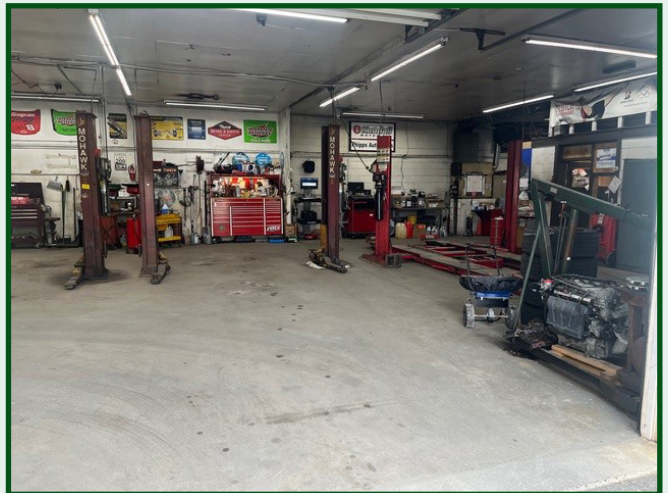


# FOR SALE

## AUTO REPAIR AND MAINTENANCE CENTER



**326 Beaver Valley Pike, Willow Street, PA 17584**

**Joseph K. Maser   or   Michael D. Wagner, CCIM**



**1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279**

**(717) 735-6000   (717) 735-6001 Fax**

**joe@uscommercialrealty.net   •   mike@uscommercialrealty.net**

**www.uscommercialrealty.net**

# SALIENT INFORMATION

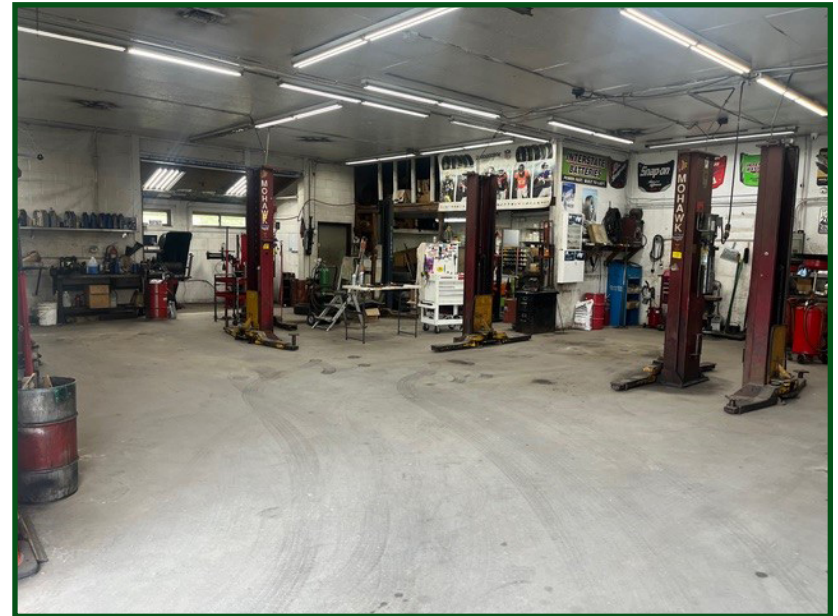
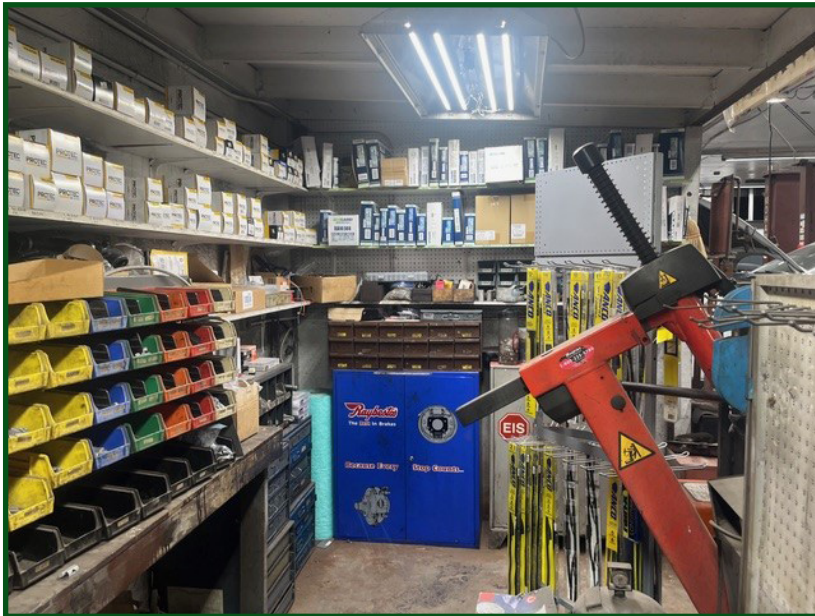
<b>PROPERTY:</b>	326 Beaver Valley Pike, Willow Street, PA 17584 West Lampeter Township, Lancaster County
<b>TOTAL ACRES:</b>	± 1.20 Acres
<b>BUILDING:</b>	3,968 SF Total (3,628 SF shop, 340 SF office)
<b>DRIVE-IN DOORS:</b>	Three (3) - all 10' x 12'
<b>AUTO REPAIR BAYS:</b>	Six (6)
<b>ELECTRIC:</b>	200 Amp
<b>HVAC:</b>	Heat - Forced Air (Oil) A/C - Shop has Central A/C Office has Window Unit
<b>WATER &amp; SEWER:</b>	Public Water & On-Site Sewer
<b>PARKING:</b>	± 34 Vehicles
<b>TANKS:</b>	All Above Ground (1 inside for excess waste oil, 1 outside for waste oil, 1 for antifreeze, 1 for heating oil)
<b>ZONING:</b>	CN - Commercial Neighborhood
<b>REAL ESTATE TAXES:</b>	\$7,298 total
<b>TAX ACCOUNT NO.</b>	320-94017-0-0000
<b>EQUIPMENT INCLUDED:</b>	<ul style="list-style-type: none"><li>• Two (2) air compressors</li><li>• Five (5) lifts</li><li>• One (1) engine lift</li><li>• Alignment rack</li><li>• Tire changer</li><li>• Headlight alignment system</li><li>• Tire balancer</li></ul>
<b>ADDITIONAL:</b>	<ul style="list-style-type: none"><li>• One (1) restroom</li><li>• Shed (12' x 30')</li><li>• Comcast &amp; Glo-Fiber available high speed internet</li><li>• Security system with cameras</li><li>• LED lighting in shop</li></ul>
<b>SALE PRICE:</b>	<b>\$795,000</b>

## PHOTOGRAPHS (Exterior)





## PHOTOGRAPHS (Interior)



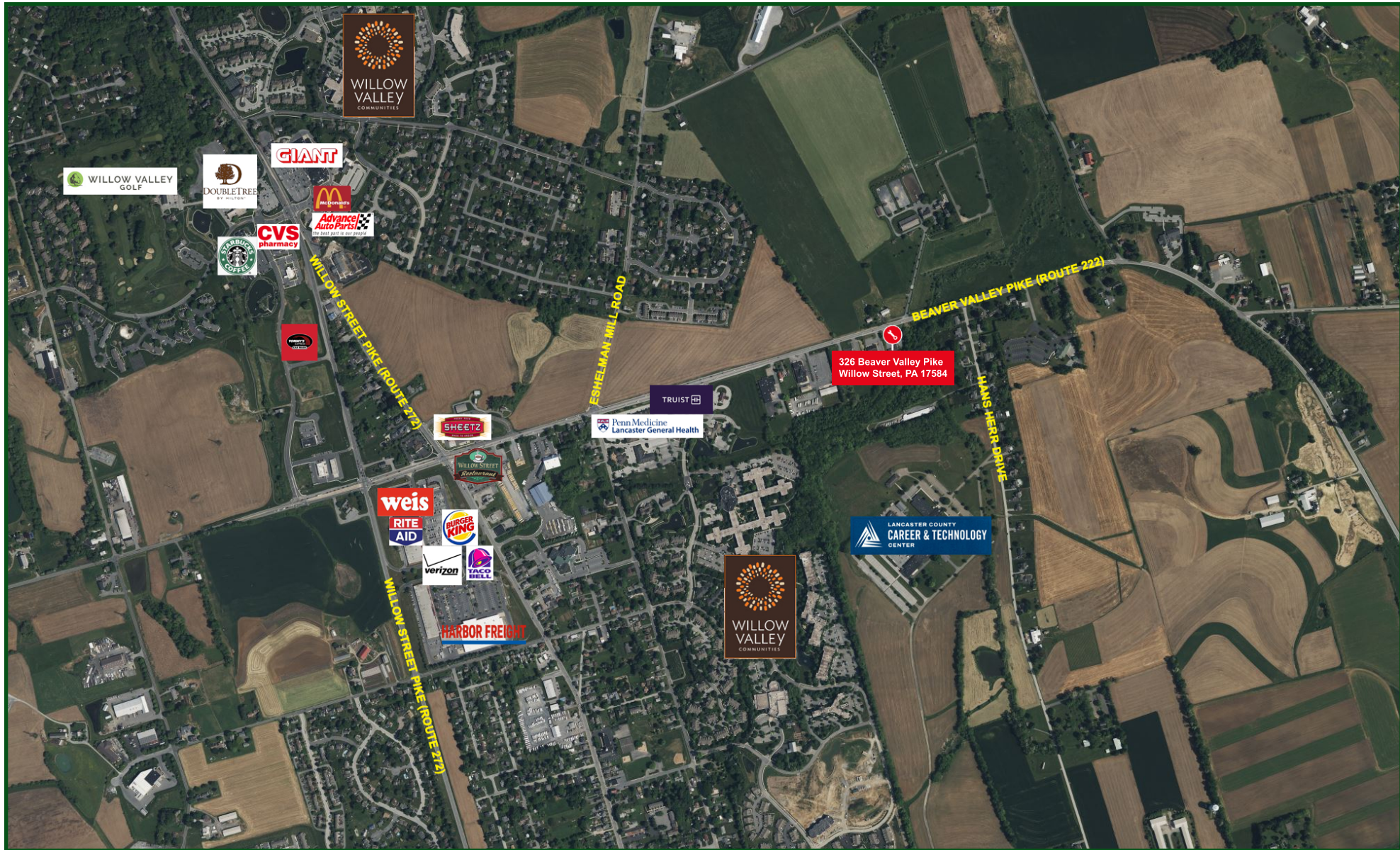


## TAX MAP



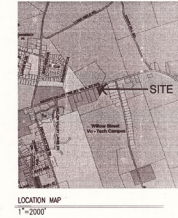
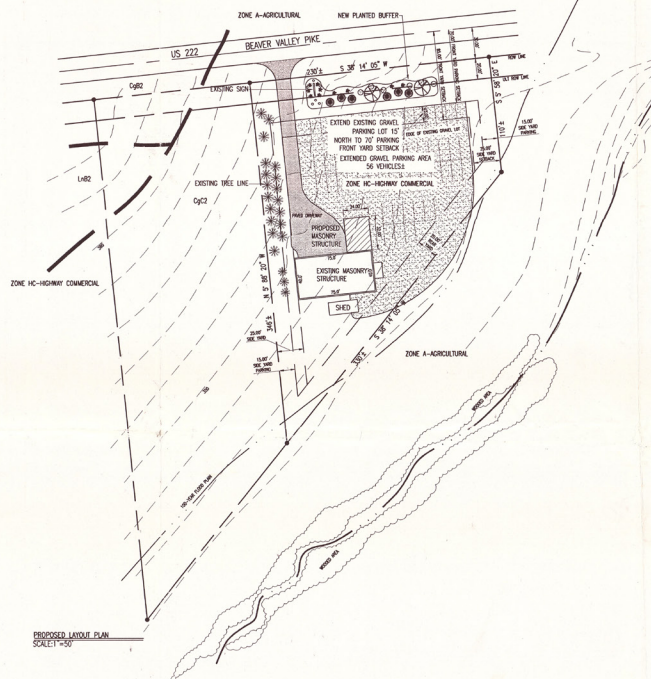
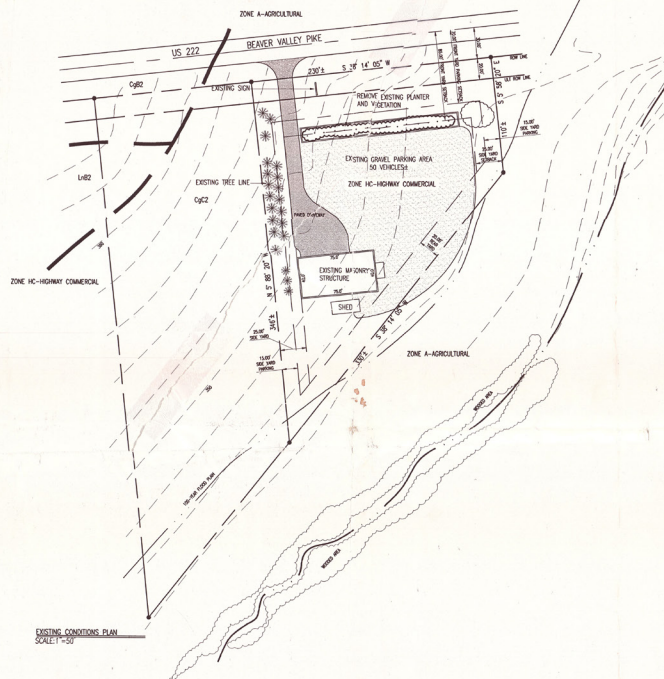


# AERIAL MAP





# SITE PLAN



- LEGEND**
- EXISTING 2' CONTOUR
  - CENTER LINE
  - PROPERTY LINE
  - 100' FLOOD PLAN
  - BUILDING SETBACK
  - EXISTING EVERGREEN TREE
  - EXISTING TREELINE/SHRUB LINE
  - EXISTING PAVED DRIVE
  - EXISTING GRAVEL PARKING

**OWNER:**  
WILLOW STREET TIRE AND AUTO  
WILLOW STREET, PA 17084

**WATER AND SEWER:**  
NO CHANGES TO EXISTING WATER AND SEWER LINES ARE PROPOSED

**GENERAL NOTES:**

- NO SITE IMPROVEMENTS ARE OFFERED FOR DECATAGON.
- THERE ARE NO DEED RESTRICTIONS PROPOSED FOR THIS PROJECT.
- WILLOW STREET TIRE AND AUTO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SITE IMPROVEMENTS WITHIN THE PROPERTY.
- CONTAINS 1.50 ACRES OF LAND.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- TOPOGRAPHY BASED ON U.S.G.S. DATUM - NAVD 1929.

**REFERENCE PLANS:**

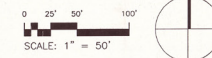
- BASE PLAN TAKEN FROM PLAN TITLED "THOMAS D. LEAMAN 2 LOT SUBDIVISION DATED SEPT 24, 1980, SHEET 1 N.M. LAKE INC."
- SOURCE OF TITLE BKP, VOL. 36, PG. 320

**SCOPE OF PROJECT:**  
IMPROVEMENTS INCLUDE THE ADDITION OF APPROXIMATELY 700 SF OF NEW MASONRY STRUCTURE AND EXPANDING THE EXISTING GRAVEL PARKING LOT TO FIT TO THE NORTH TO THE FRONT YARD PARKING SETBACK LINE.

**SOIL DATA:**

AREA	CONSTRUCTION SET LOW	3-10% SLOPES	MODERATELY SLOPED	DEEP, WELL-DRAINING UPLAND SOIL
C&G2	CONSTRUCTION SET LOW <td>3-10% SLOPES <td>MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td> </td></td>	3-10% SLOPES <td>MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td> </td>	MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td>	DEEP, WELL-DRAINING UPLAND SOIL
L&G2	CONSTRUCTION SET LOW <td>3-10% SLOPES <td>MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td> </td></td>	3-10% SLOPES <td>MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td> </td>	MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td>	DEEP, WELL-DRAINING UPLAND SOIL
L&G3	CONSTRUCTION SET LOW <td>3-10% SLOPES <td>MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td> </td></td>	3-10% SLOPES <td>MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td> </td>	MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td>	DEEP, WELL-DRAINING UPLAND SOIL
L&G4	CONSTRUCTION SET LOW <td>3-10% SLOPES <td>MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td> </td></td>	3-10% SLOPES <td>MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td> </td>	MODERATELY SLOPED <td>DEEP, WELL-DRAINING UPLAND SOIL</td>	DEEP, WELL-DRAINING UPLAND SOIL

PROJECT AND ZONING INFORMATION			
ZONING INFORMATION		REQUIRED	
IC - HIGHWAY COMMERCIAL		PROPOSED	
MIN. LOT AREA	30,000 SF	52,576 SF (1.20 AC)	
MIN. LOT WIDTH	150 FT	220 FT	
MIN. LOT DEPTH	150 FT	110 FT	
MAX. PERMITTED HEIGHT	35 FT	TO MATCH EXISTING BUILDING	
MIN. FRONT YARD	85 FT FROM CL	85 FT FROM CL	
SIDE YARD	25 FT	25 FT	
MIN. REAR YARD	20 FT	20 FT	
MAX. LOT COVERAGE	70%	16.6% (NOT INCLUDING GRAVEL LOT)	
		SOILS (INCLUDING GRAVEL LOT)	



**DAVID LYNCH & ASSOCIATES**  
ARCHITECTS  
SITE ENGINEERING  
SPACE PLANNING - INTERIOR DESIGN

580 GOLF ROAD  
LANCASTER, PA 17602  
PHONE: (717) 397-7400 FAX: (717) 397-2454

PROPOSED ADDITION  
FOR

**WILLOW STREET  
TIRE AND AUTO**

326 BEAVER VALLEY PIKE  
WILLOW STREET, PA 17084  
P: (717) 464-4633

REVISIONS

PCE NUMBER

FILE NAME

DATE CHANGED IS THE PROPERTY OF THE ARCHITECT - IT MAY NOT BE REPRODUCED IN ANY FORM WITHOUT HIS PERMISSION. TO NOT SCALE DRAWING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.

DRAWN BY

SCALE

PROJECT NUMBER

PROJECT DATE

SHEET TITLE

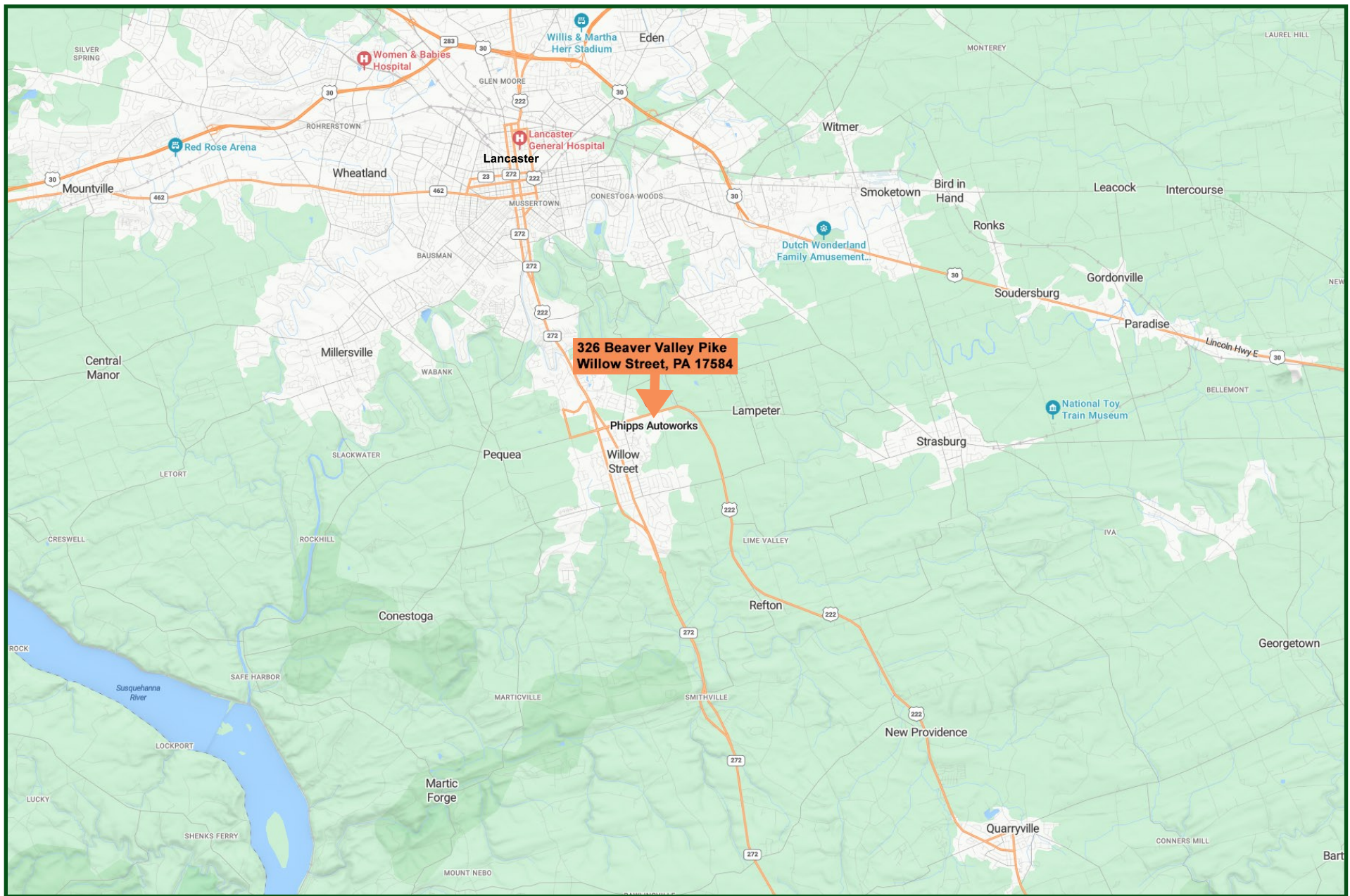
SHEET NUMBER

SP.1

SKETCH PLAN

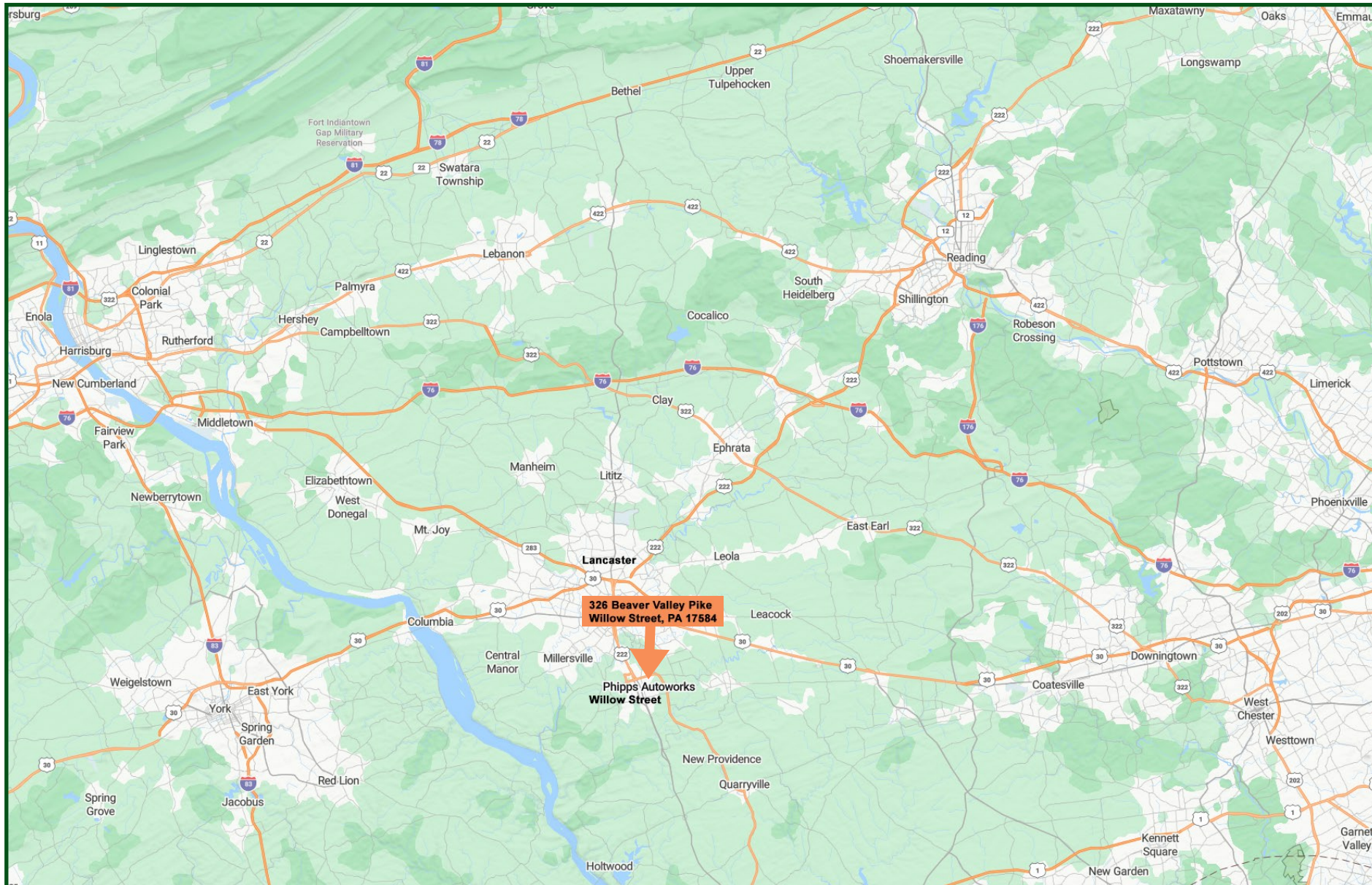


# LOCATION MAP - LOCAL



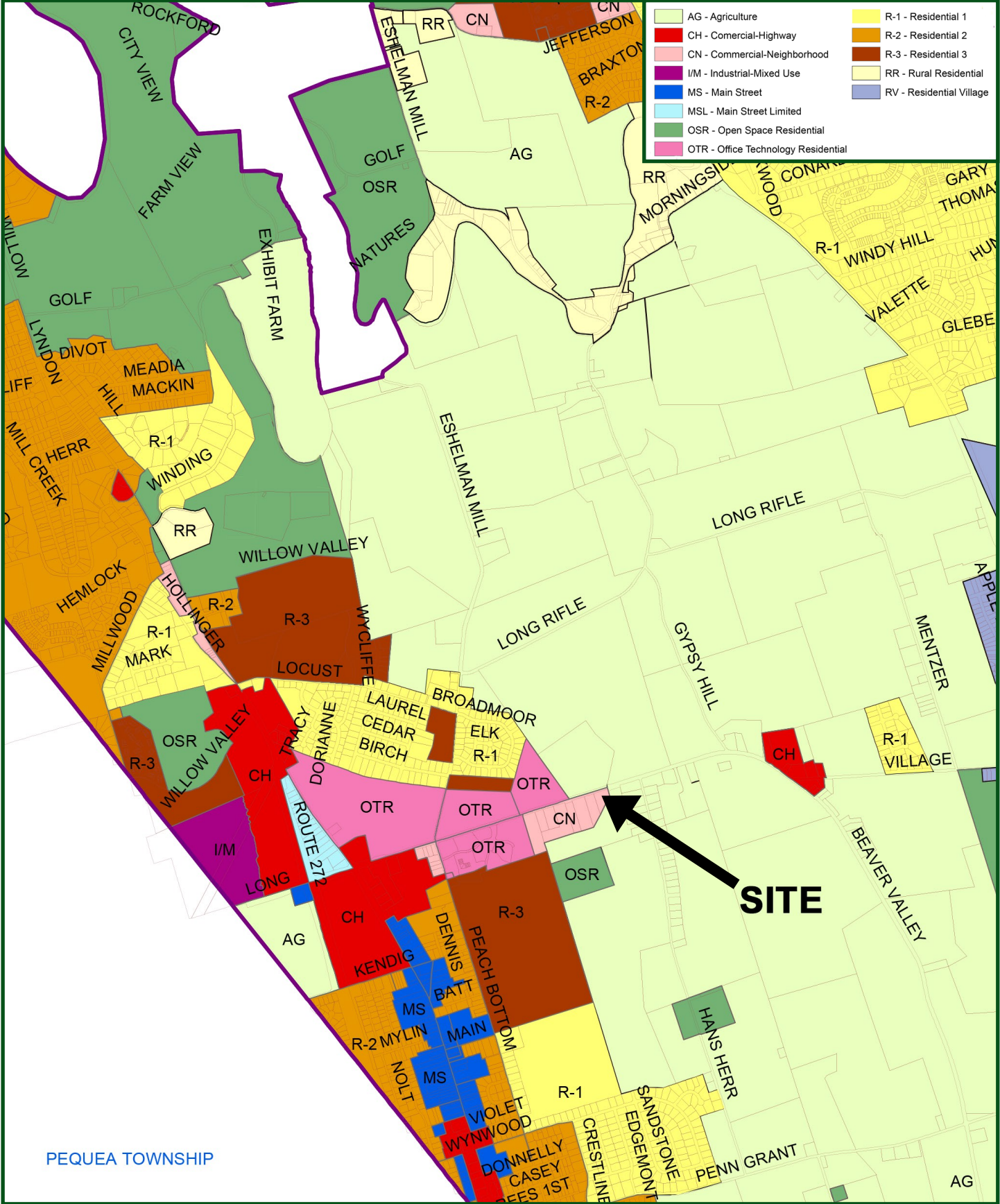


## LOCATION MAP - REGIONAL





## ZONING MAP (West Lampeter Township)





## **§ 285-44. CN - Neighborhood Commercial District.**

- A. Purpose. Anticipated services are generally those used by residents on a regular basis including professional and business offices, retail sale of goods and services, banks, personal services, medical services, and public use facilities.
- B. Permitted uses:
  - (1) Primary:
    - (a) Computer services.
    - (b) Dry cleaners.
    - (c) Emergency service station.
    - (d) Financial institution.
    - (e) Funeral homes.
    - (f) Medical professional services.
    - (g) Nursery and garden center.
    - (h) Offices.
    - (i) Personal services.
    - (j) Place of worship.
    - (k) Restaurant.
    - (l) Retail sales less than 8,000 square feet.
    - (m) Veterinarian office.
  - (2) Accessory:
    - (a) Accessory roof-mounted solar.
    - (b) Home occupation (no-impact).
- C. Special exception uses, the establishment and/or expansion of the following uses may be permitted by the Zoning Hearing Board pursuant to standards and criteria as set forth in Article VIII herein.
  - (1) Primary:
    - (a) Auto repair facility.
    - (b) Clubhouse for private club.
    - (c) Indoor/outdoor commercial.
    - (d) Indoor recreation.



# ZONING

Township of West Lampeter, PA

§ 285-44

§ 285-44

- (e) Theaters and auditoriums.
- (f) Public/nonprofit parks.
- (g) Public uses.
- (h) Short-term rental.

D. Conditional uses, the establishment and/or expansion of the following uses may be permitted by the Board of Supervisors pursuant to standards and criteria as set forth in Article I herein.

(1) Primary:

- (a) Multifamily dwelling.

E. Lot requirements:

Minimum Lot Area	Minimum Lot Width at Building Setback	Maximum Lot Coverage (Building/Maximum)	Height (No. Stories/Feet)	Minimum Yard Setbacks			
				Front	Side	Total Both Sides	Rear
30,000 sf	100	40/70	2.5/40	30	15	30	30

Downloaded from <https://ecode360.com/WE2002> on 2025-04-29



# ZONING

## ZONING

### 285 Attachment 9

#### Township of West Lampeter

#### **CN Commercial-Neighborhood** **Section 285-44**

Purpose. Anticipated services are generally those used by residents on a regular basis including professional and business offices, retail sale of goods and services, banks, personal services, medical services, and public use facilities.

#### **Permitted Uses (The use is permitted by right in this district)**

##### **Primary:**

Computer services	Dry cleaners	Emergency service station
Financial institution	Funeral homes	Medical professional services
Nursery and garden center	Offices	Personal services
Place of worship	Restaurant	Retail sales less than 8,000 sq. ft.
Veterinarian office		

##### **Accessory:**

Accessory roof-mounted solar	Home occupation (no impact)
------------------------------	-----------------------------

#### **Special Exception Uses - (The use needs the permission of the Zoning Hearing Board)**

##### **Primary:**

Auto repair facility	Clubhouse for private club	Indoor/outdoor commercial
Indoor recreation	Theaters and auditoriums	Public/nonprofit parks
Public uses	Short-term rental	

#### **Conditional Uses - (The use needs the permission of the Board of Supervisors)**

Multifamily Dwelling

#### **Dimensional Requirements**

Minimum Lot Area	Minimum Lot Width at Building Setback (feet)	Maximum Lot Coverage (Building/Maximum) (feet)	Height (No. stories/feet)	Minimum Yard Setbacks (feet)			
				Front	Side	Total Both Sides	Rear
30,000 sq. ft.	100	40/70	2.5/40	30	15	30	30



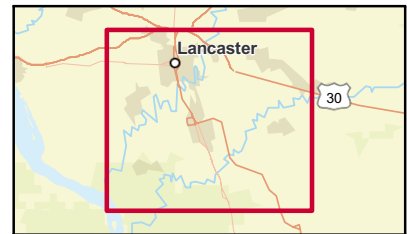
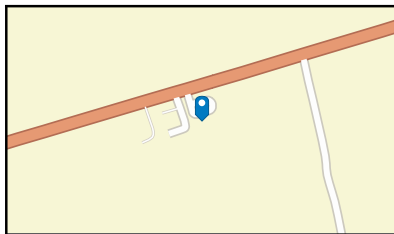
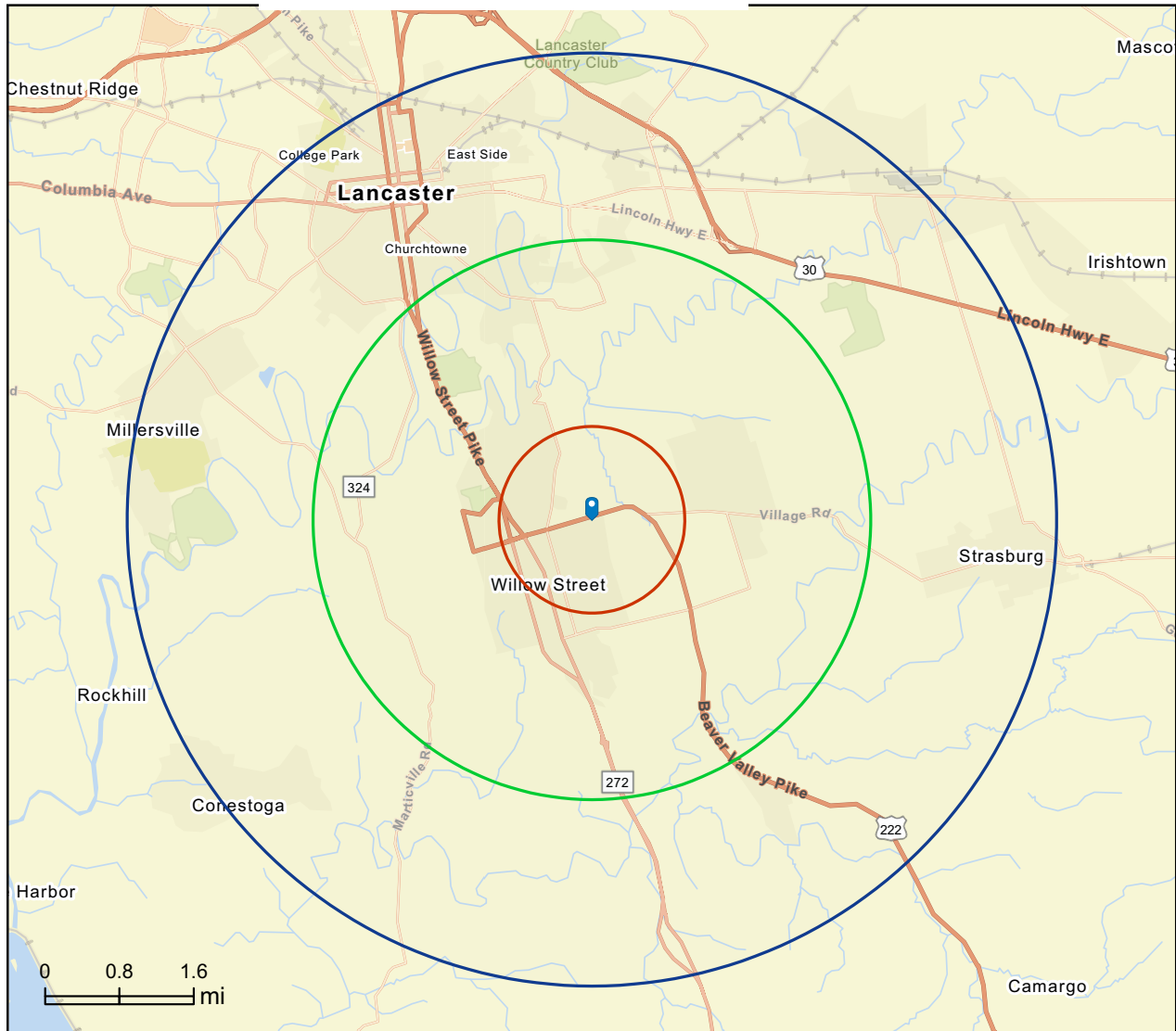
# DEMOGRAPHICS



## Site Map

326 Beaver Valley Pike, Willow Street, Pennsylvania, 17584  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.98906  
Longitude: -76.26732



April 29, 2025

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Page 1 of 1



# DEMOGRAPHICS



## Executive Summary

326 Beaver Valley Pike, Willow Street, Pennsylvania, 17584  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.98906  
Longitude: -76.26732

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,105	23,384	123,760
2020 Population	3,869	27,475	129,575
2024 Population	3,792	27,664	131,034
2029 Population	3,843	27,876	132,321
2010-2020 Annual Rate	2.22%	1.63%	0.46%
2020-2024 Annual Rate	-0.47%	0.16%	0.26%
2024-2029 Annual Rate	0.27%	0.15%	0.20%
2020 Male Population	44.2%	47.7%	48.5%
2020 Female Population	55.8%	52.3%	51.5%
2020 Median Age	71.4	45.6	36.4
2024 Male Population	44.3%	48.4%	49.0%
2024 Female Population	55.7%	51.6%	51.0%
2024 Median Age	72.4	45.5	37.1

In the identified area, the current year population is 131,034. In 2020, the Census count in the area was 129,575. The rate of change since 2020 was 0.26% annually. The five-year projection for the population in the area is 132,321 representing a change of 0.20% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	91.4%	80.9%	61.4%
2024 Black Alone	1.2%	4.5%	10.4%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.5%
2024 Asian Alone	1.2%	2.3%	3.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.4%	5.5%	13.1%
2024 Two or More Races	3.5%	6.6%	11.0%
2024 Hispanic Origin (Any Race)	4.2%	12.1%	26.7%

Persons of Hispanic origin represent 26.7% of the population in the identified area compared to 19.6% 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 74.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	100	129	83
2010 Households	1,524	9,153	46,871
2020 Households	2,071	10,641	49,724
2024 Households	2,119	10,852	50,492
2029 Households	2,158	11,044	51,662
2010-2020 Annual Rate	3.11%	1.52%	0.59%
2020-2024 Annual Rate	0.54%	0.46%	0.36%
2024-2029 Annual Rate	0.37%	0.35%	0.46%
2024 Average Household Size	1.72	2.47	2.46

The household count in this area has changed from 49,724 in 2020 to 50,492 in the current year, a change of 0.36% annually. The five-year projection of households is 51,662, a change of 0.46% annually from the current year total. Average household size is currently 2.46, compared to 2.48 in the year 2020. The number of families in the current year is 30,741 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 29, 2025



# DEMOGRAPHICS



## Executive Summary

326 Beaver Valley Pike, Willow Street, Pennsylvania, 17584  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.98906  
Longitude: -76.26732

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	22.1%	20.7%	24.2%
<b>Median Household Income</b>			
2024 Median Household Income	\$94,886	\$102,970	\$76,011
2029 Median Household Income	\$102,664	\$112,187	\$85,105
2024-2029 Annual Rate	1.59%	1.73%	2.29%
<b>Average Household Income</b>			
2024 Average Household Income	\$114,766	\$129,703	\$99,961
2029 Average Household Income	\$128,370	\$147,192	\$114,235
2024-2029 Annual Rate	2.27%	2.56%	2.71%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$64,078	\$50,842	\$38,544
2029 Per Capita Income	\$71,928	\$58,254	\$44,592
2024-2029 Annual Rate	2.34%	2.76%	2.96%
<b>GINI Index</b>			
2024 Gini Index	34.4	34.5	39.3
<b>Households by Income</b>			
Current median household income is \$76,011 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$85,105 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$99,961 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$114,235 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$38,544 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,592 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	105	112	96
2010 Total Housing Units	1,661	9,685	49,726
2010 Owner Occupied Housing Units	729	6,372	25,861
2010 Renter Occupied Housing Units	795	2,781	21,010
2010 Vacant Housing Units	137	532	2,855
2020 Total Housing Units	2,364	11,319	52,719
2020 Owner Occupied Housing Units	794	7,146	26,827
2020 Renter Occupied Housing Units	1,277	3,495	22,897
2020 Vacant Housing Units	291	659	3,027
2024 Total Housing Units	2,415	11,536	53,653
2024 Owner Occupied Housing Units	852	7,422	27,816
2024 Renter Occupied Housing Units	1,267	3,430	22,676
2024 Vacant Housing Units	296	684	3,161
2029 Total Housing Units	2,453	11,711	54,805
2029 Owner Occupied Housing Units	907	7,707	28,917
2029 Renter Occupied Housing Units	1,251	3,337	22,744
2029 Vacant Housing Units	295	667	3,143
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	65.7	57.6	45.9

Currently, 51.8% of the 53,653 housing units in the area are owner occupied; 42.3%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 52,719 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.41%. Median home value in the area is \$294,084, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.80% annually to \$337,642.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 29, 2025