



## 4006-4010 Beaver Road

4006-4010 Beaver Road  
Sinking Spring, Pennsylvania 19608

### Property Highlights

- Former site of Werner's Garden Center
- Great visibility along PA Route 222
- Dual purpose site to live and work onsite
- Wilson School District, Spring Township

### Property Overview

Introducing a unique private commercial property that offers the flexibility of both investment potential and the convenience of onsite living and working. With a thoughtful layout and strategic design, this property is well-suited for a variety of business and living uses.

### Offering Summary

Sale Price:	Call Agent for Details
Building Size:	4,000 +/- SF
Lot Size:	6.52 Acres

### Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	19	99	376
Total Population	50	259	982
Average HH Income	\$137,951	\$140,817	\$140,971

### For More Information

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875 Berkshire Boulevard Suite 102, Suite 102  
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For Sale  
Call Agents for Details  
Special Purpose Space



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Section 305. Rural Holding Area District (RHA).

(A) Purpose. The purpose of the Rural Holding Area District is to retain this area's rural character and scenic landscape while providing an opportunity for families and others to live in single-family dwellings that are on large lots. The preservation of forests, watercourses, underground water, steep slopes and other natural features and resources are emphasized in this area. Open space developments on smaller lots to preserve the natural environment is encouraged. Land uses that are compatible with a rural living environment are also provided in this district.

(B) Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the Rural Holding Area District by the Zoning Officer, provided that the use type, dimensional and all other applicable requirements of this Chapter are satisfied:

- (1) Agriculture, general\*\*.
- (2) Agricultural industry.
- (3) Civic or social organization.\*,\*\*
- (4) Commercial stable or riding academy\*,\*\*.
- (5) Communications antennae mounted on an existing public utility transmission tower, building or other structure, and communication equipment buildings\*,\*\*.
- (6) Community center\*,\*\*.
- (7) Forestry, including, but not limited to, timber harvesting\*,\*\*.
- (8) Membership club\*,\*\*.
- (9) Miniature golf (outdoor)\*,\*\*.
- (10) Open Space Development in accordance with Section 901 (Appendix A)\*,\*\*.
- (11) Orchard or Christmas tree farm.
- (12) Recreation, municipal\* .
- (13) Recreation, non-municipal outdoor\*,\*\*.
- (14) Retail greenhouse/nursery\*\*.
- (15) Single-family detached dwelling, in accordance with the provisions of §305(F), §305(G), and §324 \*\*.

- (16) Swimming club (outdoor)\*,\*\*.
- (17) Tennis club (outdoor)\*,\*\*.
- (18) Township-owned use, including Township park and fire station.

\*Site plan review required. (see §409)

\*\*See §324 for additional requirements.

(C) Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the Rural Holding Area District by the Board in accordance with the standards contained in §325 of this Chapter:

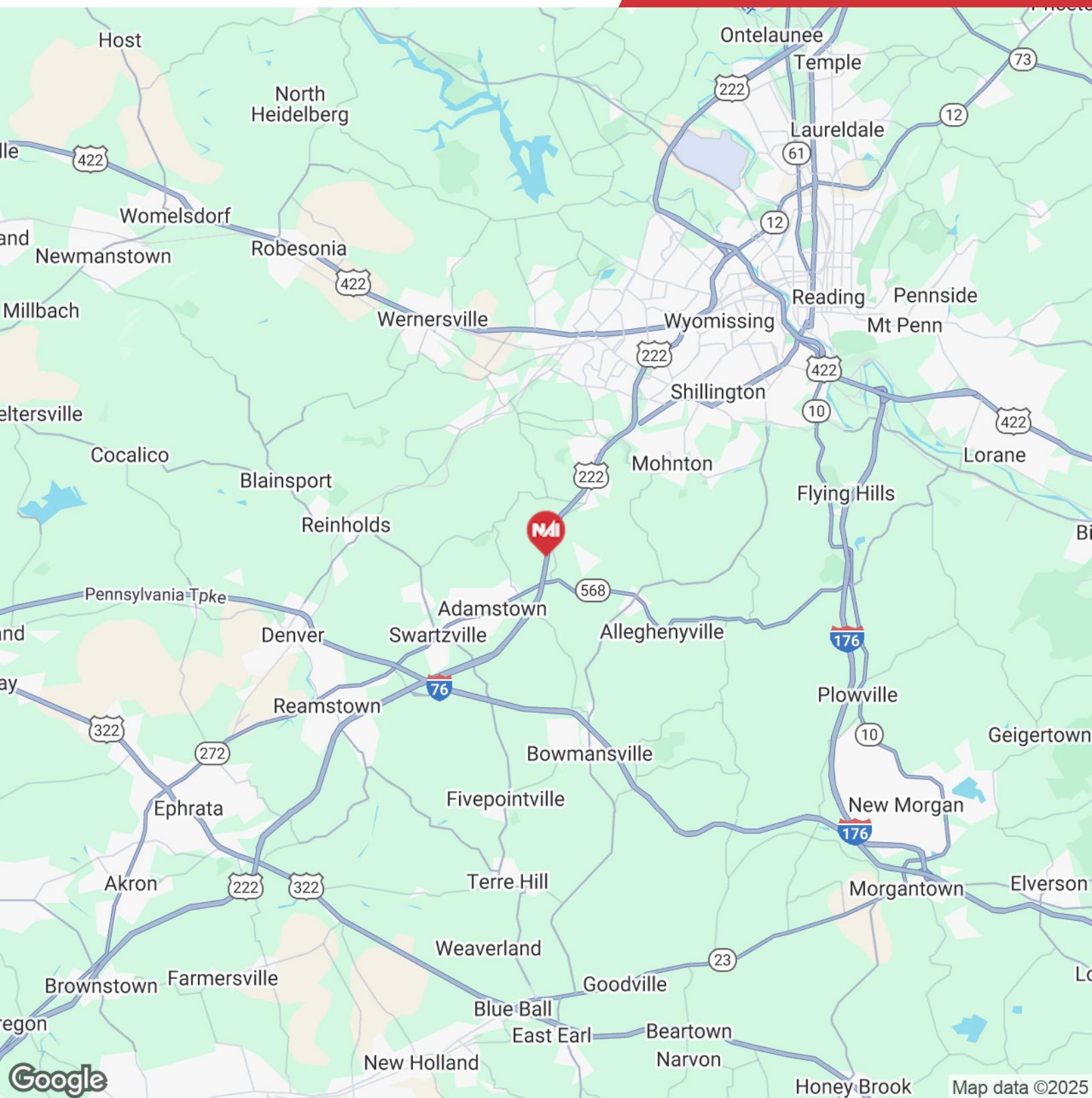
- (1) Agriculture, intensive\*.
- (2) Bed and breakfast\*.
- (3) Boarding House \*.
- (4) Camp or campground\*.
- (5) Communications towers and communications equipment buildings\*.
- (6) Cemetery or Mausoleum\*.
- (7) Cultural center.
- (8) Gun club/target range\*.
- (9) Heliport\*.
- (10) Indoor sports facility\*.
- (11) Kennel\*.
- (12) Nursery school or day care center\*.
- (13) Open air retail sales of agricultural products\*.
- (14) Place of Worship.
- (15) Private airstrip and airport\*.
- (16) Public utility facility\*.
- (17) Recreation, non-municipal indoor\*.
- (18) School, public/ private not including vocational school \*.
- (19) Solid waste disposal area or facility\*.

\*See §324 for additional requirements.

(D) Conditional Uses. Each of the following principal uses and their accessory uses may be permitted in the Rural Holding Area District when authorized by the Board of Supervisors in accordance with the standards contained in §326 of this Chapter:

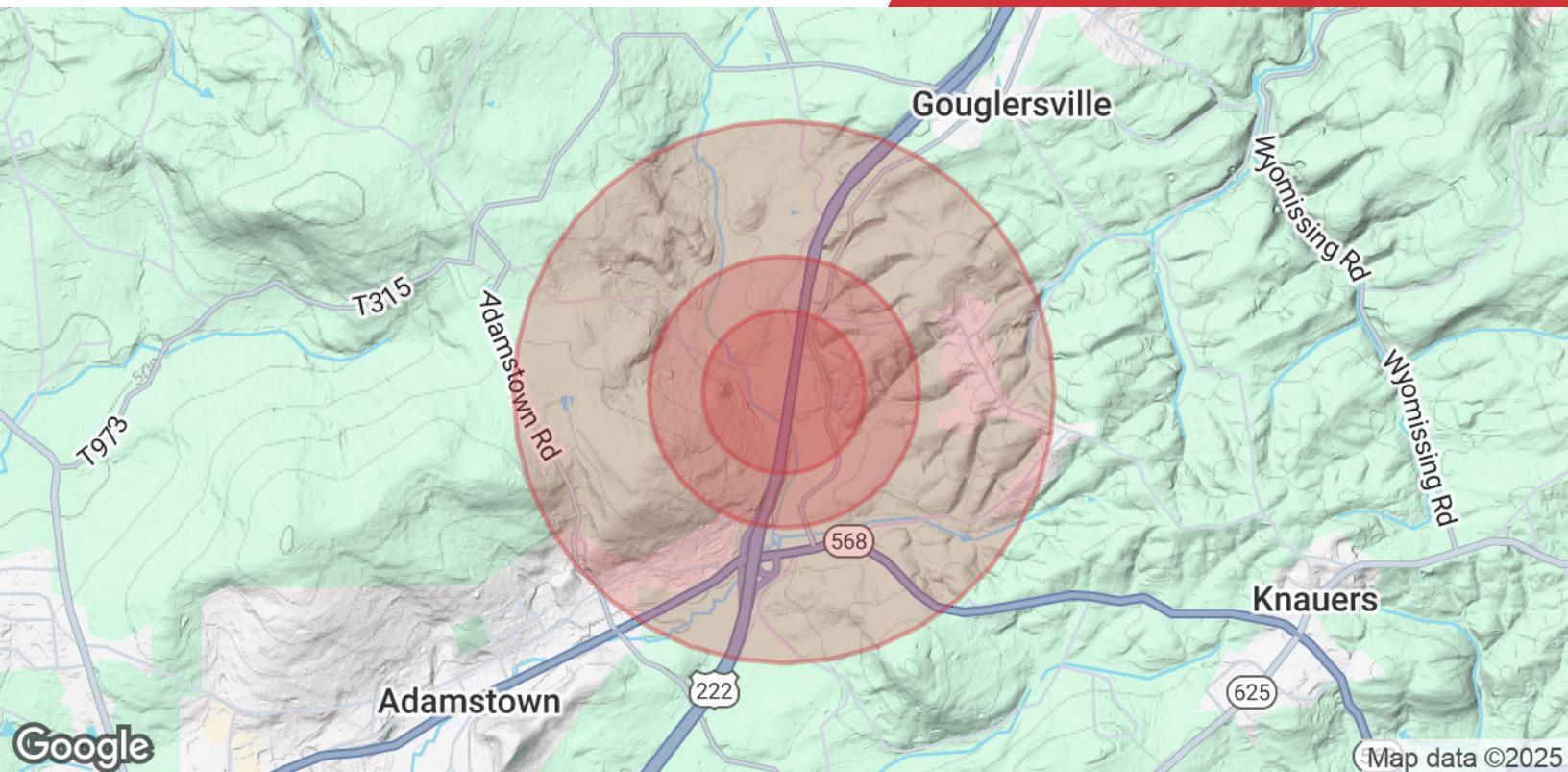
- (1) Alternative energy system, principal\*.
- (2) Race tracks, automobile or horse, with related wagering\*.





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### Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	50	259	982
Average Age	44	45	44
Average Age (Male)	45	45	44
Average Age (Female)	44	44	44

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	19	99	376
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$137,951	\$140,817	\$140,971
Average House Value	\$353,316	\$372,077	\$375,864

Demographics data derived from AlphaMap

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