

**FOR SALE**  
**COMMERCIAL LAND**  
**13 + Acres**



# SALIENT INFORMATION

**LOCATION:** State Road, East Hempfield Township, Lancaster, PA 17601

**UTILITIES:** On-site Sewer. On-site Water. Public sewer and public water nearby.

**ZONING:** **Community Business Center (CBC) - Permitted uses include:** Multi-family dwelling, townhouse, amusement, fitness, and entertainment businesses, convenience stores, drive-through and drive-in services, finance and insurance, grocery store, light industrial, lodging accommodations, mixed-use building, motor vehicle fueling station, motor vehicle sales, leasing, and service, private club, professional, scientific, and technical offices, restaurant, retail sales, service, and repair, self-storage facilities, shopping complex, veterinary hospital/clinic, personal care service, contractor business and storage, municipal use, place of worship, school.

**TRAFFIC COUNTS:** State Road (Route 722): 17,294 vehicles per day in both directions  
Route 283: 46,000 vehicles per day in both directions

<b>DEMOGRAPHICS:</b>	1 Mile	3 Mile	5 Mile
Population	1,317	36,308	125,084
Households	499	14,144	50,043
Average Household Income	\$121,903	\$108,816	\$87,167

**LOT SIZE:** 13 + Acres

**PRICE:** \$3,000,000



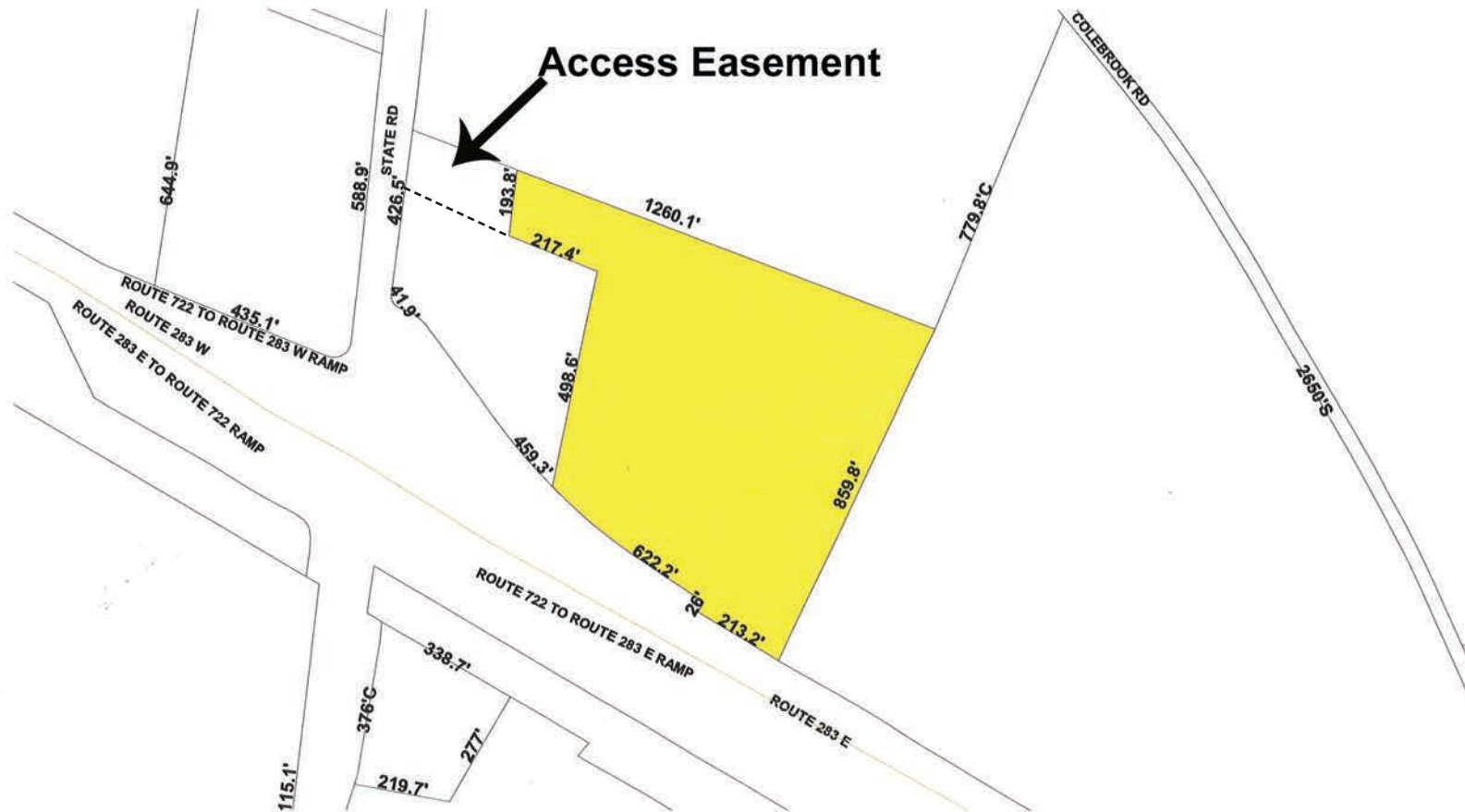


# AERIAL MAP

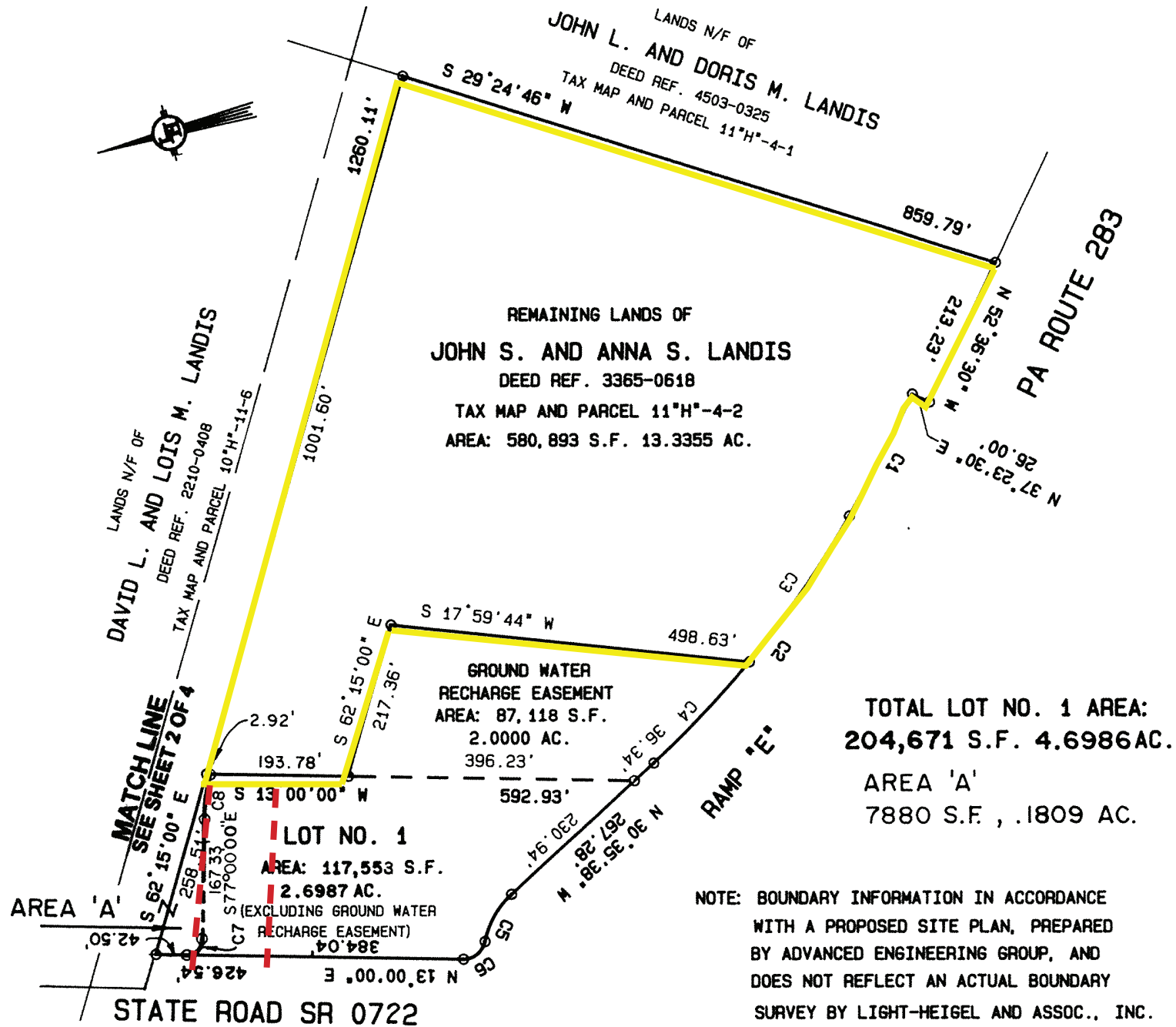




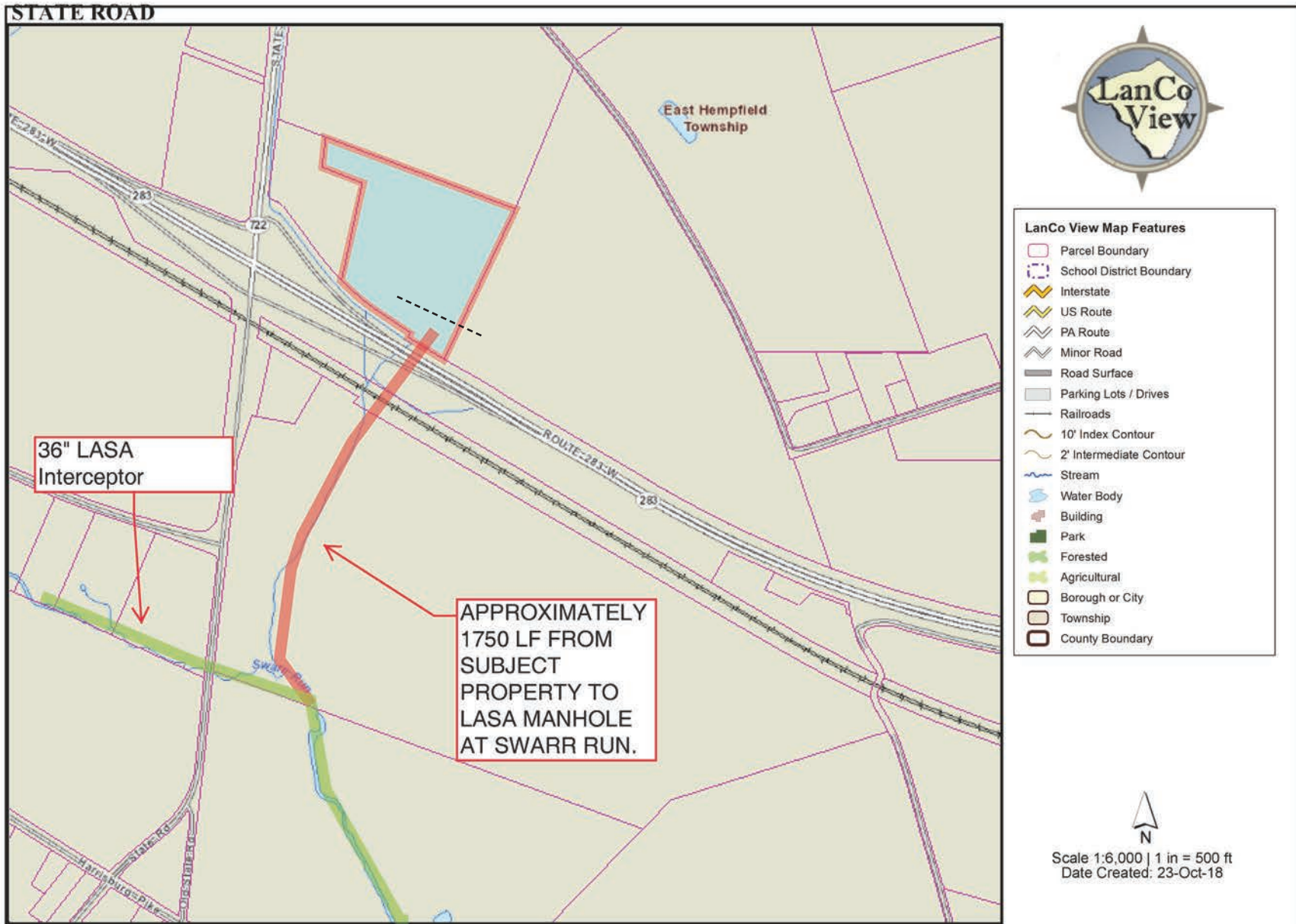
# TAX MAP



# SITE PLAN

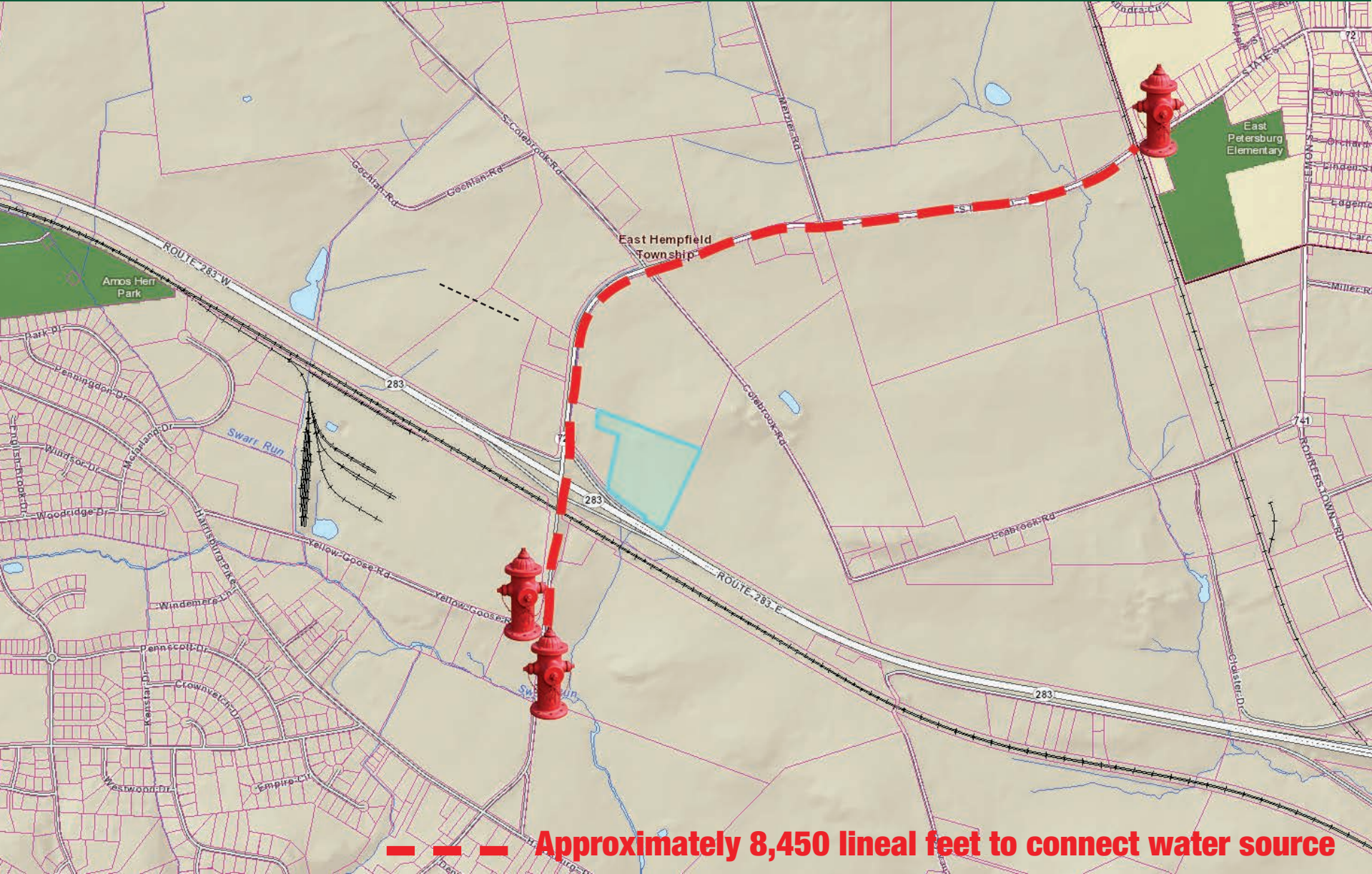


# NEAREST PUBLIC SEWER

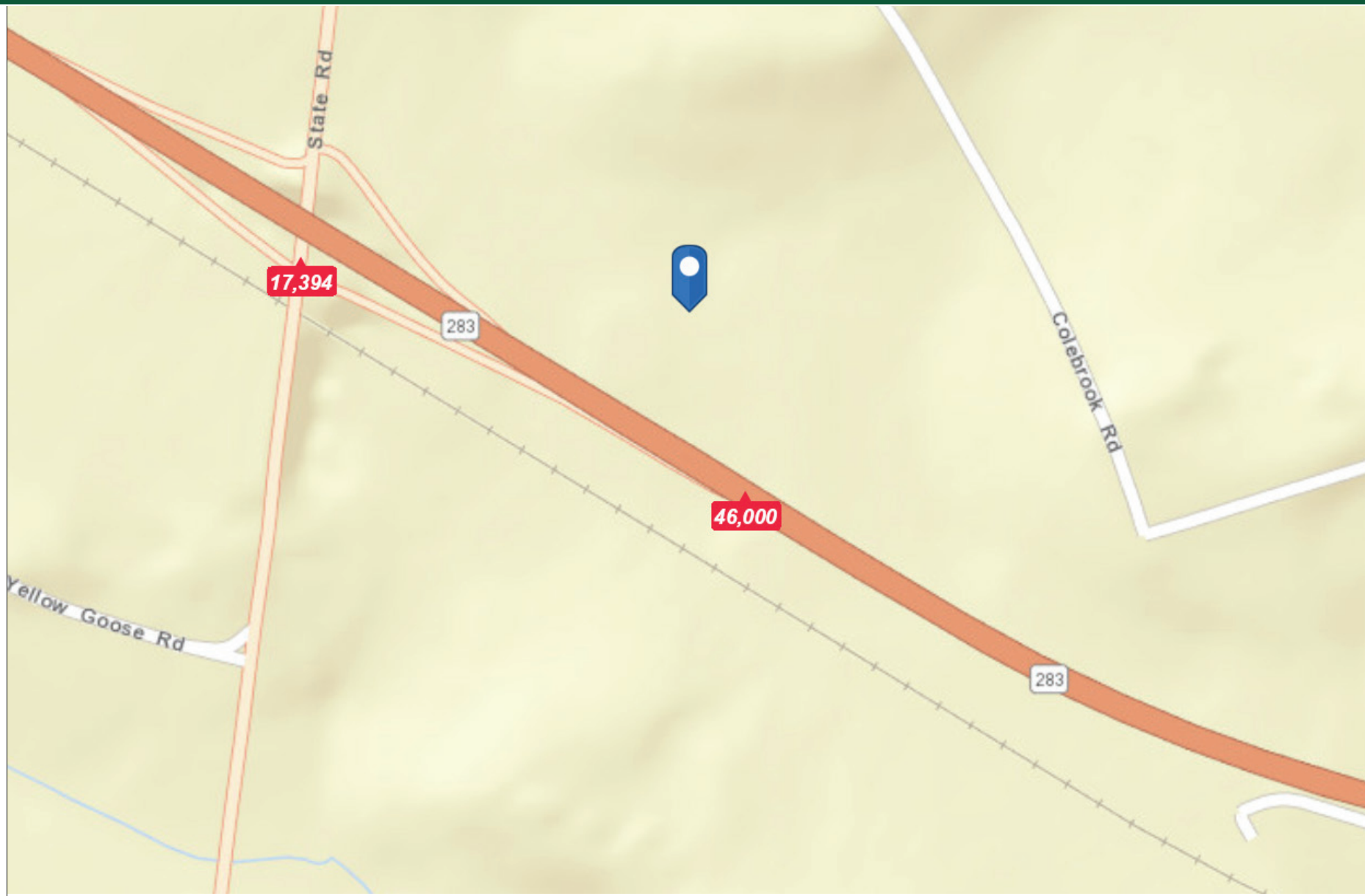




# NEAREST PUBLIC WATER

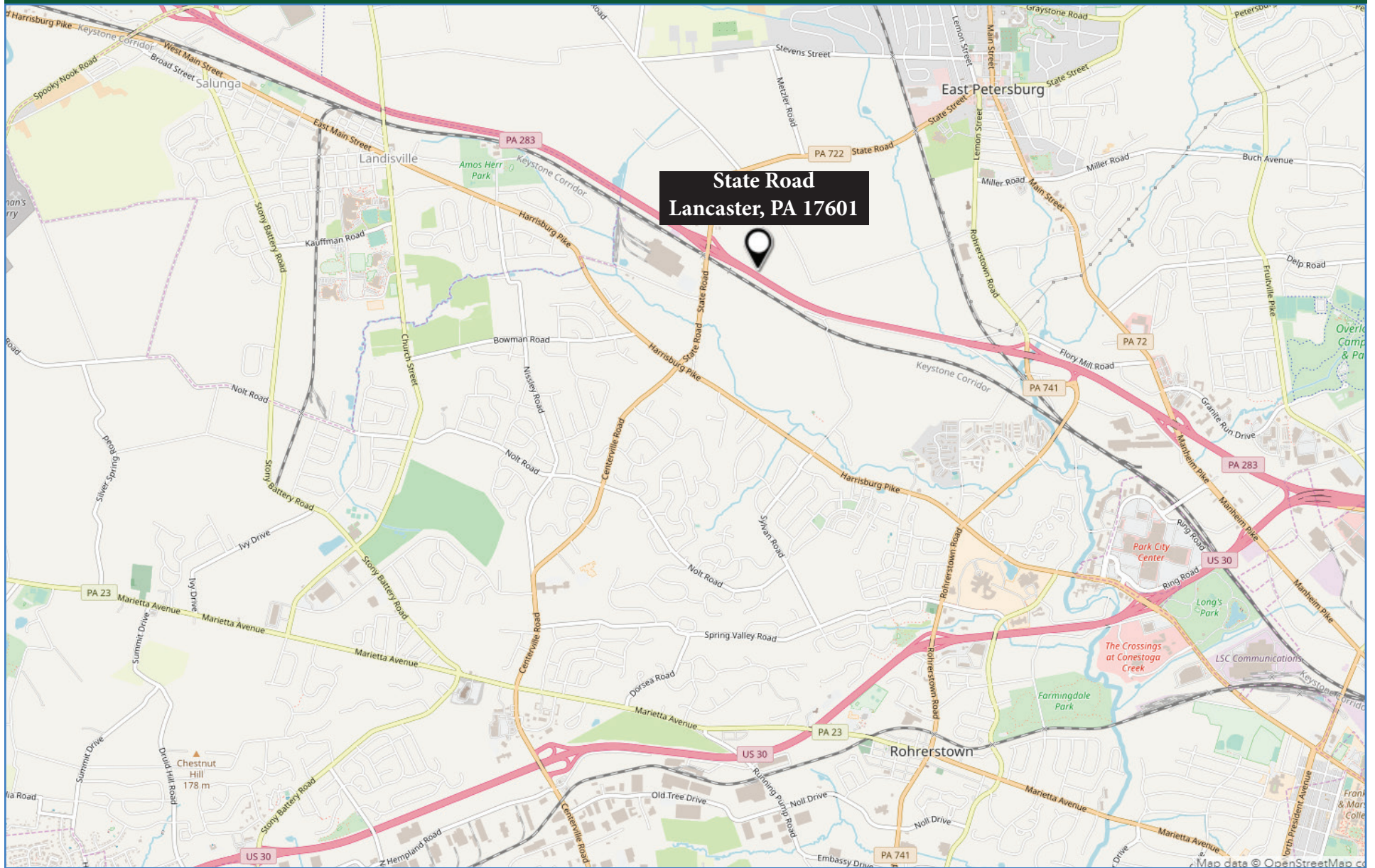


# TRAFFIC COUNT MAP



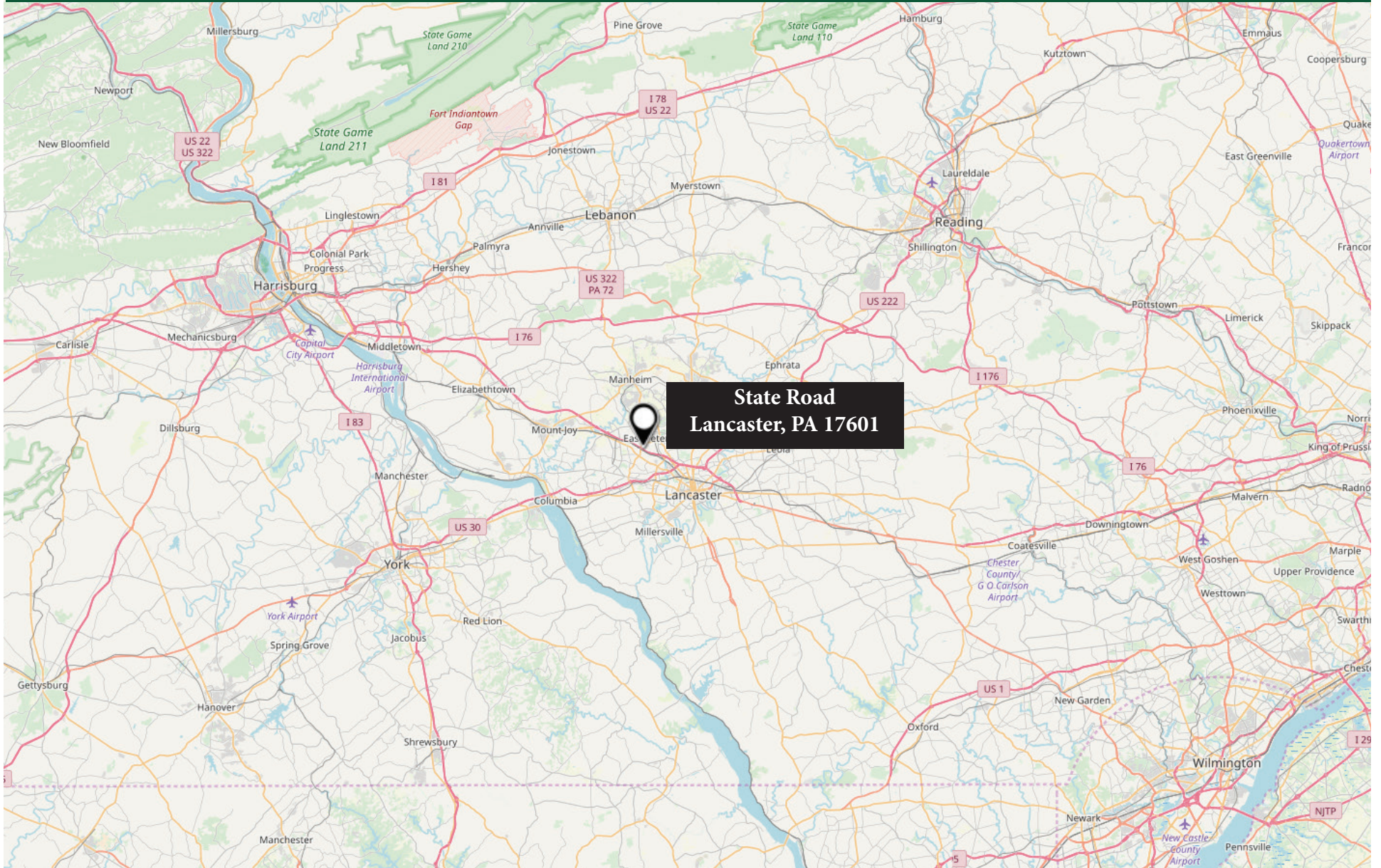


# LOCAL MAP





# REGIONAL MAP







# ZONING

## Chapter 270. Zoning

### Article 3. Zone Regulations

#### § 270-3.9. Community Business Center Zone (CBC).

- A. Statement of intent: This zone provides East Hempfield Township residents with major goods and services at a size and scale that is appropriate with surrounding neighborhoods. The zone represents existing and new business areas in the Township that are contiguous to the Township's major corridors in the Designated Growth Area in the East Hempfield Township Comprehensive Plan. These areas have the carrying capacity to accommodate moderately sized business activities. A major organizing feature of these business areas is the roadway corridor; therefore, design features of the corridor to provide streets that accommodate motorized and nonmotorized vehicular and pedestrian traffic and parking in a safe, efficient and attractive manner is of paramount importance. The zone provides opportunities for live-work arrangements in multi-use structures.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
    - (a) Forestry activities.
    - (b) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
  - (2) Residential use:
    - (a) Multifamily dwelling.
    - (b) Townhouse.
    - (c) Two-family conversions.
  - (3) Business uses:
    - (a) Amusement, fitness, and entertainment businesses.



# ZONING

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- (b) Bed-and-breakfasts.
- (c) Conveniences stores.
- (d) Drive-through and drive-in services.
- (e) Finance and insurance.
- (f) Grocery store.
- (g) Industrial, light.
- (h) Lodging and overnight accommodations.
- (i) Mixed-use building.
- (j) Motor vehicle fueling station (non-twenty-four-hour operation).
- (k) Motor vehicle sales, leasing, and service.
- (l) Private club.
- (m) Professional, scientific and technical offices.
- (n) Restaurant.
- (o) Retail sales, service and repair.
- (p) Self-storage facilities.
- (q) Shopping complex.
- (r) Veterinary hospital/clinic.
- (s) Personal care service.  
[Added 3-18-2015 by Ord. No. 2015-03]
- (t) Contractor business and storage.  
[Added 3-18-2015 by Ord. No. 2015-03]

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- (c) Park and recreation facilities, public.
- (d) Place of worship, local.
- (e) Public utilities.
- (f) Recycling facilities less than 300 square feet.
- (g) School, post-secondary.
- (5) Accessory uses customarily incidental to the above permitted uses.
  - (a) Alternative energy systems, accessory.
  - (b) Home-based business, impact.
  - (c) Home-based business, no-impact.
  - (d) Personal communication devices.
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
  - (1) Nightclubs.
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
  - (1) Accessory dwelling units.
  - (2) Bars/taverns.
  - (3) Boarding homes.
  - (4) Cemeteries.
  - (5) Communications antenna.
  - (6) Motor vehicle fueling station.



# ZONING

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- (2) Minimum setbacks for principal uses, accessory uses, and accessory dwelling units.

<b>Setback</b>	<b>Principal</b>	<b>Accessory</b>	<b>Accessory Dwelling</b>
<b>RESIDENTIAL</b>			
Front	20 feet*	Not permitted in front yard	20 feet
Side	10 feet	5 feet	10 feet
Rear	20 feet	5 feet	10 feet
<b>NONRESIDENTIAL</b>			
Front	20 feet	20 feet	Not permitted in front yard
Side	10 feet from other nonresidential uses. 20 feet from adjacent residential uses	10 feet from other nonresidential uses. 20 feet from adjacent residential uses	10 feet
Rear	20 feet	10 feet	10 feet

**NOTE:**

\* 25 feet if a sidewalk is located along the street in front of the dwelling unit

- (3) Maximum residential density:
- (a) Townhouse: four dwelling units per acre.
  - (b) Multifamily: four dwelling units per acre.
- (4) Minimum lot width:
- (a) Agriculture: 100 feet.
  - (b) Residential: 20 feet.
  - (c) Civic/social: 50 feet.
  - (d) Business: 50 feet.
- (5) Maximum lot coverage: 70%.
- (6) Maximum building height:

# ZONING

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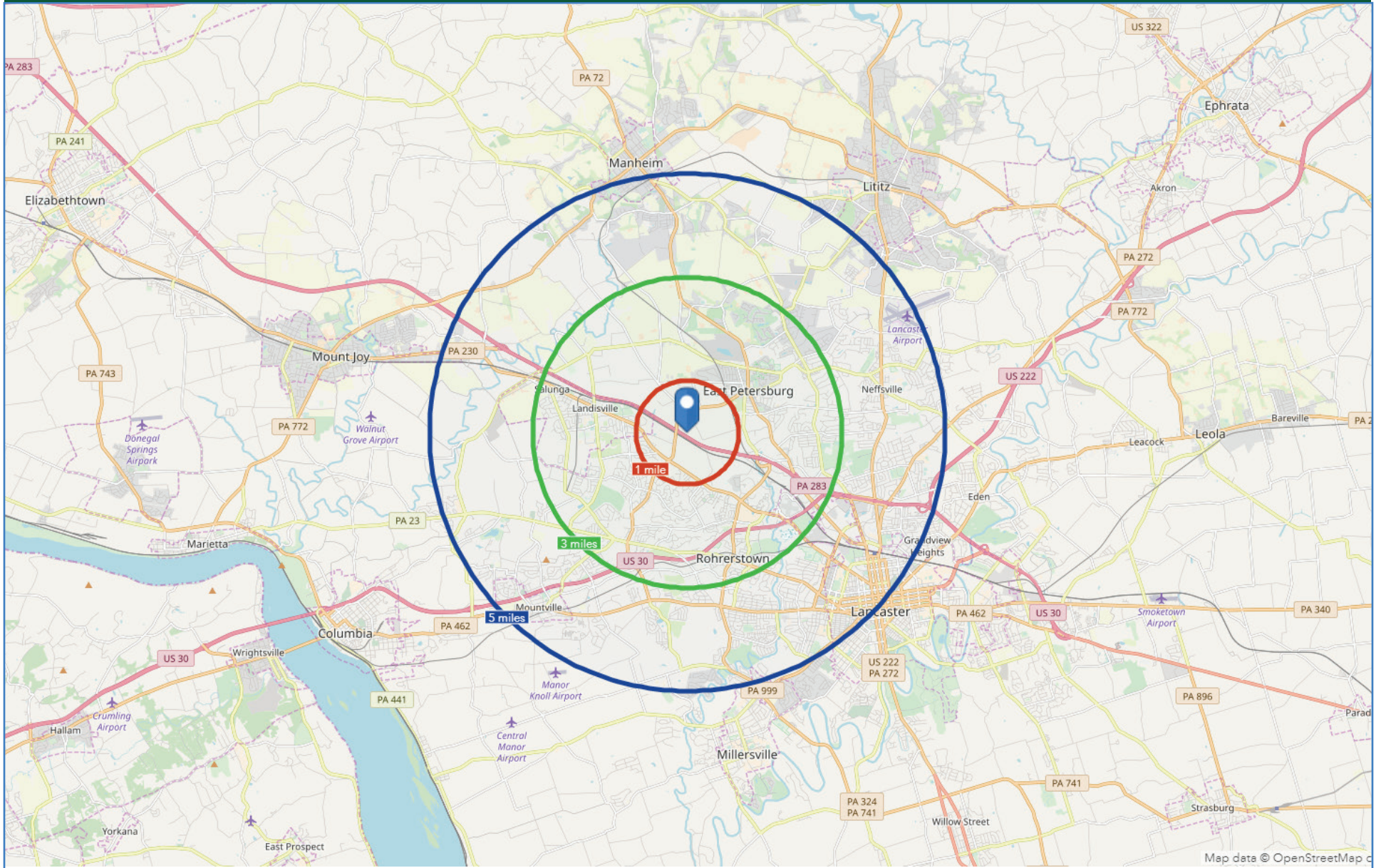
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- (7) Maximum building area:
  - (a) Grocery store: 65,000 square feet.
  - (b) Industrial, light: 10,000 square feet.
  - (c) Lodging and overnight accommodations: 30,000 square feet.
  - (d) Retail businesses (excluding convenience stores): 25,000 square feet.
  - (e) All other buildings: 15,000 square feet.
- (8) Agricultural setback requirements: See regulations in Article 4.
- (9) Agricultural disclaimer: See regulations in Article 4.
- (10) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (11) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (12) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (13) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.<sup>[1]</sup>

[1] *Editor's Note: See Ch. 222, Streets and Sidewalks.*
- (14) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (15) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (16) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (17) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (18) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.



# SITE MAP



# DEMOGRAPHICS



## Executive Summary

State Road, Pennsylvania  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.08808  
Longitude: -76.37616

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,267	30,533	105,668
2010 Population	1,281	33,902	117,023
2018 Population	1,317	36,308	125,084
2023 Population	1,365	37,896	130,387
2000-2010 Annual Rate	0.11%	1.05%	1.03%
2010-2018 Annual Rate	0.34%	0.83%	0.81%
2018-2023 Annual Rate	0.72%	0.86%	0.83%
2018 Male Population	50.0%	48.7%	48.2%
2018 Female Population	50.0%	51.3%	51.8%
2018 Median Age	49.6	44.8	41.2

In the identified area, the current year population is 125,084. In 2010, the Census count in the area was 117,023. The rate of change since 2010 was 0.81% annually. The five-year projection for the population in the area is 130,387 representing a change of 0.83% annually from 2018 to 2023. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 49.6, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	90.0%	84.5%	79.6%
2018 Black Alone	1.8%	3.7%	6.2%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2018 Asian Alone	4.5%	5.2%	4.3%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.0%	3.7%	6.3%
2018 Two or More Races	1.5%	2.6%	3.3%
2018 Hispanic Origin (Any Race)	4.3%	9.1%	14.5%

Persons of Hispanic origin represent 14.5% 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 51.9 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	438	11,673	41,935
2010 Households	487	13,320	47,204
2018 Total Households	499	14,144	50,043
2023 Total Households	514	14,731	52,069
2000-2010 Annual Rate	1.07%	1.33%	1.19%
2010-2018 Annual Rate	0.30%	0.73%	0.71%
2018-2023 Annual Rate	0.59%	0.82%	0.80%
2018 Average Household Size	2.64	2.56	2.44

The household count in this area has changed from 47,204 in 2010 to 50,043 in the current year, a change of 0.71% annually. The five-year projection of households is 52,069, a change of 0.80% annually from the current year total. Average household size is currently 2.44, compared to 2.42 in the year 2010. The number of families in the current year is 32,190 in the specified area.





# DEMOGRAPHICS



## Executive Summary

State Road, Pennsylvania  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.08808  
Longitude: -76.37616

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$99,165	\$83,360	\$64,099
2023 Median Household Income	\$104,528	\$91,915	\$71,641
2018-2023 Annual Rate	1.06%	1.97%	2.25%
<b>Average Household Income</b>			
2018 Average Household Income	\$121,903	\$108,816	\$87,167
2023 Average Household Income	\$132,021	\$119,488	\$97,039
2018-2023 Annual Rate	1.61%	1.89%	2.17%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$48,163	\$42,637	\$35,160
2023 Per Capita Income	\$51,914	\$46,706	\$39,010
2018-2023 Annual Rate	1.51%	1.84%	2.10%

### Households by Income

Current median household income is \$64,099 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$71,641 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$87,167 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$97,039 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$35,160 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$39,010 in five years, compared to \$36,530 for all U.S. households

### Housing

2000 Total Housing Units	463	11,991	43,856
2000 Owner Occupied Housing Units	397	8,849	28,790
2000 Renter Occupied Housing Units	41	2,824	13,145
2000 Vacant Housing Units	25	318	1,921
2010 Total Housing Units	536	13,916	49,649
2010 Owner Occupied Housing Units	420	10,076	31,364
2010 Renter Occupied Housing Units	67	3,244	15,840
2010 Vacant Housing Units	49	596	2,445
2018 Total Housing Units	552	14,806	52,807
2018 Owner Occupied Housing Units	424	10,560	32,285
2018 Renter Occupied Housing Units	75	3,584	17,758
2018 Vacant Housing Units	53	662	2,764
2023 Total Housing Units	569	15,472	55,066
2023 Owner Occupied Housing Units	438	10,993	33,681
2023 Renter Occupied Housing Units	76	3,738	18,388
2023 Vacant Housing Units	55	741	2,997



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