

For Sale

717.697.2422



WS LEBANON ROAD
LEBANON, PA 17042

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

For Sale

717.697.2422



► Highway Commercial Land
Gateway to Lebanon & PA Turnpike



WS Lebanon Road
Lebanon, PA 17042

Acreage:
10.27 Acres

Sale Price:
\$1,250,000

Description:
Very visible vacant land located where
72 meets 322 with excellent traffic counts.

Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

LAND INFORMATION

| | |
|------------------------------|--|
| Available acreage | 10.27 Acres |
| Municipality | West Cornwall Township |
| County | Lebanon County |
| Zoning | H-C Highway Commercial |
| Road access | Possible three sides at Locust Lane, S. Zinns Mill Road and Quentin Road. |
| Approximate Frontage feet on | 424.5' on Quentin Road; 595.18' on S. Zinns Mill Road; 469.9' on Locust Lane |
| Topography | Flat |
| Visibility | Very good |
| Tax identification | 34-2334626-345677-0000 |

For Sale

WS Lebanon Road Lebanon, PA 17042

| | |
|------------------|--|
| Present use | Vacant Land |
| Surrounding uses | Near newer retail development including Dollar General, Sunoco & Eagle Rentals |
| Possible uses | Shopping complex, personal service shops, specialty shops for custom work, nurseries, greenhouses, medical, dental, veterinary clinics, banks, restaurants, hotels, motels and boarding houses, automobile dealers |
| Comments | Gateway to Lebanon & PA Turnpike with great traffic counts |

General

| | |
|-------------------------|--|
| Location | Located where 72 meets 322 |
| Distance highway access | On Route 72 A tenth of a mile to Rte. 322 |

Traffic counts

| | |
|---------------------------|--|
| Quentin Road | Both Dir 13,953 AADT |
| Rte. 322/Rte. 72 | Dir E. 11,506 AADT Dir W. 11,070 AADT |
| Horseshoe Pike (Rte. 322) | Both Dir 8,678 AADT |

DEMOGRAPHICS

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|----------------|----------------------|----------------------|----------------------|
| Population | 1,842 | 9,552 | 49,215 |
| Households | 833 | 4,149 | 19,449 |
| Avg. HH Income | \$101,643 | \$95,504 | \$72,730 |

Lot Measurements

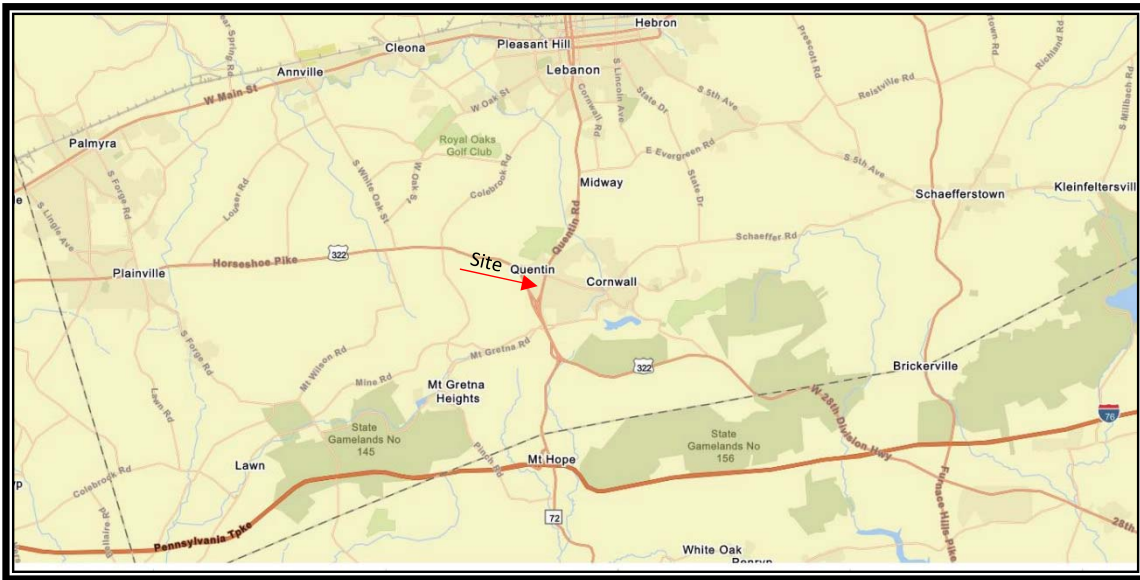
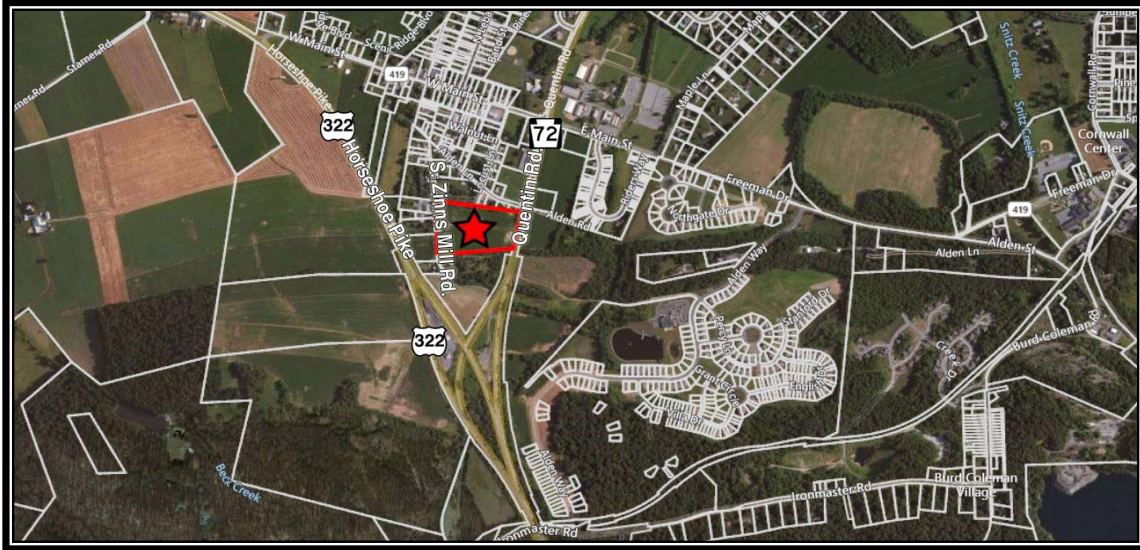
WS Lebanon Road
Lebanon, PA 17042



Source: LandVision

Location Maps

WS Lebanon Road Lebanon, PA 17042



Retail Map

WS Lebanon Road
Lebanon, PA 17042



34-2334626-345677-0000

SPEC ID: CTL: 38056162
TIEBACK: School: 2 Npbd: 3400

PROPERTY TYPE..... CL (300)
VACANT LAND

HAROUNZADEH
ABE
DOHNER, DOUGLAS
65 ON THE GREEN DR
LEBANON PA 17042-0000

Location
MS LEBANON RD

PROPERTY RECORD CARD: LEBANON COUNTY
Fair Market Commercial/Industrial
Land: 308100
Bid: 0
Total: 308100
Assessed: 308100
As of: 02/14/20 14:54:46

Lead Card Bldg Value:
Other Res. (#) ..
Other Com. (#) ..
TOTAL BLDG APPRAISAL. 0
Bldg Adjustments.....
TAXABLE BLDG VALUE... 0

Primary Site Value... 308100
Surplus Land..... 0
TOTAL LAND APPRAISAL. 308100
Land Adjustments.....
TAXABLE LAND VALUE... 308100

INITIAL APPRAISAL.... 308100
Bldg Adjustments.....
Land Adjustments.....
TAXABLE ASSESSMENT... 308100

ASSESSED VALUE HISTORY

| DATE | FM LAND | FM BLDG | FM TOTAL | -- ST | CG LAND | CG BLDG | CG TOTAL |
|------------|---------|---------|----------|-------|---------|---------|----------|
| 11/17/2012 | 308100 | 0 | 308100 | | | | |
| 06/29/2012 | 308100 | 0 | 308100 | | | | |
| 06/14/2012 | 16600 | 0 | 16600 | | | | |
| 12/09/2005 | 16600 | 0 | 16600 | | | | |

----- General Remarks -----
02/26/19 CHANGE OF MAILING ADDRESS PER OWNER
10/10/07 SITUS CHG PER TWP
08/03/07 TRANSFER
06/28/06 TRANSFER
03/31/06 TRANSFER
11/30/05 PU IND FR 18-180
11/21/05 LOT RETAINED FROM 18-180

Grantee (Buyer) Instrument Date Price
(Most Recent Purchase - Code: 4 Multiple: N)
HAROUNZADEH, ABE 02102-3314 07/12/2007 246748
HAROUNZADEH, ABE 02082-7898 06/21/2006 485000
MANUFACTURERS AND TRADERS TRUST COM 02077-7527 03/09/2006 1
STOLTZFUS D M & SON INC 00275-0744 07/15/1991

1 34-2334626-345677-0000
 TYPE: CL-Commercial - Vacant Land
 Situs:
 WS LEBANON RD

HAROUNZADEH, ABE
 DOHNER, DOUGLAS
 65 ON THE GREEN DR
 LEBANON PA 17042-0000
 Old Map #: 34-018--175--0000

PROPERTY RECORD CARD: LEBANON COUNTY
 (Page 2)
 As of 02/14/2020 14:54:46
 Neighborhood: 3400 - W CORNWALL TOWNSHIP Res
 Zoning: : : : :
 Township: : : : : 34 - W CORNWALL TOWNSHIP

| BUILDING # Sct Use | Floor # Sty | SECTION Dimensions SqFt | Basemt % | Heat | Floors Interior | Exter. | Class Grade | Eff Age |
|--------------------|-------------|-------------------------|----------|------|-----------------|--------|-------------|---------|
| V | | | | | | | | |

***** PLOT PLAN *****
 No Plot Plan Entered

Photo VI050989

Site:..... N
 Terrain:..... Level
 Water Type:..... None
 Sewer Type:..... Unknown
 Gas Available?: G
 Road Type:..... Dirt/
 Location Type:.. MIX
 Road Access:..... N
 Sidewalk?:..... N
 Fronting:..... N
 Rail Access?:... N
 Perc....

***** LAND INFORMATION *****

| | | | |
|----------------------|---------------|-------|--------|
| LOT SIZE: 427 actual | frontage | | |
| Frontage: x | Lot: Interior | | |
| x depth: x | FF?: | | |
| : | Adj: | | |
| TYPE | SQFT/ACRES | RATE | VALUE |
| Lot SF | 10.27 | 30000 | 308100 |
| B.Site | | | |
| Srpl#1 | | | |
| Srpl#2 | | | |
| TOTAL | 10.27 | | 308100 |

| TYPE OF HOUSING | UNITS | T = Tenant L = Landlord |
|-----------------|-------|----------------------------|
| Efficiency | | Heat: |
| 1 Bedroom | | Elect: |
| 2 Bedroom | | Water: |
| 3 Bedroom | | Sewer: |
| Other | | Garbg: |
| | | Taxes: |
| | | Insur: |
| | | Int Rep: |
| | | Ext Rep: |
| TOTALS | | |

* BUILDINGS SUMMARY *

| TYPE | SQ.FT. |
|--------|--------|
| TOTALS | |

WEST CORNWALL TOWNSHIP
73 South Zinn's Mill Road
Lebanon, PA 17042

W. Cornwall

ARTICLE 14

C-2, GENERAL COMMERCIAL DISTRICTS

SECTION 14.01 INTENT The regulations of this district are designed to accommodate commercial activity within the Township. Since these enterprises are for the most part dependent on traffic generated by a major thoroughfare, these uses are grouped together to facilitate shopping via automobile. The requirements contained in this article are designed to promote safe and expedient conveyance of the resulting high traffic volumes.

SECTION 14.02 PERMITTED USES

- A. Stores for the commercial retailing of all consumer goods not otherwise prohibited by law.
- B. Multiple commercial use complexes and shopping centers provided that the following conditions are met:
 - 1. The multiple commercial use complex or shopping center shall consist of a group of two (2) or more commercial retailing uses, planned, designed, and constructed as one (1) principal structure. Each commercial establishment within the complex shall share at least one (1) party wall with another establishment.
 - 2. The minimum lot size shall be determined by the total gross floor area of the principal structure, according to the following table:

| <u>TOTAL GROSS FLOOR AREA</u> | <u>MINIMUM LOT AREA REQUIRED</u> |
|-------------------------------|---|
| 0 - 20,000 sq. ft. | 1 Acre |
| 20,001 - 40,000 sq. ft. | 2 Acres |
| Greater than 40,000 sq. ft. | 2 Acres plus 1 acre for each 15,000 sq. ft. (or fraction thereof) in excess of the initial 40,000 sq. ft. of floor area |
 - 3. Such use shall comply in all respects with the lot width, lot coverage, yard and building height requirements of Section 14.04 of this Ordinance.
- C. Personal service shops including barber shops, beauty parlors, tailors, shoe repair, dry cleaning, laundromats, florists, etc.
- D. Specialty shops for custom work and articles to be sold at retail on the premises, such as baking, confectionary, dressmaking, printing, and similar shops and services.
- E. Nurseries and commercial greenhouses.
- F. Day care centers subject to the conditions specified in Section 7.02(M3) of this Ordinance.

- G. Medical, dental and veterinary clinics, laboratories and associated pharmacies.
- H. Banks, savings and loan associations, finance agencies, and other offices providing business or professional services.
- I. Messenger, dispatch, express, and courier services.
- J. Taxi and bus passenger stations, and transfer trucking facilities.
- K. Mortuary and undertaking establishments.
- L. Indoor amusement enterprises such as theaters, arenas, bowling alleys, dance halls, and other recreation or entertainment establishments.
- M. Restaurant facilities of all types, including sit down, drive-in, drive through or fast food, tearooms, cafes, and other places serving food or beverages, including private, membership, or social clubs and beverage distribution centers.
- N. Printing and publishing firms.
- O. Shops for contractors, plumbers, heating, painting, and upholstering specialists.
- P. Hotels, motels, and boarding houses.
- Q. Guest homes subject to the conditions listed in Section 6.02(J) of this Ordinance
- R. Automobile dealers and automobile washes.
- S. Gasoline stations and repair garages subject to the following regulations:
 - 1. No repair work shall be performed out of doors.
 - 2. All automotive parts, dismantled and derelict vehicles, and similar articles shall be stored only within an enclosed building.
 - 3. The use and storage of all flammable and combustible liquids shall comply with the requirements set forth by the Fire Marshal Division of the Penna. State Police, based on 37 Pa Code Chs 11 and 13, and the following requirements whichever are greater:
 - a. All gasoline and petroleum pumps shall be located outside of buildings, no less than thirty-five (35) feet from any road right-of-way line or lot line.
 - b. All fuel, oil, or similar combustible petroleum products storage tanks shall be located under ground at least thirty-five (35) feet from any road right-of-way line or lot line.
 - 4. Automotive vehicles without valid, current license plates and/or state inspection shall be restricted according to Section 17.19 of this Ordinance.

- T. All other uses which in the opinion of the Zoning Officer are similar to the above uses and in harmony with the intent of the regulations for this district. When a proposed use is not sufficiently similar to enable the Zoning Officer to make a ruling, the Zoning Hearing Board shall make a determination as authorized in Section 24.04 of this Ordinance.
- U. Customary accessory uses and buildings incidental to any of the above permitted uses as provided for in Article 17 of this Ordinance.
- V. Upon approval by the Zoning Hearing Board, the following Special Exception uses are permitted provided that the use complies with the conditions listed herein and the applicable requirements specified in Article 24 of this Ordinance.
 - 1. Automobile body shops provided that the following conditions are met:
 - a. All work shall be conducted indoors.
 - b. Paint booths shall be adequately filtered and vented to minimize exhaust of noxious fumes.
 - c. Flammable and/or combustible materials shall be stored within a fireproof enclosure within the principal structure or within an accessory building located no less than fifty (50) feet from any lot line.
 - d. Outdoor storage of auto parts or equipment shall not be permitted at any time.

SECTION 14.03 PERFORMANCE REQUIRED In order for any of the above listed uses to be permitted, they must be non-objectionable in terms of smoke or dust emission, odors, noise, heat, vibration, visual impact, or glare, and shall not be injurious or have an adverse effect on adjacent areas or the township as a whole. Should the Zoning Officer require additional information in order to make a determination concerning the above mentioned dangers, the applicant shall provide said information to the Zoning Officer as a part of the permit application.

SECTION 14.04 LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS A lot area, lot width, lot coverage, yard depth, and building height satisfying the requirements of the following table, unless otherwise specified heretofore in Section 14.02, shall be provided for every commercial use and/or principal non-residential building or use hereafter erected, altered, or established in this district.

DISTRICT REQUIREMENTS

| <u>LOT REQUIREMENTS</u> | | | <u>YARD REQUIREMENTS</u> | | | |
|-------------------------|-----------------------|--------------------------|--------------------------|-----------------|--------------------|-------------|
| <u>Min. Lot Area</u> | <u>Min. Lot Width</u> | <u>Max. Lot Coverage</u> | <u>Front</u> | <u>One Side</u> | <u>Total Sides</u> | <u>Rear</u> |
| 1 Acre | 200' | 50% | 50' | 20' | 40' | 40' |

- A. Where a side or rear yard adjoins a residential district, said yards shall be no less than fifty (50) feet in width and shall be designated as buffer yards and landscaped in accordance with Article 18 of this Ordinance.
- B. No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height unless authorized as a Special Exception by the Zoning Hearing Board.

SECTION 14.05 MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS Off-street parking and loading shall be provided in accordance with Article 19 of this Ordinance.

- A. Parking areas may be included in 50% of the required yards of the C-2 District except where they adjoin a residential district. All yards shall be appropriately landscaped and maintained in accordance with Article 18 of this Ordinance.
- B. Each business use established or expanded after the date of adoption of this ordinance shall provide off-street loading and unloading space at the side or rear of the building in accordance with Section 19.09 of this Ordinance.

SECTION 14.06 SIGNS AND ADVERTISING STRUCTURES Signs shall be permitted in accordance with Article 20 of this Ordinance.

SECTION 14.07 SUPPLEMENTARY DISTRICT REGULATIONS The Supplementary District Regulations in Article 17 shall apply, where applicable, as additional requirements for this district.

SECTION 14.08 ENVIRONMENTAL IMPROVEMENTS AND ENERGY CONSERVATION REQUIREMENTS The environmental and energy requirements in Article 18 shall apply, where applicable, as additional requirements for this district.

SECTION 14.09 SPECIFIC PERFORMANCE CRITERIA A traffic plan for the facility may be required to be filed, preferably with the land development plan, for approval prior to the issuance of a Building and Zoning Permit. Said plan shall restrict vehicular traffic to and from the facility to major collectors or arterials where possible. If local, residential roads are to be utilized, approval must be granted by the Township.

717.697.2422



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103
Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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.

5000 Ritter Road, Suite 201 | Mechanicsburg, PA 17055 | 717.697.2422 | www.highassociates.com