

For Lease



2350 NORTH READING ROAD  
DENVER, PA 17517

Jeff Kurtz, CCIM  
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- Zoning Ordinance
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- ESRI Traffic Count Map

For Lease

2350 North Reading Road  
Denver, PA 17517



► *Office/Retail Space*



*Muddy Creek Shoppes  
2350 North Reading Road  
Denver, PA 17517*

**Available Square Feet**  
6,000 square feet

**Lease Rate**  
\$12.00/SF NNN

**Description**  
6,000 square feet of professional well-maintained office space. Several private offices, bull pen area, lunchroom, multiple restrooms and reception area.

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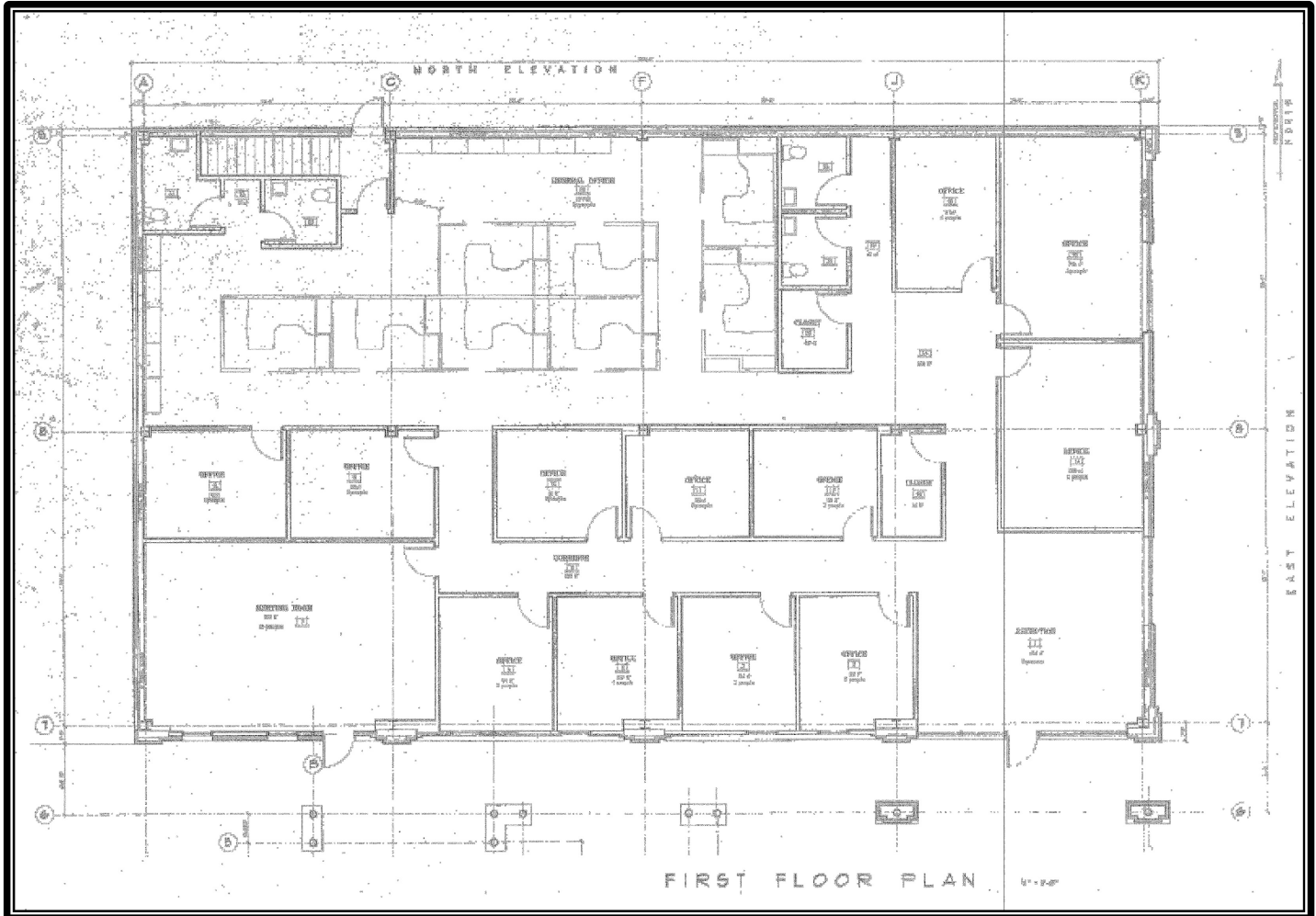
**BUILDING INFORMATION**

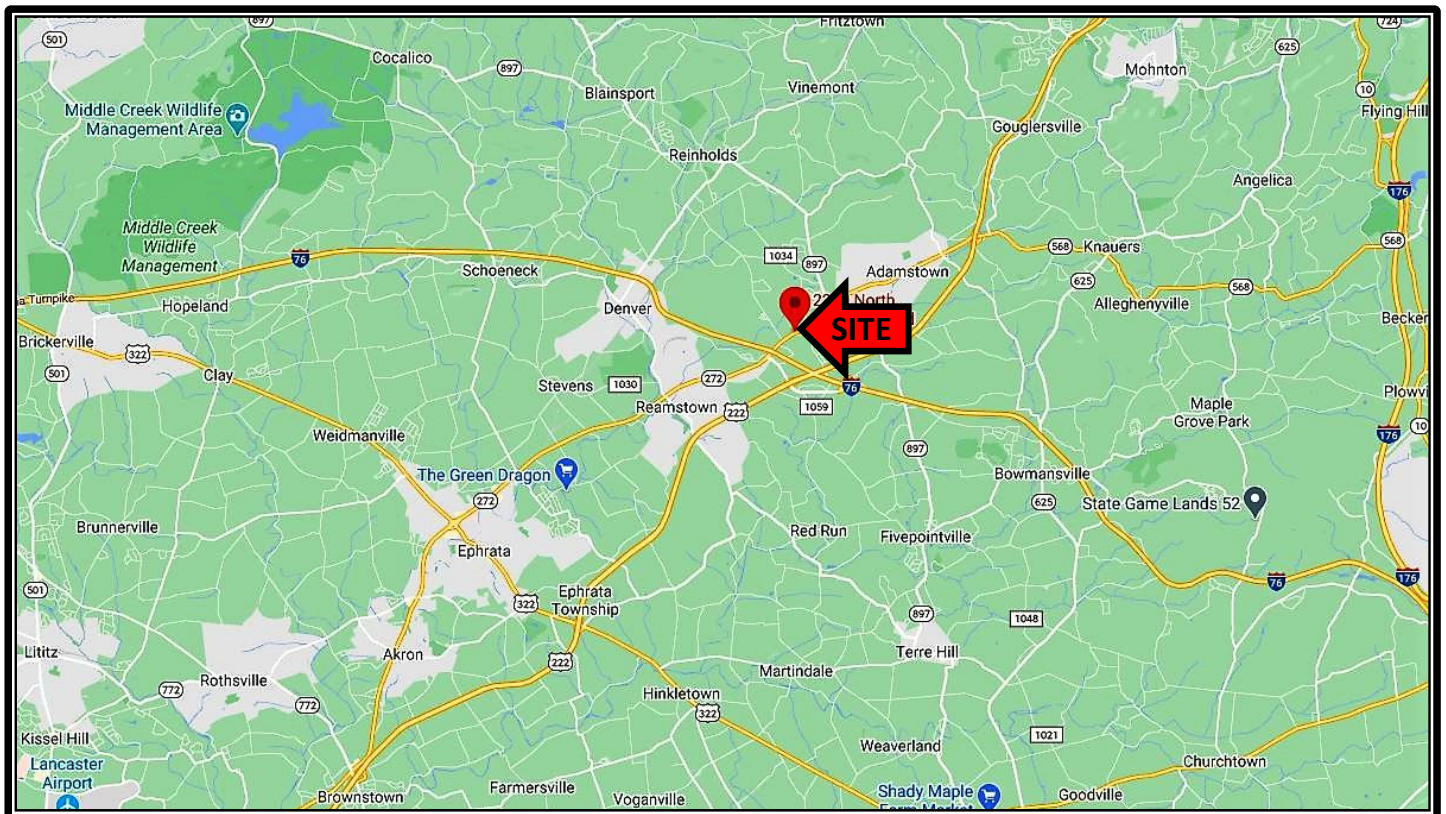
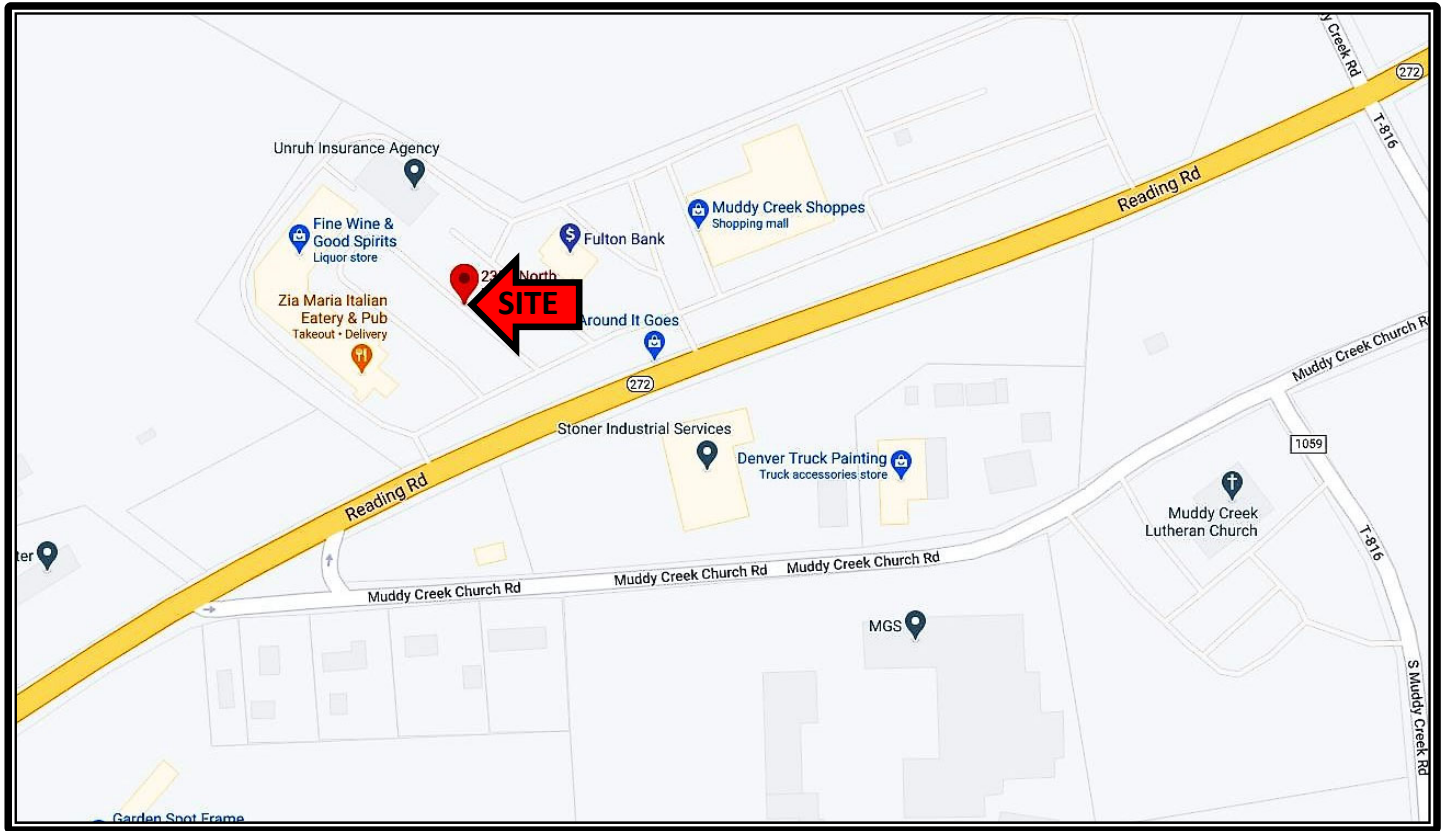
Office/Retail Square Feet	6,000 square feet
Construction Type	Brick and concrete
Ceiling Height	10 feet
Year Constructed	1998
Air Conditioning	Central A/C
Heating	Heat pump
Electric	50 – 200 amp
Parking	60 parking spaces onsite
Water	Public
Sewer	Public

Daily Traffic Count	15,327 vehicles
Tax Account #	080-60966-0-0000
Zoning	General Commercial
Municipality	East Cocalico Township
County	Lancaster County
Square Feet Available	6,000 square feet
Lease Rate	\$12.00/SF NNN
Monthly Rent	\$6,000
Annual Rent	\$72,000
CAM/Taxes	\$3.00/SF
Monthly CAM/Taxes	\$1,500
Annual CAM/Taxes	\$18,000

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## § 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. **[Amended 10-5-2005 by Ord. No. 2005-03; 2-15-2006 by Ord. No. 2006-03; 10-1-2008 by Ord. No. 2008-03]**
- (1) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § 220-129.1. of this chapter.
  - (2) Agricultural (excluding commercial livestock and/or commercial produce operations, horticultural and forestry uses) subject to the standards listed in § 220-12 of this chapter;
  - (3) Banks and similar financial institutions;
  - (4) Churches and related uses;
  - (5) Dry cleaners, laundries and laundromats;
  - (6) Forestry uses;
  - (7) Hotels, motels and similar lodging facilities;
  - (8) Laboratories;
  - (9) Municipal services and/or public utilities structures;

- (10) Offices;
  - (11) 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;
  - (12) Restaurants and taverns (but not including drive-through or fast-food restaurants or nightclubs);
  - (13) Retail sale and/or rental of goods and services, when conducted within a completely enclosed building (including auto parts stores, without installation);
  - (14) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings;
  - (15) Theaters and auditoriums;
  - (16) Nursery and garden centers;
  - (17) Minor municipal service or utility facilities;
  - (18) Veterinary offices, excluding animal hospitals as defined herein;
  - (19) Local planned centers (see § 220-121.1);
  - (20) Home occupations (see § 220-96);
  - (21) Accessory uses customarily incidental to the above permitted uses, including but not limited to accessory day-care facilities, as defined herein and the occupancy of a single dwelling unit within the same building as a principal commercial use, provided the building existed as a principal detached residence on October 6, 2008.
- 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, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § 220-69); **[Amended 10-1-2008 by Ord. No. 2008-03]**
  - (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) Regional planned center (see § 220-121.1). **[Added 10-1-2008 by Ord. No. 2008-03<sup>1</sup>]**
- D. Conditional uses (subject to the review procedures of § 220-151).
- (1) Local shopping center. (See § 220-121). **[Amended 10-18-2006 by Ord. No. 2006-08]**
- E. Lot area, lot width, and lot coverage requirements. See the following table:

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1. Editor's Note: This ordinance also repealed former Subsection C(20), added 10-5-2005 by Ord. No. 2005-03, which listed automobile, boat, farm machinery, and trailer sales as special exception uses.

<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 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.)

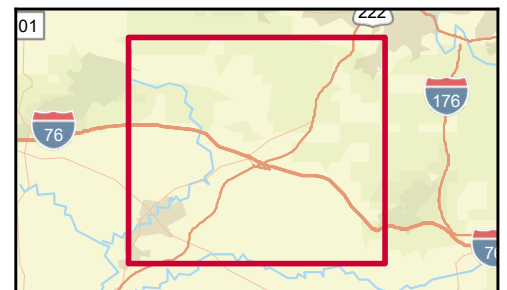
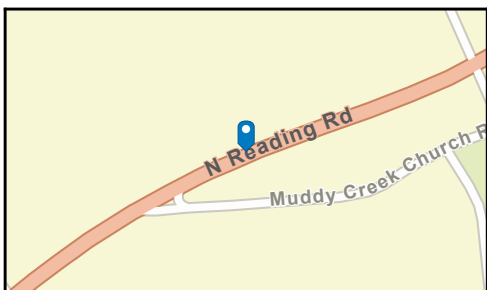
- (2) A minimum ten-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- N. Waste products. Dumpsters may be permitted within the side or rear 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.



# Site Map

2350 N Reading Rd, Denver, Pennsylvania, 17517 2  
2350 N Reading Rd, Denver, Pennsylvania, 17517  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.22791  
Longitude: -76.08836





# Executive Summary

2350 N Reading Rd, Denver, Pennsylvania, 17517 2  
 2350 N Reading Rd, Denver, Pennsylvania, 17517  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.22791  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,741	14,865	32,872
2010 Population	2,880	16,332	35,207
2020 Population	2,940	17,016	37,043
2025 Population	2,976	17,445	38,133
2000-2010 Annual Rate	0.50%	0.95%	0.69%
2010-2020 Annual Rate	0.20%	0.40%	0.50%
2020-2025 Annual Rate	0.24%	0.50%	0.58%
2020 Male Population	50.0%	49.9%	50.0%
2020 Female Population	50.0%	50.1%	50.0%
2020 Median Age	42.5	39.8	39.6

In the identified area, the current year population is 37,043. In 2010, the Census count in the area was 35,207. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 38,133 representing a change of 0.58% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	91.0%	93.0%	93.7%
2020 Black Alone	1.9%	1.2%	1.2%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	4.9%	3.0%	2.3%
2020 Pacific Islander Alone	0.2%	0.1%	0.0%
2020 Other Race	0.7%	1.1%	1.0%
2020 Two or More Races	1.3%	1.6%	1.5%
2020 Hispanic Origin (Any Race)	2.9%	3.7%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 18.8% 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 18.3 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	110	101	108
2000 Households	1,079	5,350	11,324
2010 Households	1,154	6,020	12,517
2020 Total Households	1,181	6,283	13,202
2025 Total Households	1,196	6,446	13,595
2000-2010 Annual Rate	0.67%	1.19%	1.01%
2010-2020 Annual Rate	0.23%	0.42%	0.52%
2020-2025 Annual Rate	0.25%	0.51%	0.59%
2020 Average Household Size	2.49	2.70	2.80

The household count in this area has changed from 12,517 in 2010 to 13,202 in the current year, a change of 0.52% annually. The five-year projection of households is 13,595, a change of 0.59% annually from the current year total. Average household size is currently 2.80, compared to 2.80 in the year 2010. The number of families in the current year is 10,139 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.4%	11.2%	11.8%
<b>Median Household Income</b>			
2020 Median Household Income	\$78,214	\$74,414	\$76,602
2025 Median Household Income	\$87,037	\$79,707	\$81,986
2020-2025 Annual Rate	2.16%	1.38%	1.37%
<b>Average Household Income</b>			
2020 Average Household Income	\$95,227	\$91,224	\$94,263
2025 Average Household Income	\$108,670	\$102,233	\$105,404
2020-2025 Annual Rate	2.68%	2.30%	2.26%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$36,834	\$33,493	\$33,387
2025 Per Capita Income	\$42,219	\$37,563	\$37,346
2020-2025 Annual Rate	2.77%	2.32%	2.27%

### Households by Income

Current median household income is \$76,602 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$81,986 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$94,263 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$105,404 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$33,387 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,346 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	185	172	165
2000 Total Housing Units	1,106	5,513	11,652
2000 Owner Occupied Housing Units	942	4,342	9,404
2000 Renter Occupied Housing Units	138	1,008	1,920
2000 Vacant Housing Units	26	163	328
2010 Total Housing Units	1,182	6,261	12,994
2010 Owner Occupied Housing Units	957	4,743	10,230
2010 Renter Occupied Housing Units	197	1,277	2,287
2010 Vacant Housing Units	28	241	477
2020 Total Housing Units	1,213	6,543	13,726
2020 Owner Occupied Housing Units	956	4,809	10,569
2020 Renter Occupied Housing Units	225	1,474	2,633
2020 Vacant Housing Units	32	260	524
2025 Total Housing Units	1,230	6,711	14,133
2025 Owner Occupied Housing Units	969	4,961	10,920
2025 Renter Occupied Housing Units	228	1,485	2,676
2025 Vacant Housing Units	34	265	538

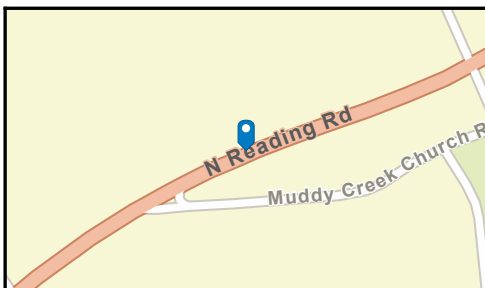
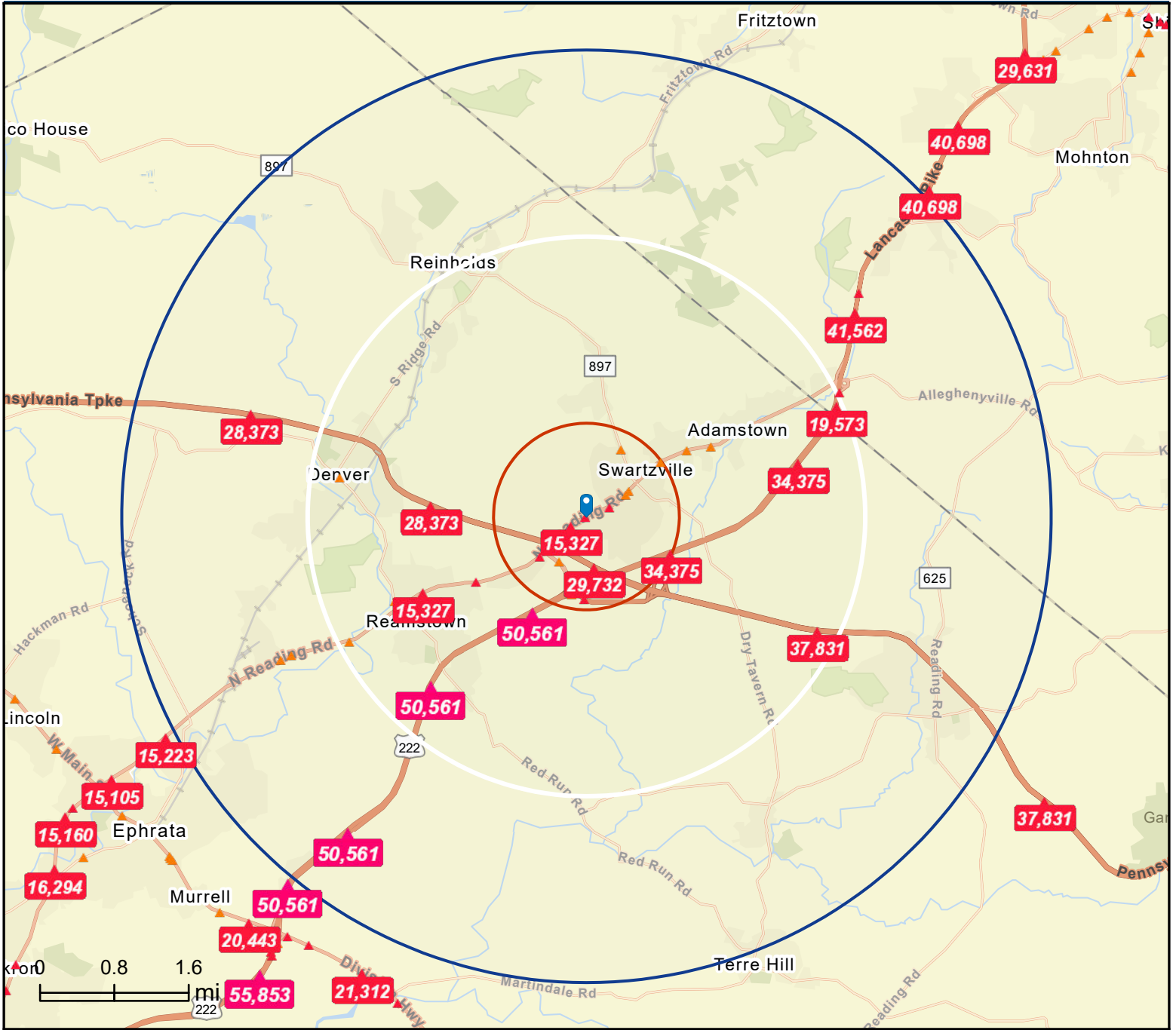
Currently, 77.0% of the 13,726 housing units in the area are owner occupied; 19.2%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 12,994 housing units in the area - 78.7% owner occupied, 17.6% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 2.47%. Median home value in the area is \$216,231, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.27% annually to \$230,336.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

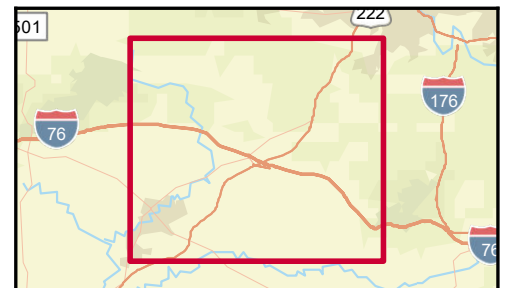
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q2 2020).

2350 North Reading Road  
Denver, PA 17517



*An Affiliate of High Real Estate Group LLC*

**Industrial/Commercial Realtors**

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