

For Lease

717.293.4477



256 WEST MAIN STREET
LEOLA, PA 17540

Ruth M. Devenney, CCIM, SIOR
717.293.4552 – direct line
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Michael Bowser
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mbowser@high.net

For Lease

717.293.4477



► *Retail/Office Building*



*256 West Main Street
Leola, PA 17540*

Available Square Feet
1,764 square feet

Lease Rate
\$8.50/SF N/N/N

Description
Free-standing retail/office building with frontage on Main Street. Completely renovated and ADA compliant.

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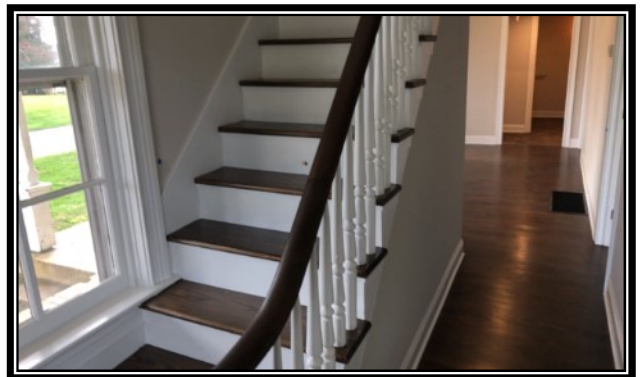
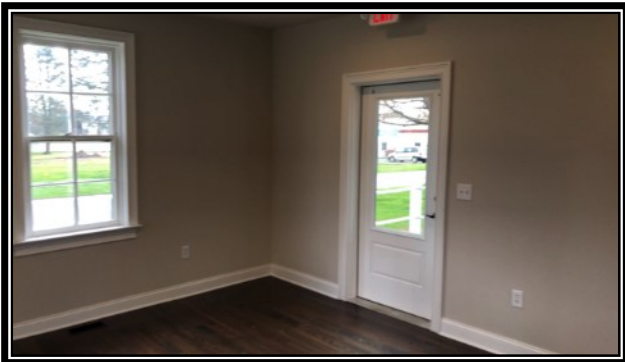
PROPERTY INFORMATION

Retail/Office Square Feet	1,764 square feet
Renovated	Fully renovated in 2020
HVAC	Heat pumps
Lighting	LED
Water	Public
Sewer	Public
Utilities	Propane, Electric
Municipality	Upper Leacock Township
Zoning	Mixed Use
Operating Expenses	Annual costs estimated to be approx. \$3.08/SF

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.

Photos

256 West Main Street
Leola, PA 17540



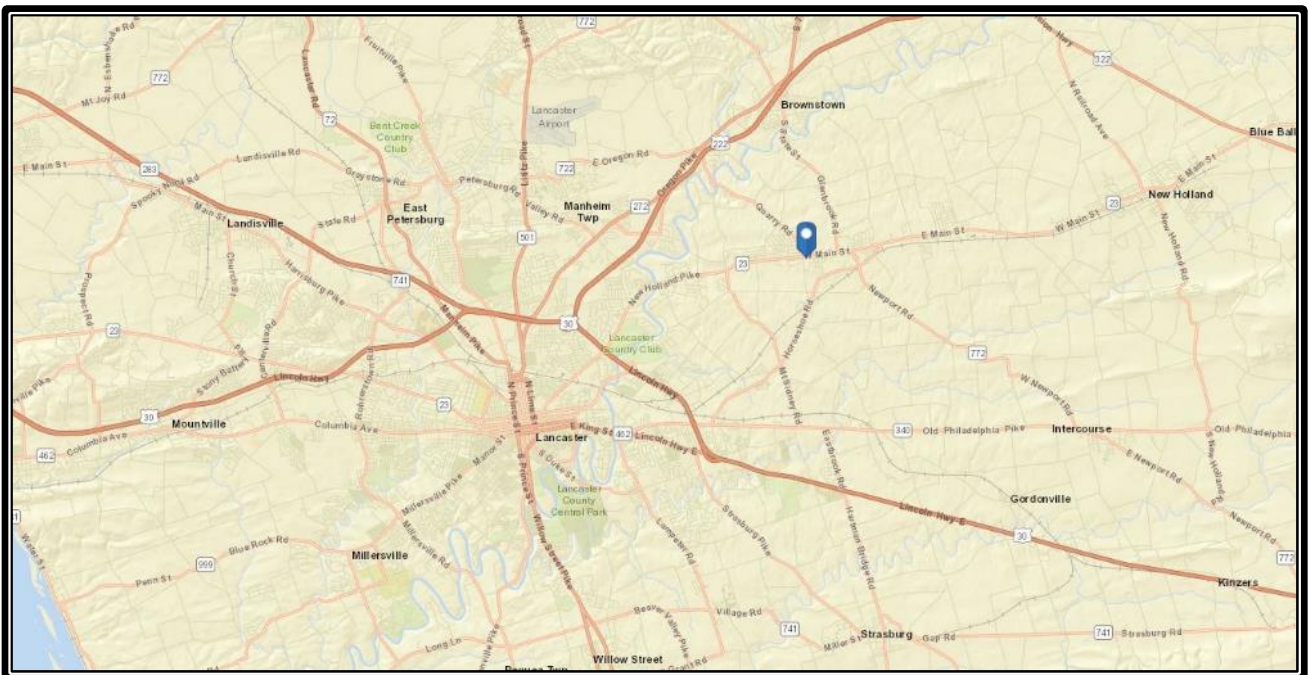
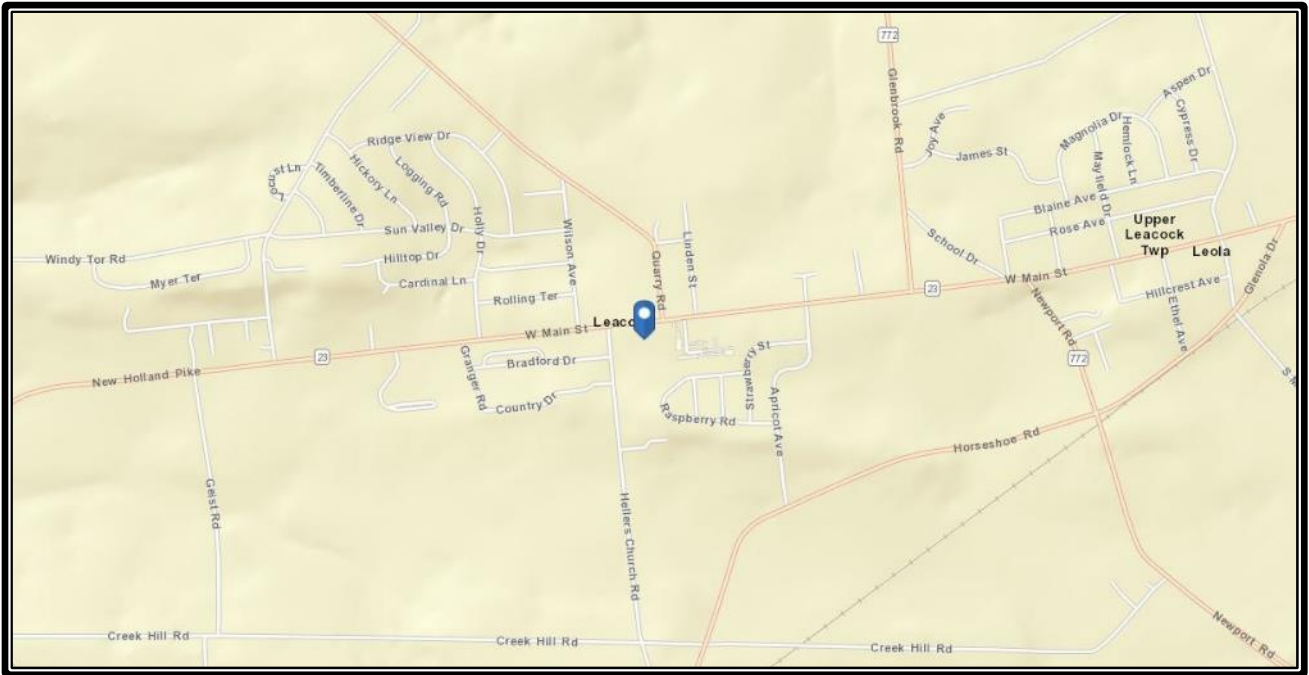
Photos

256 West Main Street
Leola, PA 17540



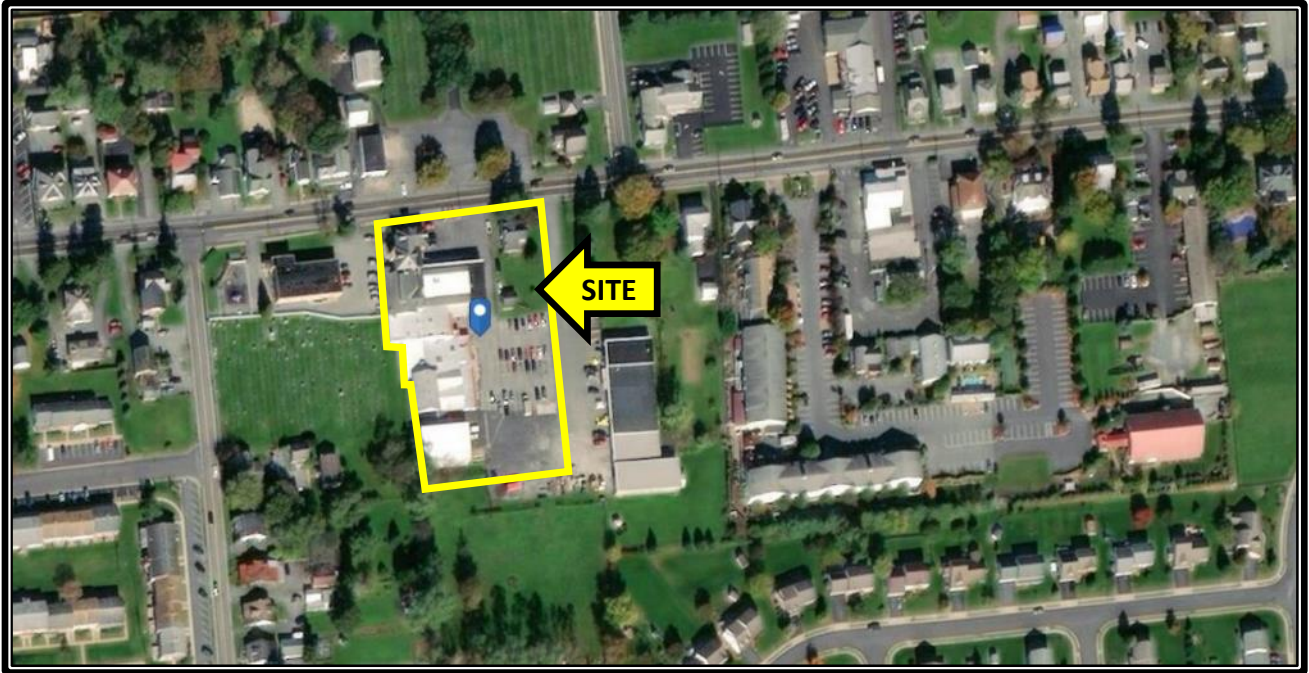
Location Maps

256 West Main Street
Leola, PA 17540

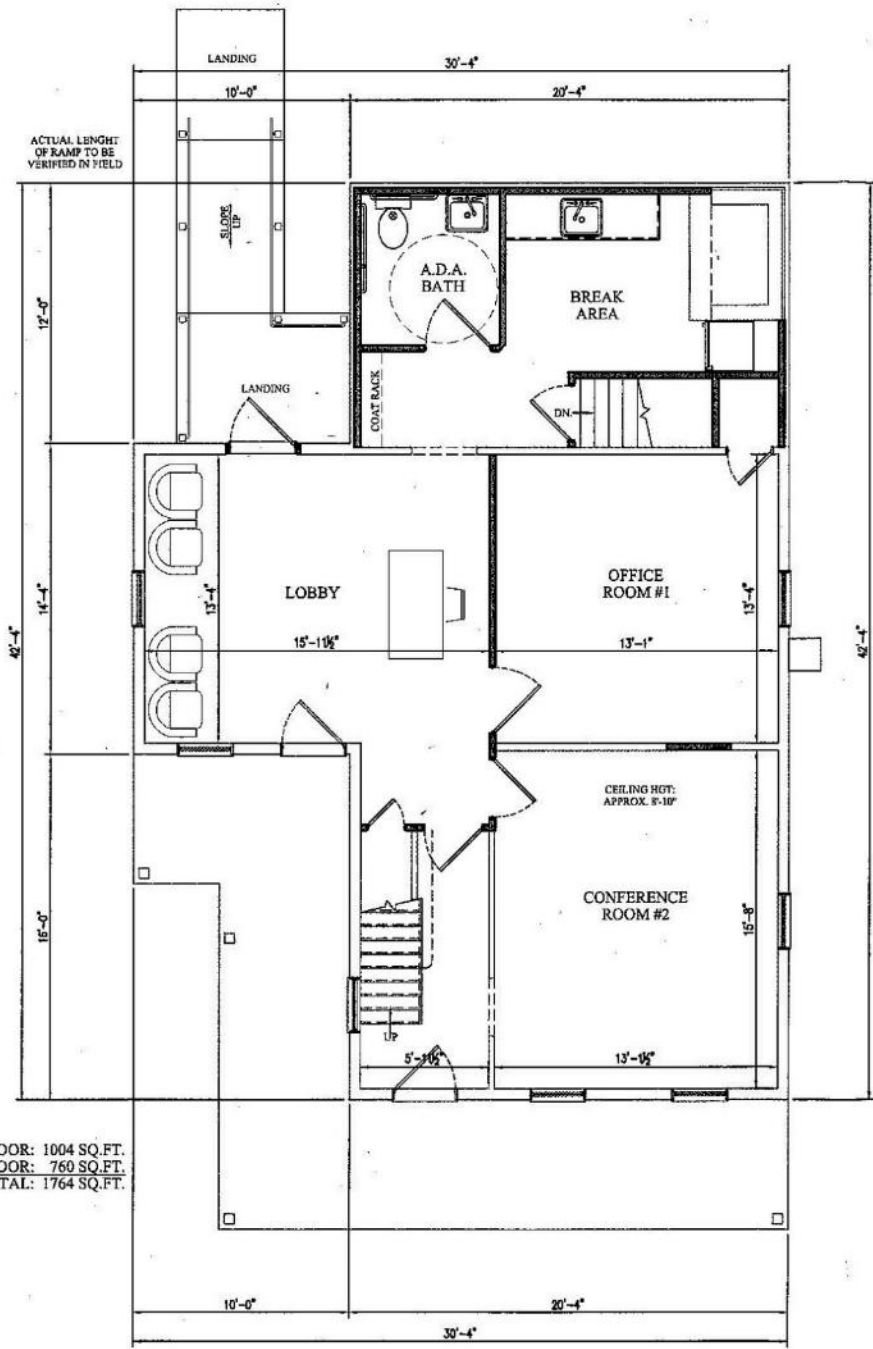


Aerial Photo/Tax Map

256 West Main Street
Leola, PA 17540

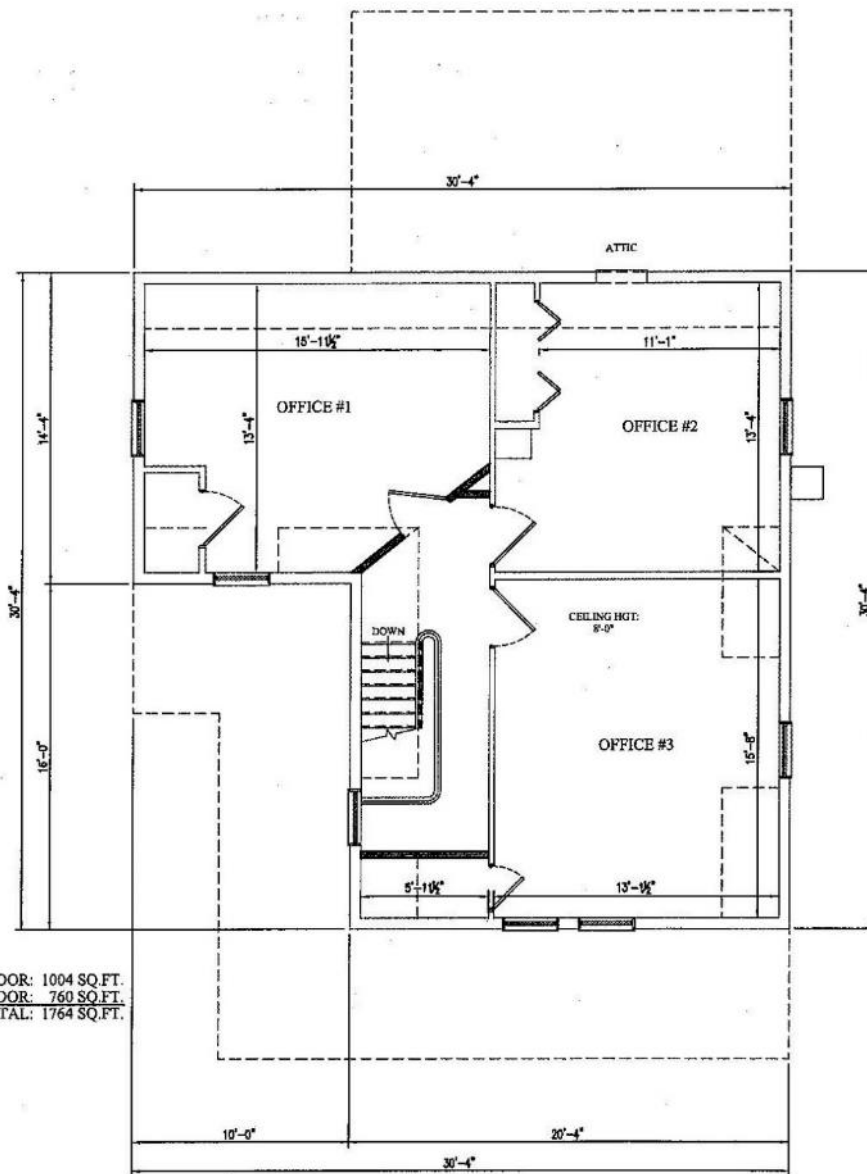


1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR: 1004 SQ.FT.
SECOND FLOOR: 760 SQ.FT.
TOTAL: 1764 SQ.FT.

2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

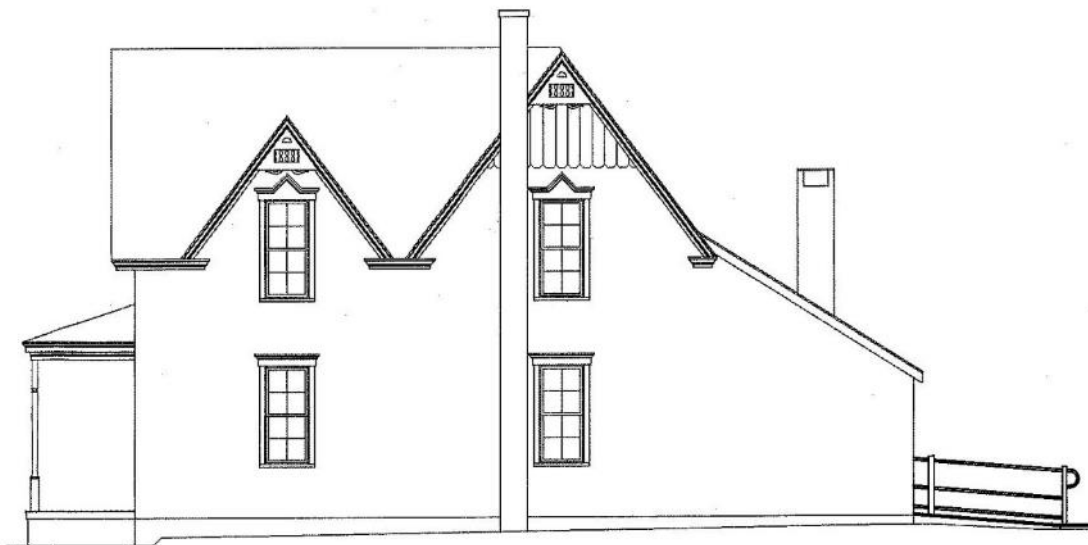


FIRST FLOOR: 1004 SQ. FT.
SECOND FLOOR: 760 SQ. FT.
TOTAL: 1764 SQ. FT.

1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



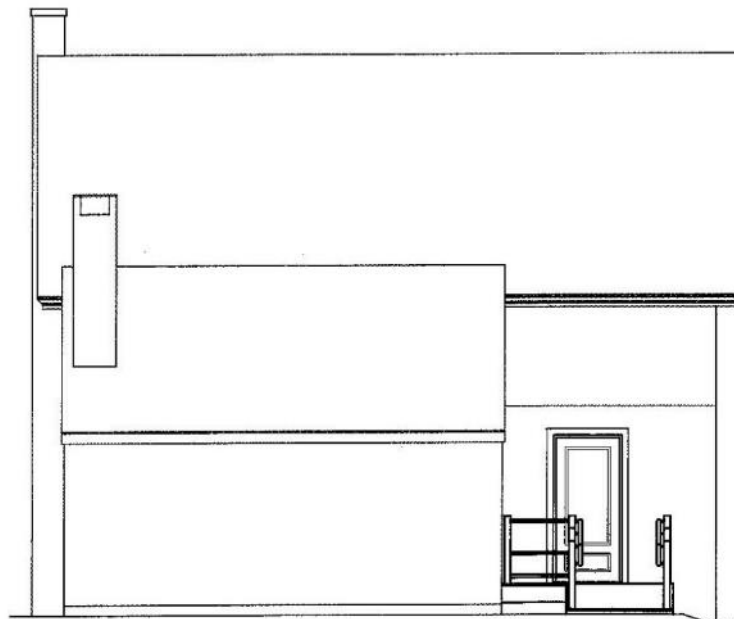
2 RIGHT SDE ELEVATION
SCALE: 1/8"=1'-0"

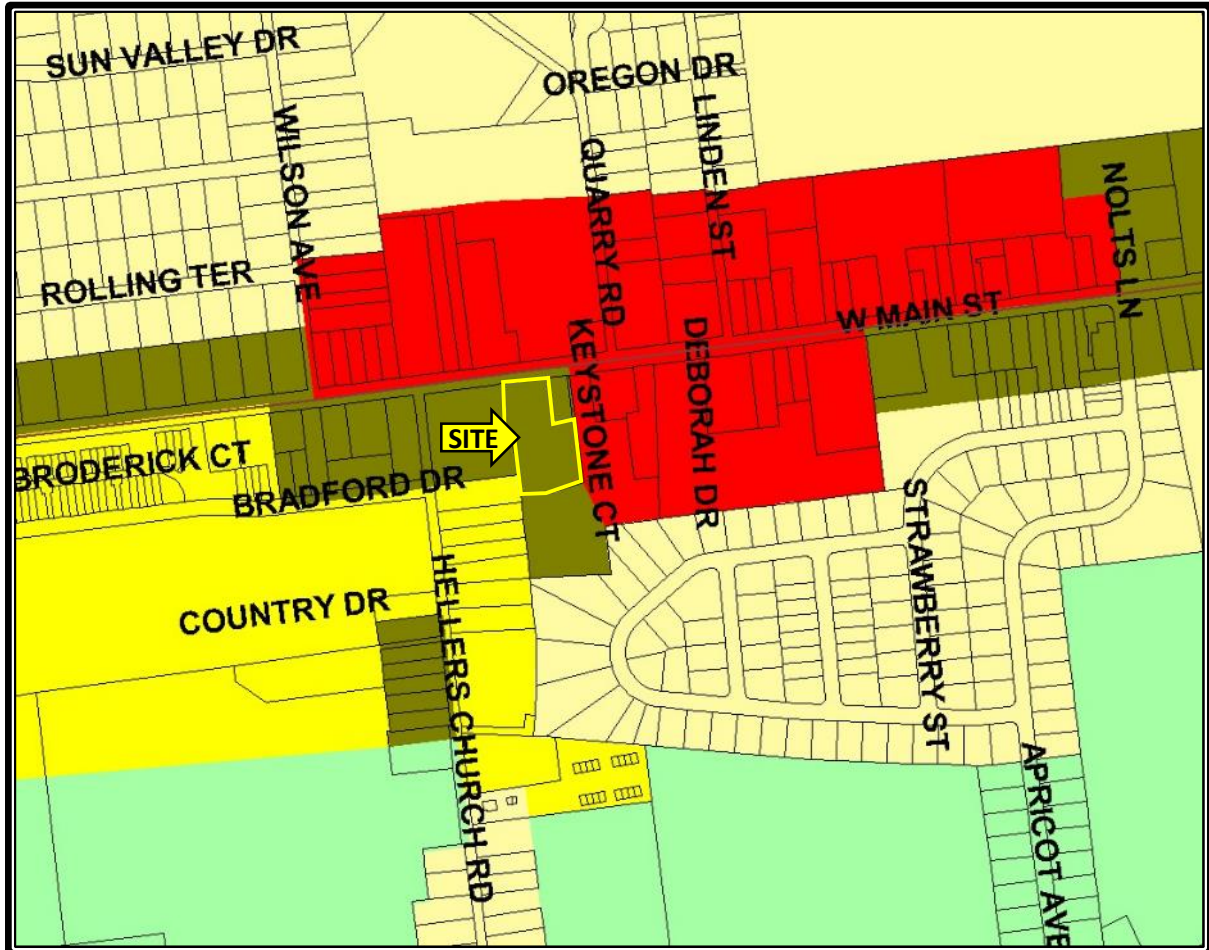


3 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 REAR ELEVATION
SCALE: 1/8"=1'-0"





Mixed Use Zoning

Section 210

MU: MIXED USE ZONE (MU)

210.A. PURPOSE

This Zone accommodates a mixture of land uses that have evolved along Main Street within the three Villages of Leacock, Leola and Bareville. Limited businesses have been selected that can take advantage of the daily traffic passing through these Villages, while at the same time assure compatibility with the numerous dwellings that remain. Aside from some limited uses, most mixed uses are evaluated via the conditional use process so that opportunities to integrate vehicular access and parking are provided during site plan review. Strict design requirements have been imposed to preserve the "small town" character of these areas, and bonus incentives are available for uses that employ "high-quality" site design features. Overall retail size has been restricted as a means of encouraging adaptive reuse of converted dwellings, rather than the construction of new commercial buildings.



210.B. USES PERMITTED BY RIGHT

1. **Agriculture and horticulture**, including one dwelling single family detached dwelling unit as a component of the principal use contained on the site subject to the requirements of Sections 200.L of this Ordinance. This use shall expressly exclude:
 - A. **Concentrated animal feeding operations (CAFOs) and, Concentrated animal operations (CAOs)** both as defined herein.
 - B. **Commercial produce operations** as defined herein.
2. **Areas and structures devoted to the conservation of open space, water, soil and wildlife resources**, subject to the requirements of Sections 200.L. of this Ordinance.
3. **Forestry uses** subject to the requirements of Sections 201.L. and 516 of this Ordinance.
4. **Single family detached dwellings.**
5. **Governmental and municipal uses** as defined herein.
6. **Parks and playgrounds.**
7. **Public utilities structures.**
8. **Accessory uses customarily incidental to the above permitted uses**, including, but not limited to, the following:
 - A. **Accessory residential greenhouses** subject to the requirements of Section 402 of this Ordinance.
 - B. **Alternative energy systems**, subject to the requirements of Section 405 of this Ordinance.

- C. **Domestic composts**, subject to the requirements of Section 426 of this Ordinance.
- D. **Domestic pets**, as defined herein.
- E. **Family day care facilities** as defined herein subject to the requirements of Section 431 of this Ordinance.
- F. **Fences and walls**, subject to the requirements of Section 434 of this Ordinance.
- G. **Garage yard and/or moving sales**, subject to the requirements of Section 438 of this Ordinance.
- H. **Garages** for personal vehicles and property.
- I. **Gardening and raising of plants for personal use**.
- J. **Keeping of carriage and buggy horses** or other animals maintained for the sole purpose of providing the primary means of transportation as an accessory use to a residential dwelling, subject to the requirements of Section 447 of this Ordinance.
- K. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 447 of this Ordinance.
- L. **No-impact home-based business**, as defined herein.
- M. **Ornamental ponds and wading pools**, subject to the requirements of Section 461 of this Ordinance.
- N. **Parking and/or storage of recreational vehicles, travel trailers, boats, and personal cargo trailers**, subject to the requirements of Section 316.W. of this Ordinance.
- O. **Play structures**, as defined herein, provided such structures are confined to the side or rear yard and are located no closer than five feet (5') from the closest side and or rear lot line.
- P. **Residential swimming pools**, subject to the requirements of Section 471 of this Ordinance.
- Q. **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 473 of this Ordinance.
- R. **Outdoor residential athletic courts** (e.g. basketball, bocci, handball, tennis, volleyball, etc.) subject to the requirements of Section 465 of this Ordinance.
- S. **Satellite dish antennas**, subject to the requirements of Section 476 of this Ordinance.
- T. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 20,000 square feet of a principal residence. For lots with greater than 20,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 20,000 square feet.

210.C. USES PERMITTED BY CONDITIONAL USE (Subject to the requirements of Section 210.W. and the review procedures of Section 905, both of this Ordinance).

- 1. **Accessory building apartments**, subject to the requirements listed in Section 401 of this Ordinance.
- 2. **Bed and breakfasts**, subject to the requirements listed in Section 412 of this Ordinance.

3. **Boarding houses**, subject to the requirements listed in Section 415 of this Ordinance.
4. **Caterers, bakers and confectioners.**
5. **Churches and related uses**, excluding cemeteries, subject to the requirements listed in Section 418 of this Ordinance.
6. **Commercial day-care facilities**, subject to the requirements listed in Section 420 of this Ordinance.
7. **Duplexes, townhouses and multiple-family dwellings** subject to the design requirements listed in Section 202 of this Ordinance.
8. **One dwelling unit located above, below or behind a commercial use**, subject to the design requirements listed in Section 202 of this Ordinance.
9. **Funeral homes**, subject to the requirements listed in Section 437 of this Ordinance.
10. **Home occupations**, subject to the requirements listed in Section 444 of this Ordinance.
11. **Medical, dental, vision and counseling clinics**, subject to the requirements listed in Section 451 of this Ordinance.
12. **Nursing, rest or retirement homes**, subject to the requirements listed in Section 459 of this Ordinance.
13. **Offices.**
14. **Personal services** (excluding adult uses) but including: barber and beauty or tanning salons; dry cleaning and laundry pick-up/drop-off facilities; music, art or photographic studios, the repair of clocks and small appliances and similar activities.
15. **Restaurants** (excluding drive-thru restaurants and nightclubs).
16. **Retail sale of goods** (excluding adult uses) provided the retail sales area is less than one thousand, two hundred (1,200) square feet.
17. **Two-family conversions**, subject to the requirements listed in Section 481 of this Ordinance.
18. **Veterinarian offices**, provided no outdoor keeping of animals is permitted.

210.D NUMBER OF USES

1. Any number of the uses allowed in this Zone are permitted within each existing building, provided the building size and gross floor area remain the same as it was on the effective date of this Ordinance and Section 306 of this Ordinance shall not apply in this instance.
2. For new buildings, only one principal use is permitted and Section 306 of this Ordinance shall apply in this instance.
3. For existing buildings that are enlarged, the number of uses permitted per building shall be the same number (at least one) that occupied the building on the effective date of this Ordinance and Section 306 of this Ordinance shall not apply in this instance.

210.E. LOT AREA REQUIREMENTS - Unless otherwise specified, all lots shall have a minimum of ten thousand (10,000) square feet.

210.F. MAXIMUM LOT COVERAGE - Sixty percent (60%).

210.G. MINIMUM LOT WIDTH - Seventy-five (75) feet.

210.H. MINIMUM SETBACK REQUIREMENTS - (Principal and Accessory Uses)

1. Front yard setback - All buildings, structures (except permitted signs) and, loading areas shall be set back at least twenty-five (25) feet from the street right-of-way. No off-street parking is permitted within the front yard.
2. Side yard setback - All buildings and structures shall be set back a total of at least fifteen (15) feet from both of the side lot lines with one side being no less than five (5) feet from the adjoining lot line. Off-street parking lots, and loading areas, shall be set back at least five (5) feet from each of the side lot lines.
3. Rear yard setback - All buildings, structures, off-street parking lots, and loading areas, shall be set back at least fifteen (15) feet from the rear lot line.
4. Residential buffer strip - Any lot adjoining land within a (R-1, R-2 or VO) Zone shall maintain fifteen (15) foot setback for buildings, structures, freestanding signs, off-street parking lots, and loading areas, from said land. Such area shall be used for a landscape strip.

210.I. HEIGHT REQUIREMENTS – The maximum permitted height is thirty-five (35) feet. New buildings constructed after the effective date of this ordinance shall be a minimum of two (2) stories in height when situated between existing buildings of at least two (2) stories in height on adjoining properties. No less than thirty-five percent (35%) of the habitable floor area shall be contained on the story(ies) above the first floor.

210.J. OUTDOOR STORAGE - No outdoor storage is permitted.

210.K. OFF-STREET LOADING - Off-street loading shall be provided as specified in Section 315 of this Ordinance.

210.L. OFF-STREET PARKING - Off-street parking shall be provided as specified in Section 316 of this Ordinance.

210.M. SIGNS - Signs shall be permitted as specified in Section 323 of this Ordinance.

210.N. DRIVEWAY AND ACCESS DRIVE REQUIREMENTS - All driveways serving single-family dwellings shall be provided in accordance with Section 305 of this Ordinance. All access drives serving other uses shall be in accordance with Section 301 of this Ordinance.

210.O. SCREENING - A visual screen must be provided along any adjoining lands within a (R-1, R-2 or VO) Zone, regardless of whether or not the parcel is developed. (See Section 322.D. of this Ordinance.)

210.P. 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 Section 322 of this Ordinance.)

210.Q. WASTE PRODUCTS - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads and/or properties. All dumpsters shall be set back a minimum of twenty-five (25) feet from any adjoining properties in a (R-1, R-2 or VO). All waste receptacles shall be completely enclosed.

210.R. All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.

210.S. 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 applicable regulations, see Section 317 of this Ordinance.

210.T. DESIGN FEATURES/BONUS INCENTIVES - Because of this Zone's intended purpose to reduce traffic congestion along the Main Street corridor, the following bonus incentives are applied to individual uses when prescribed design features are provided. These bonus incentives are awarded solely at the discretion of the Board of Supervisors, during the conditional use review procedure:

<u>Design Features</u>	<u>Bonus Incentive</u>
1. Coordinated vehicular access between two or more adjoining land uses, that make use of only one shared access drive onto PA Route 23.	A ten percent (10%) increase in the maximum permitted lot coverage for each use.
2. Coordinated off-street parking between two or more adjoining land uses that share a single access drive. Such parking lots shall be arranged to provide ready access to all properties.	Waiver of one side yard setback requirement as it applies to the off-street parking lot, and a five percent (5%) reduction in the total number of parking spaces required for all uses.
3. Coordinated off-street loading between two adjoining land uses sharing a single access drive that provides ready access to one or more loading spaces serving both uses.	Waiver of the off-street loading space requirement for that use that would otherwise require the least number of loading spaces, provided a cross property use easement is recorded that assures both uses may use the shared loading space(s). In addition, one side yard setback may also be waived, as it applies to off-street loading.
4. Coordinated signage with two or more uses sharing only one freestanding sign.	A five percent (5%) increase in the maximum permitted lot coverage and a ten percent (10%) increase in the maximum permitted size of any attached signs.

210.U. MODIFICATIONS OF DESIGN STANDARDS

1. The Board of Supervisors may, by conditional use approval, permit the modification of the design standards in order to encourage the use of innovative design. A developer desiring to obtain such conditional use approval shall, when making application for conditional use approval for any use listed in Section 210.C, also make application for conditional use approval under this section. The Board of Supervisors shall consider both conditional use approval requests simultaneously. Any conditional use to permit a modification of the design standards shall be subject to the following standards:
 - A. Such modifications of design standards better serve the intended purposes of this Zone, as expressed in Section 210.A.;
 - B. Such modifications of design standards would not result in adverse impact to adjoining properties, nor inhabitants within the Mixed Use Zone;
 - C. Such modifications will not result in an increase in residential densities permitted for the site; and,

D. The extent of modification provides the minimum amount of relief necessary to ensure compliance with the preceding criteria of Section 210.U.1.A.–C.

210.V. RESIDENTIAL ACCESSORY USES - Properties with principal residences may include accessory structures subject to the following requirements.

1. Required Front Yard Setbacks - All accessory structures shall be setback at least fifteen (15) feet behind the principal building line. If there is no principal building, the accessory structure must be setback at least fifteen (15) feet behind the required principal front yard setback line;
2. Required Side and Rear Yard Setbacks - All accessory structures shall be setback at least five (5) feet from any side and/or rear lot lines , unless the structure exceeds fifteen (15) feet in height and/or 500 square feet of gross floor area in which case the minimum setback shall be equal to the height of the accessory structure; and,
3. Maximum Permitted Height - Twenty-five (25) feet.

210.W. MIXED USES

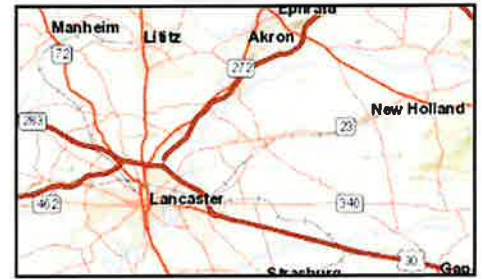
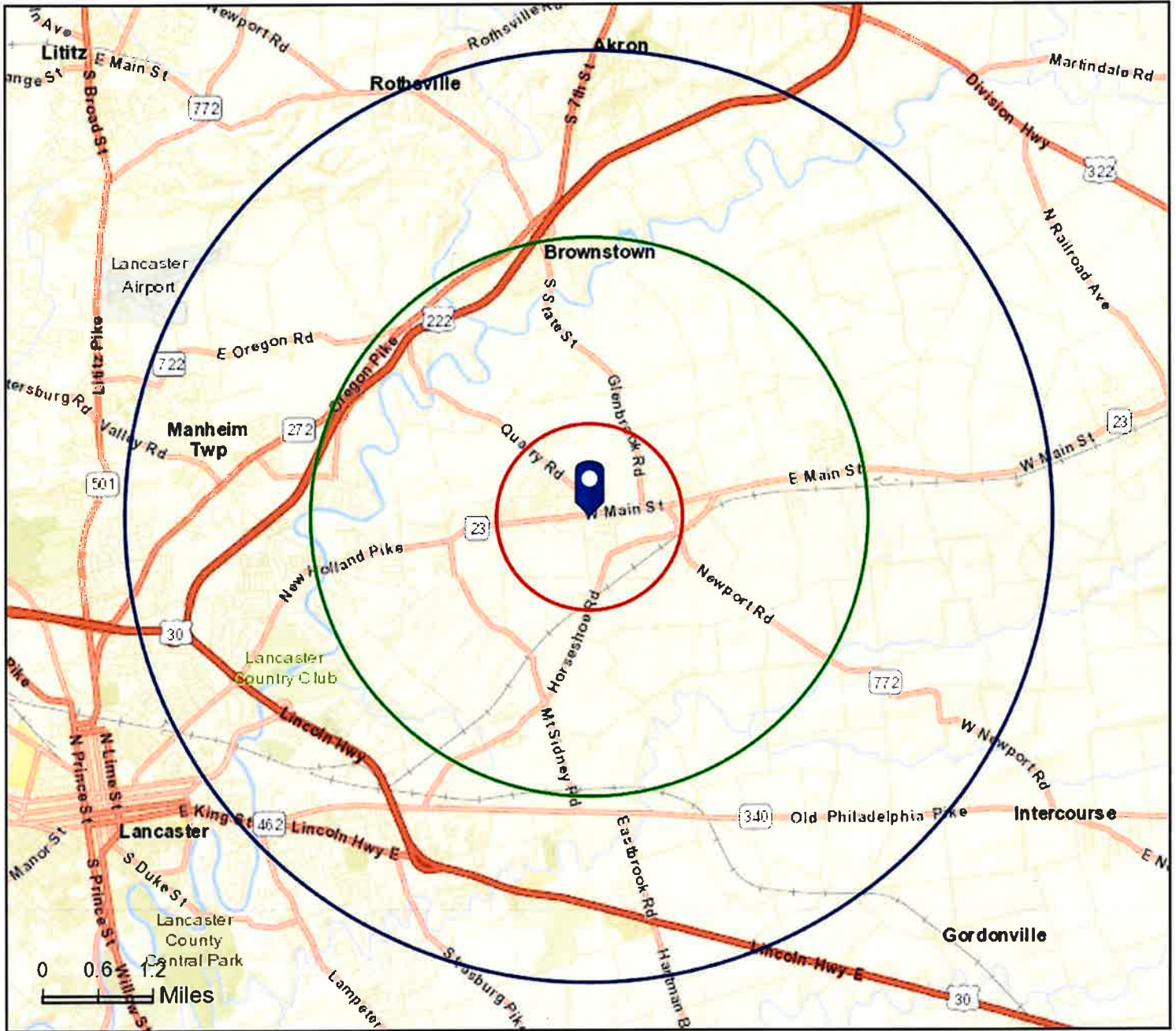
1. Within this Zone, those uses listed in Section 210.C. of this Ordinance shall be permitted by conditional use provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations contained within this Ordinance including but not limited to those general criteria contained within Section 905.B., the specific criteria listed in Article 4 and specifically to the following:
 - A. The applicant shall demonstrate those measures employed to incorporate the design features listed in Section 210.T. of this Ordinance. If the applicant cannot incorporate said features, the applicant shall describe what steps were taken to attempt such design, and the specific reasons why the design is impossible and/or impractical. The applicant shall also suggest what measures could be taken by the Township to facilitate such a design.



Site Map

4 Keystone Ct, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08531
Longitude: -76.20575





Executive Summary

4 Keystone Ct, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08531
Longitude: -76.20575

	1 mile	3 miles	5 miles
Population			
2000 Population	3,286	14,462	51,419
2010 Population	3,505	15,879	58,029
2018 Population	3,639	16,910	61,259
2023 Population	3,728	17,514	63,154
2000-2010 Annual Rate	0.65%	0.94%	1.22%
2010-2018 Annual Rate	0.46%	0.77%	0.66%
2018-2023 Annual Rate	0.48%	0.70%	0.61%
2018 Male Population	49.5%	49.3%	48.5%
2018 Female Population	50.5%	50.7%	51.5%
2018 Median Age	34.1	37.6	40.4

In the identified area, the current year population is 61,259. In 2010, the Census count in the area was 58,029. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 63,154 representing a change of 0.61% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 34.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	88.8%	89.1%	86.7%
2018 Black Alone	2.0%	2.1%	3.7%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	5.0%	4.3%	4.3%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.0%	2.3%	2.9%
2018 Two or More Races	2.0%	2.1%	2.2%
2018 Hispanic Origin (Any Race)	8.7%	8.0%	8.8%

Persons of Hispanic origin represent 8.8% 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 36.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,254	5,051	19,241
2010 Households	1,321	5,482	21,660
2018 Total Households	1,364	5,794	22,692
2023 Total Households	1,396	5,988	23,342
2000-2010 Annual Rate	0.52%	0.82%	1.19%
2010-2018 Annual Rate	0.39%	0.67%	0.57%
2018-2023 Annual Rate	0.46%	0.66%	0.57%
2018 Average Household Size	2.67	2.91	2.65

The household count in this area has changed from 21,660 in 2010 to 22,692 in the current year, a change of 0.57% annually. The five-year projection of households is 23,342, a change of 0.57% annually from the current year total. Average household size is currently 2.65, compared to 2.63 in the year 2010. The number of families in the current year is 15,814 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

4 Keystone Ct, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.06531
Longitude: -76.20575

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$67,295	\$72,092	\$66,247
2023 Median Household Income	\$83,162	\$83,349	\$75,970
2018-2023 Annual Rate	4.33%	2.94%	2.78%
Average Household Income			
2018 Average Household Income	\$91,719	\$98,156	\$90,616
2023 Average Household Income	\$112,758	\$113,810	\$103,469
2018-2023 Annual Rate	4.22%	3.00%	2.69%
Per Capita Income			
2018 Per Capita Income	\$31,266	\$33,635	\$33,987
2023 Per Capita Income	\$38,317	\$38,924	\$38,647
2018-2023 Annual Rate	4.15%	2.96%	2.60%

Households by Income

Current median household income is \$66,247 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$75,970 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$90,616 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$103,469 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$33,987 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,647 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	1,300	5,199	19,985
2000 Owner Occupied Housing Units	761	3,673	13,451
2000 Renter Occupied Housing Units	493	1,378	5,791
2000 Vacant Housing Units	46	148	743
2010 Total Housing Units	1,398	5,698	22,559
2010 Owner Occupied Housing Units	775	3,856	14,405
2010 Renter Occupied Housing Units	546	1,626	7,255
2010 Vacant Housing Units	77	216	899
2018 Total Housing Units	1,447	6,033	23,605
2018 Owner Occupied Housing Units	766	3,972	14,582
2018 Renter Occupied Housing Units	598	1,821	8,111
2018 Vacant Housing Units	83	239	913
2023 Total Housing Units	1,483	6,248	24,355
2023 Owner Occupied Housing Units	805	4,159	15,196
2023 Renter Occupied Housing Units	591	1,828	8,146
2023 Vacant Housing Units	87	260	1,013

Currently, 61.8% of the 23,605 housing units in the area are owner occupied; 34.4%, renter occupied; and 3.9% 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 22,559 housing units in the area - 63.9% owner occupied, 32.2% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 2.03%. Median home value in the area is \$222,603, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.88% annually to \$244,329.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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525 Highlands Boulevard
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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

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1853 William Penn Way | Lancaster, PA 17601 | 717.293.4477 | www.highassociates.com