

# FOR SALE

## MIXED-USE COMMERCIAL DEVELOPMENT

### DENVER, PA



# SALIENT INFORMATION

**LOCATION:** 2170 N Reading Road, East Cocalico Township, Denver, PA 17517

**WATER:** Public Water - EDU fee: \$3,679 per EDU

**SEWER:** Public Sewer - EDU fee: \$3,533 per EDU

**ZONING:** (C-1) General Commercial  
Permitted uses include retail business for sale of goods, foods, beverages and/or services, hotel, motel, professional offices, banks, contractor shops, among others. Special Exception Uses include self storage, auto and farm equipment sales, retirement care facilities, funeral homes, convenience store, commercial day care, and recreational facilities, among others.

**TRAFFIC COUNTS:** North Reading Road / Route 272: 14,298 vehicles per day (both directions)  
PA Turnpike / Route 76: 29,732 vehicles per day (both directions)

<b>DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,291	17,571	38,780
Households	915	6,443	13,747
Household Income	\$85,910	\$86,264	\$88,517

**LOT SIZE:** ± 34.0 Acres

**PRICE:** See Price Sheet

**NOTE:** LERTA TAX ABATEMENT and Recreation Fees waived for projects breaking ground by 2021 year-end





# AERIAL MAP





# SITE PLAN



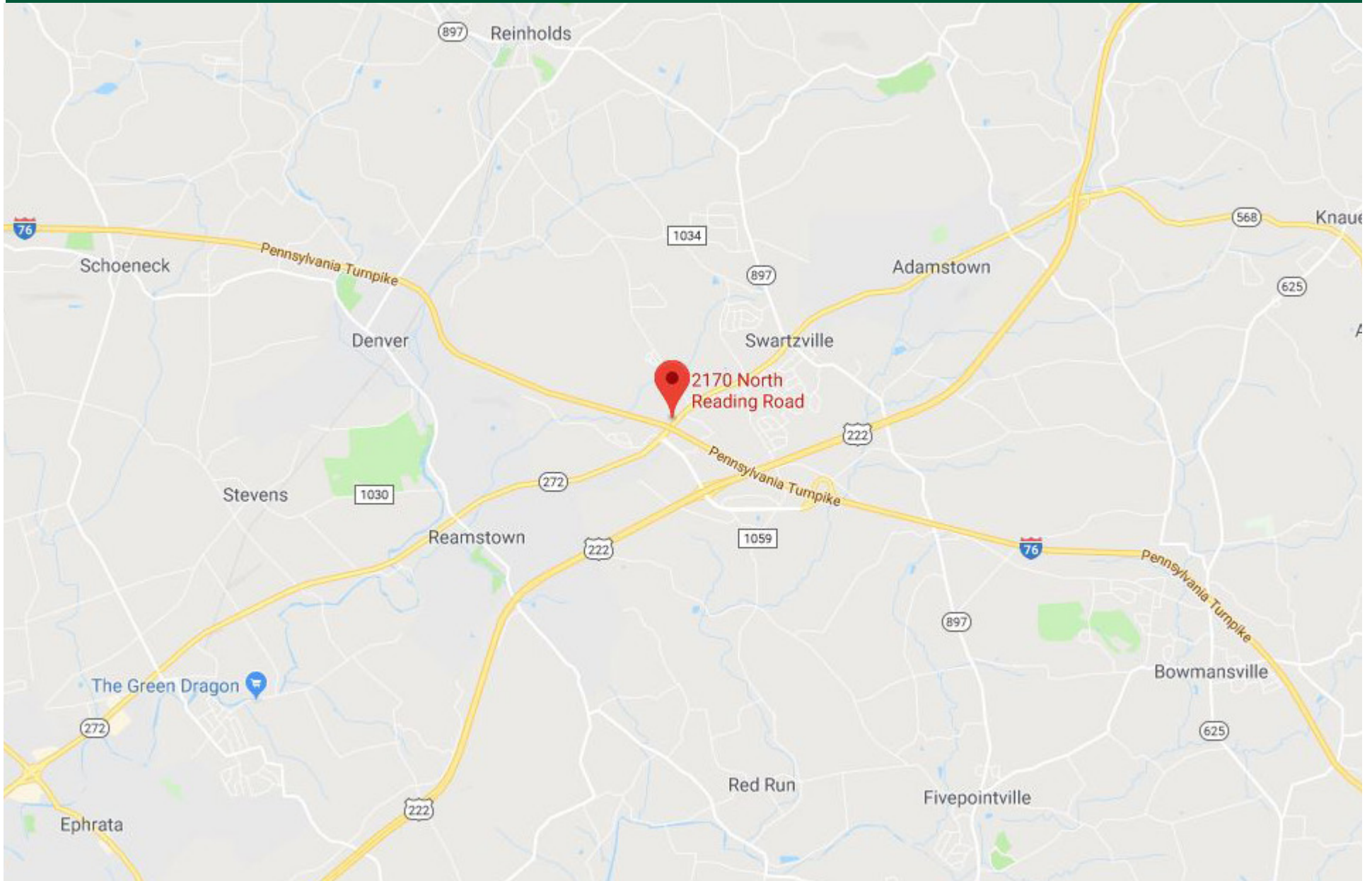
# SALE/LEASE PRICES

## Sale / Lease Prices

- **Lot 1:** Seven (7) single family dwelling residential lots (1 acre+ each)  
**Sale:** \$280,000 approved  
\$630,000 improved
- **Lot 2:** 12.1750 acres (+/- 7 acres useable)  
+/- 98,000 sq. ft. light industrial building  
**Lease:** \$6.00/sf NNN/5 years  
**Sale:** \$1,950,000
- **Lot 3:** 3.0641 acres  
+/- 27,250 sq. ft. light industrial building  
**Lease:** \$6.50/sf NNN/5 years  
**Sale:** \$600,000
- **Lot 4:** 2.00 acres  
+/- 90 room hotel pad site  
**Sale:** \$900,000
- **Lot 5:** 5.75 acres  
Convenience store pad  
**Lease:** \$165,000/NNN/20 years with 10% increase each 5 years  
**Sale:** \$3,000,000 sale
- **Lot 6:** 1.1852 acres  
+/- 16,000 sq. ft. light industrial building  
**Lease:** \$6.50/sf NNN/5 years  
**Sale:** \$350,000
- **Lot 7:** 3.50 acres  
+/- 12,525 sq. ft. retail strip building  
**Lease:** \$16.00/sf NNN/3 years in shell condition  
**Sale:** \$975,000



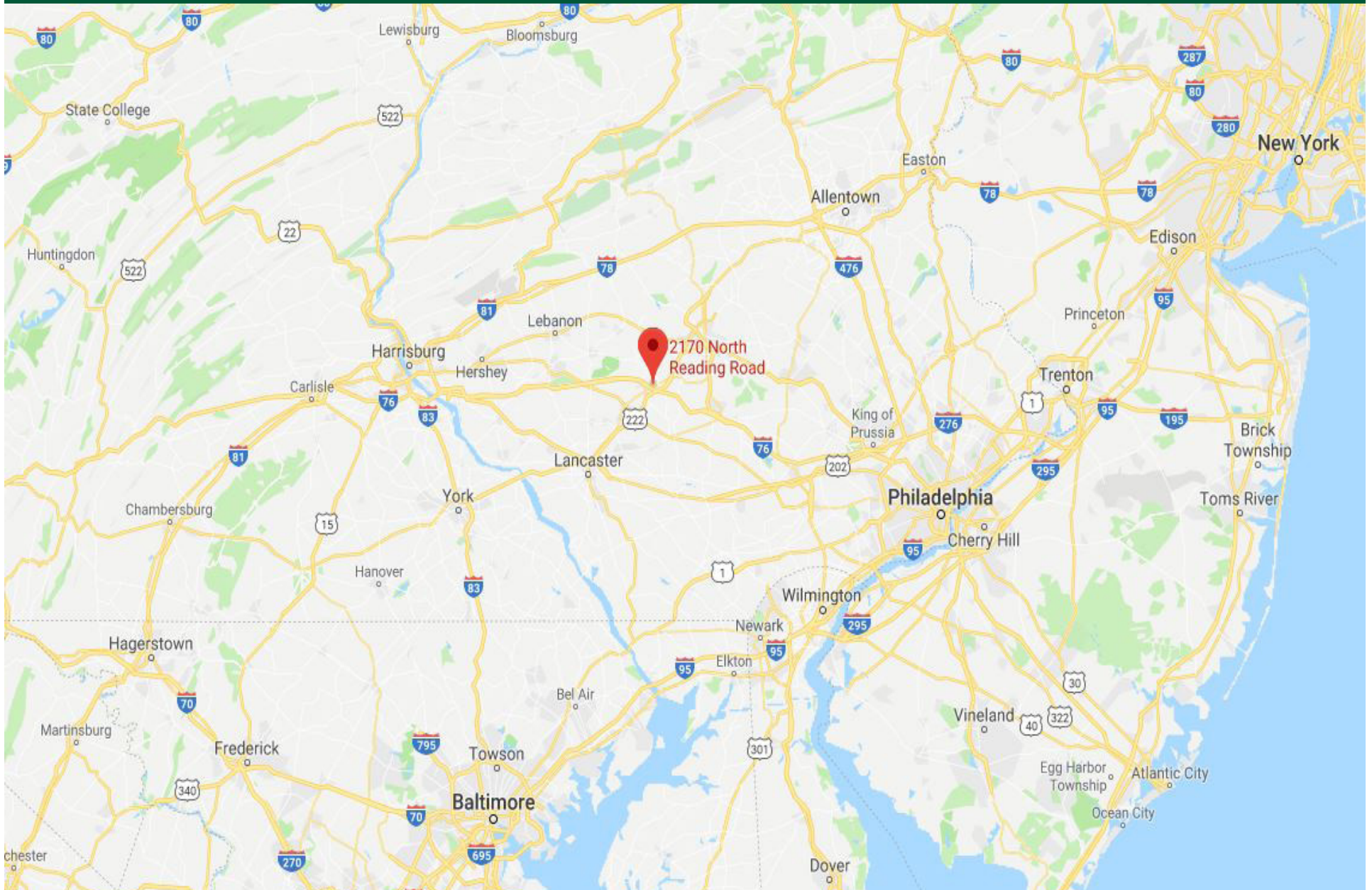
# LOCAL MAP



**U.S. COMMERCIAL REALTY**

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

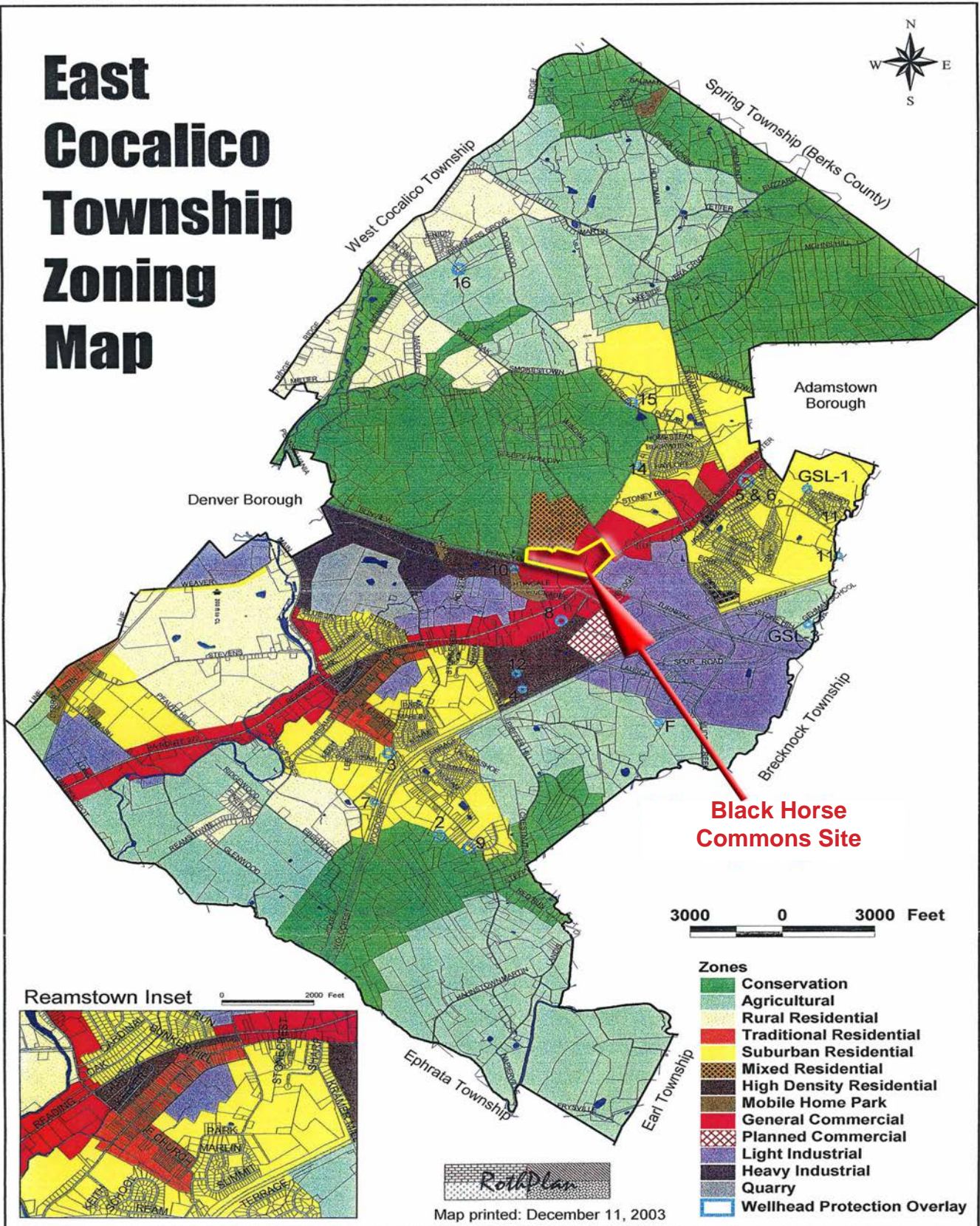
# REGIONAL MAP





# ZONING MAP

## East Cocalico Township Zoning Map



Map printed: December 11, 2003



# ZONING

## § 220-21. General Commercial Zone (C-1).

- A. Purpose. This zone provides suitable locations for highway-oriented retail, service and entertainment businesses. The uses may involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents, as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Because of the high volumes of traffic on these adjoining roads, careful vehicular access is required. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties. Lot sizes will be determined by the availability of public utilities.



## B. Permitted uses.

- (1) Agricultural (excluding commercial livestock and/or commercial produce operations), horticultural and forestry uses, subject to the standards listed in § 220-12 of this chapter;
- (2) Editor's Note: Former Subsection B(2), which included automobile, boat, farm machinery and trailer sales as permitted uses, was repealed 10-5-2005 by Ord. No. 2005-03. Said ordinance also renumbered former Subsection B(3) through (16) as Subsection B (2) through (15). Banks and similar financial institutions;
- (3) Churches and related uses;
- (4) Dry cleaners, laundries and laundromats;
- (5) Forestry uses;
- (6) Hotels, motels and similar lodging facilities;
- (7) Laboratories;
- (8) Municipal services and/or public utilities structures;
- (9) Offices;
- (10) 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, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
- (11) Restaurants and taverns (but not including drive-through or fast-food restaurants or nightclubs);
- (12) Retail sale and/or rental of goods and services, when conducted within a completely enclosed building (including auto parts stores, without installation);
- (13) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinet-making, and other structural components of buildings;
- (14) Theaters and auditoriums; and
- (15) Accessory uses customarily incidental to the above permitted uses, including accessory day-care facilities, as defined herein.



# ZONING

## C. Special exception uses (subject to the review procedures of § 220-142C).

- (1) Amusement arcades (see § 220-65);
- (2) Automobile filling stations (including minor incidental repair) (see § 220-68);
- (3) Automobile service and repair facilities, including, but not limited to, auto mechanics, drive-through lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops (see § 220-69);
- (4) Car washes (see § 220-74);
- (5) Commercial and private schools (see § 220-77);
- (6) Commercial day-care facilities (see § 220-79);
- (7) Commercial recreation facilities (see § 220-81);
- (8) Convenience stores (see § 220-83);
- (9) Drive-through and/or fast-food restaurants (see § 220-85);
- (10) Farmers', antiques and/or flea markets (see § 220-89);
- (11) Funeral homes (see § 220-90);
- (12) Health and recreation clubs (see § 220-93);
- (13) Home improvement and building supply stores (see § 220-95);
- (14) Mass transportation depots (see § 220-104);
- (15) Mini-warehouses (see § 220-106);
- (16) Municipal service ventures (see § 220-129);
- (17) Nightclubs (see § 220-109);
- (18) Nursing, rest or retirement homes (see § 220-111); and
- (19) Two-family conversions (see § 220-125).
- (20) Automobile, boat, farm machinery, and trailer sales (including service or repair facilities as an accessory use). **[Added 10-5-2005 by Ord. No. 2005-03]**

## D. Conditional uses (subject to the review procedures of § 220-151).

- (1) Shopping centers and malls (see § 220-121).

## E. Lot area, lot width, and lot coverage requirements. See the following table:

<b>Required Public Utilities</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>	<b>Maximum Lot Coverage</b>
None	43,560 sq. ft. <sup>1</sup>	200 feet	55%
Public Water	32,670 sq. ft. <sup>1,2</sup>	150 feet	60%
Public Sewer	20,000 sq. ft. <sup>2</sup>	125 feet	65%
Both Public Sewer and Public Water	20,000 sq. ft. <sup>2</sup>	125 feet	70%

### NOTES:

<sup>1</sup>All uses relying upon on-lot sewers shall comply with § 220-47 of this chapter.

<sup>2</sup>All uses with lot sizes of less than one acre shall be required to make use of a shared access drive and shared off-street parking with one or more adjoining uses.

## F. Minimum setback requirements (principal and accessory uses).

- (1) Front yard setback. All buildings, structures (except permitted signs) and outdoor loading areas shall be set back at least 35 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way. The required front yard setbacks



# ZONING

vary for properties that conform to the Township's Corridor Assessment Policy. See § 220-60 of this chapter for additional information.

- (2) Side yard setback. All buildings and structures (except permitted signs) shall be set back at least 25 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 10 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
  - (3) Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 15 feet from the rear lot line.
  - (4) Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a twenty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen.
- G. Maximum permitted height: 35 feet, except that buildings up to 50 feet in height are permitted when set back at a distance at least equal to their height from all property lines. Prior to granting approval for any occupied structure over 35 feet in height, the applicant shall be required to obtain a letter from the Fire Chief of the "primary call" fire company determining that the building has adequate fire suppression equipment and/or that adequate fire-fighting and rescue capabilities exist to serve such a structure.
- H. Off-street loading. Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- I. Off-street parking. Off-street parking shall be provided, as specified in § 220-42 of this chapter.
- J. Signs. Signs shall be permitted, as specified in § 220-45 of this chapter.
- K. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 220-40 of this chapter. All access drives serving other uses shall be in accordance with § 194-28 of Chapter 194, Subdivision and Land Development, except that a use shall be limited to one access drive per road frontage, unless said frontage exceeds 300 feet, in which case, one additional access drive shall be permitted.
- L. Screening. A visual screen must be provided along any existing residential use and any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 220-44 of this chapter.)
- M. Landscaping.
- (1) 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 § 220-44 of this chapter.)
  - (2) A minimum ten-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- N. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- O. Commercial operations standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies. For a listing of some regulations, refer to § 220-48 of this chapter.
- P. Outdoor storage. Within this zone, only the outdoor storage of vehicles, heavy equipment trailers, recreational vehicles, mobile homes, nursery and garden stock, sheds, playground equipment, pet houses and other similar outdoor appurtenances is permitted, provided all outdoor storage areas comply with the setbacks imposed within this section.
- Q. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.



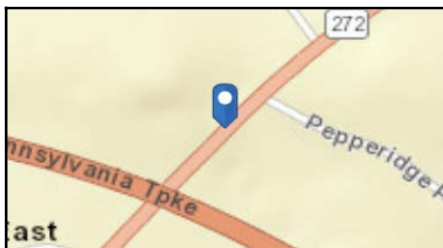
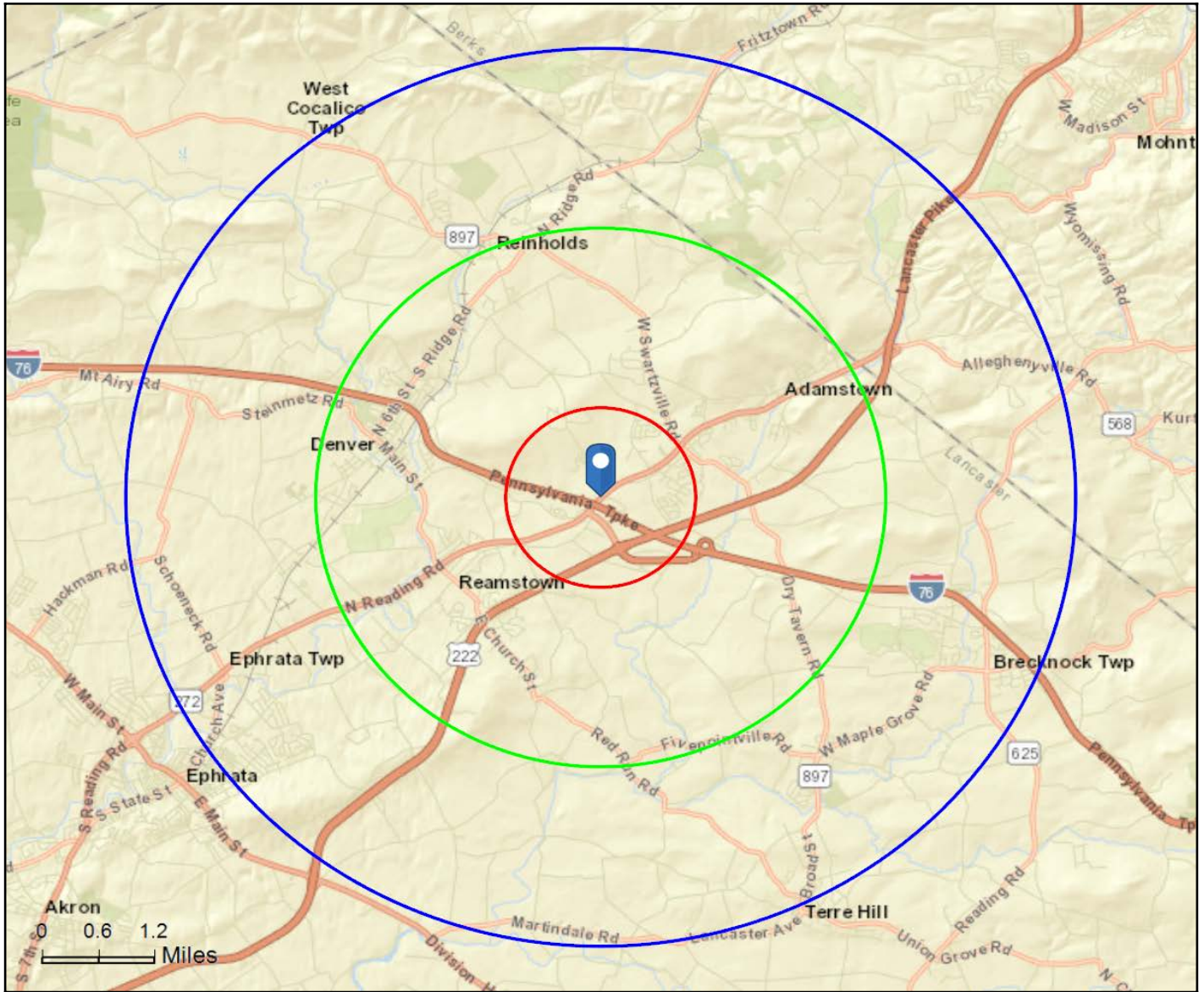
# DEMOGRAPHICS



## Site Map

2170 N Reading Rd, Denver, Pennsylvania, 17517  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.22466  
Longitude: -76.09422





# DEMOGRAPHICS



## Executive Summary

2170 N Reading Rd, Denver, Pennsylvania, 17517  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.22466  
Longitude: -76.09422

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,202	15,193	34,442
2010 Population	2,260	16,631	36,769
2019 Population	2,291	17,571	38,780
2024 Population	2,315	18,092	39,938
2000-2010 Annual Rate	0.26%	0.91%	0.66%
2010-2019 Annual Rate	0.15%	0.60%	0.58%
2019-2024 Annual Rate	0.21%	0.59%	0.59%
2019 Male Population	50.0%	49.8%	49.9%
2019 Female Population	49.9%	50.2%	50.1%
2019 Median Age	42.2	39.5	39.3

In the identified area, the current year population is 38,780. In 2010, the Census count in the area was 36,769. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 39,938 representing a change of 0.59% annually from 2019 to 2024. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 42.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	92.0%	93.0%	93.8%
2019 Black Alone	1.6%	1.1%	1.1%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	4.3%	3.0%	2.3%
2019 Pacific Islander Alone	0.2%	0.1%	0.0%
2019 Other Race	0.7%	1.0%	1.0%
2019 Two or More Races	1.1%	1.5%	1.5%
2019 Hispanic Origin (Any Race)	2.8%	3.5%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.6% 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 18.0 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	96	95	101
2000 Households	853	5,454	11,876
2010 Households	906	6,115	13,077
2019 Total Households	915	6,443	13,747
2024 Total Households	922	6,621	14,132
2000-2010 Annual Rate	0.60%	1.15%	0.97%
2010-2019 Annual Rate	0.11%	0.57%	0.54%
2019-2024 Annual Rate	0.15%	0.55%	0.55%
2019 Average Household Size	2.50	2.71	2.81

The household count in this area has changed from 13,077 in 2010 to 13,747 in the current year, a change of 0.54% annually. The five-year projection of households is 14,132, a change of 0.55% annually from the current year total. Average household size is currently 2.81, compared to 2.80 in the year 2010. The number of families in the current year is 10,529 in the specified area.





# DEMOGRAPHICS



## Executive Summary

2170 N Reading Rd, Denver, Pennsylvania, 17517  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.22466  
Longitude: -76.09422

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	13.2%	13.9%	14.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$73,279	\$70,979	\$73,561
2024 Median Household Income	\$80,528	\$79,197	\$81,377
2019-2024 Annual Rate	1.90%	2.22%	2.04%
<b>Average Household Income</b>			
2019 Average Household Income	\$85,910	\$86,264	\$88,517
2024 Average Household Income	\$96,900	\$98,846	\$102,067
2019-2024 Annual Rate	2.44%	2.76%	2.89%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$32,925	\$31,568	\$31,190
2024 Per Capita Income	\$37,056	\$36,119	\$35,903
2019-2024 Annual Rate	2.39%	2.73%	2.85%

### Households by Income

Current median household income is \$73,561 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$81,377 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$88,517 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$102,067 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$31,190 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$35,903 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	153	145	144
2000 Total Housing Units	875	5,618	12,222
2000 Owner Occupied Housing Units	730	4,396	9,739
2000 Renter Occupied Housing Units	123	1,058	2,137
2000 Vacant Housing Units	22	164	346
2010 Total Housing Units	929	6,364	13,583
2010 Owner Occupied Housing Units	740	4,792	10,584
2010 Renter Occupied Housing Units	166	1,323	2,493
2010 Vacant Housing Units	23	249	506
2019 Total Housing Units	942	6,724	14,306
2019 Owner Occupied Housing Units	721	4,832	10,791
2019 Renter Occupied Housing Units	194	1,611	2,956
2019 Vacant Housing Units	27	281	559
2024 Total Housing Units	949	6,911	14,706
2024 Owner Occupied Housing Units	723	4,951	11,075
2024 Renter Occupied Housing Units	199	1,670	3,057
2024 Vacant Housing Units	27	290	574

Currently, 75.4% of the 14,306 housing units in the area are owner occupied; 20.7%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 13,583 housing units in the area - 77.9% owner occupied, 18.4% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 2.33%. Median home value in the area is \$213,262, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.64% annually to \$231,323.





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