

FOR LEASE
Multi-Purpose
Flex-Commercial Building



1180 Enterprise Road, East Petersburg, PA 17520



www.uscommercialrealty.net

SALIENT INFORMATION

LOCATION:	1180 Enterprise Road, East Hempfield Township, East Petersburg, PA 17520
	Distances to:
	Route 72 - ±0.3 miles
	Route 283 - ±1.3 miles
	Route 30 - ±2.5 miles
BUILDING SIZE:	± 6,400 SF
LOT SIZE:	± 0.74 Acres
ZONING:	Enterprise (E)
UTILITIES:	Public water and sewer; natural gas
HVAC:	Two gas fired units and one electric heat pump
ELECTRIC:	Single phase; 200 amp; 120/240v
ROOF:	EPDM Rubber Roof
LOADING DOCKS:	One
GRADE LEVEL DOOR:	One
PARKING:	8 Spaces
RENT:	\$7.50 PSF NNN

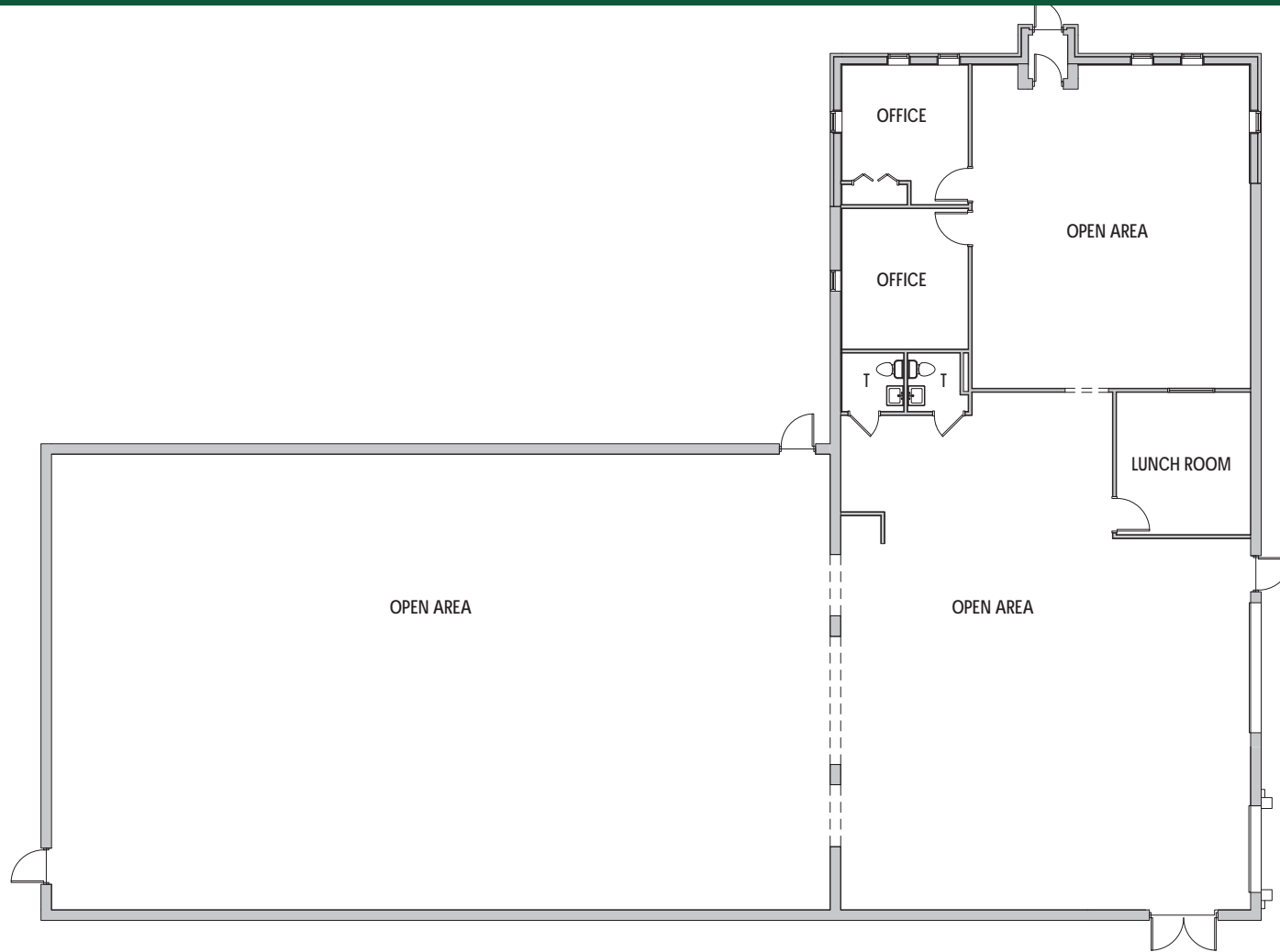


HVAC

- Two - 4 - ton single stage stove gas fired units
- One - 3 - ton packaged electric heat pump



FLOOR PLAN



1 LEVEL 1 - FLOOR PLAN - EXIST
Z0.1 1" = 10'-0"



WARFEL
CONSTRUCTION

1110 ENTERPRISE ROAD
EAST PETERSBURG PA 17520
717-299-4500 FAX 717-299-4628
www.warfelcc.com

EXISTING CONDITIONS

1180 ENTERPRISE ROAD

1180 ENTERPRISE ROAD, EAST PETERSBURG, PA 17520

07-19-2018

Z0.1

PHOTOS



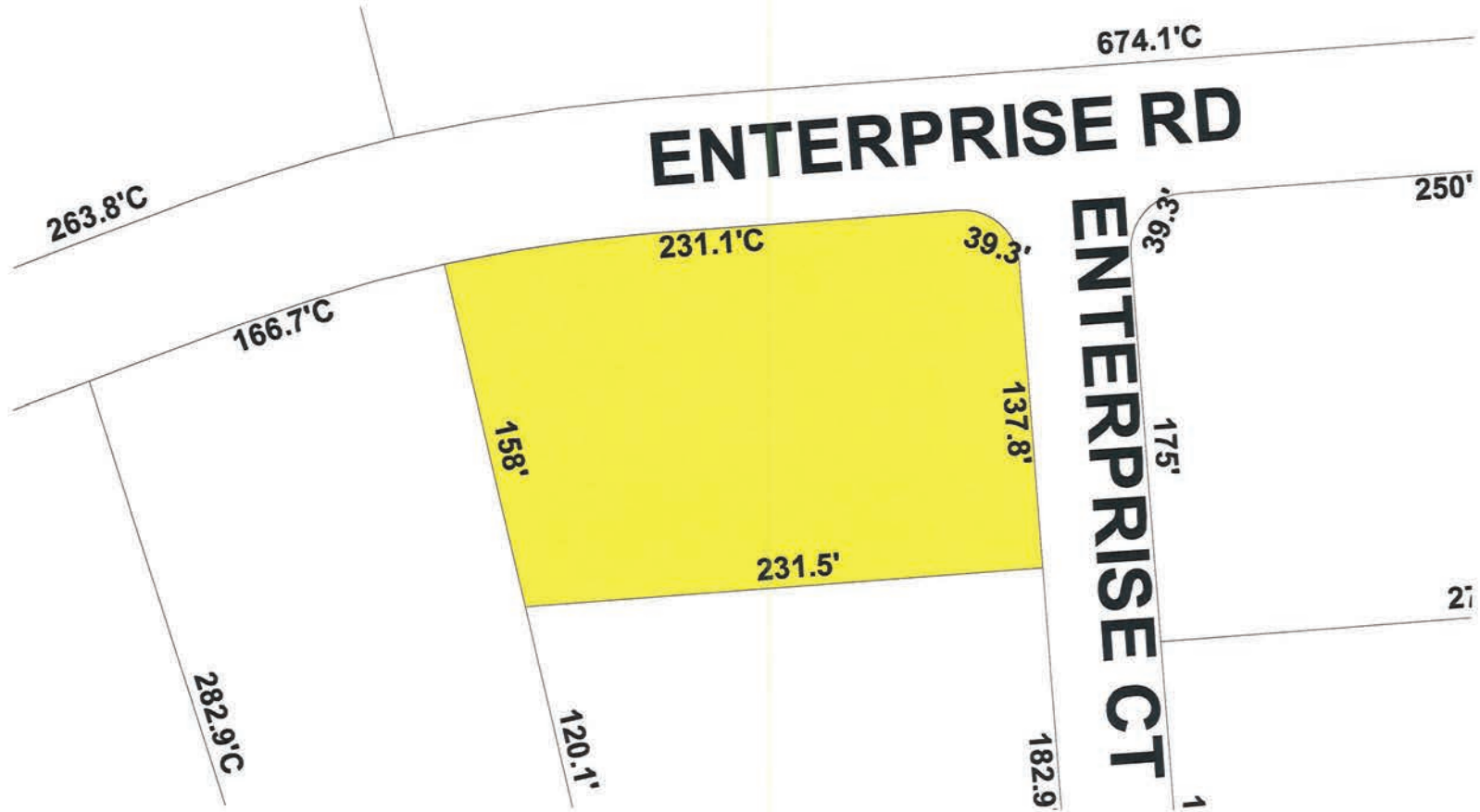
AERIAL



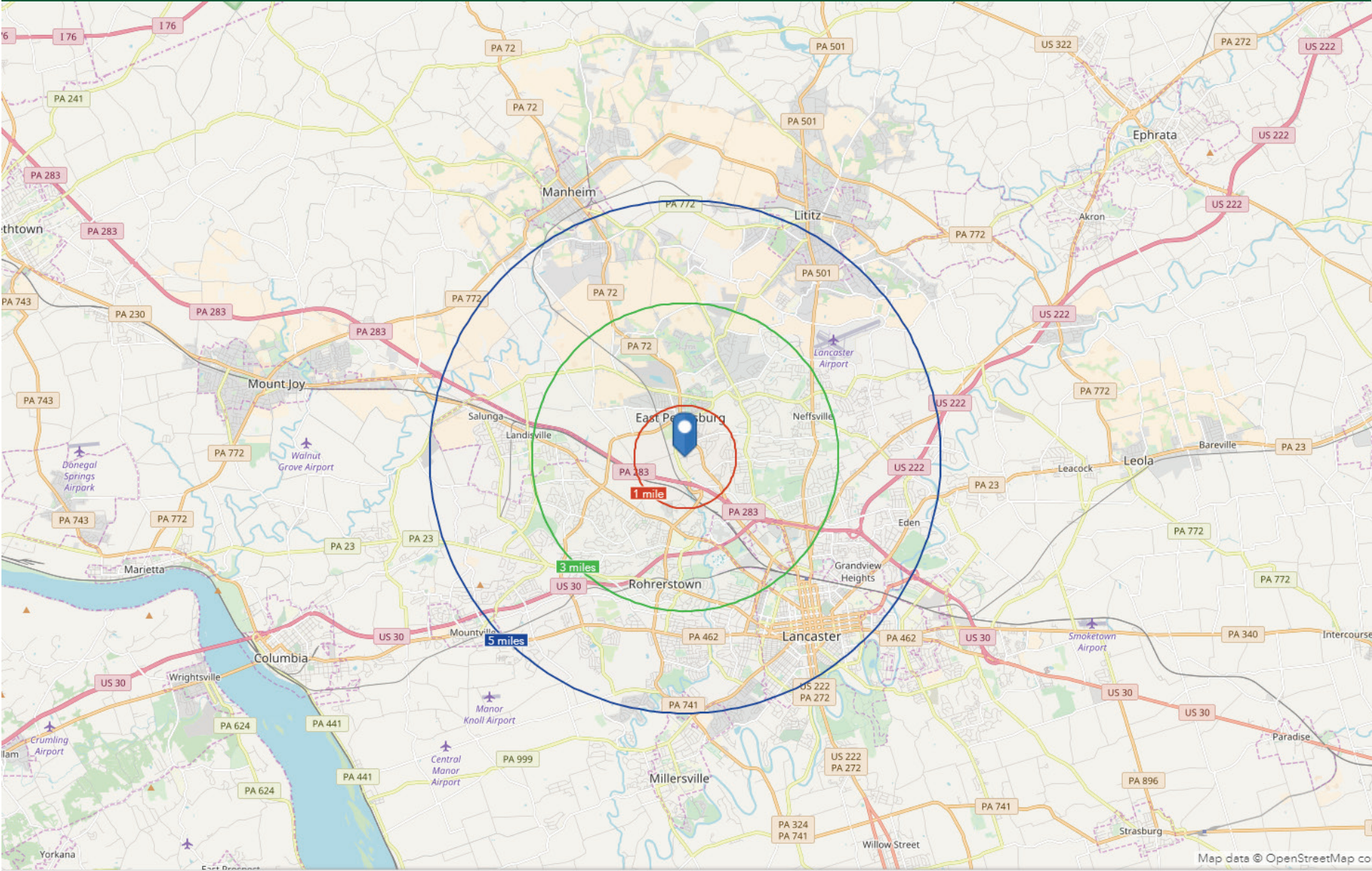
AERIAL MAP



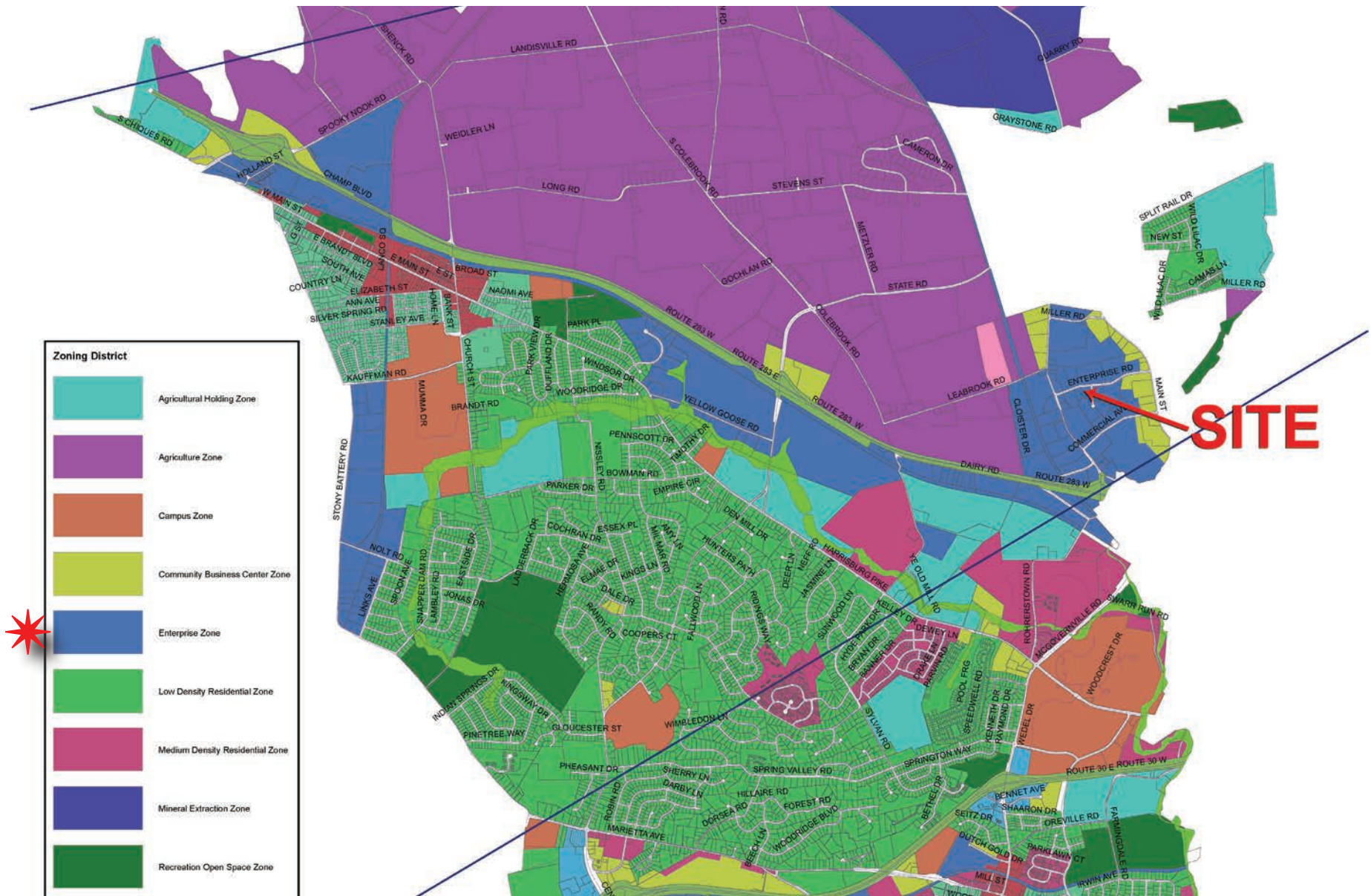
TAX MAP



SITE MAP



ZONING MAP



Zoning District

	Agricultural Holding Zone
	Agriculture Zone
	Campus Zone
	Community Business Center Zone
	Enterprise Zone
	Low Density Residential Zone
	Medium Density Residential Zone
	Mineral Extraction Zone
	Recreation Open Space Zone

ZONING

§ 270-3.12. Enterprise Zone (E).

- A.** Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- 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) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
 - (2) Residential uses: None.
 - (3) Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.

ZONING

- (d) Convenience stores.
- (e) Heavy equipment sales, service and repair.
- (f) Industrial, light and general.
- (g) Lodging and overnight accommodations.
- (h) Office.
- (i) Motor vehicle fueling station.
- (j) Motor vehicle storage
- (k) Professional, scientific and technical offices.
- (l) Regional commercial sports facilities.
- (m) Self-storage facilities.
- (n) Motor vehicle sales, leasing and service. [Added 6-17-2015 by Ord. No. 2015-07]
- (o) Day-care services, commercial. [Added 11-16-2016 by Ord. No. 2016-05]
- (4) Civic/social/utility uses:
 - (a) Municipal use.
 - (b) Park and recreation facilities, private and/or commercial.
 - (c) Park and recreation facilities, public.
 - (d) Public utilities.
- (5) Accessory uses customarily incidental to the above permitted uses:
 - (a) Alternative energy systems, accessory.

ZONING

(b) Home-based business, no-impact.

(c) 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) Adult businesses.
- (2) Alternative energy systems, principal.
- (3) Community rehabilitation facilities.
- (4) Correctional facilities.
- (5) Industrial, heavy.
- (6) Legalized gambling establishments.
- (7) Recycling facilities.

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) Communication antenna and towers

ZONING

E. Design standards (see also Article 4 for modifications and exceptions):

- (1) Minimum lot area: None
- (2) Minimum setbacks for principal and accessory uses:

Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.
 - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter

ZONING

- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter. Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (9) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance. 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.)
- (10) 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.)
- (11) 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.
- (12) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (13) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

Editor's Note: See Ch. 222, Streets and Sidewalks.

DEMOGRAPHICS



Executive Summary

1180 Enterprise Rd, East Petersburg, Pennsylvania, 17520
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.08877
Longitude: -76.35233

	1 mile	3 miles	5 miles
Population			
2000 Population	4,050	34,862	141,923
2010 Population	4,219	39,741	153,855
2018 Population	4,309	42,697	162,917
2023 Population	4,386	44,890	168,846
2000-2010 Annual Rate	0.41%	1.32%	0.81%
2010-2018 Annual Rate	0.26%	0.87%	0.70%
2018-2023 Annual Rate	0.35%	1.01%	0.72%
2018 Male Population	47.9%	48.3%	48.6%
2018 Female Population	52.1%	51.7%	51.4%
2018 Median Age	42.3	44.6	39.4

In the identified area, the current year population is 162,917. In 2010, the Census count in the area was 153,855. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 168,846 representing a change of 0.72% 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 42.3, compared to U.S. median age of 38.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2018 White Alone	80.2%	83.1%	72.6%
2018 Black Alone	5.8%	4.0%	8.7%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.4%
2018 Asian Alone	4.3%	5.6%	4.1%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	6.2%	4.3%	10.2%
2018 Two or More Races	3.3%	2.8%	3.9%
2018 Hispanic Origin (Any Race)	12.9%	10.0%	21.9%

Persons of Hispanic origin represent 21.9% 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 64.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	1,609	13,285	54,943
2010 Households	1,710	15,518	60,141
2018 Total Households	1,737	16,519	63,201
2023 Total Households	1,762	17,346	65,407
2000-2010 Annual Rate	0.61%	1.57%	0.91%
2010-2018 Annual Rate	0.19%	0.76%	0.60%
2018-2023 Annual Rate	0.29%	0.98%	0.69%
2018 Average Household Size	2.48	2.57	2.50

The household count in this area has changed from 60,141 in 2010 to 63,201 in the current year, a change of 0.60% annually. The five-year projection of households is 65,407, a change of 0.69% annually from the current year total. Average household size is currently 2.50, compared to 2.47 in the year 2010. The number of families in the current year is 40,527 in the specified area.



DEMOGRAPHICS



Executive Summary

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U.S. Commercial Realty
Latitude: 40.08877
Longitude: -76.35233

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$61,235	\$84,272	\$58,987
2023 Median Household Income	\$67,036	\$93,535	\$64,974
2018-2023 Annual Rate	1.83%	2.11%	1.95%
Average Household Income			
2018 Average Household Income	\$74,182	\$111,644	\$82,654
2023 Average Household Income	\$82,160	\$122,512	\$91,976
2018-2023 Annual Rate	2.06%	1.88%	2.16%
Per Capita Income			
2018 Per Capita Income	\$30,704	\$43,601	\$32,562
2023 Per Capita Income	\$33,937	\$47,775	\$36,104
2018-2023 Annual Rate	2.02%	1.85%	2.09%

Households by Income

Current median household income is \$58,987 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$64,974 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$82,654 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$91,976 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$32,562 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$36,104 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	1,655	13,667	58,097
2000 Owner Occupied Housing Units	1,051	10,083	35,511
2000 Renter Occupied Housing Units	558	3,202	19,432
2000 Vacant Housing Units	46	382	3,154
2010 Total Housing Units	1,774	16,232	63,387
2010 Owner Occupied Housing Units	1,058	11,776	37,729
2010 Renter Occupied Housing Units	652	3,742	22,412
2010 Vacant Housing Units	64	714	3,246
2018 Total Housing Units	1,822	17,341	66,932
2018 Owner Occupied Housing Units	1,047	12,351	38,556
2018 Renter Occupied Housing Units	690	4,168	24,645
2018 Vacant Housing Units	85	822	3,731
2023 Total Housing Units	1,857	18,196	69,467
2023 Owner Occupied Housing Units	1,068	12,888	40,069
2023 Renter Occupied Housing Units	694	4,459	25,338
2023 Vacant Housing Units	95	850	4,066

Currently, 57.6% of the 66,932 housing units in the area are owner occupied; 36.8%, renter occupied; and 5.6% 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 63,387 housing units in the area - 59.5% owner occupied, 35.4% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 2.45%. Median home value in the area is \$198,237, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.02% annually to \$219,084.



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