



2822 Main Street

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Morgantown, Pennsylvania 19543

Property Highlights

- Land great for an end user or developer
- 20,000 VPD, former bank building set to convert to a Dunkin Donuts.
- Building concept drawings on file for the field.
- Zoned HWY Commercial/Light Industrial in Caernarvon Lancaster County

Property Overview

This property is located along the busy corridor of PA Route 23 in Morgantown, Lancaster County, PA. There is a NNN Lease with Dunkin Donuts which commences in October of 2024 for the former Bank Building, allowing an end user or developer to take advantage of the flat land to build a structure. Zoning district and municipality are very business friendly.

Offering Summary

Sale Price:	Call Agent for Details
Building Size:	6,400 SF
Lot Size:	3.8 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	279	2,549	7,445
Total Population	753	7,083	20,009
Average HH Income	\$88,851	\$100,219	\$98,030

For More Information

Brian McCahon

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Sale Price

Call For Details

Location Information

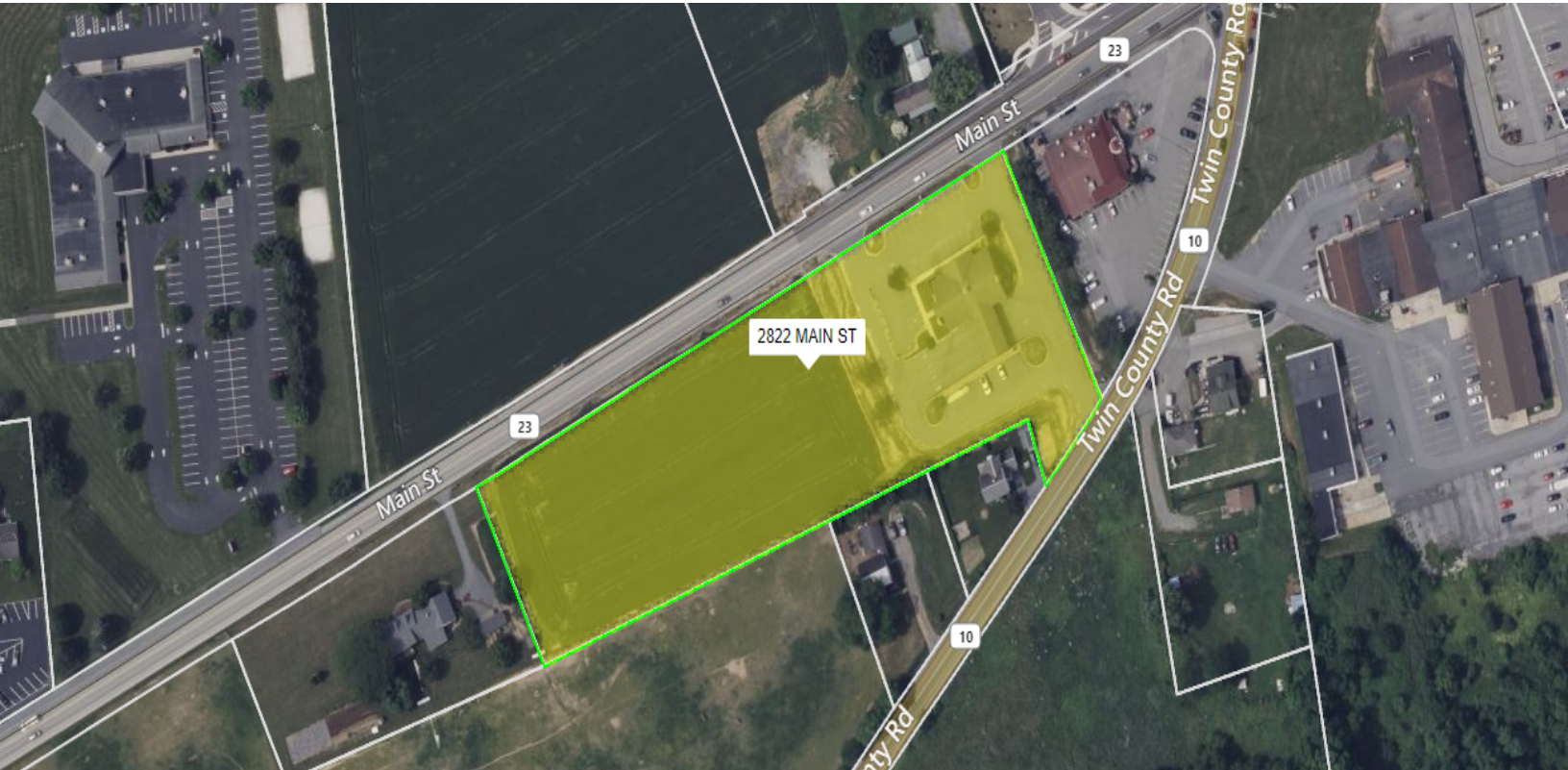
Building Name	2822 Main Street
Street Address	2822 Main Street
City, State, Zip	Morgantown, PA 19543
County	Lancaster
Cross-Streets	Route 23 and Route 10

Building Information

Building Size	6,400 SF
Building Class	B
Number of Floors	2
Average Floor Size	3,200 SF

Property Information

Property Type	Retail/Industrial
Municipality	Caernarvon
Zoning	HWY Commercial/Light Industrial
Lot Size	3.8 Acres
APN #	050-70479-0-0000
Year Built	1974
Flood Hazzard	Not in Flood Hazard
HVAC	Electric Forced Hot Air
Electric	400 Amp, 3-Phase
Bathrooms	1 ADA, 2 Non-ADA
2024 Taxes	\$7,309



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ARTICLE IX

HCLI - HIGHWAY COMMERCIAL/LIGHT INDUSTRIAL DISTRICT

SECTION 900. PURPOSE

The HCLI - Highway Commercial/Light Industrial District seeks to provide reasonable standards for the orderly development of highway oriented business and commercial uses, which, due to the nature of their activities, can most appropriately be located along major highways, and for industrial uses and operations which are free from offensive noise, vibration, smoke, odors, glare, hazard of fire or other objectionable and dangerous conditions in order to protect adjacent land uses.

SECTION 901. PERMITTED USES

Land and buildings in the HCLI - Highway Commercial/Light Industrial District shall be used for land uses listed below, and whereby the applicant shall provide public sewer and public water facilities for all land uses.

- A. Administrative office activities.
- B. Banks and other similar financial institutions, medical/dental clinics, and professional offices, provided that:
 - (1) The subject tract shall front on and gain access from either an arterial or collector road as identified in the Zoning Ordinance, or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
 - (2) The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.
 - (3) All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Zoning Hearing Board.
 - (4) The maximum building coverage shall be no greater than twenty-five (25) percent.
 - (5) The maximum lot coverage shall be no greater than seventy (70) percent.
 - (6) The minimum landscape area shall be no less than thirty (30) percent.
 - (7) No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.
 - (8) Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.
- C. Parks, recreation areas, and playgrounds not operated for private profit.
- D. Accessory buildings and uses customarily incidental to the permitted uses when located on the same lot.

SECTION 902. SPECIAL EXCEPTIONS

The establishment and/or expansion of the following uses are permitted where the applicant shall provide public sewer and public water facilities and when special exceptions are granted by the Zoning Hearing Board in conformance with Article XXI and other provisions of the Zoning Ordinance.

- A. Automobile filling stations.
- B. Automobile, truck, boat, and other motor vehicle sales, service and repair facilities.
- C. Car washes.
- D. Clubhouses (private clubs).
- E. Commercial day care facilities.
- F. Commercial recreation facilities.
- G. Drive-through and fast food restaurants.

- H. Dry cleaners, laundries, and laundromat.
- I. Home improvement and building supply showrooms and/or stores.
- J. Funeral homes.
- K. Industrial activities involving processing, production, repair, or testing of materials, goods, and/or products, involving those industries primarily performing conversion, assembly, or non-toxic chemical operations.
- L. Mini-warehouses.
- M. Motels, including auto courts, motor courts, motor inns, motor lodges, roadside hotels, and resort hotels.
- N. Restaurants and nightclubs.
- O. Retail sales.
- P. Shopping centers.
- Q. Any other commercial use and its accessory uses or buildings which, in the opinion of the Zoning Hearing Board, are of the same general character as any of the above.

SECTION 903. AREA AND HEIGHT REGULATIONS

- 1. **MINIMUM LOT AREA (PER PRINCIPAL USE AND/OR UNIT OF OCCUPANCY)**- The minimum lot area requirement shall be 10,000 square feet with the exception that shopping centers shall contain a minimum lot area of two (2) acres.
- 2. **MINIMUM LOT WIDTH** - One hundred (100) feet, with the exception that shopping centers shall contain a minimum lot width of two hundred (200) feet.
- 3. **MINIMUM LOT DEPTH** - One hundred and twenty (120) feet.
- 4. **YARD REQUIREMENTS** - All principal buildings shall be set back from street rights-of-way and lot lines in accordance with the yard requirements listed below. However, yards may be used for the purpose of meeting off-street parking and loading requirements, except that no parking shall be permitted closer than fifteen (15) feet to any property line or street right-of-way line.
 - A. **Front Yard** - The minimum front yard required shall be that distance between the right-of-way line of a public or private road and the building line as established in Article XVII of this Zoning Ordinance.
 - B. **Side and Rear Yards** - All buildings shall be located a minimum of fifteen (15) feet from all other lot lines, with the exception that when the lot borders a residential lot or district, a minimum side and/or rear yard of fifty (50) feet shall be maintained.
- 5. **HEIGHT REGULATIONS** - No buildings shall exceed thirty-five (35) feet in height except as provided in Article XIX of this Zoning Ordinance.
- 6. **MAXIMUM LOT COVERAGE** - No more than seventy (70) percent of the area of the lot shall be covered by buildings, parking facilities, and pedestrian ways.

SECTION 904. LANDSCAPING

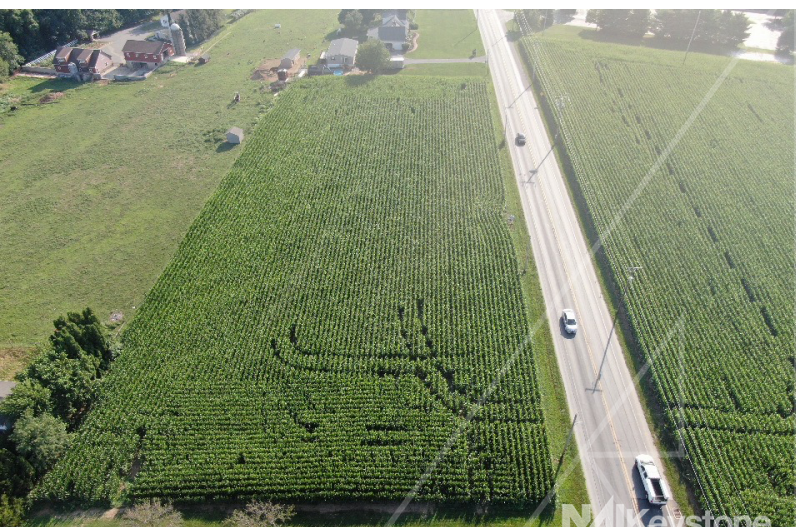
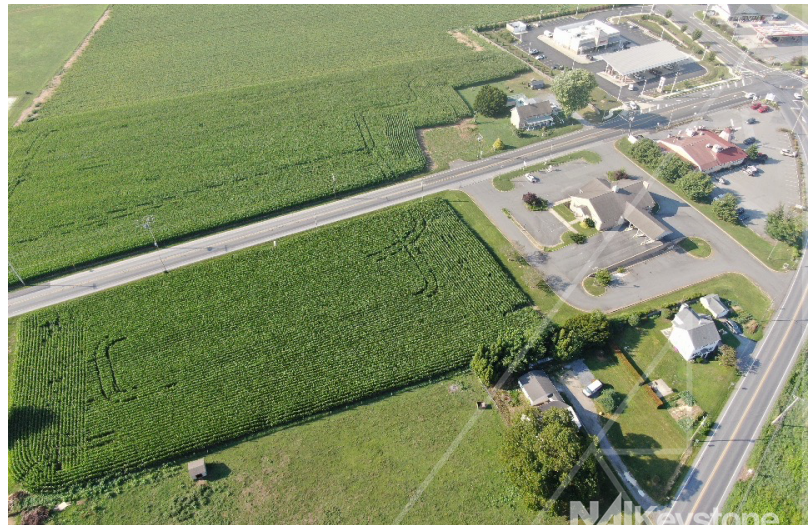
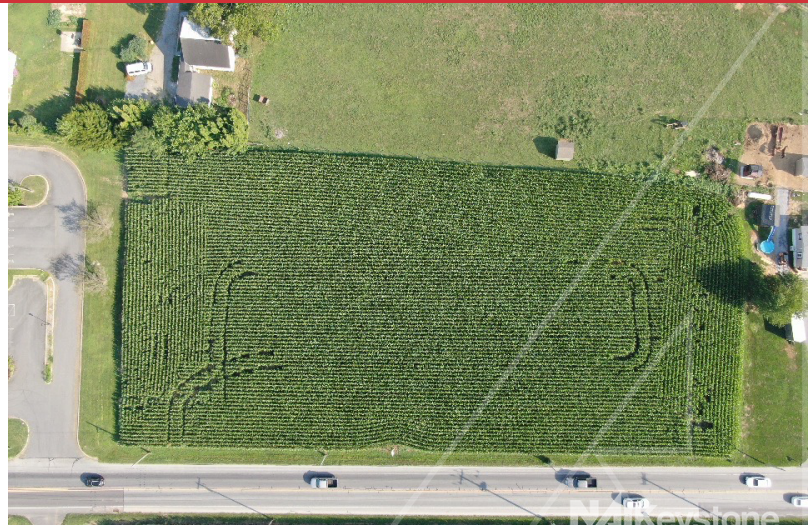
Landscaping and planting shall be provided for a depth of fifteen (15) feet along all residential lots, district boundaries, and street rights-of-way exclusive of access locations. Buffer planting shall be provided along the side and rear of any commercial or industrial lot adjoining any residential lot and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening.

SECTION 905. NOISE

All commercial operations or activities are subject to the noise criteria established of Section 1004.5 of this Zoning Ordinance.

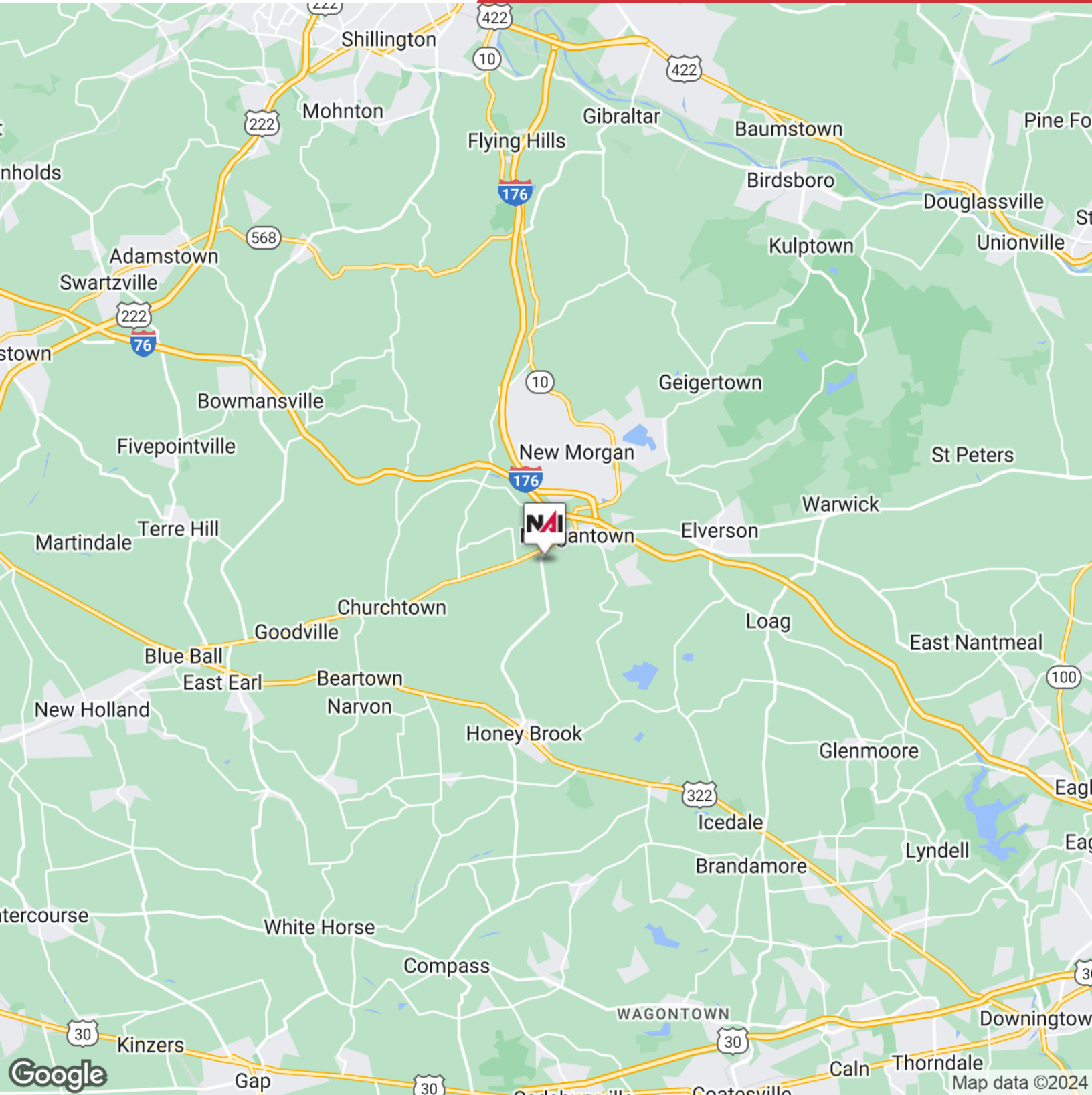
SECTION 906. GLARE

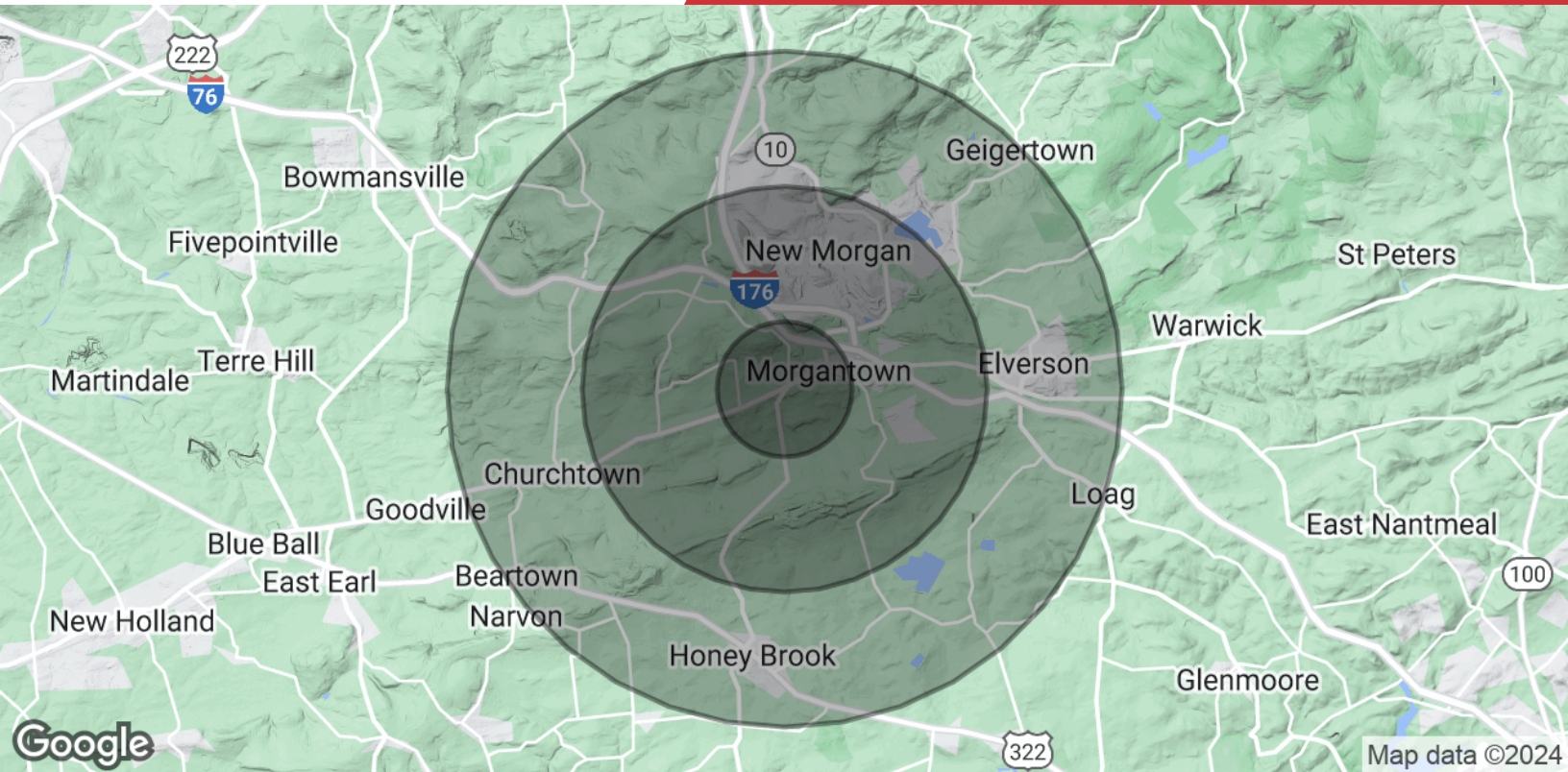
Any commercial operation or activity producing glare shall be conducted so that direct or indirect light from the source shall not cause illumination in excess of 0.5 foot-candles when measured within an adjacent non-commercial or non-industrial property. Commercial operations or activities shall conform to the standards for direct and indirect glare as stated in Section 1004.15 of this Zoning Ordinance.



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Population	1 Mile	3 Miles	5 Miles
Total Population	753	7,083	20,009
Average Age	39.0	39.9	40.8
Average Age (Male)	39.3	38.9	39.3
Average Age (Female)	39.6	41.0	41.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	279	2,549	7,445
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$88,851	\$100,219	\$98,030
Average House Value	\$250,660	\$296,918	\$302,535

2020 American Community Survey (ACS)