

For Sale

717.293.4477



190 DOE RUN ROAD
MANHEIM, PA 17545

***High* ASSOCIATES^{LTD.}**
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

Brian Davison, CCIM, SIOR
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1853 William Penn Way | Lancaster, PA 17601 | 717.293.4477 | www.highassociates.com

For Sale

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► *Commercial Property*



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*190 Doe Run Road
Manheim, PA 17545*

Available Square Feet:

Retail/Office: 5,430 +/- square feet
Home/Retail: 3,253 +/- square feet
Auto Space: 900 +/- square feet

Sale Price:

\$979,000

Description:

Three-unit investment property located in Manheim. Property includes a retail/office space, a single family home used for retail and an auto repair use.

PROPERTY INFORMATION

Total Square Feet	9,603 square feet
Year Constructed	House/Auto 1960; Retail/Office 1967
Construction Type	Frame/masonry
Roof	Asphalt/rubber
Ceiling Heights	Varies
Water	Public - Penn Township
Sewer	Public - Penn Township
Parking	100+ spaces

For Sale

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Manheim, PA 17545

HVAC	Natural gas forced air and radiant hot water	
Electric	3 Phase 220 volt	
Acres	2.2	
Zoning	T-5 Mixed Use zoning	
Municipality	Penn Township	
County	Lancaster County	
Tax Account #	500-00498-0-0000	
Deed Reference #	05249532	
Total Assessment	\$556,200	
Real Estate Taxes	School	\$7,971
	County	\$1,619
	Municipality	\$797
	Total	\$10,387

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.

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Income	Monthly	Annual
Restaurant (Currently Vacant, NNN Lease)	\$4,027	\$48,330
Triple Net Charges from Restaurant	\$1,254	\$15,051
Bridal Dress Retailer	\$2,652	\$31,824
Retail Auto Repair	\$1,578	\$18,936
Total Income	\$9,511	\$114,141
Vac. and Credit Loss (5%)	(\$476)	(\$5,707)
Effective Rental Income	\$9,035	\$108,434

Expenses	Monthly	Annual
School Tax	\$666	\$7,992
County/City Tax	\$197	\$2,367
Water/Sewer	\$150	\$1,800
Insurance	\$330	\$3,958
Trash	\$105	\$1,260
Lawn Care	\$167	\$2,008
Maintenance	\$167	\$2,000
Replacement Reserve	\$250	\$3,000
Misc	\$50	\$600
Property Management (1%)	\$90	\$1,084
Total Operating Expenses	\$2,172	\$26,069
Net Operating Income	\$6,863	\$82,365

Photos

190 Doe Run Road
Manheim, PA 17545



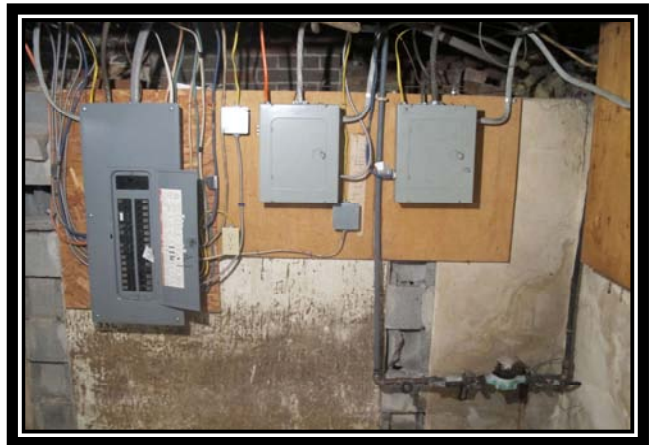
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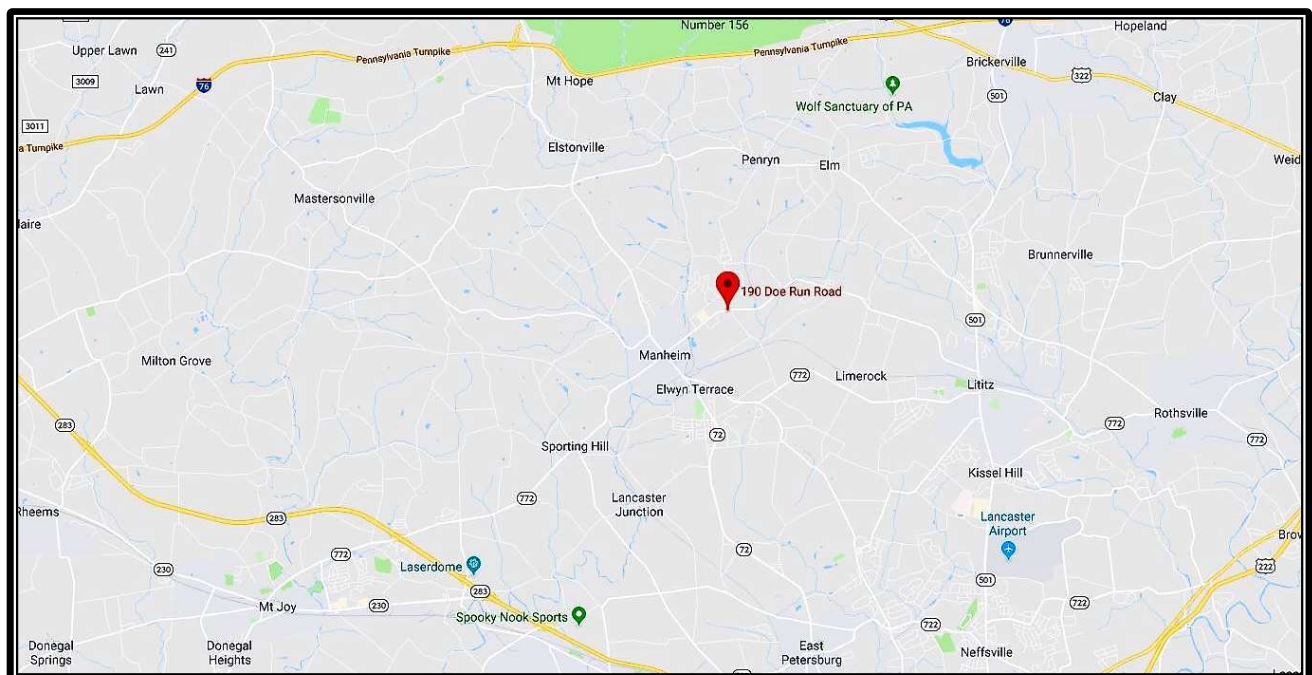
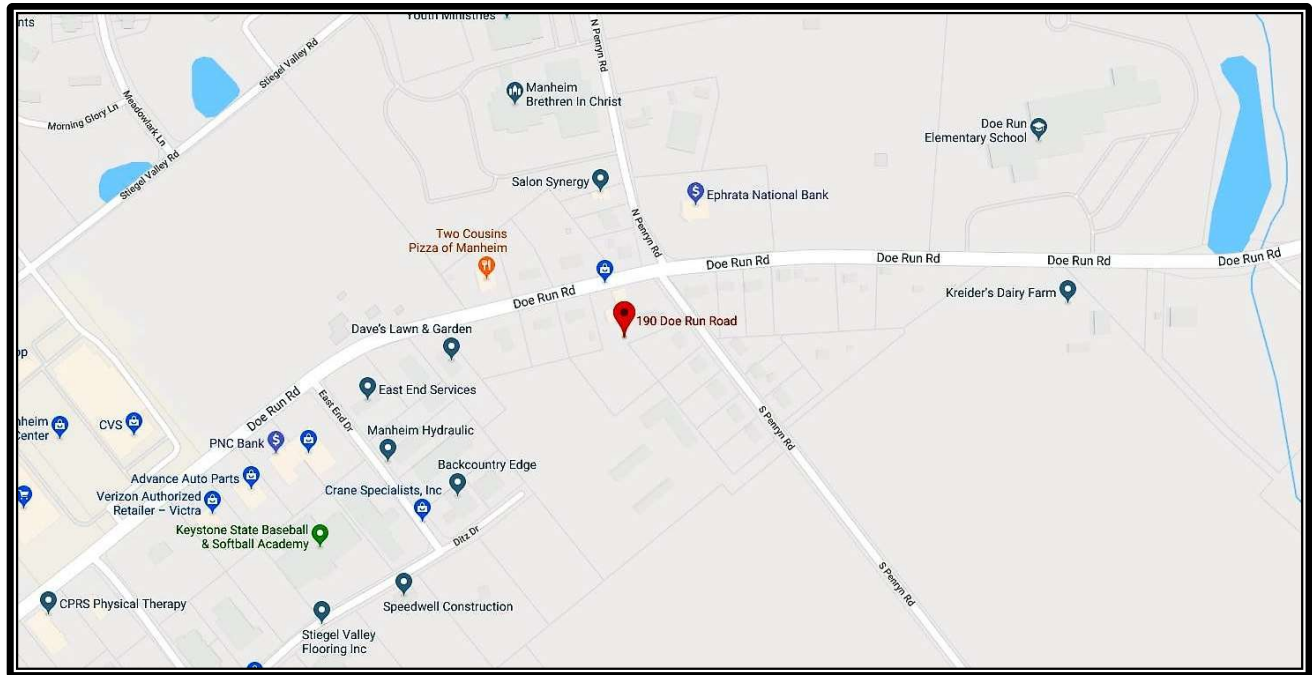
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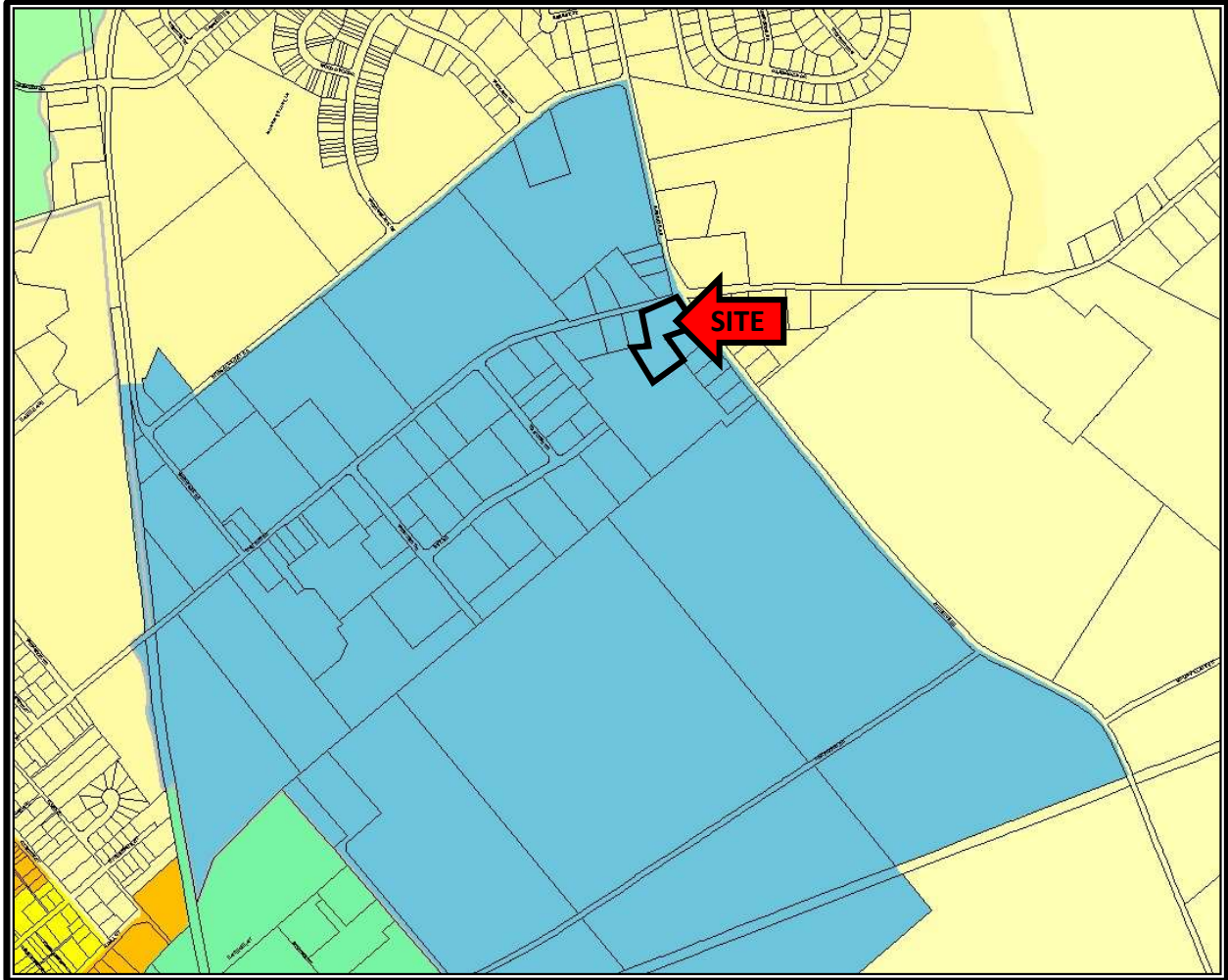


Location Maps

190 Doe Run Road
Manheim, PA 17545







T-5 Mixed Use Zoning

Chapter 27. Zoning

Part 2. DISTRICT REGULATIONS

§ 27-208. T-5 Mixed Use TND (T-5MU) District.

[Ord. 2011-02, 5/9/2011, § 27-208; as amended by Ord. 2012-03, 4/9/2012, § 6; by Ord. 2012-05, 11/13/2012, §§ 8, 9; by Ord. 2014-03, 4/14/2014, § 10; by Ord. 2014-10, 12/22/2014, § 2; and by Ord. 2015-07, 11/23/2015, § 4]

1. Area and Bulk Regulations.

Use	Required Public Utilities ¹	Minimum Lot Area ² (square feet unless otherwise noted)	Mini- mum Lot Width ³ (feet)	Build-to Line	Minimum Side Yard Setback		Minimum Rear Yard Setback	Building Height (Maxi- mum)	Lot Coverage ⁴ (Maxi- mum)
					One	Total			
Ag and Forestry Uses	None	20 acres	150/60	50	50	100	50	150	10
SFD	W/S	7,000	70	12	5	12	20	35	25
SFSD	W/S	3,500 per unit	35 per unit	12	5	12	20	35	30
Town- houses/SF Attached	W/S	See § 27- 817	20 end 18 interior	12	7	N/A	18	35	50
Live-Work Unit	W/S	1,500	18	12	5	N/A	18	45	55
TND				See § 27-463					50
Manor House	W/S	See	100	12	10	25	18	45	50
Multi-family	W/S	Part 8	100	12	10	25	18	45	50
Mixed Use Buildings/ Apts Above Commercial	W/S	2,500	25	12	15	30	30	45	50
Industrial Uses	W/S	32,000	125	15	20	40	40	45	50
Non- residential Uses	W/S	20,000	100	12	15	30	30	45	50

NOTES:

W = public water;

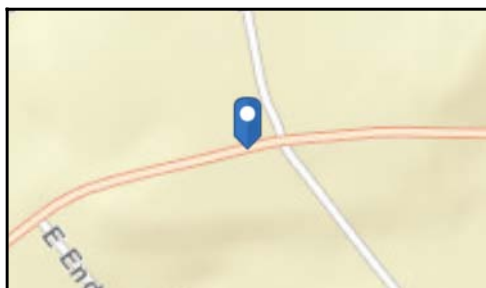
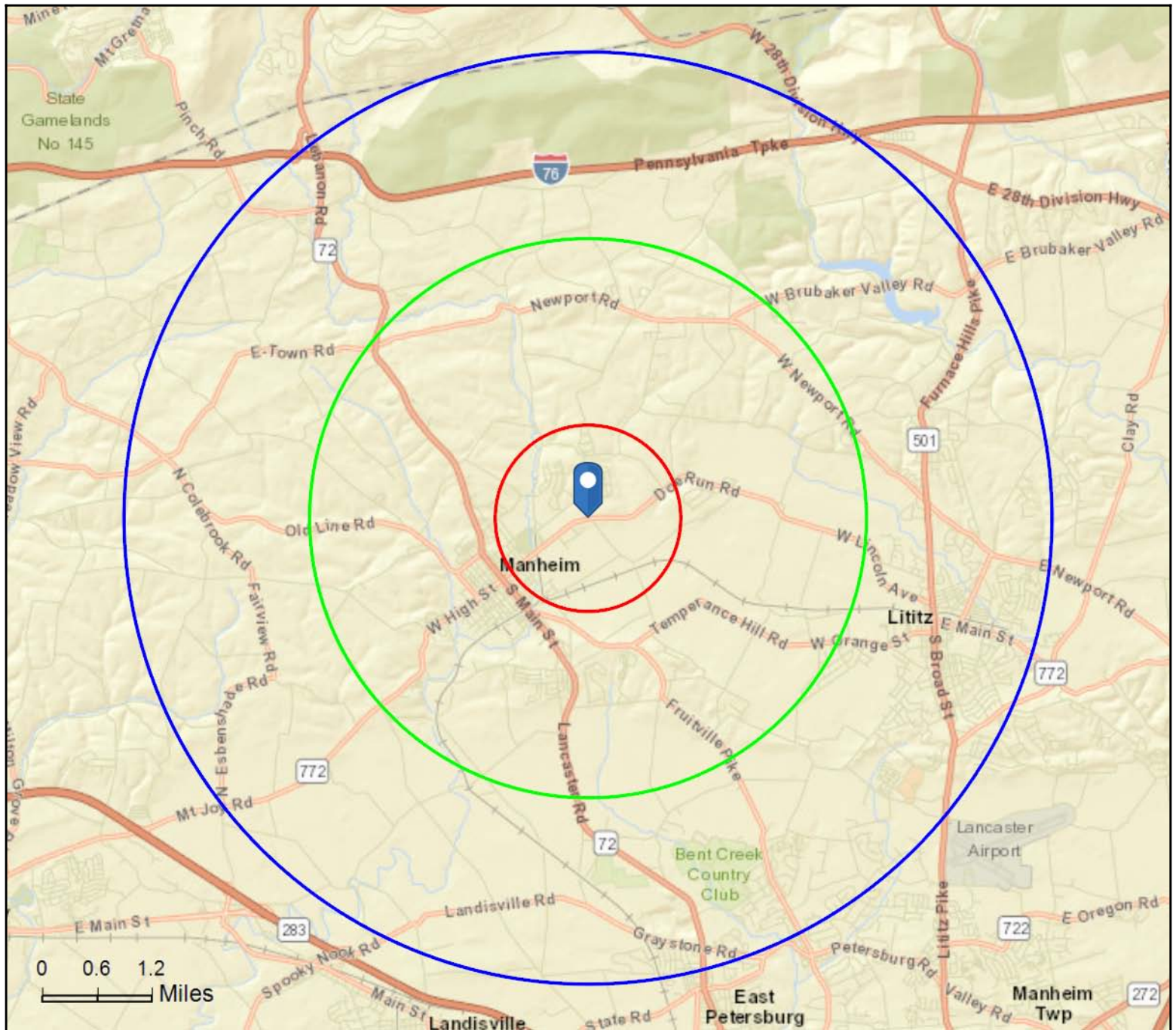
S = public sewer

- ¹ All uses relying upon on-lot sewer must comply with § 27-317 of this chapter.
 - ² Unless otherwise specified in Part 4.
 - ³ The lot width at the street line shall not be less than 70% of the minimum required lot width and in no case shall the lot width exceed the lot depth.
 - ⁴ See § 27-208.4 for complete regulations.
2. The subdivision of any tract held in single and separate ownership on or after November 26, 2001, into more than five lots, whether fee simple or condominium, shall meet the requirements of § 27-463, "Traditional Neighborhood Development," of this chapter.
 3. Permitted Density.
[Amended by Ord. 2017-4, 10/10/2017]
 - A. Single-family dwellings, including single-family detached, semidetached, and single-family attached/townhouses shall be permitted on lots created under the former R-2 zoning classification, shall be permitted at a maximum density of four dwelling units/acre without the receipt of TDRs, except as may be required for lot coverage.
 - B. Manor houses and multifamily dwellings outside of a TND shall be permitted at a density of eight dwelling units/acre, or in accordance with the following:
 - (1) A density of less than six dwelling units/acre shall be permitted subject to receipt of one TDR for each dwelling unit less than the permitted number, calculated at six dwelling units/acre times tract acreage. For example, if on six acres, 36 dwelling units would be permitted and only 30 are proposed, six TDRs must be received. The purpose of this provision is to guarantee land preservation as a result of transferred development rights commensurate with the extent to which the reduction in density causes greater land consumption in the planned TND Districts, inconsistent with community development objectives.
 - (2) A maximum density of nine dwelling units/acre shall be permitted subject to the receipt of one TDR for each additional dwelling unit over eight dwelling units/acre.
 - C. A TND option shall be permitted, regardless of dwelling types, in accordance with the following:
 - (1) Minimum density of six dwelling units/acre provided that a density of less than six dwelling units/acre shall be permitted subject to receipt of one TDR for each dwelling unit less than the permitted number, calculated at six dwelling units/acre times acreage of the residential area. The residential area shall be determined in accordance with § 27-463.3.B(2)(a) and shall exclude any land to be used for nonresidential or mixed-use purposes, including live-work units and apartments of nonresidential space.
 - (2) Maximum density of eight dwelling units/acre provided that a density of greater than six dwelling units/acre shall be permitted subject to the receipt of one TDR for each additional dwelling unit over the permitted number or through approved density bonuses in accordance with § 27-463.7.
 - D. Nonresidential and mixed-use development, including live-work units, and apartments over nonresidential space shall be permitted without receipt of TDRs, except as may be required for lot coverage.

4. Lot Coverage.
 - A. The maximum lot coverage for uses other than agriculture and forestry may be increased up to 70% subject to the receipt of one TDR per 4,000 square feet of coverage or fraction thereof.
 - B. In the context of a new subdivision or TND, permitted lot coverage may be calculated on the basis of net tract acreage, with permitted coverage allocated variably to individual lots. Notes shall be placed on recorded subdivision/land development plans indicating the available coverage on each lot.
5. Design Standards.
 - A. All new development or redevelopment within the T-5 District shall meet the requirements of Part 8, "Form Based Code," regulations of this chapter, except that the development of five residential lots of less shall not be required to meet the requirements of §§ 27-808 to 27-813.
 - B. If a proposed development is of a type depicted in Appendix 27-A or Appendix 27-B, the applicant shall demonstrate consistency with the design concepts stated and illustrated in therein.
 - C. All mechanical equipment which is not enclosed within a building shall be fully and completely screened from view in a manner compatible with the architectural and landscaping style of the overall property.
 - D. All utility lines servicing the buildings shall be placed underground within the lot lines of the property on which the use is located.
 - E. All parking shall be located behind the plane of the primary facade. No parking shall be located between the primary facade and the right-of-way line.
6. Agricultural Buffer Requirement. No dwelling unit shall be located within 80 feet of any land within the T-2 District. In addition, no shrub nor tree shall be planted within 10 and 30 feet, respectively, of any land within the T-2 District.
7. Screening and Landscaping. See Penn Township Subdivision and Land Development Ordinance [Chapter 22].
8. (Reserved)
9. Building Coverage. The maximum building coverage of a commercially-used structure shall be as follows, except as may be increased subject to the receipt of one TDR per 4,000 square feet of building coverage or fraction thereof:
 - A. One and one-half stories: 1,500 square feet.
 - B. Two stories or greater: 4,000 square feet.
10. Existing Commercial Structures and Uses. Notwithstanding anything to the contrary in this section, the expansion of existing commercially-used structures, or the expansion of existing commercial uses on the same lot, shall not be subject to the maximum building coverage requirements herein. These uses shall be subject to the maximum lot coverage requirements in this section.

190 Doe Run Rd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.17309
Longitude: -76.37776





Executive Summary

190 Doe Run Rd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.17309
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	1 mile	3 miles	5 miles
Population			
2000 Population	2,085	13,160	39,065
2010 Population	2,738	14,839	43,835
2018 Population	2,781	15,874	46,707
2023 Population	2,817	16,436	48,286
2000-2010 Annual Rate	2.76%	1.21%	1.16%
2010-2018 Annual Rate	0.19%	0.82%	0.77%
2018-2023 Annual Rate	0.26%	0.70%	0.67%
2018 Male Population	48.0%	49.5%	48.6%
2018 Female Population	52.0%	50.5%	51.4%
2018 Median Age	49.8	42.8	43.2

In the identified area, the current year population is 46,707. In 2010, the Census count in the area was 43,835. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 48,286 representing a change of 0.67% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 49.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	94.4%	93.8%	93.1%
2018 Black Alone	1.4%	1.3%	1.5%
2018 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2018 Asian Alone	1.1%	1.9%	2.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.4%	1.2%	1.3%
2018 Two or More Races	1.7%	1.7%	1.9%
2018 Hispanic Origin (Any Race)	3.8%	3.7%	4.3%

Persons of Hispanic origin represent 4.3% 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 20.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	839	5,001	14,729
2010 Households	1,206	5,804	17,113
2018 Total Households	1,220	6,154	18,090
2023 Total Households	1,235	6,350	18,645
2000-2010 Annual Rate	3.70%	1.50%	1.51%
2010-2018 Annual Rate	0.14%	0.71%	0.68%
2018-2023 Annual Rate	0.24%	0.63%	0.61%
2018 Average Household Size	2.21	2.55	2.55

The household count in this area has changed from 17,113 in 2010 to 18,090 in the current year, a change of 0.68% annually. The five-year projection of households is 18,645, a change of 0.61% annually from the current year total. Average household size is currently 2.55, compared to 2.52 in the year 2010. The number of families in the current year is 12,824 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

190 Doe Run Rd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.17309
Longitude: -76.37776

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$54,928	\$60,882	\$66,745
2023 Median Household Income	\$59,780	\$67,853	\$75,496
2018-2023 Annual Rate	1.71%	2.19%	2.49%
Average Household Income			
2018 Average Household Income	\$65,375	\$72,800	\$87,151
2023 Average Household Income	\$74,122	\$83,215	\$98,003
2018-2023 Annual Rate	2.54%	2.71%	2.37%
Per Capita Income			
2018 Per Capita Income	\$28,017	\$28,368	\$34,136
2023 Per Capita Income	\$31,658	\$32,272	\$38,216
2018-2023 Annual Rate	2.47%	2.61%	2.28%

Households by Income

Current median household income is \$66,745 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$75,496 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$87,151 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$98,003 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$34,136 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,216 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	867	5,158	15,143
2000 Owner Occupied Housing Units	552	3,711	11,123
2000 Renter Occupied Housing Units	287	1,290	3,606
2000 Vacant Housing Units	28	157	414
2010 Total Housing Units	1,268	6,042	17,780
2010 Owner Occupied Housing Units	806	4,308	12,637
2010 Renter Occupied Housing Units	400	1,496	4,476
2010 Vacant Housing Units	62	238	667
2018 Total Housing Units	1,292	6,442	18,915
2018 Owner Occupied Housing Units	785	4,375	13,062
2018 Renter Occupied Housing Units	436	1,779	5,027
2018 Vacant Housing Units	72	288	825
2023 Total Housing Units	1,312	6,663	19,574
2023 Owner Occupied Housing Units	823	4,597	13,609
2023 Renter Occupied Housing Units	412	1,753	5,036
2023 Vacant Housing Units	77	313	929

Currently, 69.1% of the 18,915 housing units in the area are owner occupied; 26.6%, renter occupied; and 4.4% 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 17,780 housing units in the area - 71.1% owner occupied, 25.2% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 2.79%. Median home value in the area is \$214,380, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.02% annually to \$236,918.

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.



Brian Davison, CCIM, SIOR
Associate Broker
High Associates Ltd.

Brian P. Davison has been a member of the sales and leasing team at High Associates since January 2012. He joined the High team with a strong background in new home construction, real estate sales leadership and educational instruction. His focus at High is the sale and leasing of commercial, office and industrial properties.

Mr. Davison is a graduate of Cedar Crest High School and holds a Bachelor's Degree in Education from Millersville University. Before his real estate career, he was a high school educator in the Baltimore area for seven years, where he also earned his Master's Degree in Educational Leadership. While teaching, he was a varsity football coach and head varsity wrestling coach.

Prior to joining High Associates, Mr. Davison worked with Ryan Homes as a New Home Sales Representative and Keystone Custom Homes as a Regional Sales Manager. During this period of his career, he was involved with over fifteen hundred transactions during the best and worst of the housing cycle.

Brian is a Certified Commercial Investment Member (CCIM), a Society of Industrial and Office Realtor (SIOR) member and an Associate Real Estate Broker. He is a member of the National, Pennsylvania and Lancaster County Association of Realtors (LCAR). At LCAR, he is the past president of the Commercial and Industrial Realtor's Council (C&I) and served on the LCAR and C&I Boards. He also serves on the Board and Executive Committee at the Lancaster Early Education Center.

He and his wife, Melissa, have four children and currently live in West Hempfield Township, Lancaster Pennsylvania.

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