

For Sale

717.697.2422



3583 ROTHSVILLE ROAD
EPHRATA, PA 17522

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

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For Sale

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► *Gas Station/Convenience Store*



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*3583 Rothsville Road
Ephrata, PA 17522*

Available SF:
4,703 SF

Acreage:
.6 Acres

Sale Price:
\$1,165,000

Description:
Gas station/convenience store with an attached restaurant. Total yearly rent is about \$75,000 NNN. Just to the west of the busy Rte. 272 in Ephrata, PA.

Turkey Hill is renewing the lease, exercising the upcoming option for TH212. The exercised option is 9/1/21-8/31/26. The current Turkey Hill rent is \$4227.89/mo. The Asian Restaurant is also under a lease. Their rent is approx. \$2,000./mo. Turkey Hill has a first right of refusal on the sale of the property.

BUILDING INFORMATION

Available square feet	4,703 SF
Convenience Store	2,998 SF
Retail Store	1,705 SF
Detached structure/canopy	864 SF
Parking lot asphalt w/detached structure	5,500 SF
Year constructed	1991

Three gas tanks were installed in 1991 and are constructed of double-wall, fiberglass clad steel; the lines are double-wall flexible plastic. Secondary containment is present both above the USTs and below the dispensers.

3583 Rothsville Road Ephrata, PA 17522

GEOGRAPHIC INFORMATION

Zoned	Commercial
Municipality	Ephrata Township
County	Lancaster County

LAND INFORMATION

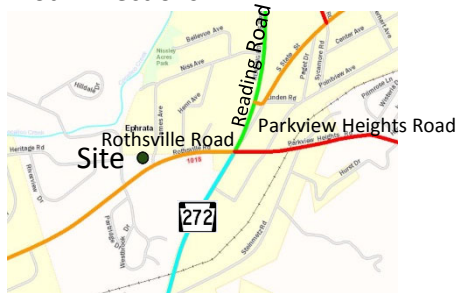
Acreage	.6 acres
Parking	12 parking spaces out front; 6 in the rear
Property real estate taxes 2020	\$15,032
Tax identification #	270-19046-0-0000
Deed book reference	5559-618

UTILITIES

Water	Public
Sewer	Public

TRAFFIC COUNTS

Both Directions



7,521 Both Dir AADT @ Rothsville Road
20,685 Both Dir AADT @ Rte. 272
18,094 Both Dir AADT @ Reading Road
1,988 Both Dir AADT @ Parkview Heights Road

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,263	34,142	57,003
Households	3,104	13,386	21,354
Avg. HH Income	\$71,658	\$77,094	\$83,861

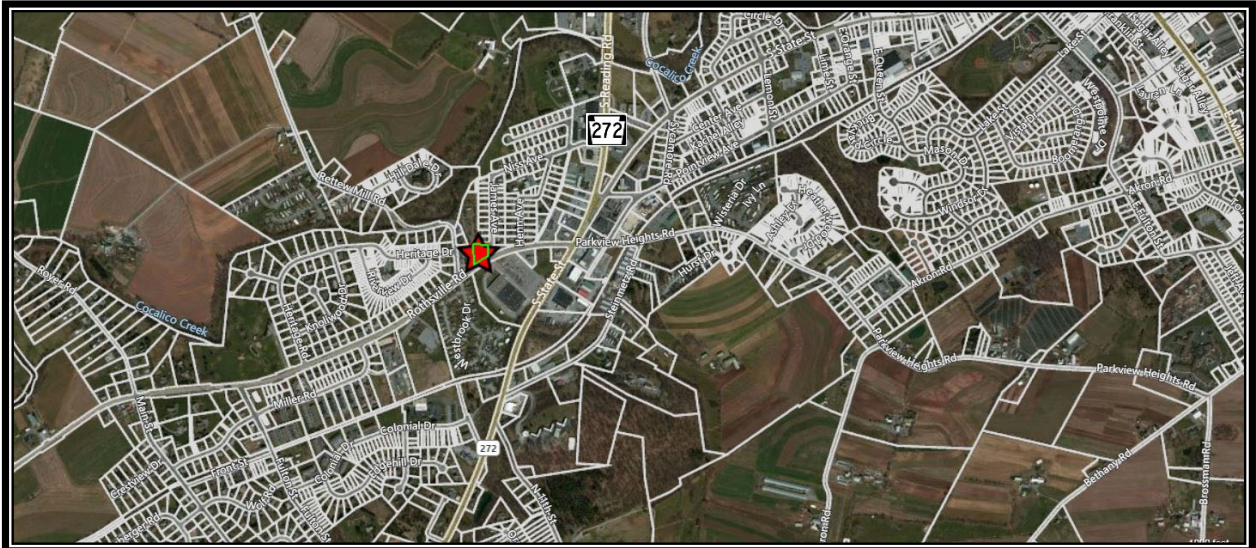
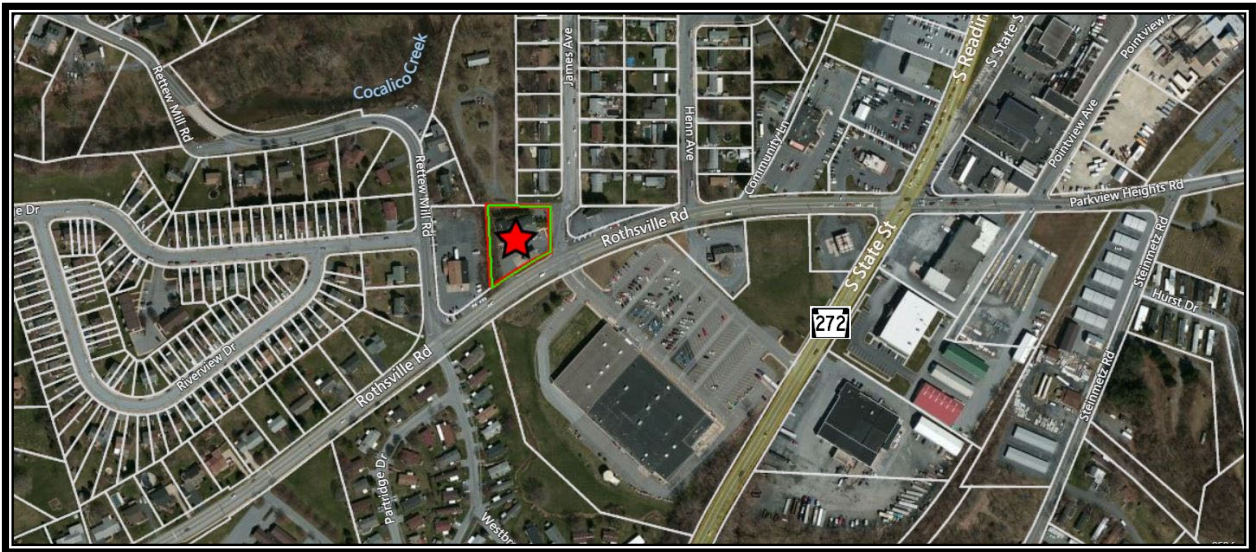
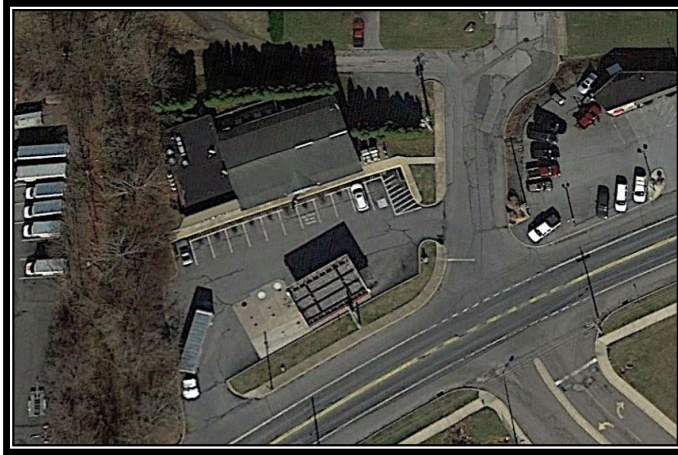
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Projected rent and associated valuation

Turkey Hill Lease	Start Date	End Date	Approx. Monthly Rent	total term Increase	Approx. Annual Rent
Current Option	9/1/2021	8/31/2026	\$4,523.00	1/2 CPI @ 7% +/-	\$54,276.00
Next Option	9/1/2026	8/31/1931	\$4,840.00	1/2 CPI @ 7% +/-	\$58,080.00
Panda Lease	Start Date	End Date	Avg Monthly Rent	Annual Increase	Annual Rent (approx)
Current	7/1/2015	6/30/2023	\$2,090.00		\$25,080.00
Option	7/1/2023	6/30/2029	\$2,221.00	3%	\$26,652.00
Option	7/1/2029	6/30/1935	\$2,575.00	3%	\$30,900.00
Current Rent					\$79,356.00
Purchase price					\$1,150,000.00
Cap Rate					6.90%
* Due to escalations being based on 1/2 of CPI, future rents are Approximate					

Location Maps

3583 Rothsville Road
Ephrata, PA 17522



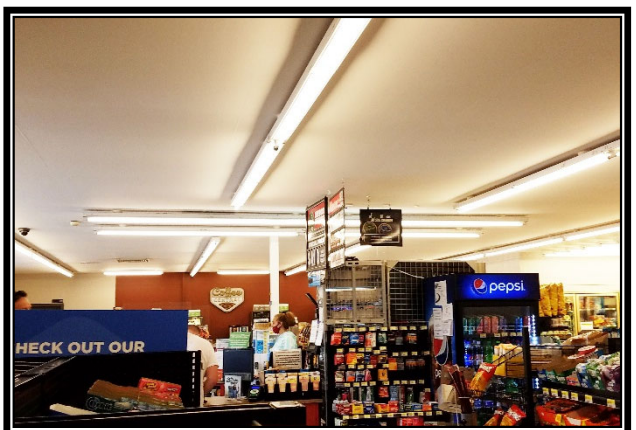
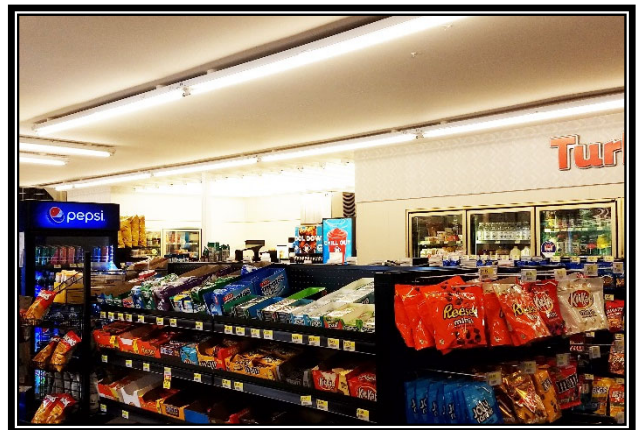
Photos

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Photos

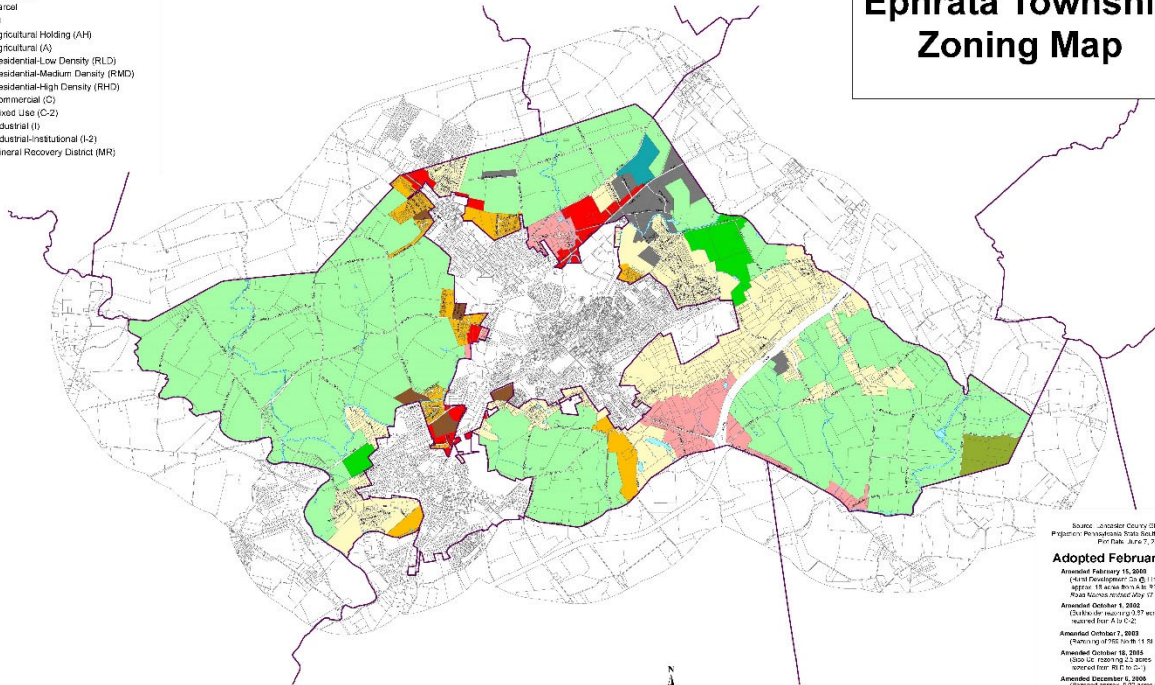
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Legend

- Municipal Boundary
- River, Stream
- Lake, pond
- Parcel
- Zoning**
 - Agricultural Holding (AH)
 - Agricultural (A)
 - Residential-Low Density (RLD)
 - Residential-Medium Density (RMD)
 - Residential-High Density (RHD)
 - Commercial (C)
 - Mixed Use (C-2)
 - Industrial (I)
 - Industrial-Institutional (I-2)
 - Mineral Recovery District (MR)

Ephrata Township Zoning Map



Source: Jordan County (DE) Landmap
Piguetown Pennsylvania State Route 1401 E.S. 14140
14140 E.S. 14140

Adopted February 8, 2000

- Amended February 15, 2000
(4th Amendment to 1999 Revised
approx. 18 acres from RMD to RHD)
Road intersection along 17th Street
- Amended October 1, 2000
(Building the existing 3.57 acre
vacant lot from RMD to C-2)
- Amended October 7, 2000
(Building of 150 to 16 1/2 ft. in 14 ft.)
- Amended October 10, 2000
(3000 sq. ft. existing 2.5 acres
converted from RMD to C-2)
- Amended December 6, 2000
(Vacant lot approx. 2.00 acres from RMD to RHD
C-2 to RHD, and 1/2 acre from RMD to C-2)
(Building a 100,000 sq. ft. building)
- Amended February 7, 2001
(Vacant lot approx. 1/2 acre from RMD to C-2)
(Building a 100,000 sq. ft. building)
- Amended May 1, 2001
(Vacant lot approx. 12.50 acres from RMD to C-2)
(Building a 100,000 sq. ft. building)
- Amended June 8, 2001
(Vacant lot approx. 17.50 acres from RMD to C-2)
(Building a 100,000 sq. ft. building)
- Amended May 5, 2011
(Vacant lot approx. 1.00 acre from RMD to C-2)
(Building a 100,000 sq. ft. building)

RETTEW
ASSOCIATES INC.

10/20/11 10/20/11 10/20/11

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

Section 405. COMMERCIAL (C) DISTRICT

A. Specific Intent

These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

B. Uses and Structures

1. Permitted land and buildings in a C District may be used for the following purposes and not others:
 - a. Business, professional or governmental office or studio (see Section 637).
 - b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637).
 - c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging.
 - d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel.
 - e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 637).
 - f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
 - g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637).
 - h. Wholesaling businesses.
 - i. Automobile/truck service and repair facilities (see Section 612).

- j. Automobile filling stations (see Section 611).
 - k. Essential services buildings and structures (see Section 627).
 - l. Churches and related uses (see Section 619).
 - m. Existing agricultural operations.
 - n. Veterinary offices or animal hospitals (see Section 609).
 - o. Farm Equipment Sales and Service (see Section 629).
 - p. Customary accessory uses and buildings incidental to the above permitted uses.
2. SPECIAL EXCEPTIONS - the following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board (See Article VI).
- a. Billboards (see Section 614).
 - b. Amusement arcades (see Section 608).
 - c. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 639).
 - d. Shopping centers (see Section 646).
 - e. Life-care facilities (see Section 634).
 - f. Nursing, rest, or retirement homes (see Section 641).
 - g. Commercial communications antennas (see Section 624).
 - h. Self-service storage facilities (see Section 649).
 - i. Golf courses, parks and recreational areas (see Section 639).
 - j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
3. CONDITIONAL USES - the following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (See Article VI).
- a. Commercial regional impact developments (see Section 623).

C. Lot, Yard, and Height Requirements

1. Lot Requirements

- a. Minimum Lot Area - One (1) acre.
- b. Minimum Lot Width - Two Hundred (200) feet.
- c. Maximum Lot Coverage - Fifty percent (50%).
- d. Maximum Impervious Area - Seventy (70) percent - Impervious area may be increased to Eighty (80) percent if regional storm water management or underground storage is utilized as the primary means of meeting storm water management requirement

2. Yard Requirements

- a. Front Yard Depth - Twenty-five (25) feet.
- b. Side Yard Width - Ten (10) feet, except when adjacent to a residential district, a minimum side yard of twenty-five (25) feet is required.
- c. Rear Yard Depth - Twenty-five (25) feet.

3. Building Height

- a. Principal Building - Forty (40) feet.
- b. Accessory Building - Twenty-five (25) feet.

4. Building Separation -- New non-residential buildings shall be located not closer than seventy-five (75) feet from existing residential structures.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

Section 406 MIXED USE (C-2) DISTRICT

A. Specific Intent

These districts are designed to permit a mix of residential and commercial uses to locate in an existing older area already containing such a mix of uses.

B. Uses and Structures

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