** \$599,900



## SALIENT INFORMATION

<b>LOCATION:</b>	745 E. Main Street, Ephrata Township, Lancaster County
<b>BUILDING SIZE:</b>	Upper Level: ±3,548 SF Lower Level: <u>±4,544 SF</u> Total SF: ±8,092 SF
<b>LOT SIZE:</b>	±0.63 Acres
<b>UTILITIES:</b>	Public water and sewer
<b>ZONING:</b>	C-2 Mixed Use District
<b>ROOF:</b>	Flat, rubber
<b>HVAC:</b>	Electric forced air and oil (lower level heat)
<b>PARKING:</b>	Paved, on-site approximately 14 spaces
<b>SPACE CONFIGURATION:</b>	Upper Level: office/retail Lower Level: storage, manufacturing, shipping/ receiving
<b>NOTES:</b>	Well located commercial building on Main Street between 222 and Ephrata Borough. Excellent traffic and visibility in a busy commercial corridor. Currently two tenants, 1 in the lower level on an annual lease and the other a residential tenant in a single-family dwelling at rear of property. First floor office (Owner occupied) is moving and space will be vacant. Flexible building can meet many needs for retail/office users.



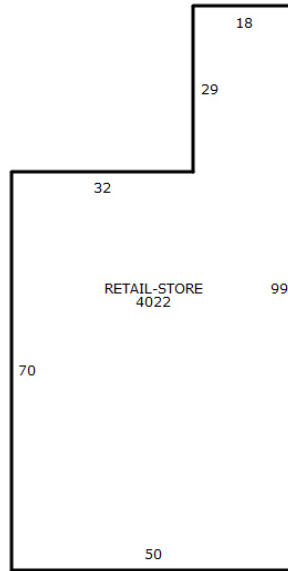
# PHOTOS UPPER LEVEL



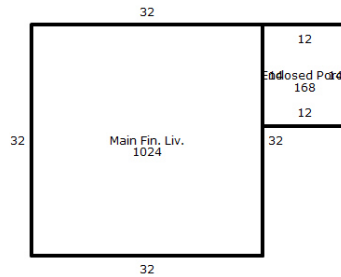
# LOWER LEVEL



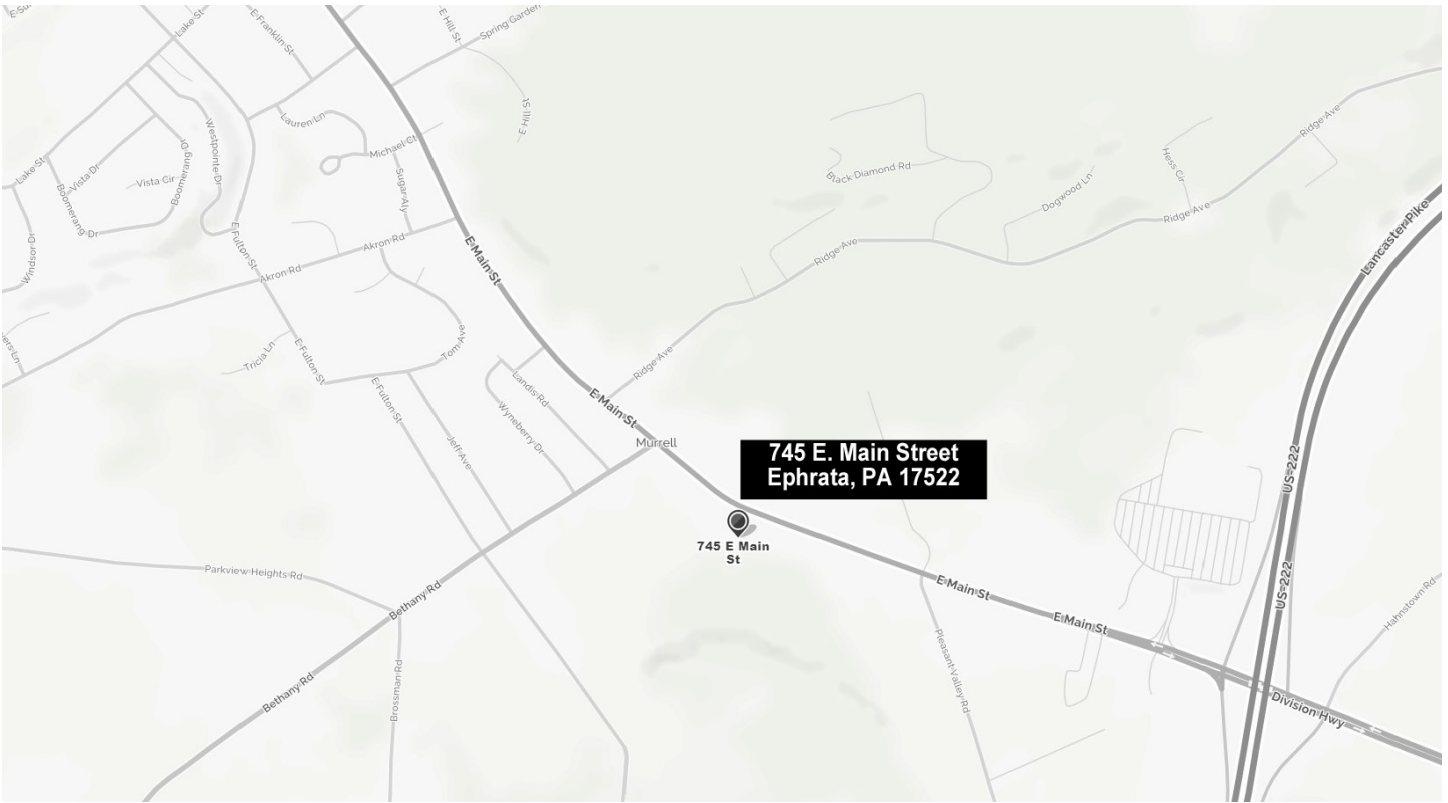
# COMMERCIAL BUILDING FOOTPRINT



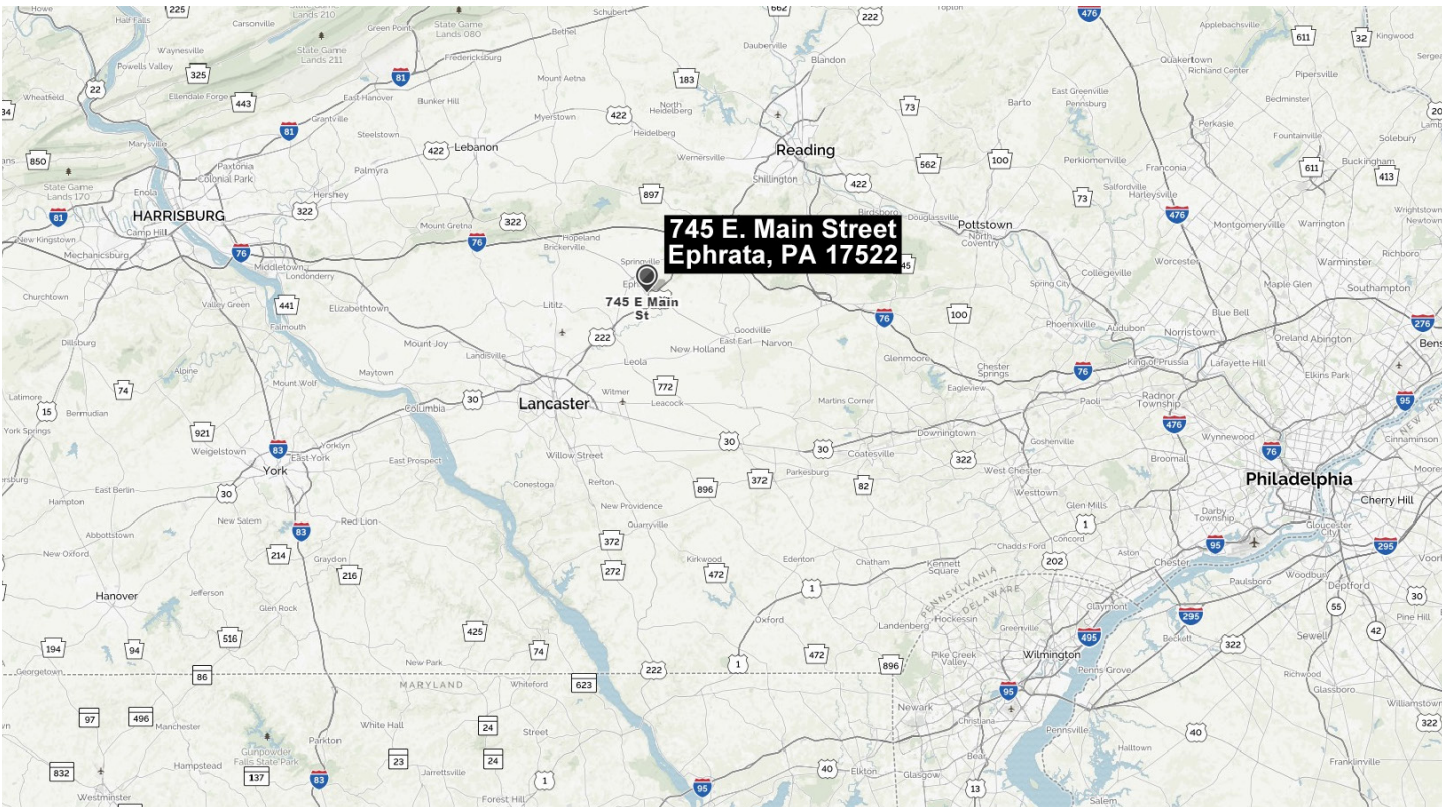
# RESIDENTIAL DWELLING



# LOCAL MAP



# REGIONAL MAP



# AERIAL



# GIS

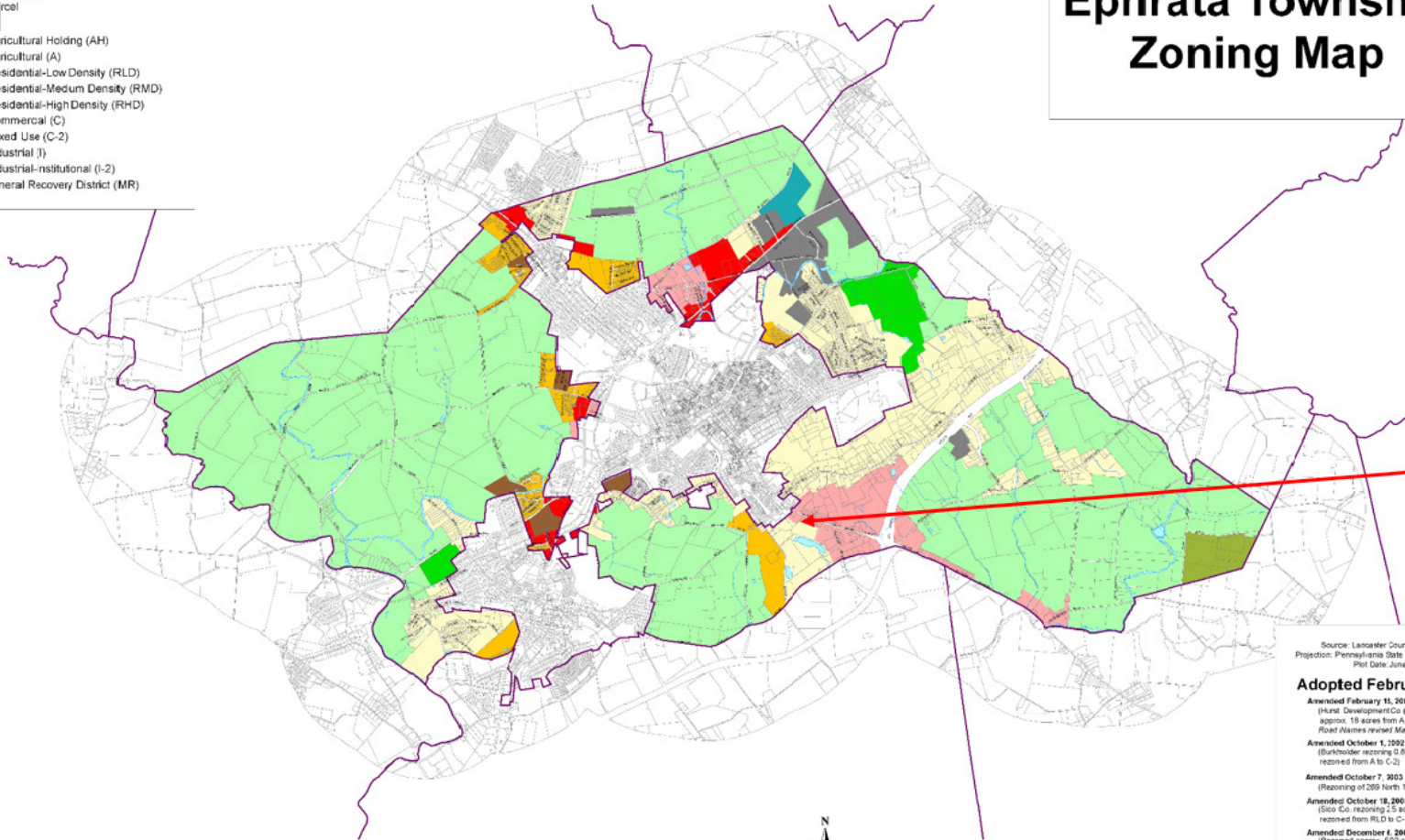


# ZONING MAP

## Ephrata Township Zoning Map

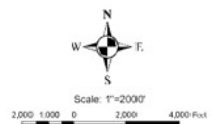
### Legend

-  Municipal Boundary
-  River, Stream
-  Lake, pond
-  Parcel
- Zoning**
-  Agricultural Holding (AH)
-  Agricultural (A)
-  Residential-Low Density (RLD)
-  Residential-Medium Density (RMD)
-  Residential-High Density (RHD)
-  Commercial (C)
-  Mixed Use (C-2)
-  Industrial (I)
-  Industrial-institutional (I-2)
-  Mineral Recovery District (MR)



**SITE**

- Source: Lancaster County GIS Landbase  
 Projection: Pennsylvania State South, NAD 83, US Feet  
 Plot Date: June 7, 2011
- Adopted February 8, 2000**
- Amended February 11, 2000**  
 (Hunt Development Co @ Lincoln Rezone)  
 approx. 18 acres from A to RMD)  
 Road Access revised May 17, 2001
  - Amended October 1, 2002**  
 (Burkholder rezoning 0.87 acres  
 rezoned from A to C-2)
  - Amended October 7, 2002**  
 (Rezoning of 289 North 11 St to RLD)
  - Amended October 18, 2005**  
 (Sito Co. rezoning 2.5 acres  
 rezoned from RLD to C-1)
  - Amended December 1, 2005**  
 (Rezoned approx. 502 acres rezoned from  
 C-2 to RLD, and 3.53 Acres from RLD to C-2,  
 southwest of Main/Resant/Jobey intersection.)
  - Amended February 7, 2005**  
 (Rezoned approx. 1.36 acres at John F.  
 Martin and Sons, Inc. from RLD to C-1)
  - Amended May 2, 2006**  
 (Rezoned approx. 12.19 acres from RMD  
 and C-2 to C, southwest of Meadow Valley/  
 South Reading intersection)
  - Amended June 5, 2007**  
 (Rezoned approx. 17.91 acres from I to RMD  
 and 63.17 acres from I to RLD, at the Nolt Tract)
  - Amended May 3, 2011**  
 (Rezoned 10 tracts and 1 partial tract  
 on the south side of West Main Street from RMD to C)



8/17/11 11:16:12 AM 0111401140



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# ZONING

## Section 406 MIXED USE (C-2) DISTRICT

### A. Specific Intent

These districts are designed to permit a mix of residential and commercial uses to locate in an existing older area already containing such a mix of uses.

### B. Uses and Structures

#### 1. Permitted – including building that contain two (2) or more of the following permitted uses:

- a. All those uses and structures listed as permitted by right and not by special exception in a Residential Low Density (RLD) District.
- b. All those uses and structures listed as permitted by right and not by special exception in a Commercial (C) District.
- c. Business conversions.
- d. Home occupations and home businesses (see Section 632).
- e. Agricultural production.
- f. Accessory buildings, structures, and uses customarily incidental to the above uses when located on the same lot.
- g. Accessory buildings and uses customarily incidental to Special Exception uses approved under 2. below.

#### 2. Special Exceptions

- a. Public and private schools (see Section 638).
- b. Commercial communications antennas (see Section 624).
- c. Cemeteries (see Section 618).
- c. Conversion apartments
- d. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
- e. Shopping Centers (see Section 646)

### C. Lot, Yard and Height Requirements

1. The lot, yard and height requirements for properties containing only residential dwellings



# ZONING

shall comply with the requirements of Section 403.C.

2. The lot, yard and height requirements for properties containing commercial buildings shall comply with the requirements of Section 405.C.
3. If the property contains both a residential and a commercial building, then the more restrictive requirements shall apply.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ord



# ZONING

## Section 402. RESIDENTIAL LOW DENSITY (RLD) DISTRICT

### A. Intended Purpose

The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where low-density single family residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.

### B. Uses and Structures

#### 1. Permitted Uses by Right

- a. Single-family detached dwellings.
- b. Essential services buildings and structures (see Section 627).
- c. New agricultural operations.
- d. Customary accessory uses and buildings incidental to the above permitted uses.
- e. Accessory buildings and uses customarily incidental to Special Exception uses approved under 2. below.
- f. Home occupations (see Section 632).

#### 2. Special Exceptions - The following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board. (See Article VI)

- a. Public and private schools (see Section 638).
- b. Churches and related uses (see Section 619).
- c. Home businesses (see Section 632).
- d. Commercial communications antennas (see Section 624).
- e. Campgrounds (see Section 616).
- f. Life care facilities (see Section 634).
- g. Cemeteries (see Section 618).
- h. Golf courses, parks and recreational areas (see Section 639).
- i. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

# ZONING

C. Lot, Yard, and Height Requirements

1. Basic dimensions as follows:

RLD	LOT REQUIREMENTS			YARD REQUIREMENTS		
	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
a. Any dwelling without public water and public sewer	One (1) acre per dwelling unit	120'	25%	25'	10'	25'
b. Single-family detached dwelling with public sewer only	15,000 s.f. per dwelling unit	100'	25%	25'	10'	25'
c. Single-family detached dwelling with public water and sewer	10,000 s.f. per dwelling unit	70'	30%	25'	10'	25'
d. Farm	10 acres	200'	10%	25'	25'	25'

2. Building Height

- a. Principal Building - Thirty-five (35) feet.
- b. Accessory Building - Twenty-five (25) feet.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

F. Standards for Farms in Non-agricultural Districts

It is the intent of these requirements that new or existing farms in non-agricultural districts be regulated for the purpose of protecting the public health, safety, and welfare. The following restrictions shall apply on all lots of ten (10) or more acres in the RLD District.

- 1. No structure other than a dwelling or residential accessory use shall be constructed closer than fifty (50) feet to any property line.



# ZONING

2. Except as provided below, no new building in which livestock are housed shall be located closer than two hundred (200) feet from any adjoining lot line, except that the distance shall be four hundred (400) feet from any adjoining residence or commercial building in which people are employed or work and shall be exhausted away from the closest residences or said commercial buildings. The location of manure storage and processing facilities shall conform to the requirements of the Pennsylvania Nutrient Management Act.

The spreading of manure is permitted, provided that when such procedure is employed within two hundred (200) feet of a property line of any adjoining residence or commercial building in which people are employed or work, the manure shall be incorporated with the soil within forty-eight (48) hours of spreading, weather permitting, and within a reasonable time after spreading in all other areas.

3. All grazing or pasture areas utilized for this purpose shall be fenced.
4. No manure storage shall be established closer than one hundred (100) feet to any property line.
5. Notwithstanding anything contained in this Ordinance to the contrary, all manure shall be managed in a manner to comply with the Clean Streams Law and the practices prescribed by the Manure Management Manual.

G. Setbacks from Agricultural Districts

No new dwelling unit or new principal non-agricultural building shall be located within fifty (50) feet of any land within any Agricultural District. In addition, no shrub or tree shall be planted within five feet (5') and twenty feet (20'), respectively, of any land within any Agricultural District.

# ZONING

## Section 405. COMMERCIAL (C) DISTRICT

### A. Specific Intent

These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

### B. Uses and Structures

1. Permitted land and buildings in a C District may be used for the following purposes and not others:
  - a. Business, professional or governmental office or studio (see Section 637).
  - b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637).
  - c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging.
  - d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel.
  - e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 637).
  - f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
  - g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637).
  - h. Wholesaling businesses.
  - i. Automobile/truck service and repair facilities (see Section 612).

# ZONING

- j. Automobile filling stations (see Section 611).
  - k. Essential services buildings and structures (see Section 627).
  - l. Churches and related uses (see Section 619).
  
  - m. Existing agricultural operations.
  - n. Veterinary offices or animal hospitals (see Section 609).
  - o. Farm Equipment Sales and Service (see Section 629).
  - p. Customary accessory uses and buildings incidental to the above permitted uses.
2. SPECIAL EXCEPTIONS - the following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board (See Article VI).
- a. Billboards (see Section 614).
  - b. Amusement arcades (see Section 608).
  - c. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 639).
  - d. Shopping centers (see Section 646).
  - e. Life-care facilities (see Section 634).
  - f. Nursing, rest, or retirement homes (see Section 641).
  - g. Commercial communications antennas (see Section 624).
  - h. Self-service storage facilities (see Section 649).
  - i. Golf courses, parks and recreational areas (see Section 639).
  - j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
3. CONDITIONAL USES - the following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (See Article VI).
- a. Commercial regional impact developments (see Section 623).
- C. Lot, Yard, and Height Requirements
- 1. Lot Requirements



# ZONING

- a. Minimum Lot Area - One (1) acre.
- b. Minimum Lot Width - Two Hundred (200) feet.
- c. Maximum Lot Coverage - Fifty percent (50%).
- d. Maximum Impervious Area - Seventy (70) percent - Impervious area may be increased to Eighty (80) percent if regional storm water management or underground storage is utilized as the primary means of meeting storm water management requirement

## 2. Yard Requirements

- a. Front Yard Depth - Twenty-five (25) feet.
- b. Side Yard Width - Ten (10) feet, except when adjacent to a residential district, a minimum side yard of twenty-five (25) feet is required.
- c. Rear Yard Depth - Twenty-five (25) feet.

## 3. Building Height

- a. Principal Building - Forty (40) feet.
- b. Accessory Building - Twenty-five (25) feet.

4. Building Separation - - New non-residential buildings shall be located not closer than seventy-five (75) feet from existing residential structures.

## D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

## E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.



# DEMOGRAPHICS



## Executive Summary

745 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.16660  
Longitude: -76.16380

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,939	27,138	47,534
2010 Population	5,043	28,457	50,626
2017 Population	5,203	30,046	53,283
2022 Population	5,329	31,045	55,139
2000-2010 Annual Rate	0.21%	0.48%	0.63%
2010-2017 Annual Rate	0.43%	0.75%	0.71%
2017-2022 Annual Rate	0.48%	0.66%	0.69%
2017 Male Population	47.9%	48.5%	49.1%
2017 Female Population	52.1%	51.5%	50.9%
2017 Median Age	36.5	39.0	39.0

In the identified area, the current year population is 53,283. In 2010, the Census count in the area was 50,626. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 55,139 representing a change of 0.69% annually from 2017 to 2022. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 36.5, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	92.3%	92.7%	93.3%
2017 Black Alone	1.2%	1.3%	1.1%
2017 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2017 Asian Alone	1.6%	2.0%	2.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	2.7%	1.9%	1.7%
2017 Two or More Races	2.2%	1.9%	1.7%
2017 Hispanic Origin (Any Race)	7.6%	5.8%	4.9%

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 18.1% 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 21.0 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	1,947	10,332	17,136
2010 Households	2,025	11,151	18,742
2017 Total Households	2,074	11,695	19,605
2022 Total Households	2,117	12,046	20,228
2000-2010 Annual Rate	0.39%	0.77%	0.90%
2010-2017 Annual Rate	0.33%	0.66%	0.62%
2017-2022 Annual Rate	0.41%	0.59%	0.63%
2017 Average Household Size	2.47	2.54	2.69

The household count in this area has changed from 18,742 in 2010 to 19,605 in the current year, a change of 0.62% annually. The five-year projection of households is 20,228, a change of 0.63% annually from the current year total. Average household size is currently 2.69, compared to 2.67 in the year 2010. The number of families in the current year is 14,000 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

January 26, 2018



# DEMOGRAPHICS



## Executive Summary

745 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.16660  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$51,526	\$54,988	\$58,637
2022 Median Household Income	\$57,701	\$61,109	\$66,133
2017-2022 Annual Rate	2.29%	2.13%	2.44%
<b>Average Household Income</b>			
2017 Average Household Income	\$64,851	\$70,803	\$76,355
2022 Average Household Income	\$75,526	\$81,879	\$88,517
2017-2022 Annual Rate	3.09%	2.95%	3.00%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$25,421	\$27,460	\$28,453
2022 Per Capita Income	\$29,460	\$31,585	\$32,846
2017-2022 Annual Rate	2.99%	2.84%	2.91%

### Households by Income

Current median household income is \$58,637 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$66,133 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$76,355 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$88,517 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,453 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$32,846 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,017	10,692	17,680
2000 Owner Occupied Housing Units	1,152	6,883	12,336
2000 Renter Occupied Housing Units	794	3,449	4,800
2000 Vacant Housing Units	71	360	544
2010 Total Housing Units	2,124	11,604	19,483
2010 Owner Occupied Housing Units	1,189	7,442	13,357
2010 Renter Occupied Housing Units	836	3,709	5,385
2010 Vacant Housing Units	99	453	741
2017 Total Housing Units	2,184	12,195	20,424
2017 Owner Occupied Housing Units	1,176	7,611	13,669
2017 Renter Occupied Housing Units	898	4,084	5,936
2017 Vacant Housing Units	110	500	819
2022 Total Housing Units	2,230	12,566	21,079
2022 Owner Occupied Housing Units	1,202	7,826	14,091
2022 Renter Occupied Housing Units	915	4,220	6,137
2022 Vacant Housing Units	113	520	851

Currently, 66.9% of the 20,424 housing units in the area are owner occupied; 29.1% renter occupied; and 4.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 19,483 housing units in the area - 68.6% owner occupied, 27.6% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 2.12%. Median home value in the area is \$190,214, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.00% annually to \$199,918.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

January 26, 2018

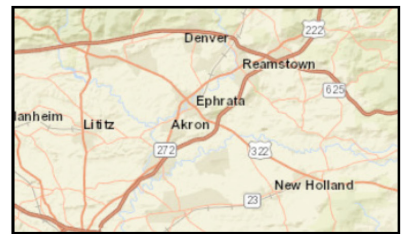
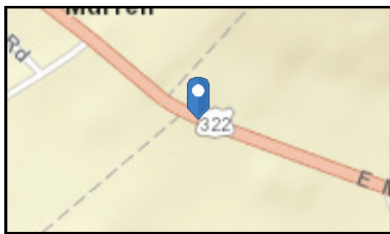
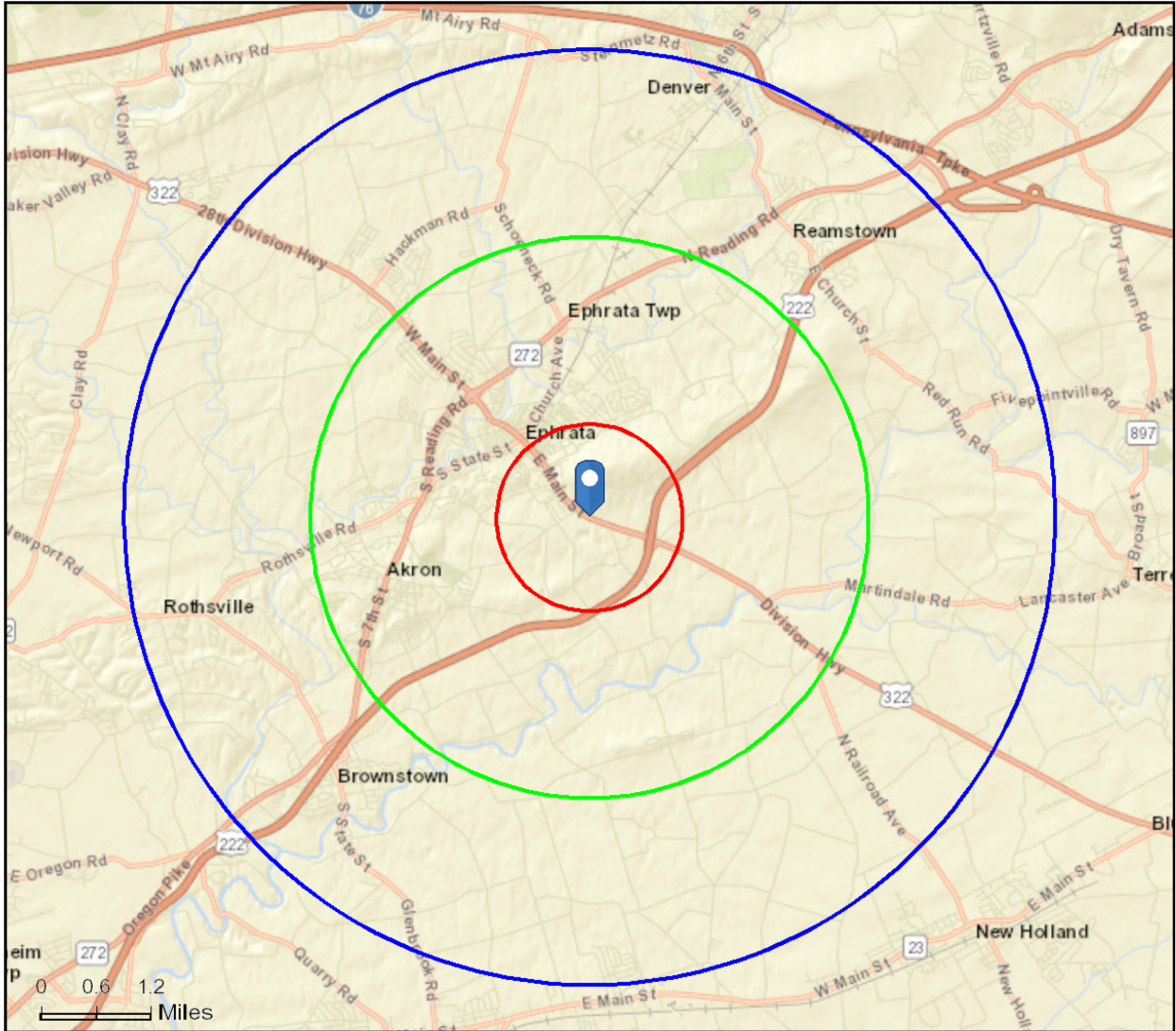
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## Site Map

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Prepared by Esri  
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January 26, 2018

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