

2,300± SF RESTAURANT

Available | 259-267 Venango Avenue | Cambridge Springs, PA 16403

SBRE
SHERRY BAUER REAL ESTATE SERVICES



FOR MORE INFORMATION PLEASE CONTACT

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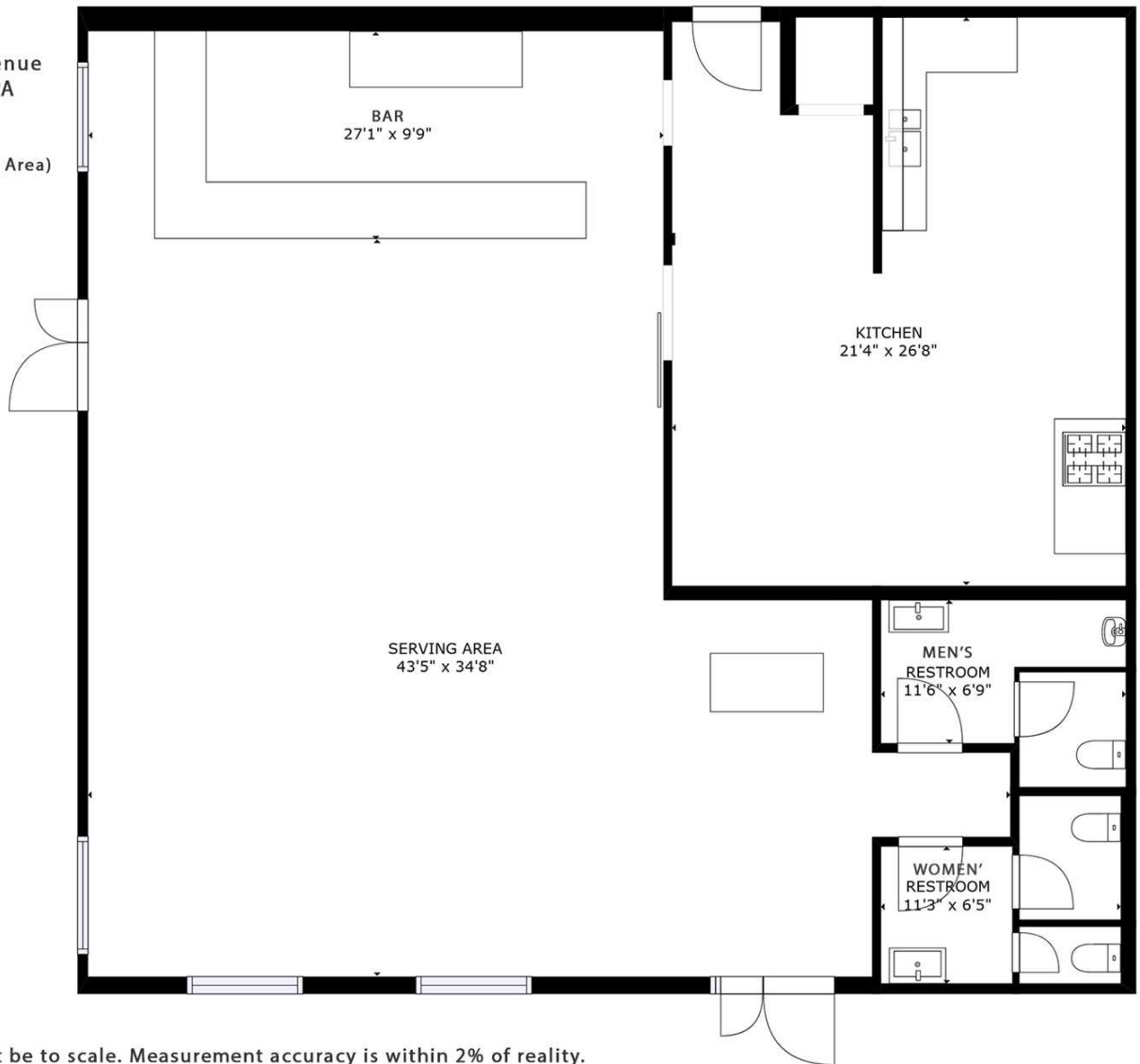
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360° VIRTUAL TOUR

Floor Plan

259-267 Venango Avenue
Cambridge Springs, PA

2,300± SF
(2,187± SF Gross Internal Area)



NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

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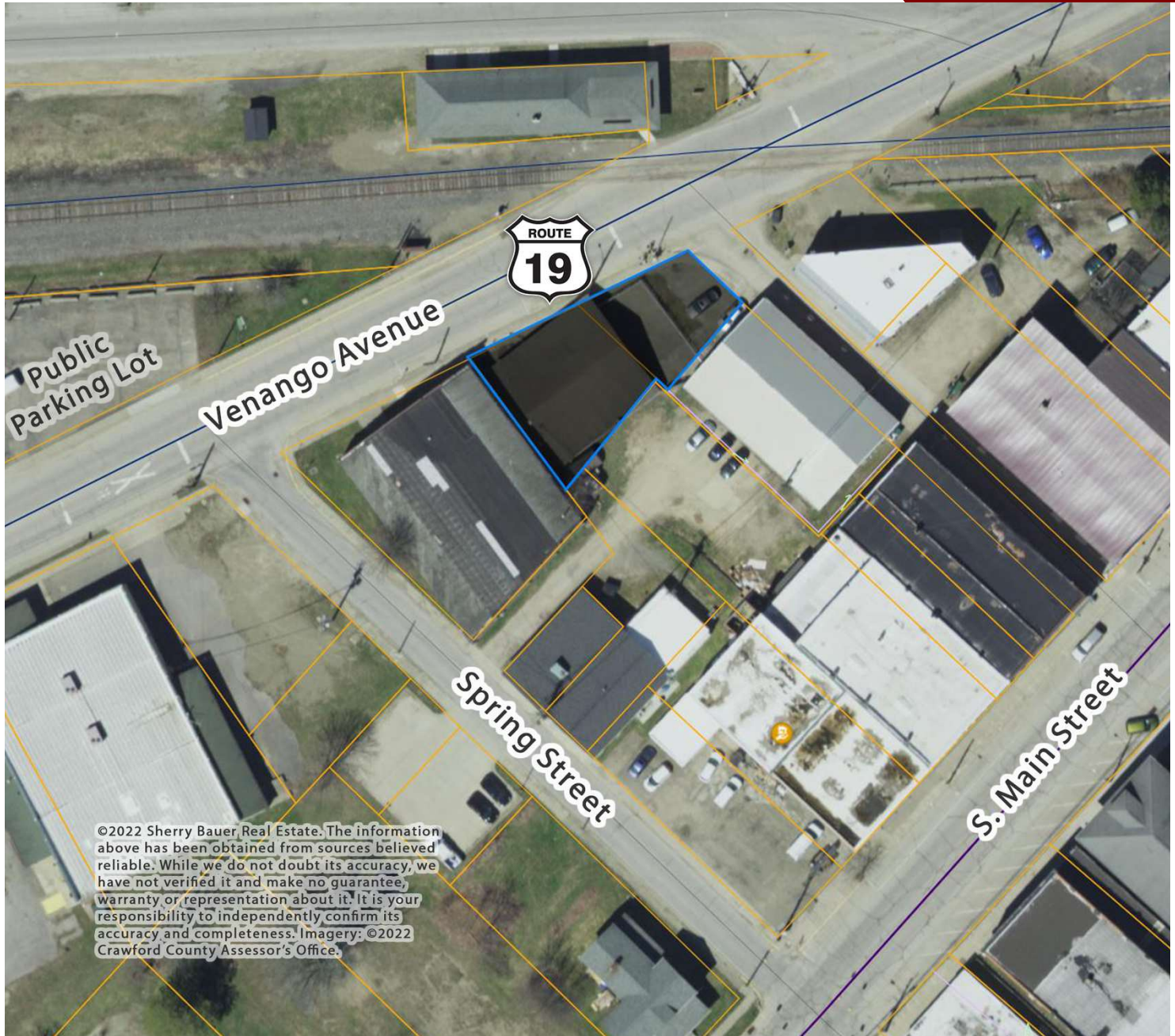
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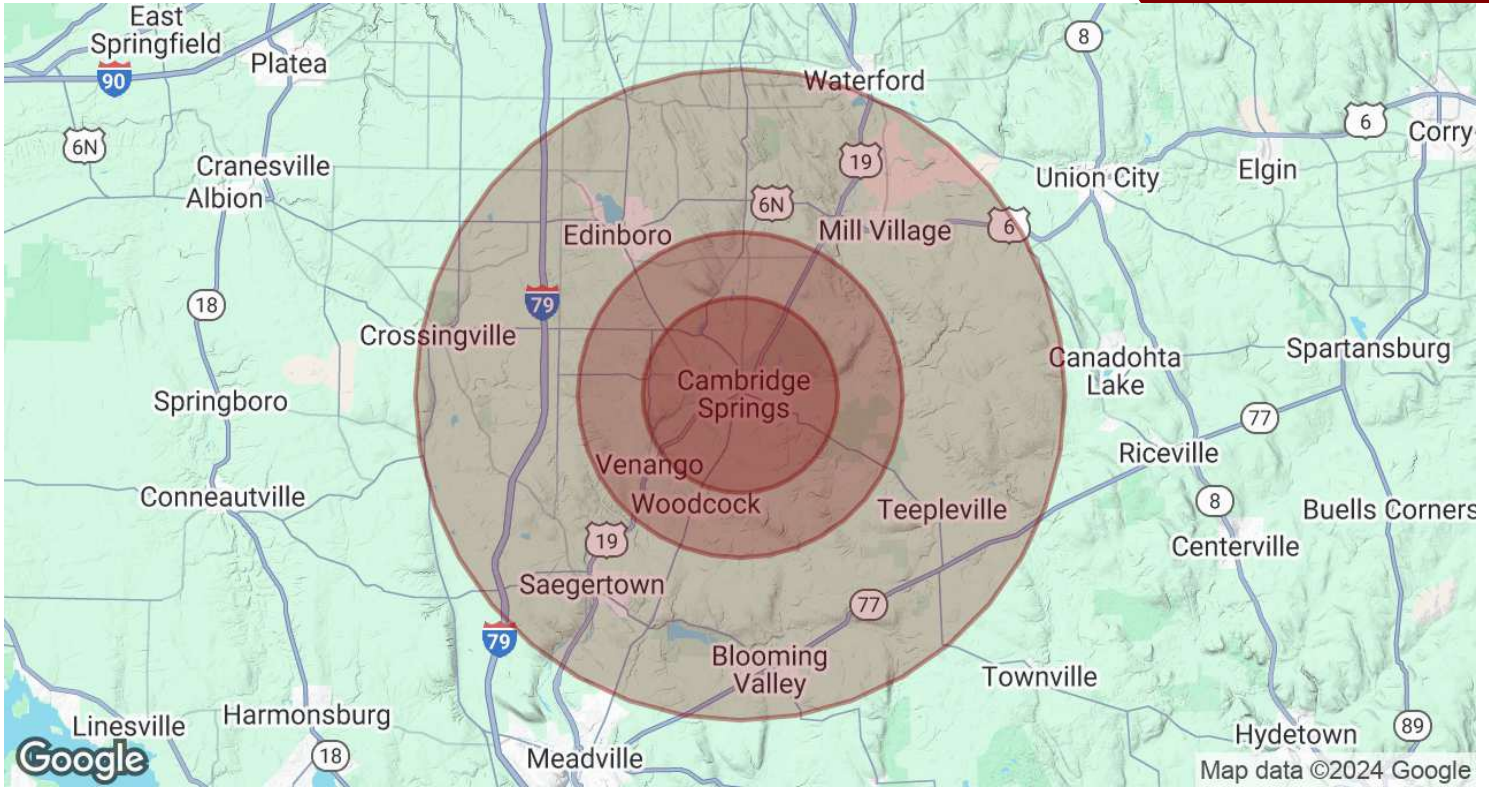
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,108	7,103	28,810
Average Age	38.1	40.3	39.9
Average Age (Male)	30.0	35.3	39.2
Average Age (Female)	39.0	40.5	40.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,553	2,880	12,989
# Of Persons Per HH	2.6	2.5	2.2
Average HH Income	\$63,879	\$64,631	\$62,472
Average House Value	\$111,359	\$131,082	\$159,461

* Demographic data derived from 2020 ACS - US Census

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1266.03 INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists with respect to the boundaries of the zoning districts as shown on the Official Zoning Map, the following rules apply:

- (a) District boundaries indicated as following the centerlines of (or following along the rights-of-way of streets, highways, alleys or streams) shall be construed to follow said centerlines.
- (b) District boundaries indicated as following platted lot or property boundary lines shall be construed as following said platted lot or property boundary lines.
- (c) District boundaries indicated as following Municipal limits shall be construed as following such Municipal limits.
- (d) District boundaries indicated graphically as parallel to the centerlines of the streets, highways, alleys or streams or indicated graphically as parallel to property boundary lines shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such distances shall be determined by the use of the map scale as shown on the Official Zoning Map.
- (e) Where the Zoning Officer cannot definitely determine the location of a district boundary by the rules set forth in subsections (a) to (d) hereof, he/she shall refer the matter to the Zoning Hearing Board which shall be responsible for interpreting the district boundary. (Ord. 718. Passed 1-25-99.)

1266.04 COMPLIANCE WITH DISTRICT REGULATIONS.

The regulations for each district set forth in this Zoning Code shall be minimum regulations and shall apply as hereinafter provided. No land shall be used or occupied and no structure or part thereof shall be constructed, reconstructed, moved, structurally altered or occupied except in conformity with the regulations specified for the district in which it is located, and except as regulated in applicable sections of this Zoning Code. (Ord. 718. Passed 1-25-99.)

1266.05 B-1 CENTRAL BUSINESS DISTRICT.

(a) Purpose. The purpose of this district is to foster a variety of retail and services business uses in a traditional downtown setting that is conducive to pedestrian access.

(b) Permitted Uses.

- (1) Retail Businesses
- (2) Restaurants
- (3) Taverns
- (4) Clubs/Lodges
- (5) Theaters
- (6) Professional Offices
- (7) Financial Institutions
- (8) Amusements/Arcades
- (9) Antique Shops
- (10) Farm Market
- (11) Funeral Homes
- (12) Personal Service Establishments
- (13) Gymnasiums/Health Clubs
- (14) Health Care Facilities
- (15) Civic/Cultural Buildings
- (16) Municipal Buildings

- (17) Parking Lots/Garages
- (18) Multi-family Residential Structures
- (19) Essential Services
- (20) Accessory Uses

(c) Special Exceptions.

- (1) Service Stations (Sections 1278.03 and 1278.04(a))
- (2) Public Utility Structures (Sections 1278.03 and 1278.04(h))

(d) Conditional Uses.

- (1) Churches (Sections 1278.03 and 1278.04(b))
- (2) Drive-in Establishments (Sections 1278.03 and 1278.04(d))
- (3) Hotels (Sections 1278.03 and 1278.04(e))
- (4) Nursing and Convalescent Homes (Sections 1278.03 and 1278.04(m))

(e) Bulk Regulations. The bulk regulations outlined within the B-1 Zone are for lots that are currently serviced by both Municipal water and sewerage.

Minimum Lot Area	4,000 Sq. Ft.
Gross Floor Area – dwelling units in the second and third story of a non-residential building	residential floor area 50 % of lot area
Minimum Lot Width	50 Feet
Front Yard Setback	0 Feet
Interior Side Yard Setback	0 Feet
Exterior Side Yard Setback	0 Feet
Lot Coverage – for all principal and accessory uses	40 % of lot area

(Ord. 718. Passed 1-25-99.)

1266.06 B-2 GENERAL BUSINESS DISTRICT.

(a) Purpose. The purpose of this district is to foster a variety of retail and services business uses in both an auto and pedestrian oriented setting.

(b) Permitted Uses.

- (1) Retail Businesses
- (2) Restaurants
- (3) Taverns
- (4) Wholesale Businesses
- (5) Clubs/Lodges
- (6) Theaters
- (7) Service Stations
- (8) Professional Offices
- (9) Financial Institutions
- (10) Personal Service Establishments
- (11) Amusements/Arcades
- (12) Antique Shops
- (13) Car Washes
- (14) Farm Markets