

For Sale

717.293.4477



4056 & 4060 MARIETTA AVENUE
MOUNT JOY, PA 17552

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

Brian Davison, CCIM
717.293.4513 – direct line
bdavison@high.net

- Property Information Sheet
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Report



Commercial Property



4056 & 4060 Marietta Avenue
Mount Joy, PA 17552

Available Acreage
2.7 acres consisting of two parcels

Sale Price
\$1,090,000

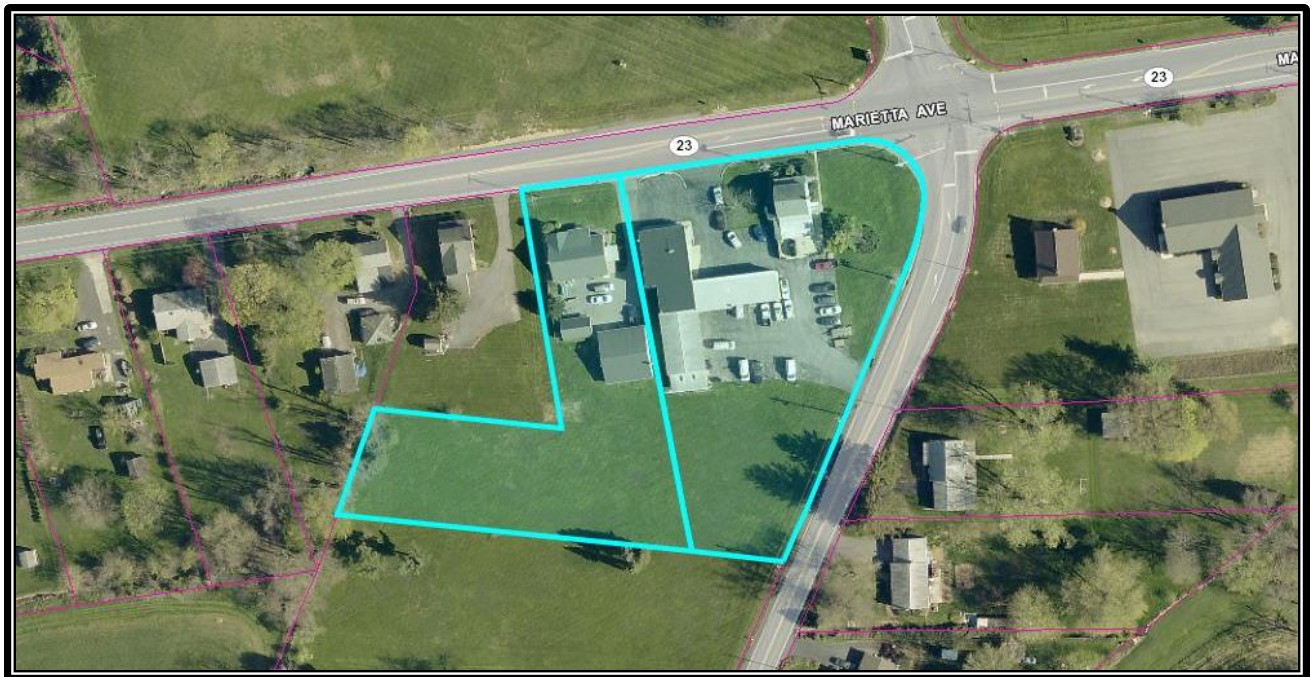
Description
Combination of two properties for a total of 2.7 acres. 4056 Marietta Avenue consists of a commercial building with a white sided single-family home. 4060 Marietta Avenue has a red brick single family home.

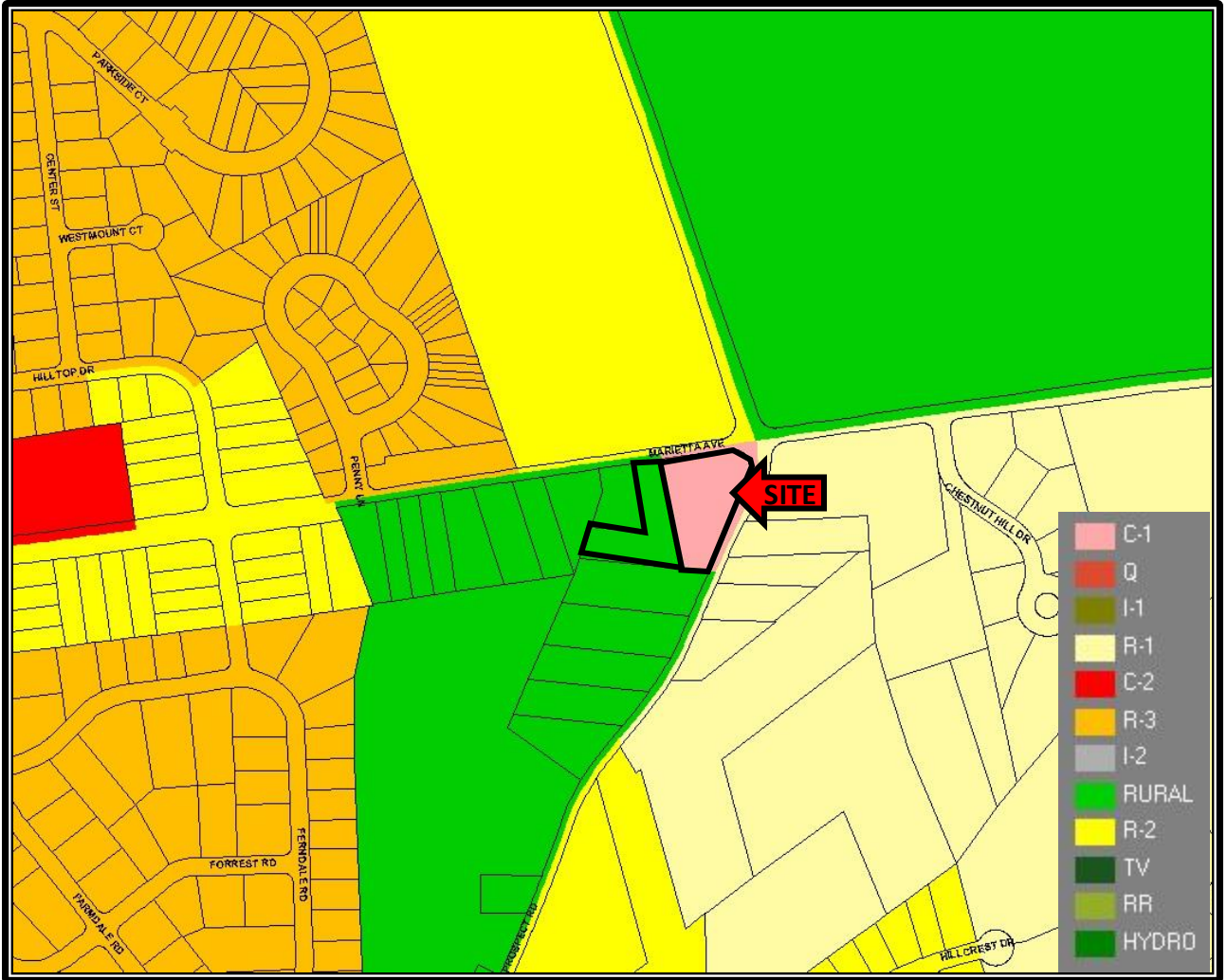
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PARCEL/PROPERTY INFORMATION

Water	Public
Sewer	Public
Zoning	Highway Commercial/Rural Agricultural
Acres	Total of 2.7 acres
Municipality	West Hempfield Township
Tax Parcel Account#	300-06356-0-0000 (4056 Marietta Avenue) 300-85862-0-0000 (4060 Marietta Avenue)
Assessment	4056 Marietta Avenue - \$533,800 4060 Marietta Avenue - \$176,600
Real Estate Taxes (2019)	4056 Marietta Avenue – Total Taxes: \$11,084 4060 Marietta Avenue – Total Taxes: \$ 3,667

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.





Highway Commercial District
Rural Agricultural District

Chapter 145. Zoning

ARTICLE 400. Commercial Districts

Section 401. C-1 Neighborhood Commercial District

§ 401.1. Intended purpose.

It is the purpose of the C-1 Neighborhood Commercial District to provide for commercial uses which serve primarily the needs of the local residents, to facilitate pedestrian access to commercial services and to minimize traffic congestion on the Township's collector road system by way of controlled ingress and egress.

§ 401.2. Uses and structures.

- A. Permitted uses. A building may be erected, altered or used and a lot may be occupied for one or more of the following:
1. Retail store where building area does not exceed 8,000 square feet.
 2. Eating establishment.
 3. Offices other than an office complex.
 4. Bank or other financial institution.
 5. Personal service establishment.
 6. Post office.
 7. Indoor recreation activities where building area does not exceed 8,000 square feet.
 8. Funeral home and/or mortuary.
 9. Medical and/or dental clinics subject to Article 800.
 10. Community utilities subject to the provisions of § 701.10.
 11. Studios or galleries for teaching, dancing, art, music or similar cultural pursuits.
 12. Municipal uses.
 13. Buildings and structures accessory to the above uses.
 14. Dwellings in combination with commercial buildings, provided a minimum of 50% of the total building footprint of the commercial building(s) located on the lot must be designated for

commercial purposes permitted by § 401.2.A of this article.
[Amended 8-6-2019 by Ord. No. 5-19]

B. Special exception uses.

1. Mobile home park, subject to the provisions of § 702.5.
2. Private clubs and fraternal organizations.
3. Parking lots consistent with intended purpose and in support of uses in this district.
4. Warehousing and wholesale trade establishments, contractor's offices or contractor's shop, subject to the provisions of § 702.12 herein.

C. Conditional use.

1. Planned shopping center subject to the provisions of § 703.2.

§ 401.3. Lot area, lot width, and coverage requirements.

A. The following regulations shall be observed:

1. Minimum lot area with public sewer and water: 15,000 square feet.
2. Minimum lot area without public sewer and water: one acre.
3. Minimum lot width at street line with public sewer and water: 90 feet.
4. Minimum lot width at street line without public sewer: 150 feet.
5. Minimum landscape area: 35% shall be dispersed through the lot development area and not concentrated in one large open area.
6. Dwellings in combination with commercial buildings shall have approved public sewerage and public water systems and shall be permitted at a maximum density of one dwelling for each 10,000 square feet of commercial lot area.

§ 401.4. Setback regulations.

A. Front yard. Front yard setback distances are determined by the kind of road or highway on which the property abuts as follows:

1. Arterial: 70 feet from the street right-of-way line or 90 feet from the street centerline, whichever is the greater.
2. Collector: 60 feet from the street right-of-way line or 80 feet from the street centerline, whichever is greater.
3. Local: 50 feet from the street right-of-way line or 70 feet from the street centerline, whichever is the greater.

B. Side yard: each building or structure shall have two side yards, neither of which shall be less than 20 feet.

C. Rear yard: 50 feet.

§ 401.5. Building height regulation.

A. Maximum building height: 35 feet.

§ 401.6. Off-street parking regulations.

As provided for in Section 707.

§ 401.7. Sign regulations.

As provided for in Section 708.

§ 401.8. Performance standards.

As provided for in Section 802.



Site Map

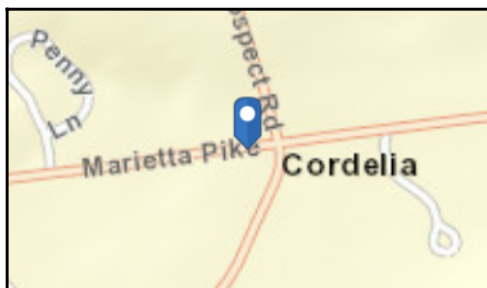
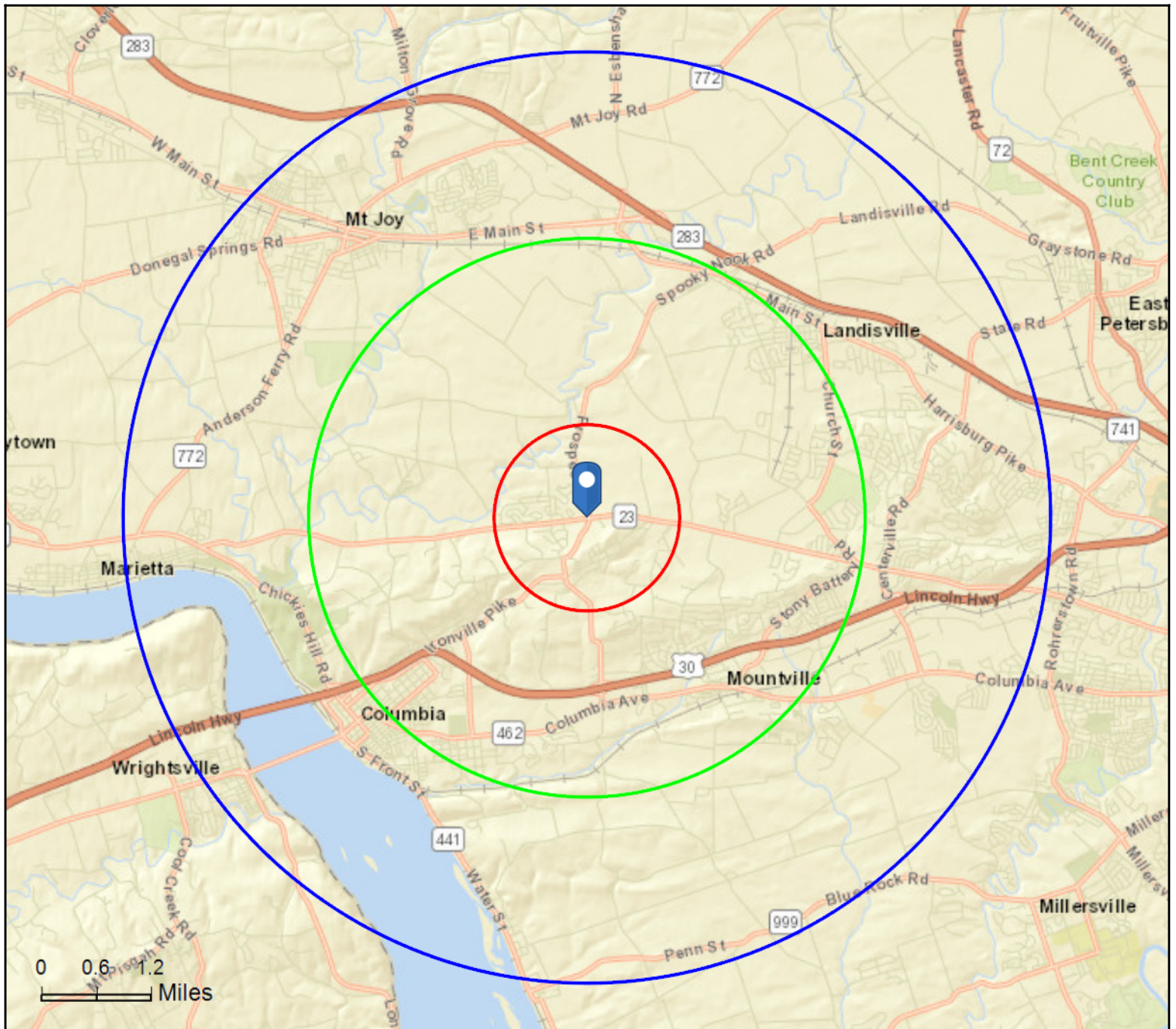
4060 Marietta Ave, Columbia, Pennsylvania, 17512

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.06531

Longitude: -76.45823





Executive Summary

4060 Marietta Ave, Columbia, Pennsylvania, 17512

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.06531

Longitude: -76.45823

	1 mile	3 miles	5 miles
Population			
2000 Population	3,238	25,749	59,595
2010 Population	3,445	27,253	67,343
2018 Population	3,554	28,217	71,766
2023 Population	3,632	28,920	74,332
2000-2010 Annual Rate	0.62%	0.57%	1.23%
2010-2018 Annual Rate	0.38%	0.42%	0.77%
2018-2023 Annual Rate	0.44%	0.49%	0.71%
2018 Male Population	49.7%	48.8%	48.9%
2018 Female Population	50.3%	51.2%	51.1%
2018 Median Age	40.5	43.1	42.6

In the identified area, the current year population is 71,766. In 2010, the Census count in the area was 67,343. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 74,332 representing a change of 0.71% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	91.7%	88.9%	88.3%
2018 Black Alone	3.0%	3.4%	3.5%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	1.8%	2.3%	2.5%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.6%	2.6%	2.8%
2018 Two or More Races	1.7%	2.6%	2.7%
2018 Hispanic Origin (Any Race)	6.0%	8.3%	8.4%

Persons of Hispanic origin represent 8.4% 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 33.9 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,140	9,607	23,329
2010 Households	1,237	10,543	27,032
2018 Total Households	1,269	10,857	28,674
2023 Total Households	1,293	11,099	29,629
2000-2010 Annual Rate	0.82%	0.93%	1.48%
2010-2018 Annual Rate	0.31%	0.36%	0.72%
2018-2023 Annual Rate	0.38%	0.44%	0.66%
2018 Average Household Size	2.80	2.56	2.48

The household count in this area has changed from 27,032 in 2010 to 28,674 in the current year, a change of 0.72% annually. The five-year projection of households is 29,629, a change of 0.66% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 19,669 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

4060 Marietta Ave, Columbia, Pennsylvania, 17512

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.06531

Longitude: -76.45823

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$75,792	\$68,370	\$66,066
2023 Median Household Income	\$82,625	\$77,565	\$75,230
2018-2023 Annual Rate	1.74%	2.56%	2.63%
Average Household Income			
2018 Average Household Income	\$87,439	\$83,868	\$85,615
2023 Average Household Income	\$99,570	\$95,204	\$96,730
2018-2023 Annual Rate	2.63%	2.57%	2.47%
Per Capita Income			
2018 Per Capita Income	\$31,683	\$32,582	\$34,260
2023 Per Capita Income	\$35,967	\$36,845	\$38,587
2018-2023 Annual Rate	2.57%	2.49%	2.41%

Current median household income is \$66,066 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$75,230 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$85,615 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$96,730 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$34,260 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,587 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,171	9,820	24,264
2000 Owner Occupied Housing Units	1,005	7,739	17,578
2000 Renter Occupied Housing Units	136	1,868	5,751
2000 Vacant Housing Units	30	213	935
2010 Total Housing Units	1,269	10,915	28,405
2010 Owner Occupied Housing Units	1,094	8,313	19,766
2010 Renter Occupied Housing Units	143	2,230	7,266
2010 Vacant Housing Units	32	372	1,373
2018 Total Housing Units	1,305	11,271	30,126
2018 Owner Occupied Housing Units	1,106	8,371	20,529
2018 Renter Occupied Housing Units	163	2,486	8,145
2018 Vacant Housing Units	36	414	1,452
2023 Total Housing Units	1,332	11,582	31,158
2023 Owner Occupied Housing Units	1,129	8,613	21,439
2023 Renter Occupied Housing Units	163	2,486	8,189
2023 Vacant Housing Units	39	483	1,529

Currently, 68.1% of the 30,126 housing units in the area are owner occupied; 27.0%, renter occupied; and 4.8% 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 28,405 housing units in the area - 69.6% owner occupied, 25.6% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$195,680, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.17% annually to \$217,831.

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.



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

525 Highlands Boulevard
Suite 107

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