

# FOR SALE

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



NORTH READING ROAD  
LOT 1  
DENVER, PA 17517

Jeff Kurtz, CCIM  
717.293.4554  
jkurtz@high.net

- Property Profile
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Site Plans
- Property Tax Information
- ESRI Site Map
- ESRI Executive Summary
- ESRI Traffic Map
- ESRI Traffic Count Profile



► Land for Sale



North Reading Road, Lot 1  
Denver, PA 17517

**Total Acres**  
7.1 acres

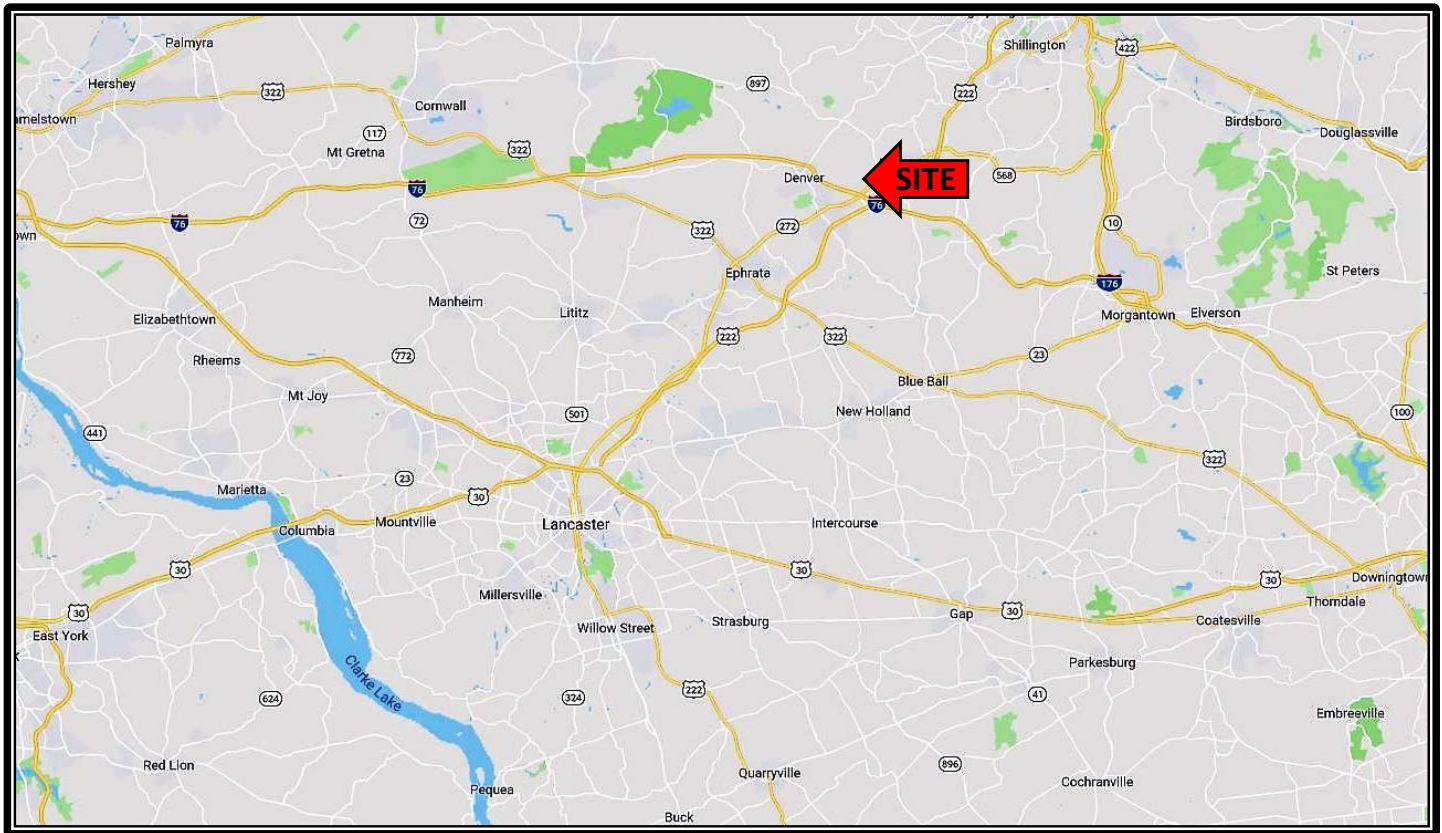
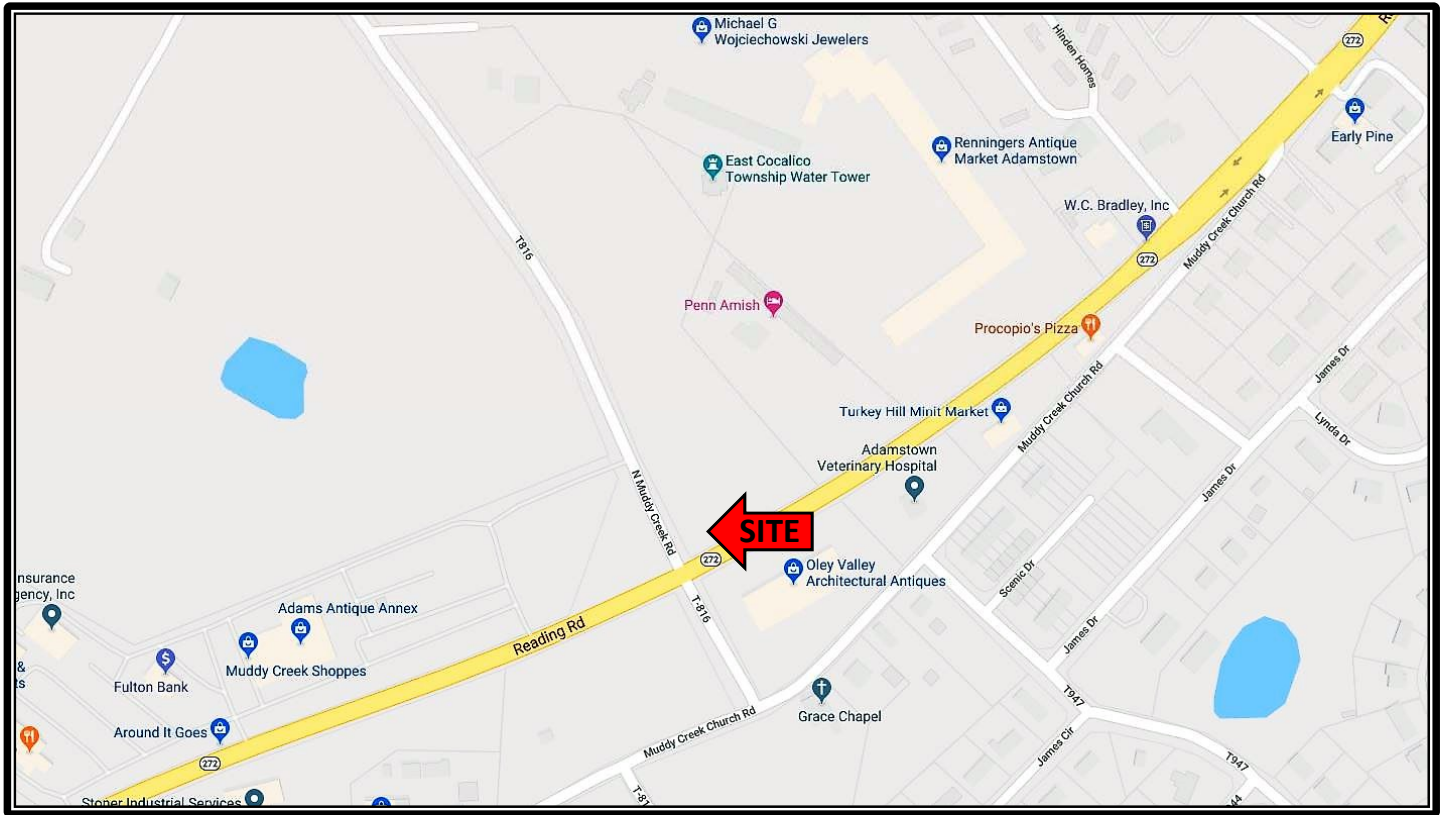
**Sale Price**  
\$532,500

**Description**  
Great corner lot zoned General Commercial with access to Rt. 222 and PA Turnpike. Site engineered for a 25,000 square foot building, bank pad or similar use.

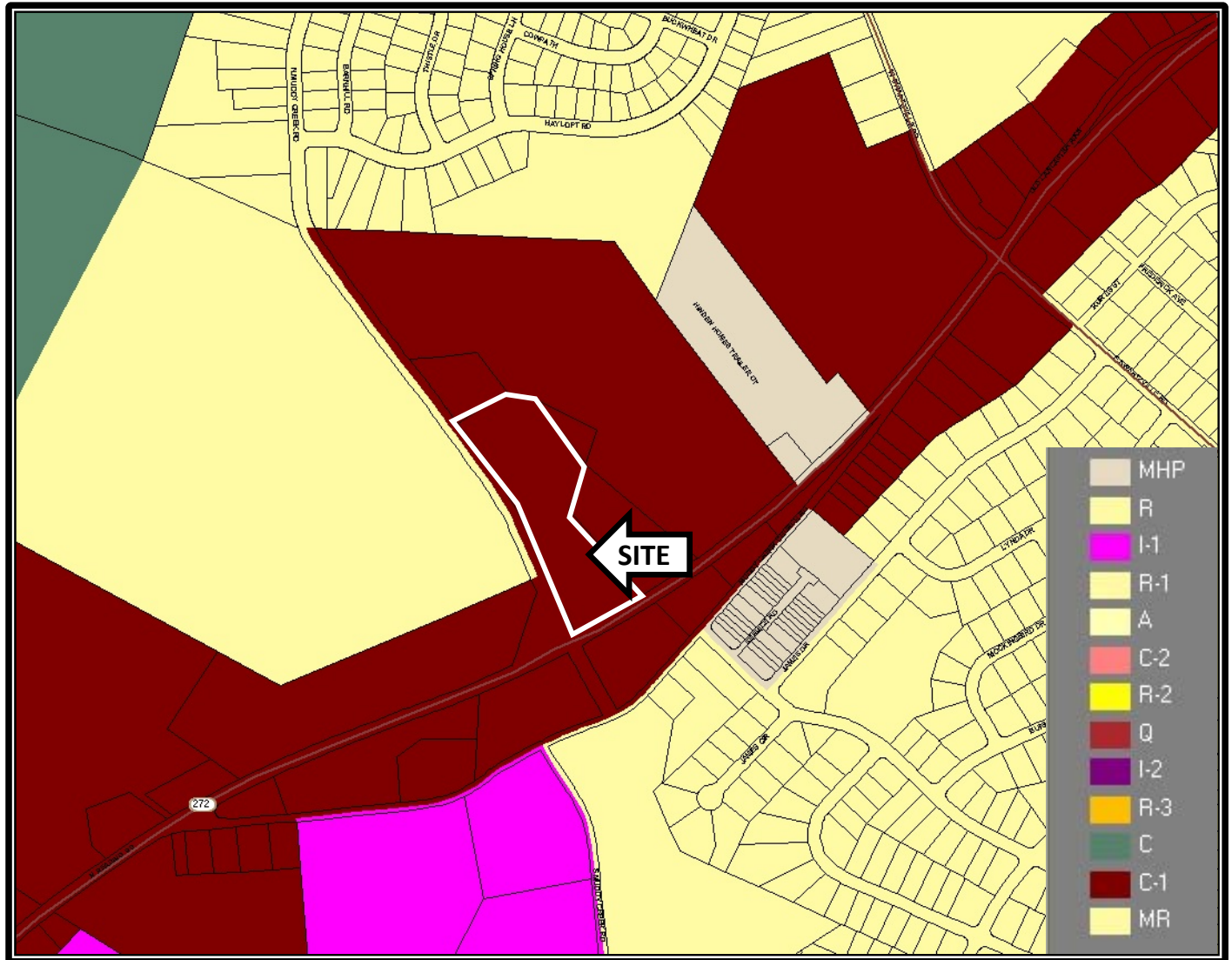
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Total Acres	7.1 acres
Tax Parcel Number	080-43015-0-0000
Deed Reference Number	2536308
Municipality	East Cocalico Township
County	Lancaster County
Zoning	Highway Commercial
Water & Sewer	Public
Property Assessment	\$165,900
Municipal Tax (2019)	\$288
County Tax (2019)	\$483
School Tax (2019)	\$3,101
Total Taxes	\$3,872

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.







General Commercial Zoning

## Chapter 220. Zoning

### Article II. Zone Regulations

#### § 220-21. General Commercial Zone (C-1).

- A. Purpose. This zone provides suitable locations for highway-oriented retail, service and entertainment businesses. The uses may involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents, as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Because of the high volumes of traffic on these adjoining roads, careful vehicular access is required. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties. Lot sizes will be determined by the availability of public utilities.



- B. Permitted uses.  
[Amended 10-5-2005 by Ord. No. 2005-03; 2-15-2006 by Ord. No. 2006-03; 10-1-2008 by Ord. No. 2008-03]
- (1) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § **220-129.1** of this chapter.
  - (2) Agricultural (excluding commercial livestock and/or commercial produce operations, horticultural and forestry uses) subject to the standards listed in § **220-12** of this chapter;
  - (3) Banks and similar financial institutions;
  - (4) Churches and related uses;
  - (5) Dry cleaners, laundries and laundromats;

- (6) Forestry uses;
  - (7) Hotels, motels and similar lodging facilities;
  - (8) Laboratories;
  - (9) Municipal services and/or public utilities structures;
  - (10) Offices;
  - (11) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
  - (12) Restaurants and taverns (but not including drive-through or fast-food restaurants or nightclubs);
  - (13) Retail sale and/or rental of goods and services, when conducted within a completely enclosed building (including auto parts stores, without installation);
  - (14) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings;
  - (15) Theaters and auditoriums;
  - (16) Nursery and garden centers;
  - (17) Minor municipal service or utility facilities;
  - (18) Veterinary offices, excluding animal hospitals as defined herein;
  - (19) Local planned centers (see § **220-121.1**);
  - (20) Home occupations (see § **220-96**);
  - (21) Accessory uses customarily incidental to the above permitted uses, including but not limited to accessory day-care facilities, as defined herein and the occupancy of a single dwelling unit within the same building as a principal commercial use, provided the building existed as a principal detached residence on October 6, 2008.
- C. Special exception uses (subject to the review procedures of § **220-142C**).
- (1) Amusement arcades (see § **220-65**);
  - (2) Automobile filling stations (including minor incidental repair) (see § **220-68**);
  - (3) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § **220-69**);  
[Amended 10-1-2008 by Ord. No. 2008-03]
  - (4) Car washes (see § **220-74**);



- (5) Commercial and private schools (see § **220-77**);
- (6) Commercial day-care facilities (see § **220-79**);
- (7) Commercial recreation facilities (see § **220-81**);
- (8) Convenience stores (see § **220-83**);
- (9) Drive-through and/or fast-food restaurants (see § **220-85**);
- (10) Farmers', antiques and/or flea markets (see § **220-89**);
- (11) Funeral homes (see § **220-90**);
- (12) Health and recreation clubs (see § **220-93**);
- (13) Home improvement and building supply stores (see § **220-95**);
- (14) Mass transportation depots (see § **220-104**);
- (15) Mini-warehouses (see § **220-106**);
- (16) Municipal service ventures (see § **220-129**);
- (17) Nightclubs (see § **220-109**);
- (18) Nursing, rest or retirement homes (see § **220-111**); and
- (19) Two-family conversions (see § **220-125**).
- (20) Regional planned center (see § **220-121.1**).

[Added 10-1-2008 by Ord. No. 2008-03<sup>[1]</sup>]

[1] *Editor's Note: This ordinance also repealed former Subsection C(20), added 10-5-2005 by Ord. No. 2005-03, which listed automobile, boat, farm machinery, and trailer sales as special exception uses.*

D. Conditional uses (subject to the review procedures of § **220-151**).

- (1) Local shopping center. (See § **220-121**).  
[Amended 10-18-2006 by Ord. No. 2006-08]

E. Lot area, lot width, and lot coverage requirements. See the following table:

<b>Required Public Utilities</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>	<b>Maximum Lot Coverage</b>
None	43,560 sq. ft. <sup>1</sup>	200 feet	55%
Public Water	32,670 sq. ft. <sup>1,2</sup>	150 feet	60%
Public Sewer	20,000 sq. ft. <sup>2</sup>	125 feet	65%
Both Public Sewer and Public Water	20,000 sq. ft. <sup>2</sup>	125 feet	70%

NOTES:

<sup>1</sup>All uses relying upon on-lot sewers shall comply with § **220-47** of this chapter.

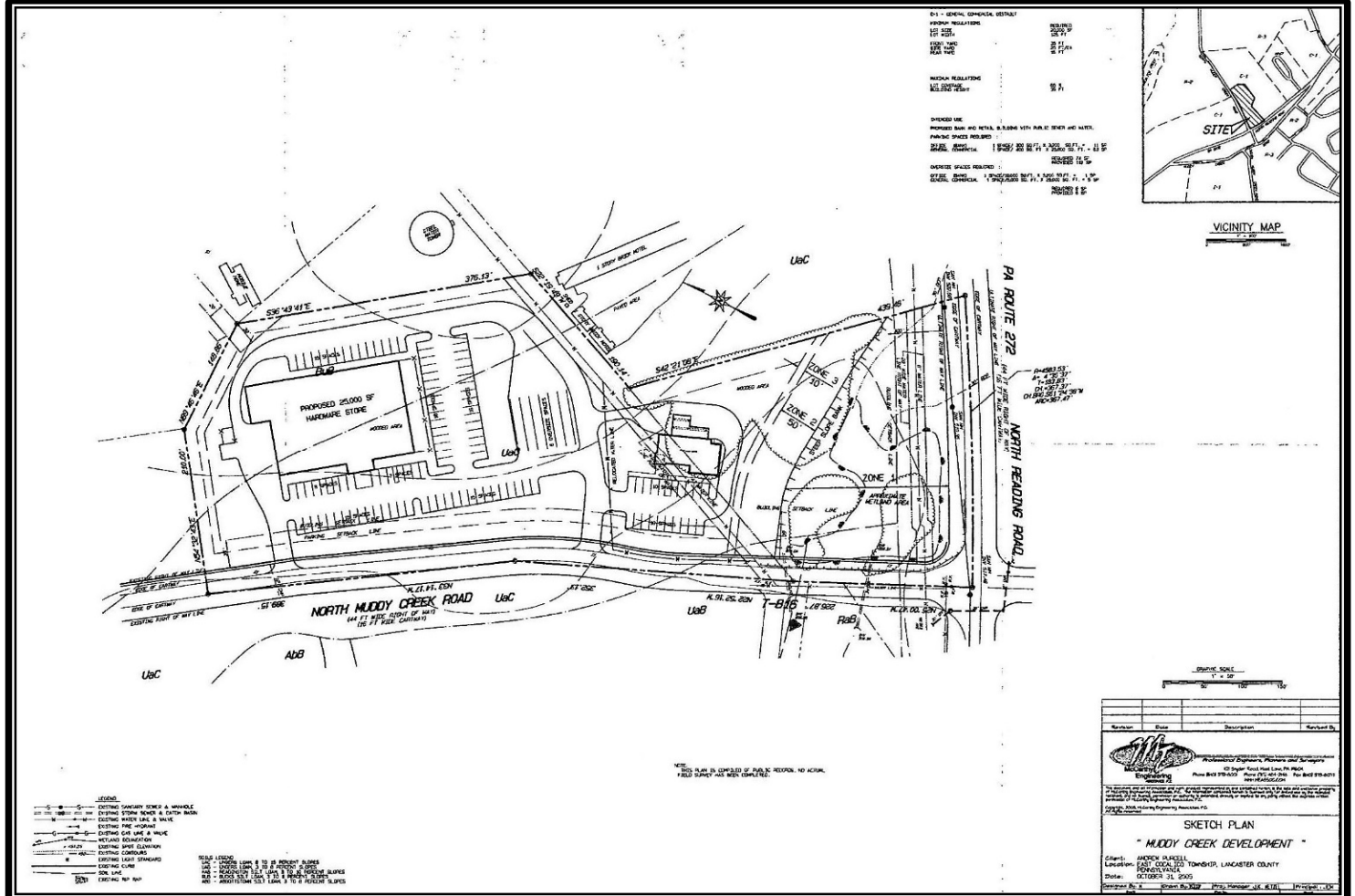
## NOTES:

<sup>2</sup>All uses with lot sizes of less than one acre shall be required to make use of a shared access drive and shared off-street parking with one or more adjoining uses.

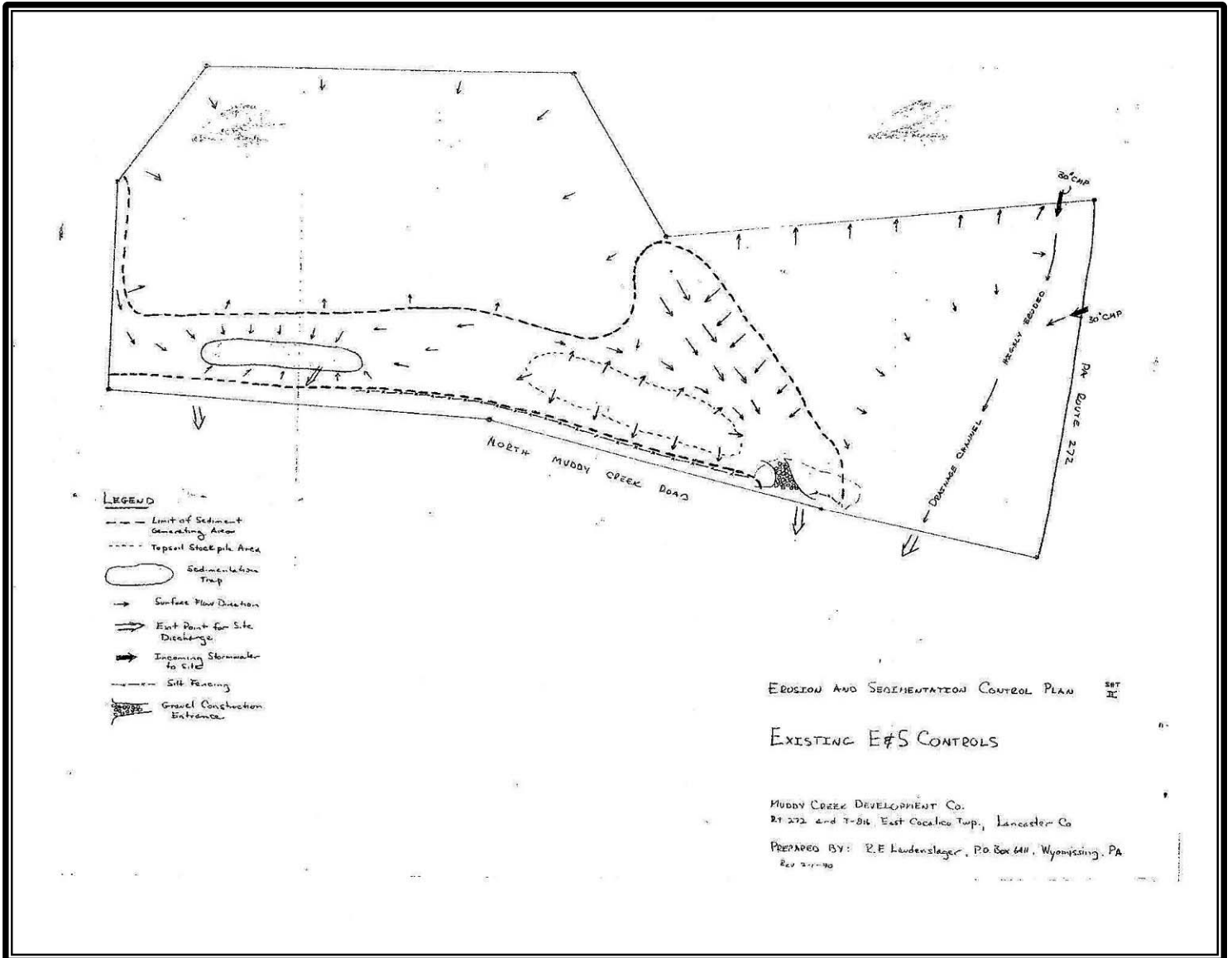
- F. Minimum setback requirements (principal and accessory uses).
- (1) Front yard setback. All buildings, structures (except permitted signs) and outdoor loading areas shall be set back at least 35 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § **220-60** of this chapter for additional information.
  - (2) Side yard setback. All buildings and structures (except permitted signs) shall be set back at least 25 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 10 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
  - (3) Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 15 feet from the rear lot line.
  - (4) Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a twenty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen.
- G. Maximum permitted height: 35 feet, except that buildings up to 50 feet in height are permitted when set back at a distance at least equal to their height from all property lines. Prior to granting approval for any occupied structure over 35 feet in height, the applicant shall be required to obtain a letter from the Fire Chief of the "primary call" fire company determining that the building has adequate fire suppression equipment and/or that adequate fire-fighting and rescue capabilities exist to serve such a structure.
- H. Off-street loading. Off-street loading shall be provided, as specified in § **194-31** of Chapter **194**, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- I. Off-street parking. Off-street parking shall be provided, as specified in § **220-42** of this chapter.
- J. Signs. Signs shall be permitted, as specified in § **220-45** of this chapter.
- K. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § **220-40** of this chapter. All access drives serving other uses shall be in accordance with § **194-28** of Chapter **194**, Subdivision and Land Development, except that a use shall be limited to one access drive per road frontage, unless said frontage exceeds 300 feet, in which case, one additional access drive shall be permitted.

- L. Screening. A visual screen must be provided along any existing residential use and any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § **220-44** of this chapter.)
- M. Landscaping.
  - (1) 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 § **220-44** of this chapter.)
  - (2) A minimum ten-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- N. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- O. 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 regulations, refer to § **220-48** of this chapter.
- P. Outdoor storage. Within this zone, only the outdoor storage of vehicles, heavy equipment trailers, recreational vehicles, mobile homes, nursery and garden stock, sheds, playground equipment, pet houses and other similar outdoor appurtenances is permitted, provided all outdoor storage areas comply with the setbacks imposed within this section.
- Q. All uses permitted within this zone shall also comply with the applicable general provisions in Article **III** of this chapter.

Sketch Plan



Erosion & Sedimentation Control Plan



## Property Information

<b>Property ID</b>	080-43015-0-0000	<b>Property Use</b>	100 - RESIDENTIAL
<b>Tax Year</b>	2019 <input type="button" value="v"/>	<b>Land Use</b>	101 - VACANT LAND
<b>Township</b>	080 East Cocalico Twp	<b>Tax Status</b>	Taxable
<b>Site Address</b>	N READING RD LOT 1	<b>Clean &amp; Green</b>	No

No Property Sketches or Photos

## Related Names

**Parcel Owner** PURCELL WILLIAM M &  
P O BOX 52  
DENVER, PA 17517

**Status** Current

**Parcel Owner** WILLIAM H JR T/A,  
P O BOX 52  
DENVER, PA 17517

**Status** Current

**Parcel Owner** MUDDY CREEK DEVELP CO,  
P O BOX 52  
DENVER, PA 17517

**Status** Current

## Assessments

## Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	165,900	0	<b>165,900</b>	0	0	<b>0</b>
Exempt	0	0	<b>0</b>	0	0	<b>0</b>
<b>Total</b>	<b>165,900</b>	<b>0</b>	<b>165,900</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Note:** Preferential assessment values are used for taxation when preferential values are greater than zero.

## Property Characteristics

Electric	Gas	Sewage	Water
AVAILABLE	NONE	NONE	NONE

## Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
RES - Residential	7 - SECONDARY	43,560	1.0000
RES - Residential	6 - RESIDUAL	265,716	6.1000

No Structure Information

No Exemptions

## Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1988	2536308		12/1/1988			\$0

Billing & Collection info for this District is not available for display. Please contact the following person or office:

Sue Nielsen, E. Cocalico Twp Tax Collector  
 100 Hill Road  
 Denver, PA 17517  
 (717) 336-1721

## Delinquent Taxes

**NOT A CERTIFIED COPY - FOR INFORMATIONAL PURPOSES ONLY**

Tax Year	Due	Paid	Total Due
2014	\$3,380.78	\$3,380.78	\$0.00
2007	\$585.52	\$585.52	\$0.00
2003	\$1,408.72	\$1,408.72	\$0.00



# Site Map

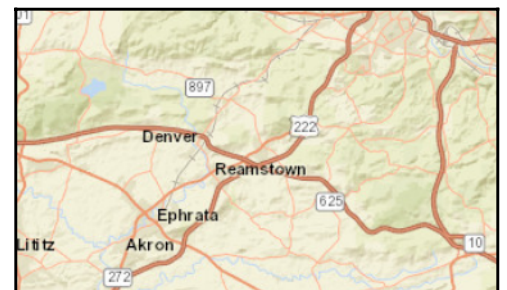
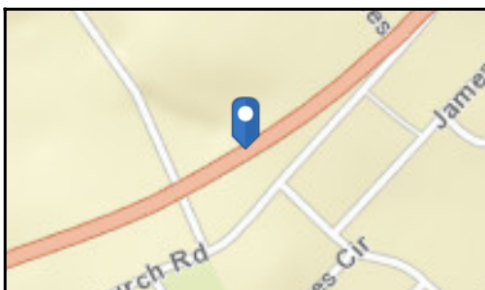
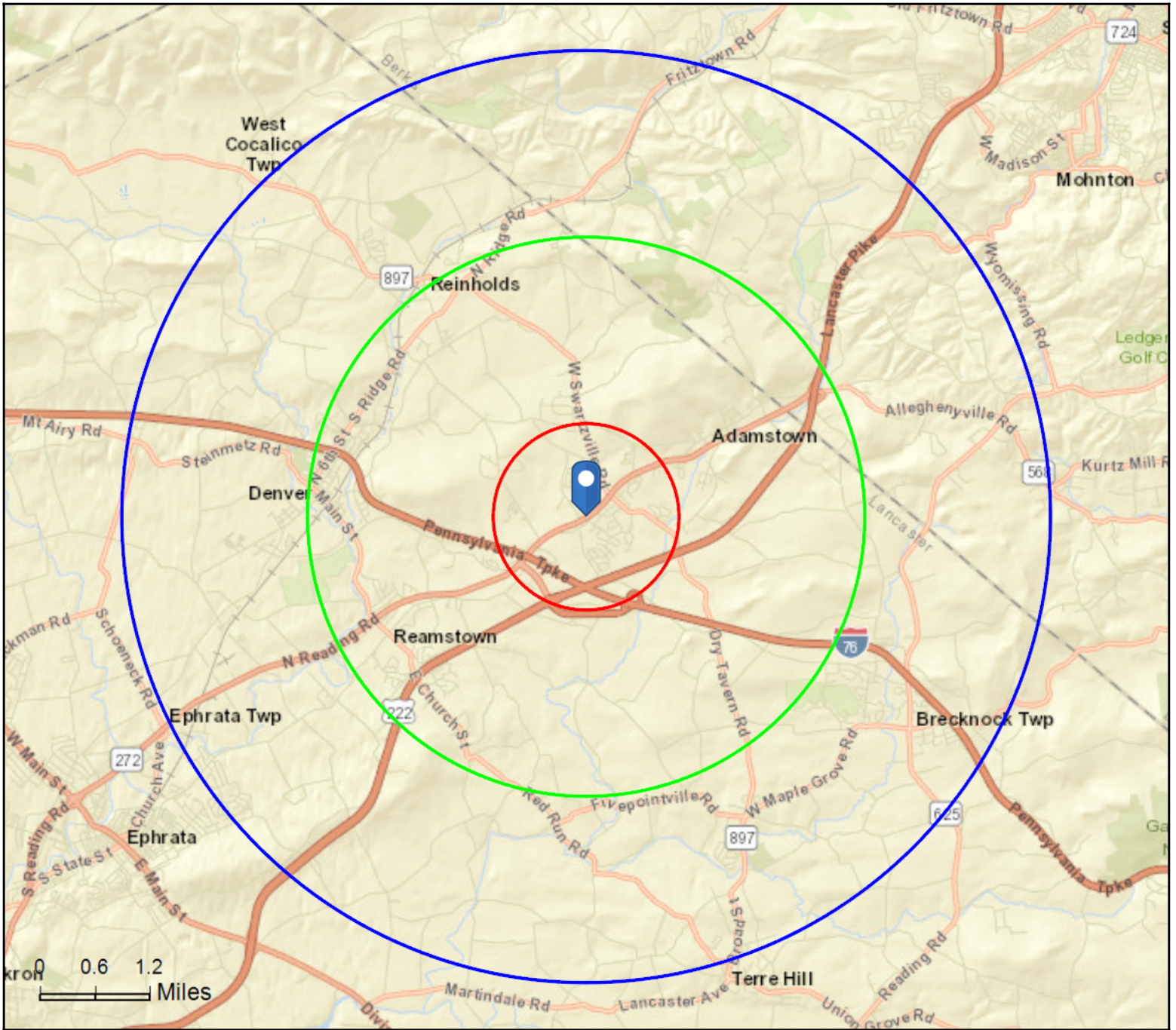
N Reading Rd, Denver, Pennsylvania, 17517

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.22959

Longitude: -76.08324







# Executive Summary

N Reading Rd, Denver, Pennsylvania, 17517

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.22959

Longitude: -76.08324

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,642	13,854	32,260
2010 Population	2,825	15,222	34,606
2019 Population	3,041	16,075	36,380
2024 Population	3,091	16,556	37,428
2000-2010 Annual Rate	0.67%	0.95%	0.70%
2010-2019 Annual Rate	0.80%	0.59%	0.54%
2019-2024 Annual Rate	0.33%	0.59%	0.57%
2019 Male Population	50.0%	50.0%	50.1%
2019 Female Population	50.0%	50.0%	49.9%
2019 Median Age	42.0	39.8	39.9

In the identified area, the current year population is 36,380. In 2010, the Census count in the area was 34,606. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 37,428 representing a change of 0.57% annually from 2019 to 2024. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	90.6%	93.0%	93.9%
2019 Black Alone	1.8%	1.2%	1.2%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	5.3%	3.1%	2.3%
2019 Pacific Islander Alone	0.2%	0.1%	0.0%
2019 Other Race	0.6%	1.0%	0.9%
2019 Two or More Races	1.4%	1.4%	1.5%
2019 Hispanic Origin (Any Race)	2.7%	3.4%	3.4%

Persons of Hispanic origin represent 3.4% of the population in the identified area compared to 18.6% 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 17.7 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	101	100	107
2000 Households	996	5,001	11,173
2010 Households	1,075	5,645	12,356
2019 Total Households	1,177	5,943	12,948
2024 Total Households	1,196	6,109	13,297
2000-2010 Annual Rate	0.77%	1.22%	1.01%
2010-2019 Annual Rate	0.98%	0.56%	0.51%
2019-2024 Annual Rate	0.32%	0.55%	0.53%
2019 Average Household Size	2.58	2.70	2.80

The household count in this area has changed from 12,356 in 2010 to 12,948 in the current year, a change of 0.51% annually. The five-year projection of households is 13,297, a change of 0.53% annually from the current year total. Average household size is currently 2.80, compared to 2.79 in the year 2010. The number of families in the current year is 9,924 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

N Reading Rd, Denver, Pennsylvania, 17517

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.22959

Longitude: -76.08324

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	13.2%	13.7%	14.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$75,480	\$73,136	\$75,151
2024 Median Household Income	\$85,084	\$81,065	\$82,977
2019-2024 Annual Rate	2.42%	2.08%	2.00%
<b>Average Household Income</b>			
2019 Average Household Income	\$89,720	\$88,259	\$90,452
2024 Average Household Income	\$101,882	\$101,336	\$104,498
2019-2024 Annual Rate	2.58%	2.80%	2.93%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$33,939	\$32,342	\$31,939
2024 Per Capita Income	\$38,452	\$37,063	\$36,833
2019-2024 Annual Rate	2.53%	2.76%	2.89%

### Households by Income

Current median household income is \$75,151 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$82,977 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$90,452 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$104,498 in five years, compared to \$99,638 for all U.S. households

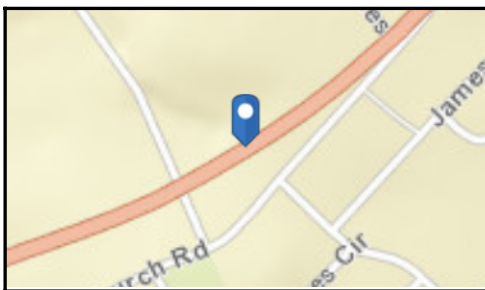
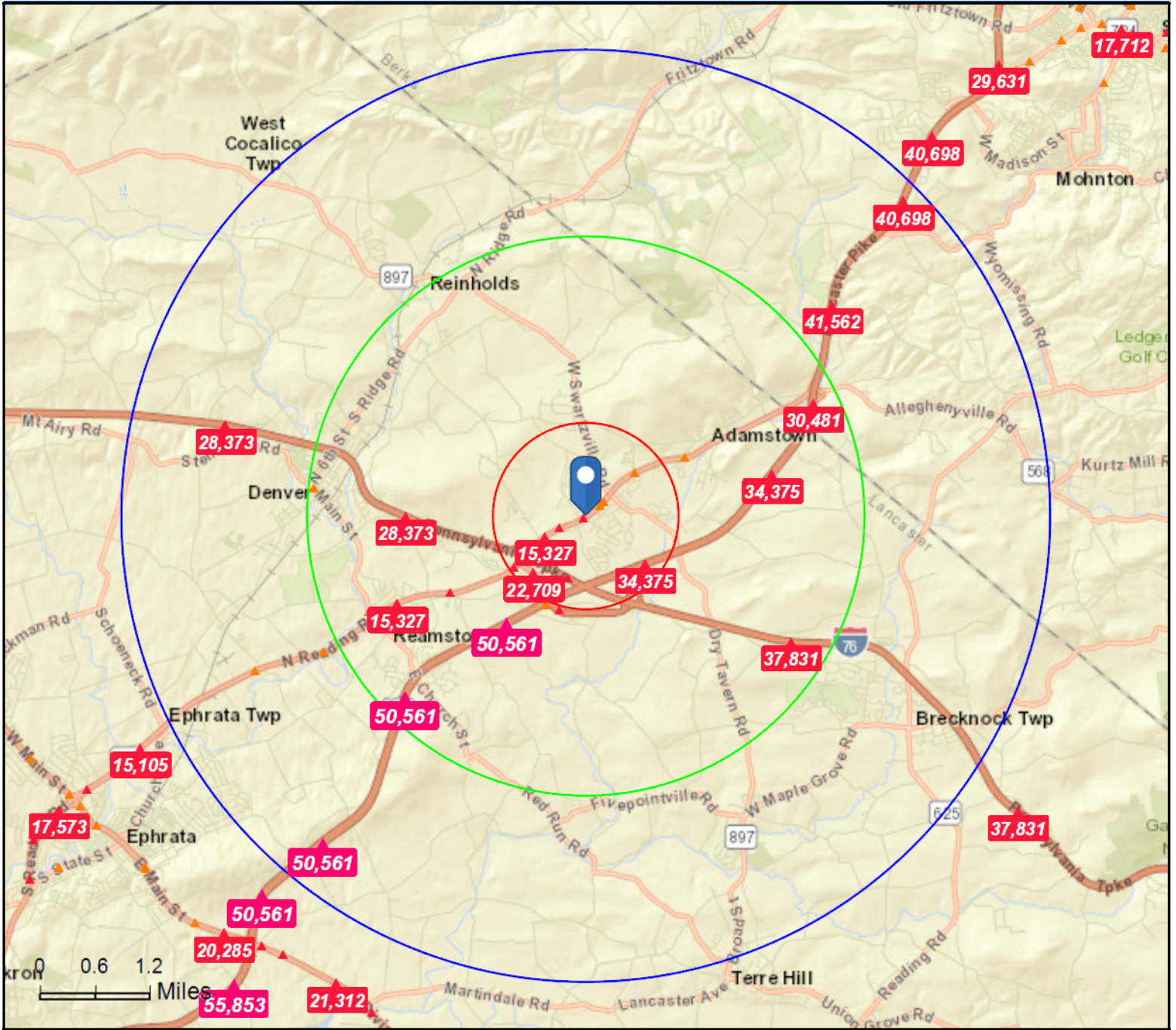
Current per capita income is \$31,939 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$36,833 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	152	148	143
2000 Total Housing Units	1,030	5,152	11,495
2000 Owner Occupied Housing Units	889	4,104	9,309
2000 Renter Occupied Housing Units	107	897	1,864
2000 Vacant Housing Units	34	151	322
2010 Total Housing Units	1,111	5,863	12,826
2010 Owner Occupied Housing Units	911	4,492	10,113
2010 Renter Occupied Housing Units	164	1,153	2,243
2010 Vacant Housing Units	36	218	470
2019 Total Housing Units	1,222	6,190	13,465
2019 Owner Occupied Housing Units	954	4,540	10,305
2019 Renter Occupied Housing Units	223	1,404	2,644
2019 Vacant Housing Units	45	247	517
2024 Total Housing Units	1,243	6,363	13,831
2024 Owner Occupied Housing Units	966	4,658	10,560
2024 Renter Occupied Housing Units	230	1,451	2,737
2024 Vacant Housing Units	47	254	534

Currently, 76.5% of the 13,465 housing units in the area are owner occupied; 19.6%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 12,826 housing units in the area - 78.8% owner occupied, 17.5% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 2.18%. Median home value in the area is \$218,975, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.60% annually to \$237,041.

**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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).



## Traffic Count Profile

N Reading Rd, Denver, Pennsylvania, 17517 Rings:  
1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.22959  
Longitude: -76.08324

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	N Reading Rd	T-816 (0.04 miles SW)	2016	15,327
0.18	T-816	T700 (0.06 miles NW)	2017	1,996
0.18	N Reading Rd	Hinden Homes Trailer Ct (0.01 miles SW)	2016	13,393
0.24	N Reading Rd	Muddy Creek Church Rd (0.02 miles SW)	2017	8,972
0.31	N Reading Rd	T700 (0.09 miles SW)	2016	15,327
0.42	W Swartzville Rd	Old Lancaster Pike (0.15000001 miles SE)	2017	7,704
0.49	N Reading Rd	Hill Rd (0.06 miles SW)	2016	15,327
0.57	T816	Grouse Dr (0.04 miles SE)	2017	1,996
0.66	E Swartzville Rd	Rosemont Dr (0.11 miles SE)	2017	6,563
0.69	I- 76	US Hwy 222 (0.18000001 miles SE)	2017	28,373
0.70	N Reading Rd	Stoudtburg Rd (0.01 miles SW)	2017	8,972
0.75	W Swartzville Rd	T369 (0.12 miles S)	2017	7,704
0.81	US Hwy 222	Dry Tavern Rd (0.38999999 miles NE)	2017	34,375
0.82	Spur Rd	Pepperidge Dr (0.02 miles SE)	2017	22,709
0.90	US Hwy 222	Spur Rd (0.07 miles SW)	2017	4,915
0.90	Spur Rd	US Hwy 222 (0.12 miles SE)	2017	22,709
0.95	US Hwy 222	Spur Rd (0.08 miles W)	2017	3,063
0.95	N Reading Rd	Denver Rd (0.09 miles NE)	2010	17,566
0.97	Dry Tavern Rd	Willow St (0.02 miles SE)	2017	6,563
0.99	US Hwy 222	Spur Rd (0.05 miles E)	2017	10,470
1.01	Willow St	Dry Tavern Rd (0.11 miles SW)	2017	1,672
1.04	Smokestown Rd	Royal Horse Way (0.18000001 miles SE)	2017	1,111
1.05	US Hwy 222	Spur Rd (0.07 miles NE)	2017	10,007
1.05	Spur Rd	Leshner Rd (0.03 miles E)	2017	21,013
1.14	W Swartzville Rd	T965 (0.13 miles S)	2017	5,497
1.18	Lausch Rd	US Hwy 222 (0.01 miles SE)	2017	798
1.19	Lausch Rd	US Hwy 222 (0.04 miles SE)	2012	752
1.23	N Reading Rd	Misty Meadow Dr (0.07 miles W)	2017	8,972
1.30	T901	Flamingo Rd (0.16 miles SE)	2017	5,968
1.39	T816	Lausch Rd (0.18000001 miles NE)	2017	1,996

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2019 Kalibrate Technologies (Q2 2019).

North Reading Road, Lot 1  
Denver, PA 17517



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