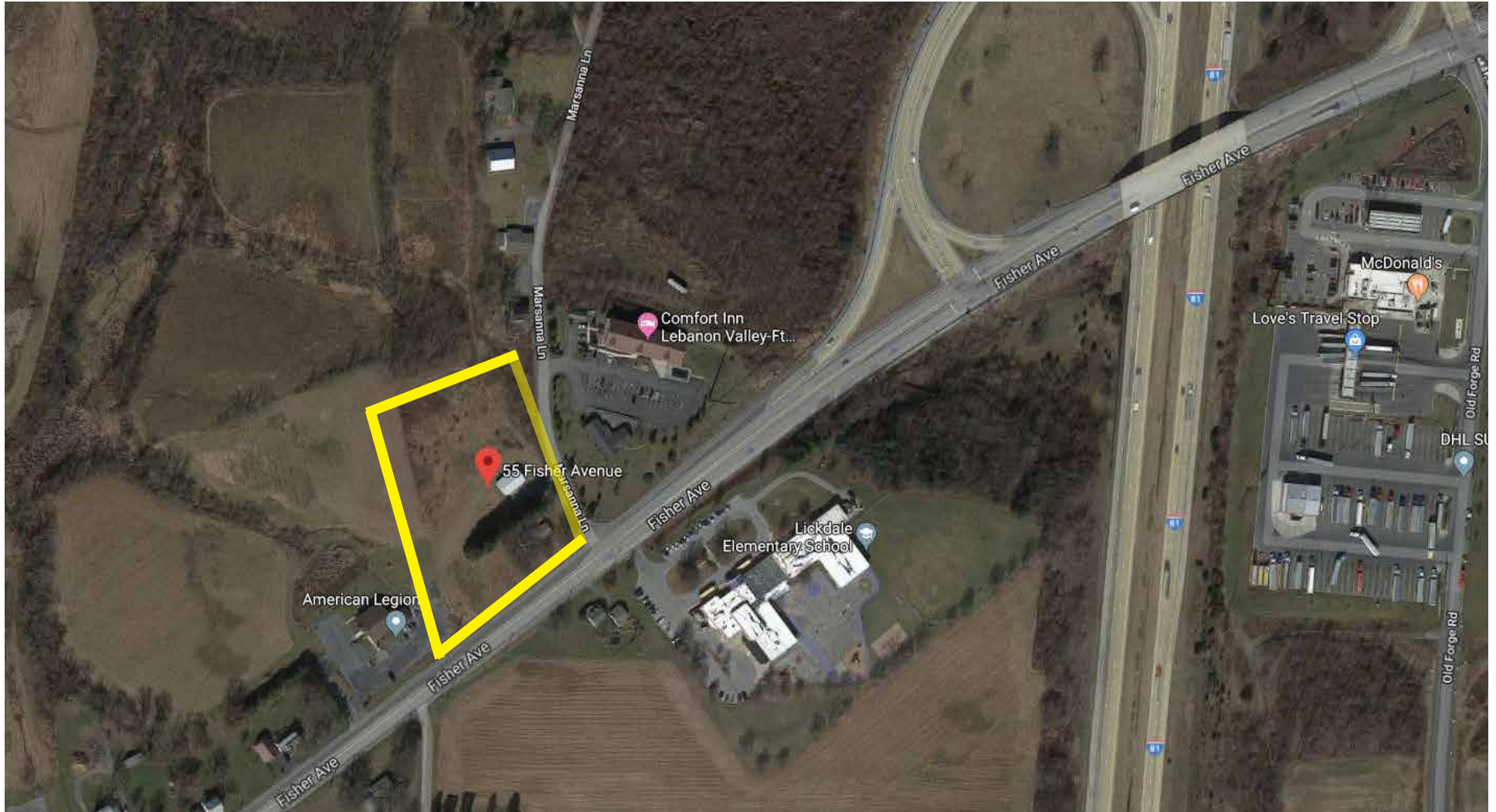


FOR SALE
INDUSTRIAL/COMMERCIAL LAND
± 2.9 ACRES



55 Fisher Avenue, Jonestown, PA 17038



U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

SALIENT INFORMATION

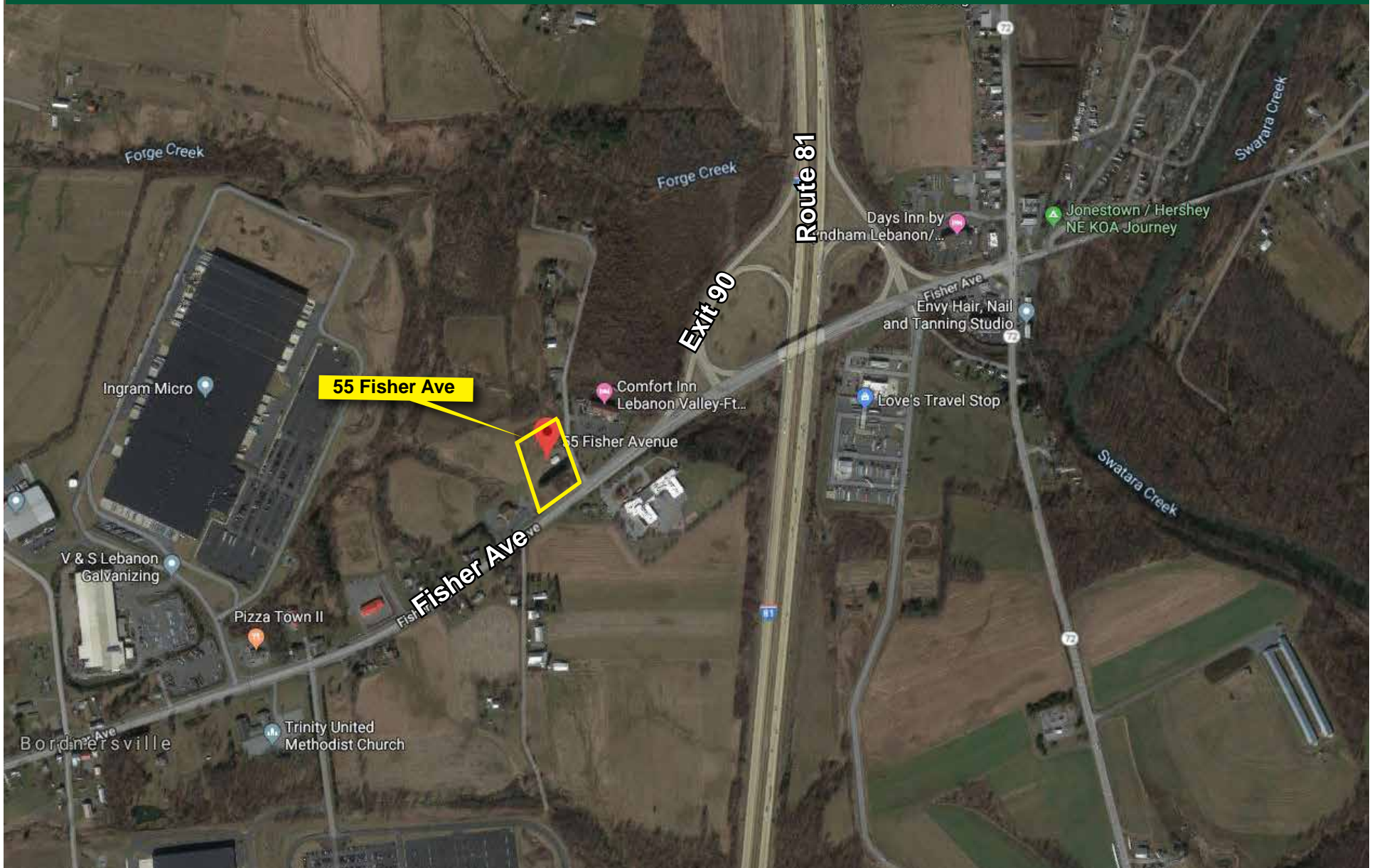
- LOCATION:** 55 Fisher Avenue, Jonestown, PA 17038
- WATER:** Well on-site. Public service line available along frontage - \$3,610.00 tap fee
- SEWER:** Septic system on-site. Public sewer available along frontage - \$3,600.00 tap fee
- ZONING:** (I) Industrial - Permitted uses include a wide menu of uses including, but not limited to hotels, production, restaurants, self-storage, banks, heavy equipment sales and office buildings
- TRAFFIC COUNTS:**
- | | |
|---------------|---|
| Fisher Avenue | West of Route 81: 5,020 vehicles per day in both directions |
| Route 81 | North of Fisher Ave: 25,419 vehicles per day in both directions |
| | South of Fisher Ave: 26,899 vehicles per day in both directions |
- DEMOGRAPHICS:**
- | | <u>3 Mile</u> | <u>5 Mile</u> | <u>10 Mile</u> |
|------------------|---------------|---------------|----------------|
| Population | 3,539 | 12,923 | 90,956 |
| Households | 1,373 | 4,841 | 35,160 |
| Household Income | \$61,056 | \$60,669 | \$54,561 |
- LOT SIZE:** ± 2.9 Acres
- PRICE:** \$689,000



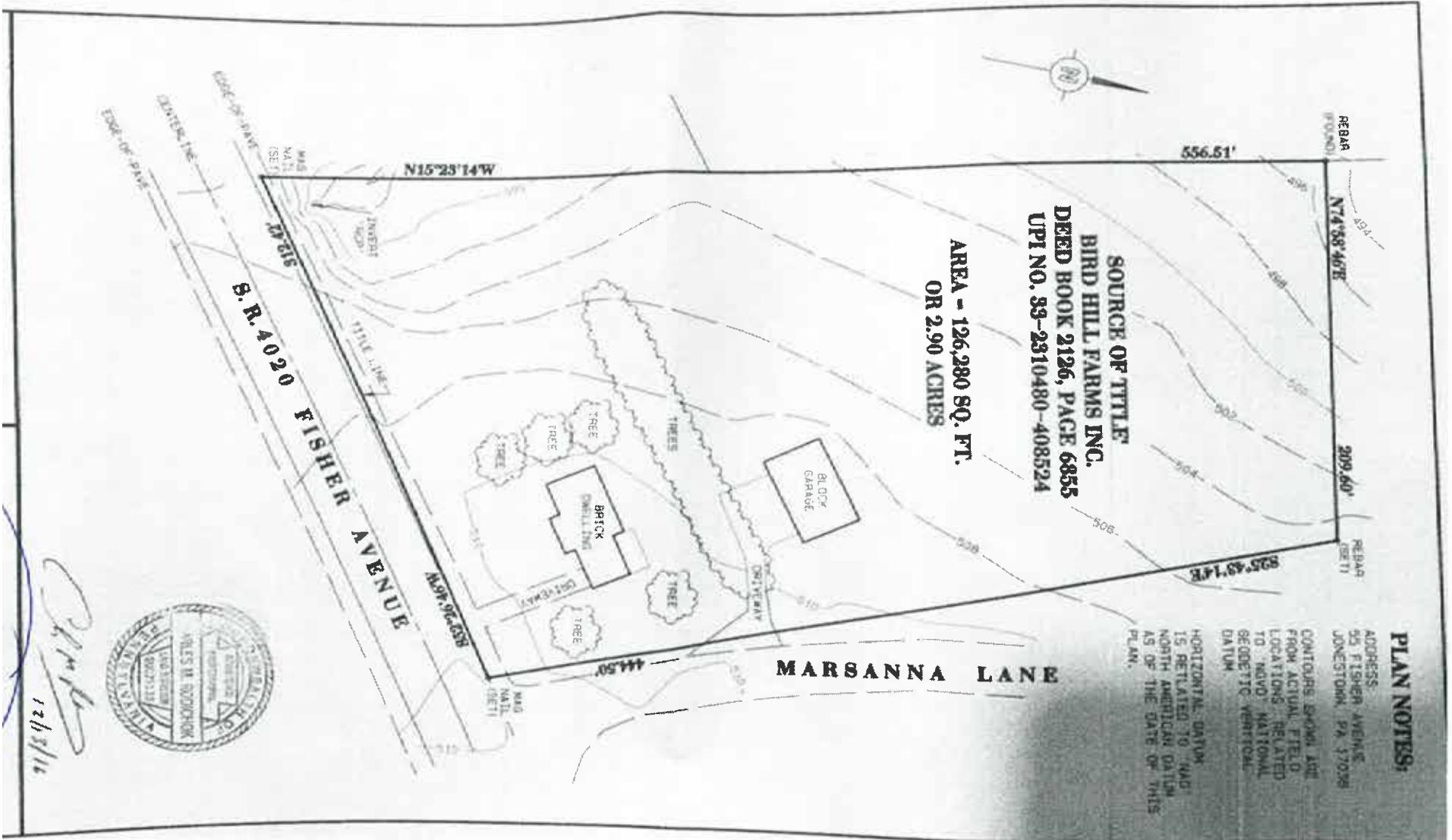
U.S. COMMERCIAL REALTY

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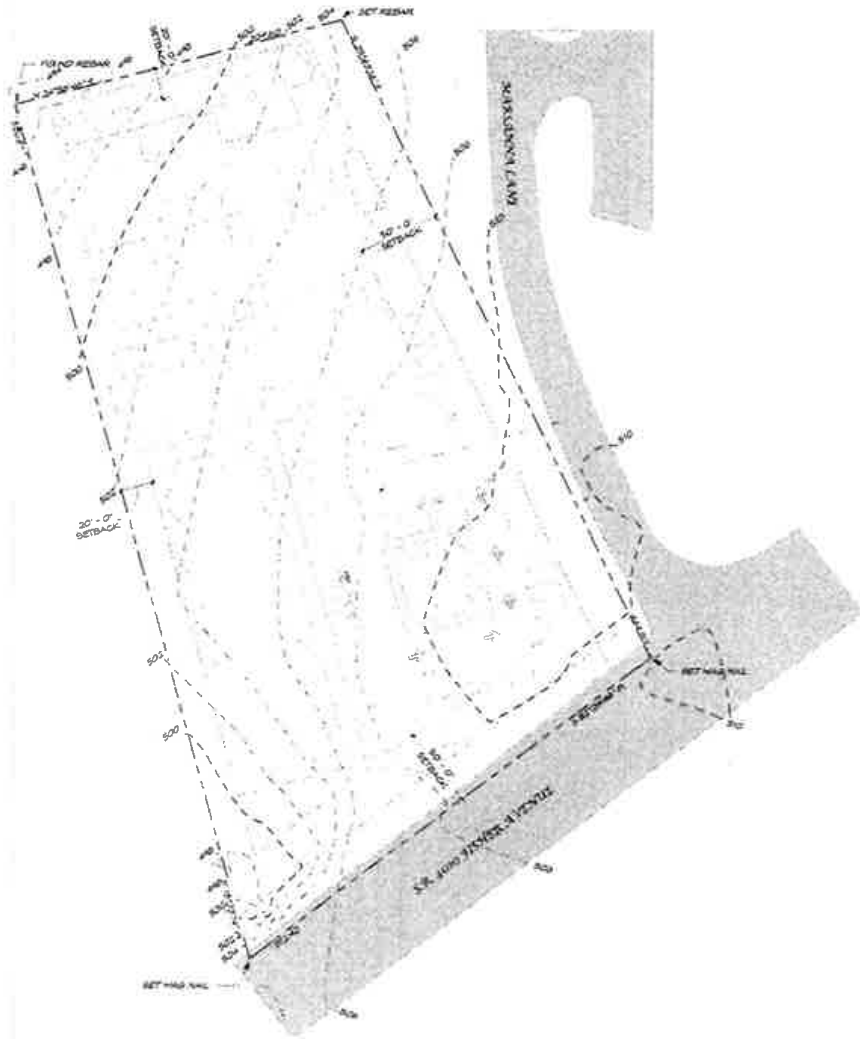
AERIAL MAP



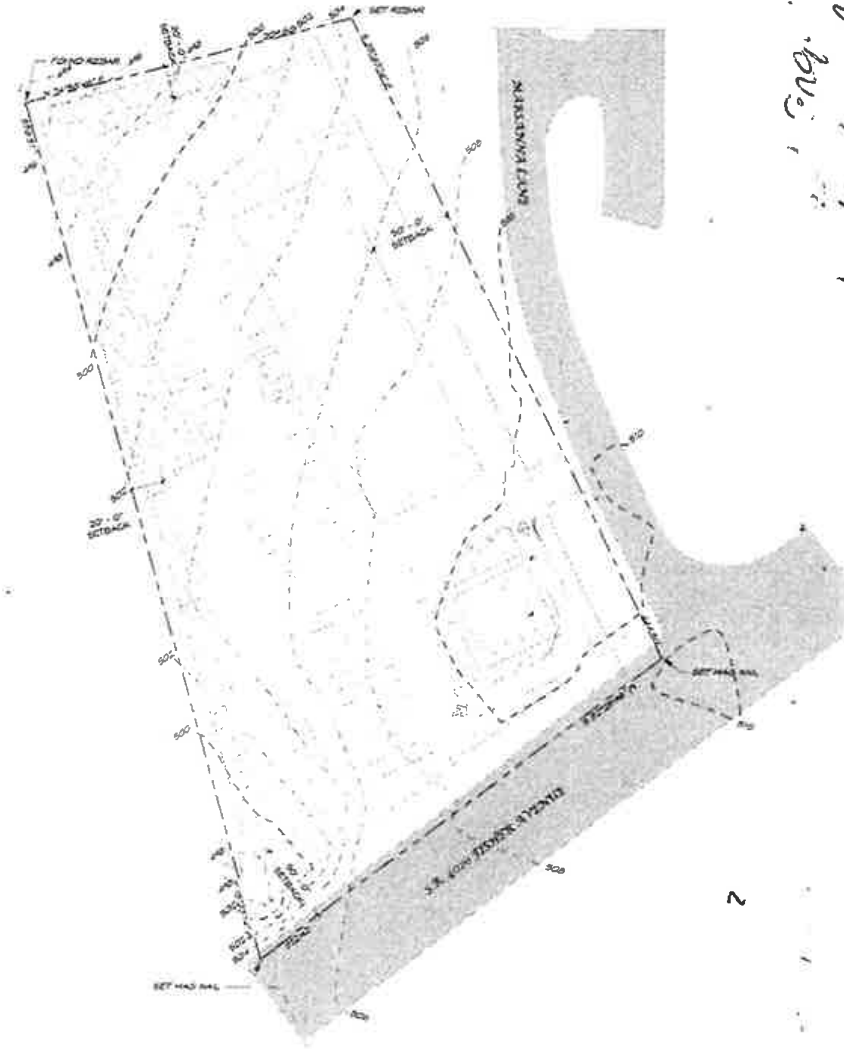
SITE PLAN



PROPOSED SITE PLANS



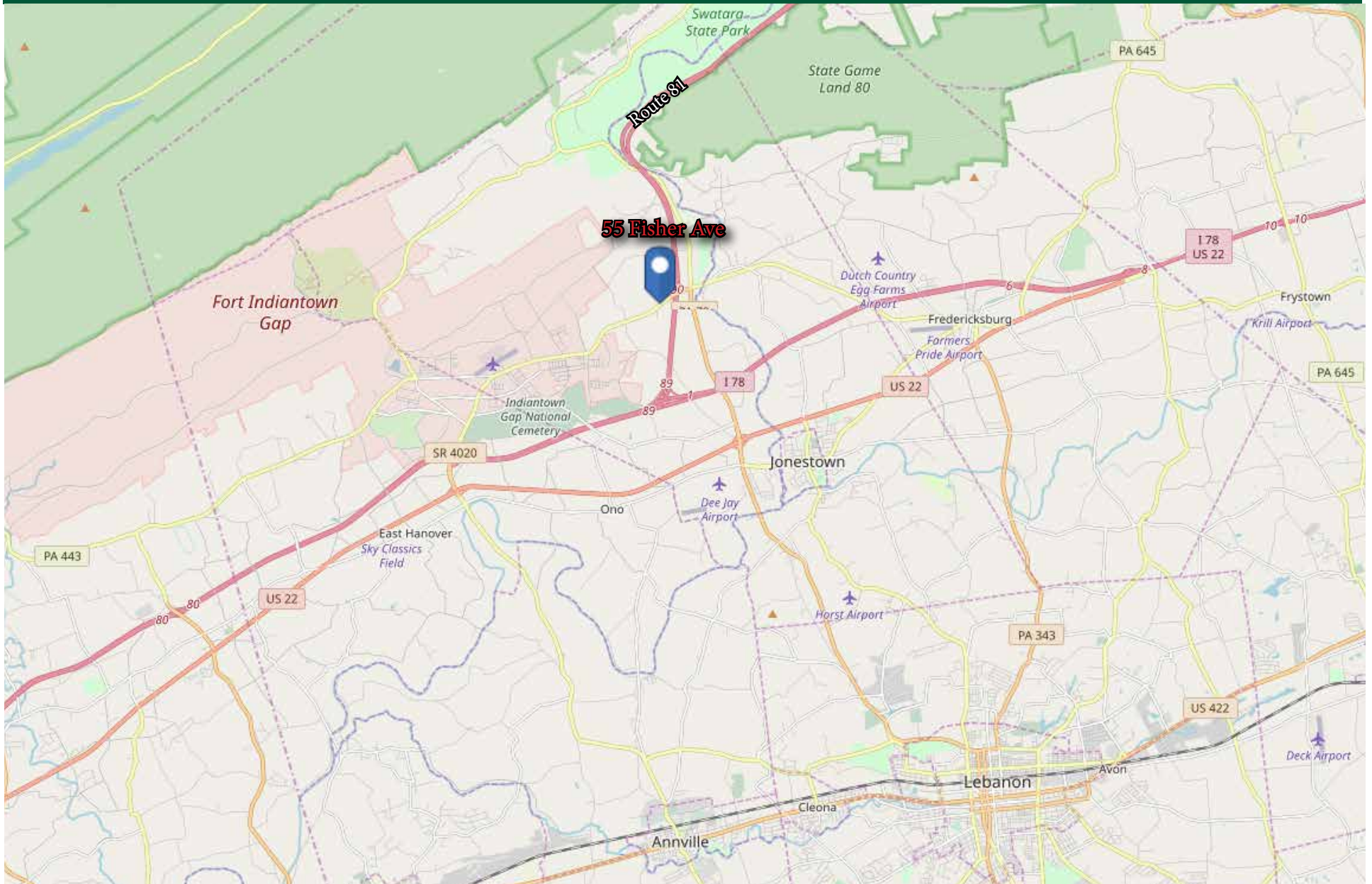
PROPOSED SITE PLAN - OPTION 1



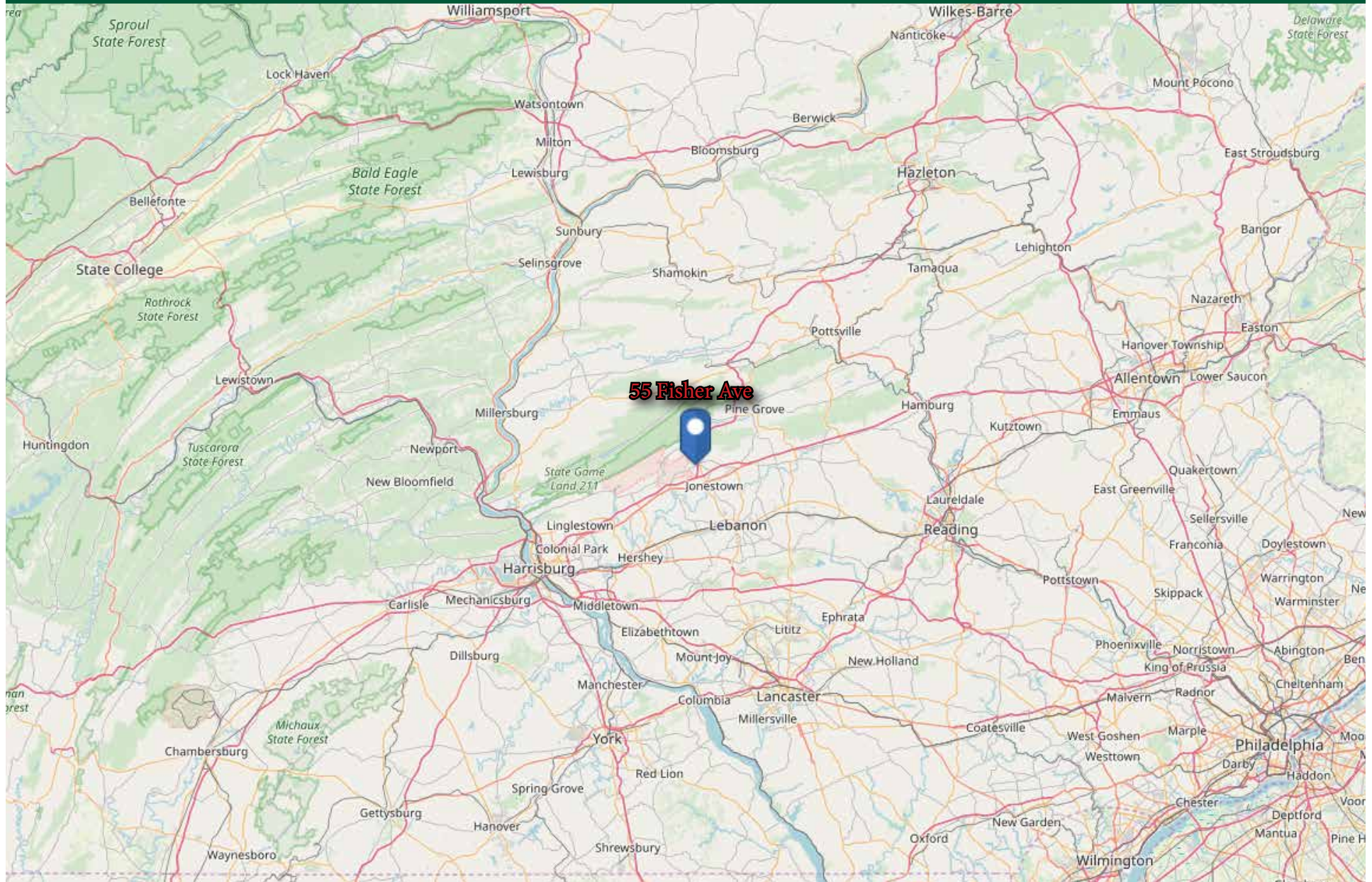
PROPOSED SITE PLAN - OPTION 2

Handwritten note: Linn. Ave.

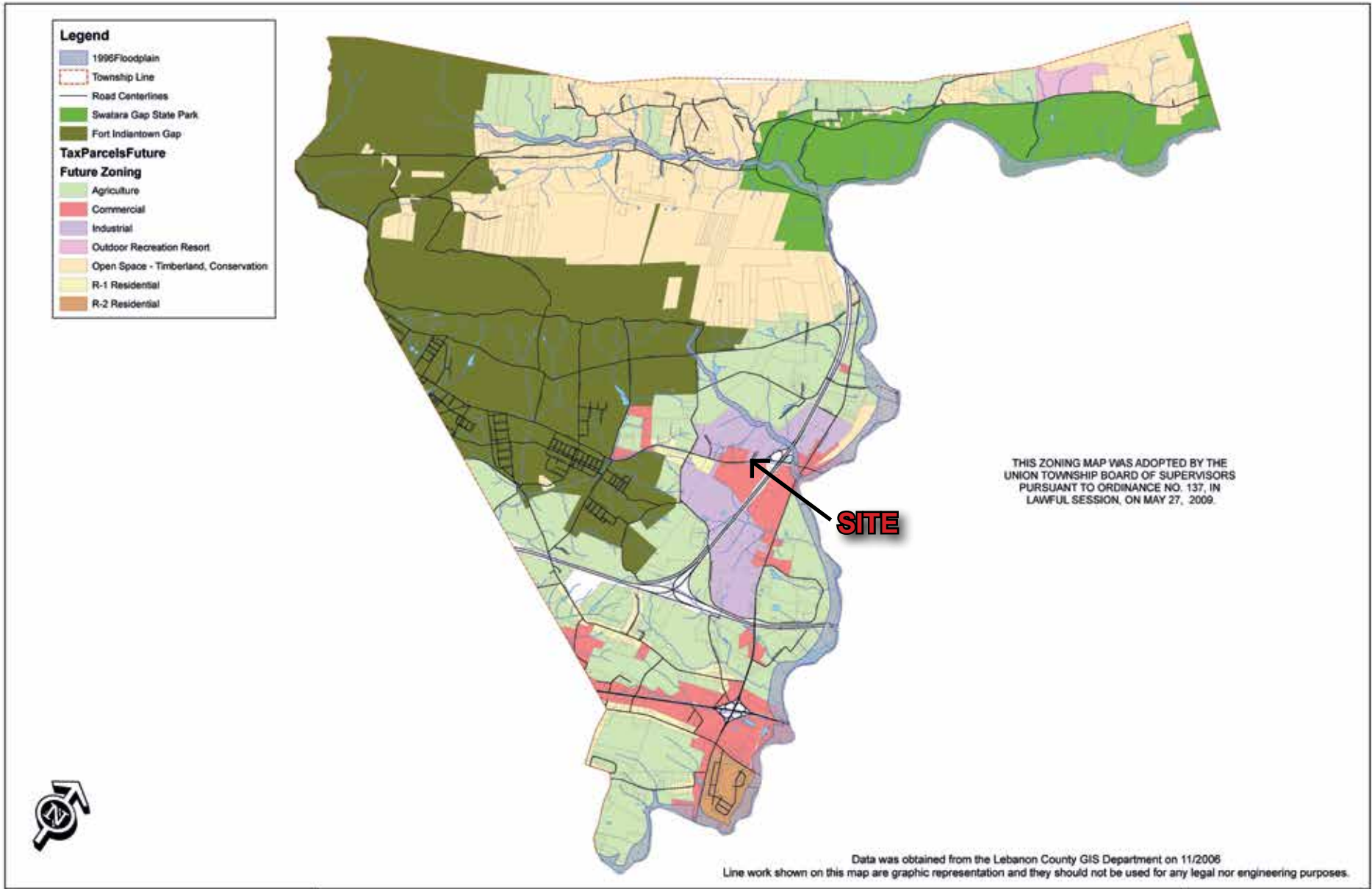
LOCAL MAP



REGIONAL MAP



ZONING MAP



ZONING

ARTICLE 10 - I – INDUSTRIAL DISTRICT

10.A. Intent.

The Industrial District is designed to accommodate and promote wholesale activities, warehousing, and industrial operations dependent on existing land uses, physical conditions and availability of nearby municipal utilities and transport facilities. The district accommodates extensive industrial activities in these areas so as to minimize any detrimental effects that they might have on other uses in the Township and at the same time provides an industrial zone free of encroachment from other activities.

All uses permitted by right or by special exception shall be subject to all requirements set forth in this Article, Article 13, Article 14 and all other applicable municipal, municipal authority, state and federal laws, ordinances and regulations.

10.B. Permitted Uses

- 10.B.1 Any production, manufacturing, processing, assembly, fabrication, packaging, cleaning, testing, storage, distribution or other handling of materials, goods, foodstuffs and products not involving a retail activity.
- 10.B.2 Wholesale business, storage and warehousing establishments.
- 10.B.3 Truck Stops
- 10.B.4 Truck Wash
- 10.B.5 Heavy equipment sales, service and/or repair facilities.
- 10.B.6 Lumber, coal and fuel distribution yards.
- 10.B.7 Extraction, storage, pretreatment, loading or hauling of underground commodities and minerals including bulk water.
- 10.B.8 Bookbinding, printing and publishing.
- 10.B.9 Sign making.
- 10.B.10 Automobile auctions and/or automobile parking or storage compounds such that any site used for the sale, parking and /or storage of more than one hundred fifty (150) vehicles on-site shall front solely upon arterial or collector roads and no portion of the auction or parking/storage compound shall be located within two hundred (200) feet of any land within a Residential or Village zoning district.
- 10.B.11 Recycling stations provided there is no outdoor storage or materials used or generated and all operations shall be conducted within a completely enclosed building.
- 10.B.12 Industrial parks on 20 acres or more
- 10.B.13 Laboratories including research, testing, manufacturing and experimental.
- 10.B.14 Trade schools.
- 10.B.15 Offices.



ZONING

- 10.B.16** Administrative activities in support of manufacturing or other industrial activities.
- 10.B.17** Community utilities.
- 10.B.18** Public use of buildings or land owned and operated by the Township or a municipal authority organized by the Township.
- 10.B.19** Department stores.
- 10.B.20** Health Care Offices.
- 10.B.21** Stores for the retailing of consumer goods.
- 10.B.22** Personal service shops, including barber, beauty shops, tailors, shoe repair, dry cleaning.
- 10.B.23** Banks, Offices.
- 10.B.24** Taxi and bus passenger stations.
- 10.B.25** Mortuary and undertaking establishments.
- 10.B.26** Restaurants, tea rooms, cafes and other places serving food, including private clubs, or beverages and beverage distribution centers.
- 10.B.27** Drive-in restaurants.
- 10.B.28** Laundries and dry cleaning.
- 10.B.29** Shops for contractors of plumbing, heating, painting, upholstering.
- 10.B.30** Hotels and motels, bed and breakfast.
- 10.B.31** Self-Storage Units
- 10.B.32** Automobile dealers and automobile washes.
- 10.B.33** Automobile filling stations, repair and service garages, subject to the following regulations:
 - 10.B.33.a.**The subject property shall front on an arterial or collector road, as defined in the Union Township Comprehensive Plan.
 - 10.B.33.b.** The subject property shall be set back at least three hundred (300) feet from any lot containing a school, day-care facility, playground, library, hospital or nursing, rest or retirement home.
 - 10.B.33.c.**All but incidental repair work shall be performed within a completely enclosed building.
 - 10.B.33.d.** All fuel pumps shall be located outside of building on private property and in no case within 35 feet of any street right-of-way line.
 - 10.B.33.e.**All automobile parts, dismantled and derelict vehicles and similar articles shall not be stored for longer than 30 calendar days, except within a completely enclosed building unless the establishment is required to hold on the premises such parts, vehicles or articles for legal reasons.
 - 10.B.33.f.** All fuel, oil or similar substances shall be stored at least 35 feet from any street right-of-way or lot line.



ZONING

10.B.33.g. Any ventilation equipment associated with fuel storage tanks or service/repair work shall be oriented away from any adjoining residentially zoned property.

10.B.33.h. Access drives shall be separated seventy five (75) feet from one another if located along the same frontage as measured from edge to edge.

10.B.34 Sales of manufactured, mobile and modular housing, subject to the following regulations:

10.B.34.a. No manufactured, mobile or modular home for sale may be inhabited at any time before or after said sale while said home is on the business premises.

10.B.34.b. Minimum lot size for the sale of manufactured, mobile and modular housing shall be 2 acres.

10.C. Permitted Accessory Uses.

Located on the same lot with the permitted principal uses.

10.C.1 Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, goods or furnishings that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet.

10.C.2 Off-street parking and loading facilities and signs.

10.C.3 Dining facilities, cafeterias, restaurants, day-care or recreational facilities for employees only.

10.C.4 Other accessory uses customarily incidental to the above permitted uses.

10.D. Uses Permitted by Special Exception

10.D.1 Junkyards and Salvage yards.

10.D.2 Telecommunication and Wireless Communication facilities

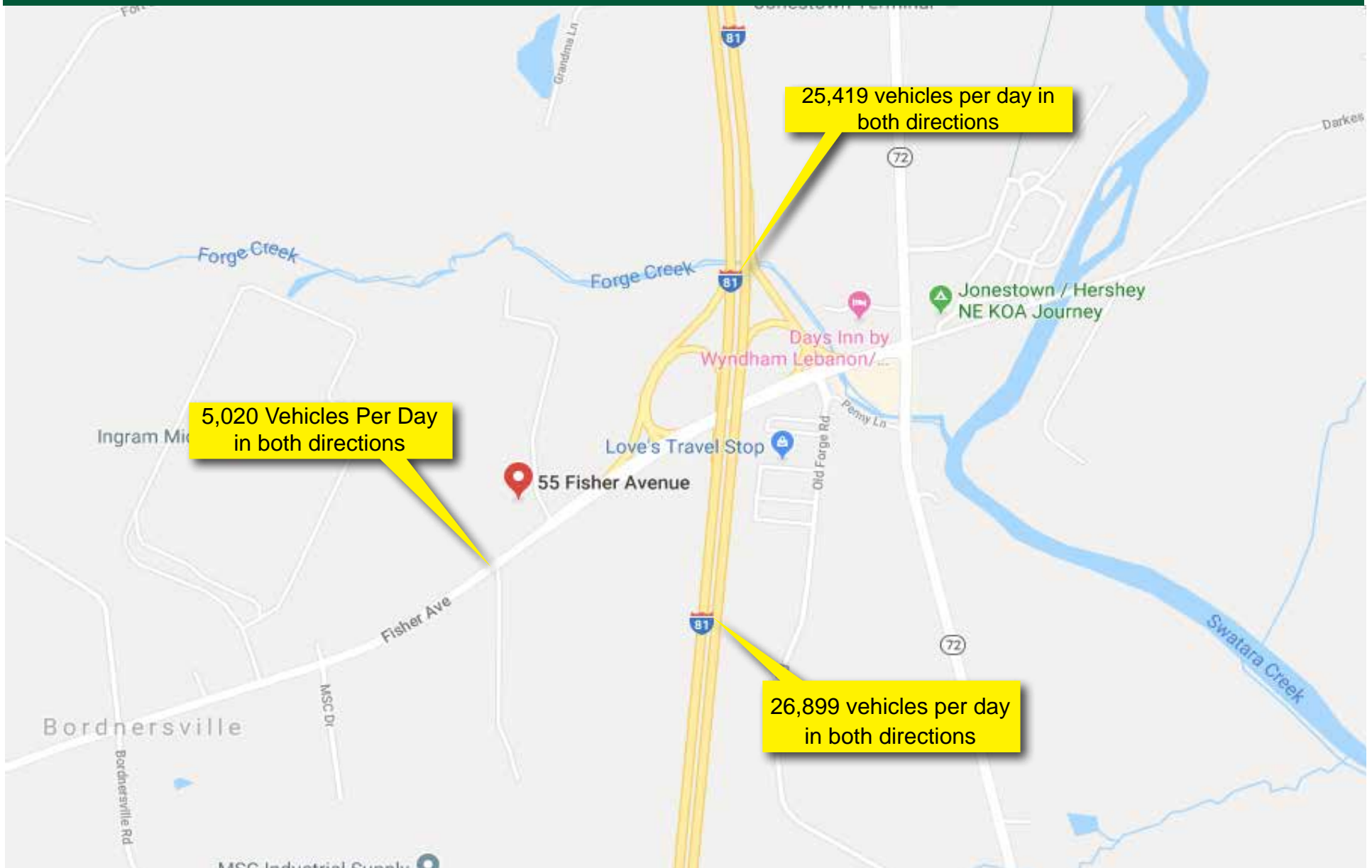
10.D.3 Home Improvement Building Supply Stores

10.D.4 Shopping Centers

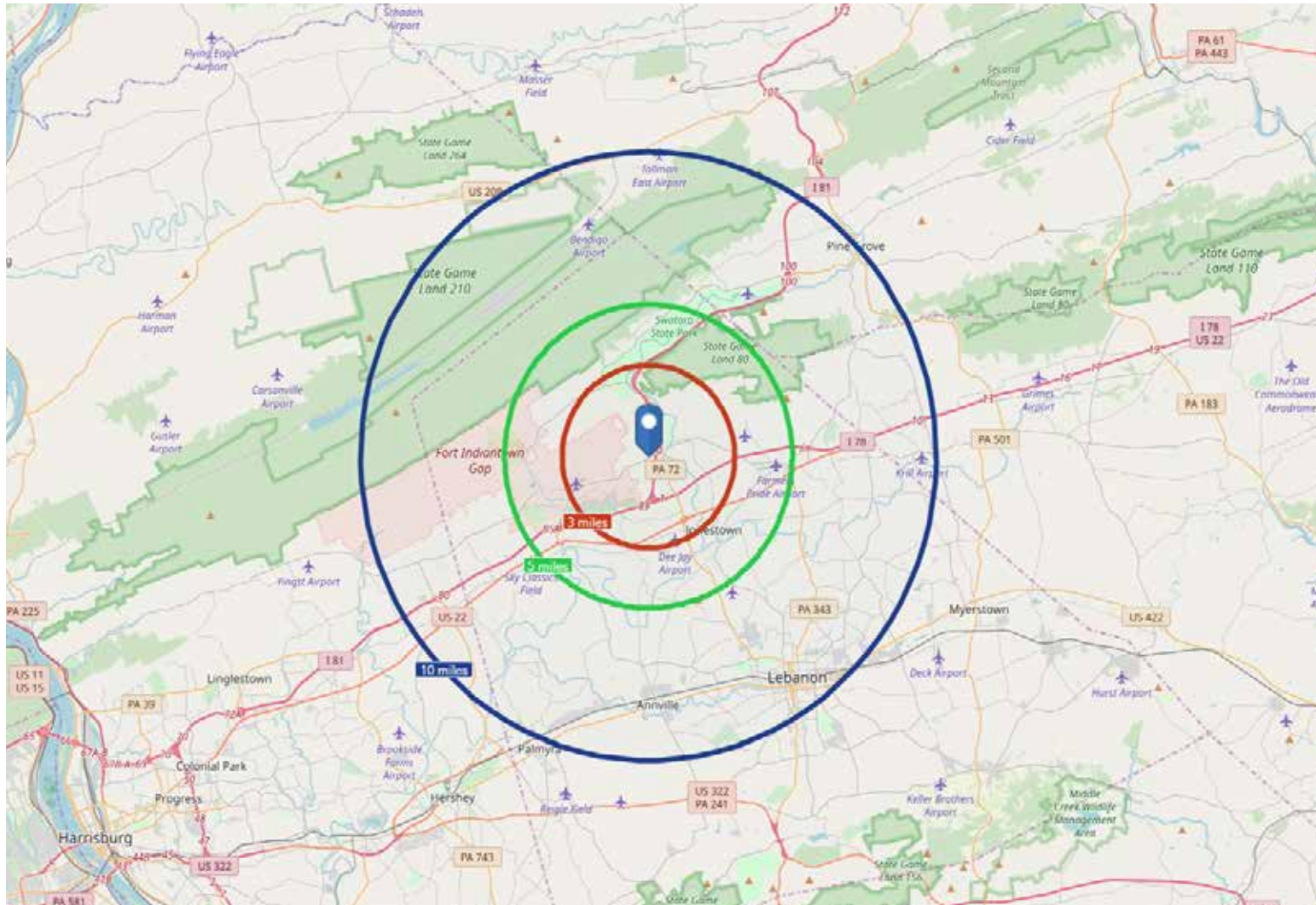
10.D.5 Commercial Day Care

10.D.6 Motor Freight Terminals

TRAFFIC COUNT MAP



RADIUS MAP



DEMOGRAPHICS



Executive Summary

55 Fisher Ave, Jonestown, Pennsylvania, 17038 3
 55 Fisher Ave, Jonestown, Pennsylvania, 17038
 Rings: 3, 5, 10 mile radii

U.S. Commercial Realty
 Latitude: 40.43800
 Longitude: -76.21100

	3 miles	5 miles	10 miles
Population			
2000 Population	2,690	10,163	81,672
2010 Population	3,477	12,511	87,798
2018 Population	3,539	12,923	90,956
2023 Population	3,614	13,283	93,429
2000-2010 Annual Rate	2.60%	2.10%	0.73%
2010-2018 Annual Rate	0.21%	0.39%	0.43%
2018-2023 Annual Rate	0.42%	0.55%	0.54%
2018 Male Population	51.1%	50.8%	49.3%
2018 Female Population	48.9%	49.2%	50.7%
2018 Median Age	40.2	40.7	40.9

In the identified area, the current year population is 90,956. In 2010, the Census count in the area was 87,798. The rate of change since 2010 was 0.43% annually. The five-year projection for the population in the area is 93,429 representing a change of 0.54% annually from 2018 to 2023. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.3.

Race and Ethnicity

	3 miles	5 miles	10 miles
2018 White Alone	93.4%	93.3%	83.9%
2018 Black Alone	1.5%	1.6%	3.5%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2018 Asian Alone	1.3%	1.3%	1.4%
2018 Pacific Islander Alone	0.0%	0.1%	0.0%
2018 Other Race	1.7%	1.8%	8.4%
2018 Two or More Races	2.0%	1.8%	2.5%
2018 Hispanic Origin (Any Race)	6.3%	5.9%	19.1%

Persons of Hispanic origin represent 19.1% 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 51.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

	3 miles	5 miles	10 miles
2000 Households	1,058	3,787	31,776
2010 Households	1,362	4,725	34,264
2018 Total Households	1,373	4,841	35,160
2023 Total Households	1,396	4,960	35,994
2000-2010 Annual Rate	2.56%	2.24%	0.76%
2010-2018 Annual Rate	0.10%	0.29%	0.31%
2018-2023 Annual Rate	0.33%	0.49%	0.47%
2018 Average Household Size	2.56	2.63	2.52

The household count in this area has changed from 34,264 in 2010 to 35,160 in the current year, a change of 0.31% annually. The five-year projection of households is 35,994, a change of 0.47% annually from the current year total. Average household size is currently 2.52, compared to 2.49 in the year 2010. The number of families in the current year is 23,638 in the specified area.



DEMOGRAPHICS



Executive Summary

55 Fisher Ave, Jonestown, Pennsylvania, 17038 3
 55 Fisher Ave, Jonestown, Pennsylvania, 17038
 Rings: 3, 5, 10 mile radii

U.S. Commercial Realty
 10000 Market Street
 Philadelphia, PA 19103

	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$61,056	\$60,669	\$54,561
2023 Median Household Income	\$69,398	\$69,002	\$60,440
2018-2023 Annual Rate	2.59%	2.61%	2.07%
Average Household Income			
2018 Average Household Income	\$71,456	\$73,539	\$69,330
2023 Average Household Income	\$81,644	\$85,449	\$79,538
2018-2023 Annual Rate	2.70%	3.05%	2.79%
Per Capita Income			
2018 Per Capita Income	\$27,212	\$27,893	\$27,205
2023 Per Capita Income	\$30,942	\$32,248	\$31,045
2018-2023 Annual Rate	2.60%	2.94%	2.68%

Households by Income

Current median household income is \$54,561 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$60,440 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$69,330 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$79,538 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,205 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,045 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	1,139	4,000	33,838
2000 Owner Occupied Housing Units	813	2,990	22,511
2000 Renter Occupied Housing Units	246	797	9,264
2000 Vacant Housing Units	80	213	2,063
2010 Total Housing Units	1,454	4,963	36,494
2010 Owner Occupied Housing Units	1,056	3,774	23,759
2010 Renter Occupied Housing Units	306	951	10,505
2010 Vacant Housing Units	92	238	2,230
2018 Total Housing Units	1,485	5,123	37,731
2018 Owner Occupied Housing Units	1,020	3,723	23,383
2018 Renter Occupied Housing Units	354	1,118	11,777
2018 Vacant Housing Units	112	282	2,571
2023 Total Housing Units	1,509	5,244	38,723
2023 Owner Occupied Housing Units	1,043	3,836	24,156
2023 Renter Occupied Housing Units	354	1,124	11,839
2023 Vacant Housing Units	113	284	2,729

Currently, 62.0% of the 37,731 housing units in the area are owner occupied; 31.2%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 36,494 housing units in the area - 65.1% owner occupied, 28.8% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 1.49%. Median home value in the area is \$166,346, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.85% annually to \$182,302.



Michael D. Wagner, CCIM
mike@uscommercialrealty.net
(717) 371-2021

Dwight E. Wagner, CCIM
dwight@uscommercialrealty.net
(717) 940-1900



1650 Crooked Oak Drive, Suite 310
Lancaster, PA 17601- 4279
(717) 735-6000 Office
www.uscommercialrealty.net

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