

For Lease



440 NORTH READING ROAD  
EPHRATA, PA 17522

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► *Retail Property*



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**Available Square Feet**  
1,225 square feet

**Lease Rate**  
\$18.00/SF NNN

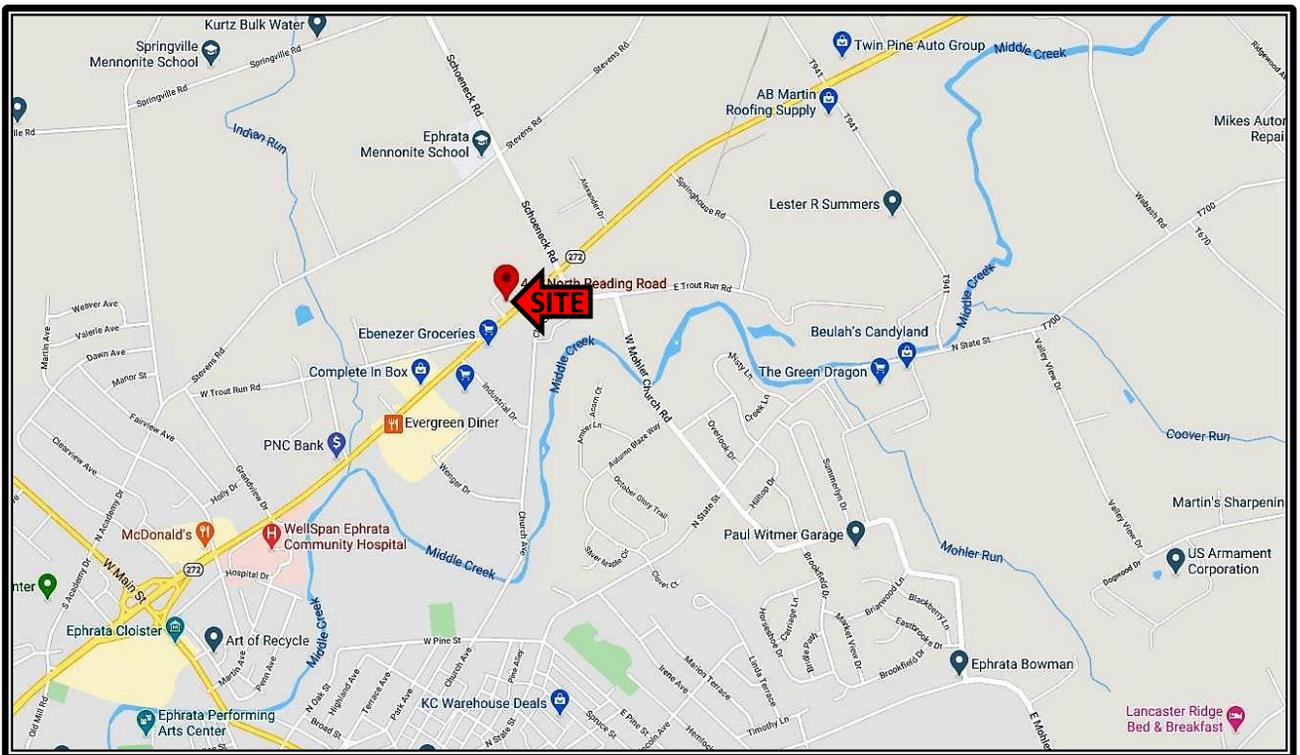
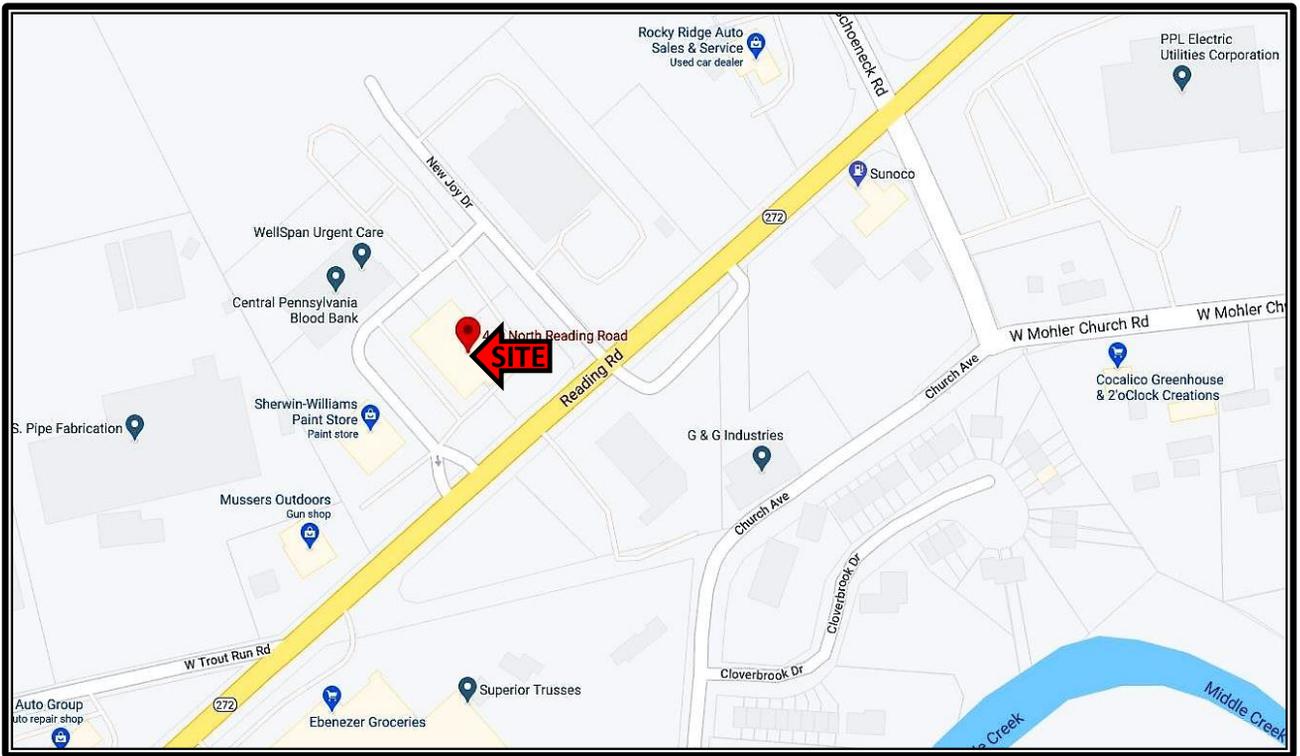
**Description**  
Prominent retail location along Rt. 272. Former V&S Sandwich Shop ready for your restaurant fit-out or work with the Landlord to renovate the space. Any retail use will be acceptable except a paint store, as this location is next to Sherwin Williams.

**BUILDING INFORMATION**

Total Square Feet	1,225 square feet
Year Constructed	2004
Construction Type	Brick
Air Conditioning	Central A/C
Heating	Heat pump
Parking	25 parking spaces
Average Daily Traffic	15,000 +/-
Zoning	Commercial
Municipality	Ephrata Township
County	Lancaster

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.







## Section 405. COMMERCIAL (C) DISTRICT

### A. Specific Intent

These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

### B. Uses and Structures

1. Permitted land and buildings in a C District may be used for the following purposes and not others:
  - a. Business, professional or governmental office or studio (see Section 637).
  - b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637).
  - c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging.
  - d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel.
  - e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 637).
  - f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
  - g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637).
  - h. Wholesaling businesses.
  - i. Automobile/truck service and repair facilities (see Section 612).

- j. Automobile filling stations (see Section 611).
  - k. Essential services buildings and structures (see Section 627).
  - l. Churches and related uses (see Section 619).
  - m. Existing agricultural operations.
  - n. Veterinary offices or animal hospitals (see Section 609).
  - o. Farm Equipment Sales and Service (see Section 629).
  - p. Customary accessory uses and buildings incidental to the above permitted uses.
2. SPECIAL EXCEPTIONS - the following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board (See Article VI).
- a. Billboards (see Section 614).
  - b. Amusement arcades (see Section 608).
  - c. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 639).
  - d. Shopping centers (see Section 646).
  - e. Life-care facilities (see Section 634).
  - f. Nursing, rest, or retirement homes (see Section 641).
  - g. Commercial communications antennas (see Section 624).
  - h. Self-service storage facilities (see Section 649).
  - i. Golf courses, parks and recreational areas (see Section 639).
  - j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
3. CONDITIONAL USES - the following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (See Article VI).
- a. Commercial regional impact developments (see Section 623).

C. Lot, Yard, and Height Requirements

1. Lot Requirements

- a. Minimum Lot Area - One (1) acre.
- b. Minimum Lot Width - Two Hundred (200) feet.
- c. Maximum Lot Coverage - Fifty percent (50%).
- d. Maximum Impervious Area - Seventy (70) percent - Impervious area may be increased to Eighty (80) percent if regional storm water management or underground storage is utilized as the primary means of meeting storm water management requirement

2. Yard Requirements

- a. Front Yard Depth - Twenty-five (25) feet.
- b. Side Yard Width - Ten (10) feet, except when adjacent to a residential district, a minimum side yard of twenty-five (25) feet is required.
- c. Rear Yard Depth - Twenty-five (25) feet.

3. Building Height

- a. Principal Building - Forty (40) feet.
- b. Accessory Building - Twenty-five (25) feet.

4. Building Separation - – New non-residential buildings shall be located not closer than seventy-five (75) feet from existing residential structures.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

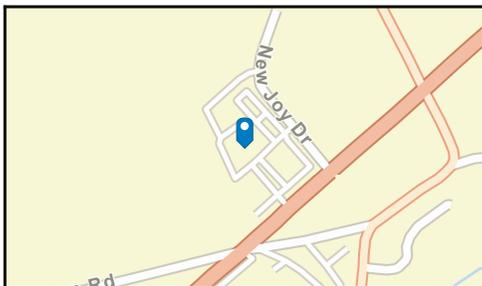
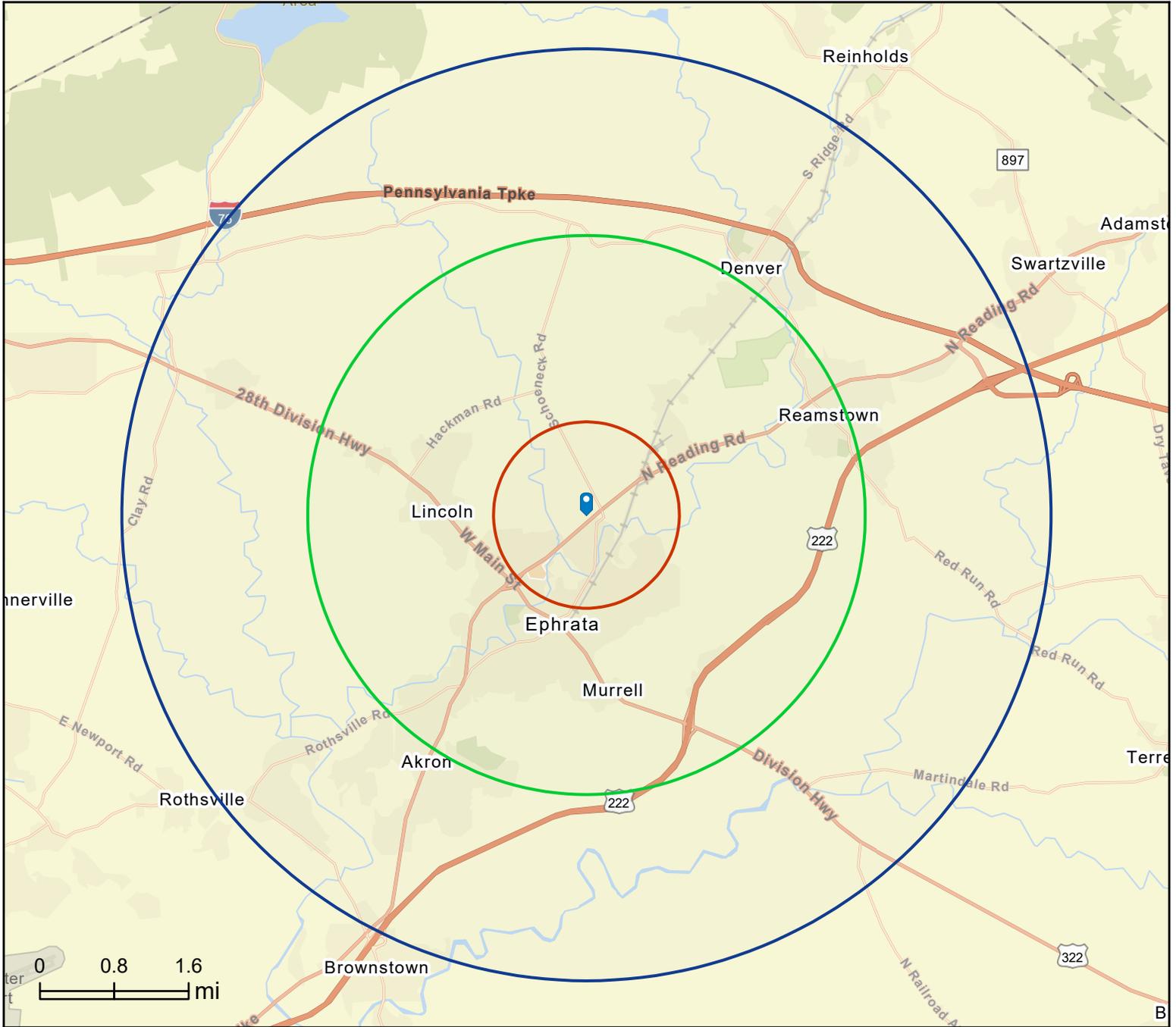
All proposed signs shall conform to the requirements of Section 507 of this Ordinance.



# Site Map

440 N Reading Rd, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.19602  
Longitude: -76.17231







# Executive Summary

440 N Reading Rd, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

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Latitude: 40.19602  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,299	26,765	48,060
2010 Population	3,430	28,390	51,701
2020 Population	3,864	30,210	54,569
2025 Population	4,031	31,220	56,199
2000-2010 Annual Rate	0.39%	0.59%	0.73%
2010-2020 Annual Rate	1.17%	0.61%	0.53%
2020-2025 Annual Rate	0.85%	0.66%	0.59%
2020 Male Population	49.6%	48.8%	49.1%
2020 Female Population	50.4%	51.2%	50.9%
2020 Median Age	38.9	39.4	39.3

In the identified area, the current year population is 54,569. In 2010, the Census count in the area was 51,701. The rate of change since 2010 was 0.53% annually. The five-year projection for the population in the area is 56,199 representing a change of 0.59% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	90.7%	92.1%	93.0%
2020 Black Alone	1.4%	1.3%	1.2%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	2.6%	2.2%	2.1%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	2.4%	2.2%	1.8%
2020 Two or More Races	2.6%	2.1%	1.8%
2020 Hispanic Origin (Any Race)	6.4%	6.2%	5.3%

Persons of Hispanic origin represent 5.3% 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 22.2 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	65	73	84
2000 Households	1,290	10,309	17,554
2010 Households	1,346	11,199	19,427
2020 Total Households	1,527	11,911	20,540
2025 Total Households	1,592	12,304	21,159
2000-2010 Annual Rate	0.43%	0.83%	1.02%
2010-2020 Annual Rate	1.24%	0.60%	0.54%
2020-2025 Annual Rate	0.84%	0.65%	0.60%
2020 Average Household Size	2.52	2.51	2.63

The household count in this area has changed from 19,427 in 2010 to 20,540 in the current year, a change of 0.54% annually. The five-year projection of households is 21,159, a change of 0.60% annually from the current year total. Average household size is currently 2.63, compared to 2.64 in the year 2010. The number of families in the current year is 14,611 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.



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.0%	13.0%	12.7%
<b>Median Household Income</b>			
2020 Median Household Income	\$60,910	\$59,876	\$63,397
2025 Median Household Income	\$62,073	\$62,656	\$67,429
2020-2025 Annual Rate	0.38%	0.91%	1.24%
<b>Average Household Income</b>			
2020 Average Household Income	\$73,913	\$76,355	\$81,555
2025 Average Household Income	\$78,880	\$82,566	\$89,214
2020-2025 Annual Rate	1.31%	1.58%	1.81%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$28,301	\$29,704	\$30,728
2025 Per Capita Income	\$30,114	\$32,092	\$33,621
2020-2025 Annual Rate	1.25%	1.56%	1.82%

### Households by Income

Current median household income is \$63,397 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$67,429 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$81,555 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$89,214 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,728 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,621 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	147	148	152
2000 Total Housing Units	1,326	10,624	18,110
2000 Owner Occupied Housing Units	809	6,976	12,746
2000 Renter Occupied Housing Units	481	3,333	4,808
2000 Vacant Housing Units	36	315	556
2010 Total Housing Units	1,396	11,662	20,190
2010 Owner Occupied Housing Units	893	7,596	14,026
2010 Renter Occupied Housing Units	453	3,603	5,401
2010 Vacant Housing Units	50	463	763
2020 Total Housing Units	1,589	12,478	21,447
2020 Owner Occupied Housing Units	1,001	7,719	14,233
2020 Renter Occupied Housing Units	526	4,192	6,306
2020 Vacant Housing Units	62	567	907
2025 Total Housing Units	1,656	12,894	22,099
2025 Owner Occupied Housing Units	1,049	8,018	14,718
2025 Renter Occupied Housing Units	543	4,286	6,441
2025 Vacant Housing Units	64	590	940

Currently, 66.4% of the 21,447 housing units in the area are owner occupied; 29.4%, renter occupied; and 4.2% 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 20,190 housing units in the area - 69.5% owner occupied, 26.8% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 2.72%. Median home value in the area is \$192,971, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.20% annually to \$204,822.

**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.

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*An Affiliate of High Real Estate Group LLC*

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