

2.2 Acre Lot Available For Sale or Lease

Red Mill Road Bloomsburg, PA



DISCLAIMER

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BLOOMSBURG, PA

Bloomsburg, PA is a small, historic town located within Columbia County and is home to just over 14,000 residents. Being located along Route 11 and less than 5 minutes from two exits of Interstate 80 makes Bloomsburg a hub of activity for residents or visitors.

The County seat, Bloomsburg, is a “college town” and strives to provide a welcoming, inclusive, and equitable environment for all. In the heart of the Susquehanna River Valley, Bloomsburg boasts a rich economic history and has a diverse economy thanks to Autoneum, Bloomsburg University, Geisinger-Bloomsburg Hospital, Kawneer, and a vibrant downtown community of small businesses from shops to bars and eateries.

Bloomsburg is home to a municipal airport, landmark Town Park with many acres of recreational activities, and has one of the largest and longest running fairs in the country.



DEMOGRAPHICS

2024 Estimates

	1 Mile	3 Miles	5 Miles
Population	884	16,323	27,718
Households	367	6,117	10,833
Median Age	46.0	30.1	36.5
Average Household Income	\$95,313	\$76,065	\$87,957
Median Household Income	\$81,983	\$58,612	\$66,636
Median Home Value	\$210,692	\$168,996	\$178,380
Total Businesses	102	613	941
Total Employees	1,256	7,643	10,282

Source: SitesUSA.com



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LOCATION



NEARBY RETAIL



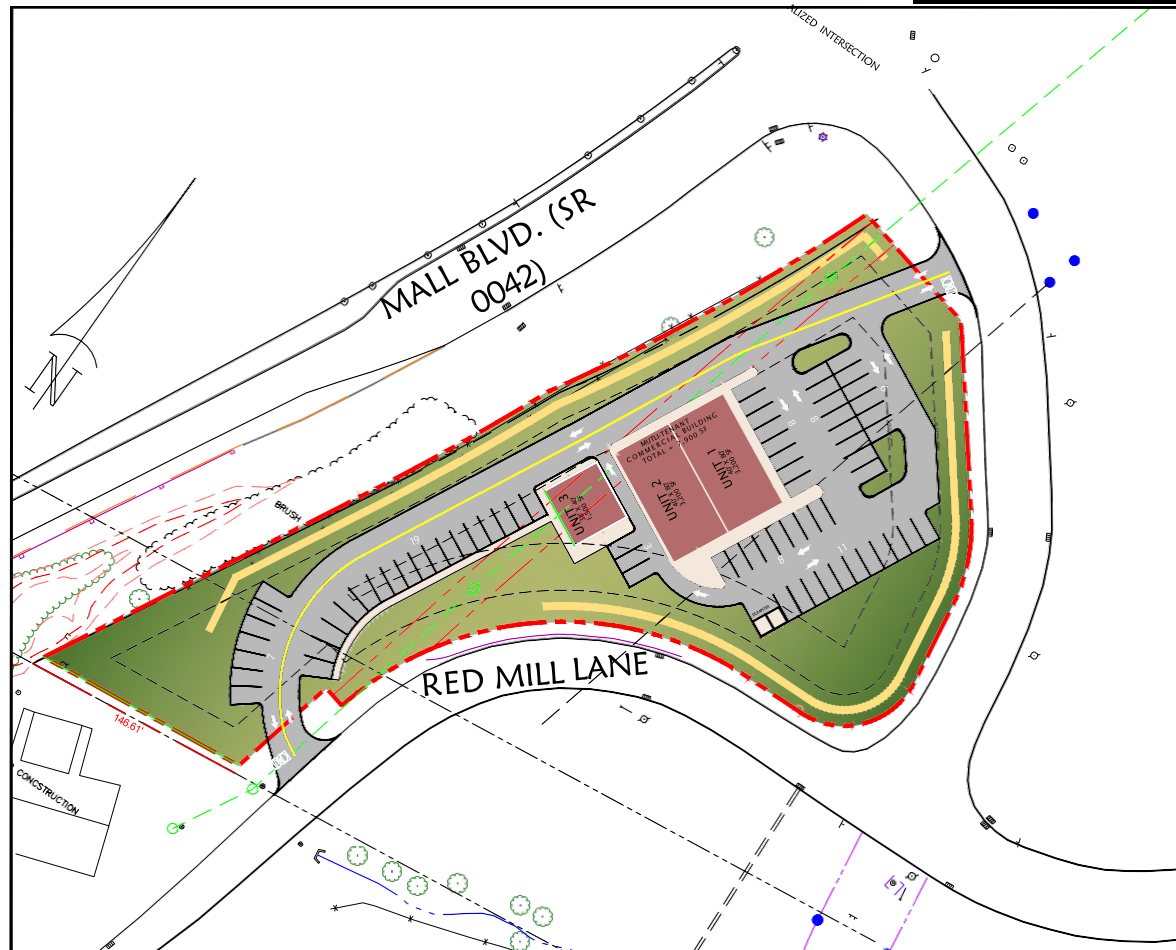
PROPERTY PHOTOS



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SITE PLAN



NOTES:

1. DEVELOPER: NATHAN PATIL, OWNER
HEMLOCK, PA
2. ZONING: INDUSTRIAL (IC) INTERCHANGING COMMERCIAL
3. TOTAL TRACT AREA: 2.2 ACRES
MINIMUM LOT AREA: 5,000 SQ. FT.
MINIMUM LOT WIDTH: 150 FT.
4. MAXIMUM BUILDING COVERAGE: 40%
PROPOSED BUILDING COVERAGE: 1% BLDG COVERAGE
5. MAXIMUM ALLOWABLE IMPERVIOUS AREA: 20%
PROPOSED IMPERVIOUS COVERAGE: 20% COVERAGE ILLUSTRATED ON SKETCH
MAXIMUM BUILDING HEIGHT: 30' PRINCIPAL STRUCTURE; 20' ACCESSORY STRUCTURE
6. BUILDING SETBACKS:
FROM FRONT: 30' FROM R.O.W. OR 10' FROM CENTER OF ROAD
SIDE YARD: 10' WHEN ABUTTING LOT IN A & C DISTRICT
80' WHEN ABUTTING OTHER ZONE
REAR YARD: 20' WHEN ABUTTING LOT IN A & C DISTRICT
30' WHEN ABUTTING LOT IN OTHER ZONE
ACCESSORY STRUCTURES: 10' WHEN ABUTTING LOT IN A & C DISTRICT
30' WHEN ABUTTING LOT IN OTHER DISTRICTS
7. PARKING SETBACKS:
FROM FRONT: 30' FROM R.O.W. OR 10' BETWEEN NON-RESIDENTIAL USES
IN THE (S) DISTRICT
30' WHEN ABUTTING LOTS IN OTHER DISTRICTS
SIDE YARD: 10' WHEN ABUTTING LOT IN A & C DISTRICT
80' WHEN ABUTTING LOTS IN OTHER DISTRICTS
REAR YARD: 10' WHEN ABUTTING LOT IN A & C DISTRICT
30' WHEN ABUTTING LOTS IN OTHER DISTRICTS
8. PROPOSED USES: RETAIL, HOTEL, RESTAURANT, CONVENIENCE STORE, BAKERY, GROCERY
STORE, OFFICE ARE A PERMITTED USE. USES WITH ALCOHOL ARE A SPECIAL EXCEPTION USE.
9. PARKING REQUIREMENTS:
MIN. PARKING STALL SIZE: 300 SQ. FT.
RESTAURANTS: 1 SPACE PER 200 SF OF GROSS FLOOR AREA + 1 SPACE PER EMPLOYEE
SPACES PROVIDED: 124 SPACES (124 + 0 SPACES)
SPACES PROVIDED: 124 SPACES
10. OFF-STREET LOADING: 124 SPACES PER EVERY 20,000 SF OF GROSS FLOOR AREA
11. BUTTERFLY: A 50' WIDE VISUAL IS REQUIRED WHERE A COMMERCIAL USE
ADJACENT A RESIDENTIAL DISTRICT

PROPOSED USE:

1. (1) 3,000 SF RESTAURANT WITH 40 INDOOR SEATS
2. (1) 3,000 SF COMMERCIAL BUILDING AREA (ASSIGNED RESTAURANT WITH 40 SEATS)
3. (1) 1,100 SF COMMERCIAL BUILDING AREA (ASSIGNED RESTAURANT WITH 20 SEATS)

ZONING VARIANCES REQUIRED:

1. PARKING SETBACK: NOT REQUIRED
2. BUILDING SETBACK: NOT REQUIRED
3. PARKING: NOT REQUIRED
4. MAXIMUM IMPERVIOUS COVERAGE: NOT REQUIRED

REQUIRED APPROVALS:

1. HEMLOCK TOWNSHIP SPECIAL EXCEPTION USE IF ANY USES INCLUDE ALCOHOL
2. HEMLOCK TOWNSHIP LAND DEVELOPMENT SPECIAL
3. TOWNSHIP STORMWATER MANAGEMENT AGREEMENT
4. TOWNSHIP IMPROVEMENT GUARANTEED AGREEMENT
5. TOWNSHIP WATER AND SEWER AUTHORITY OR SERVICE PROVIDERS
6. TOWNSHIP ZONING BOARD APPROVAL
7. SHOPPING CENTER APPROVAL OF PARKING FACILITIES WITHIN COVENANT RESTRICTIVE AREA
8. SEWER AUTHORITY APPROVAL FOR SEWER LINE RELOCATION AND LATERAL CONNECTIONS

REQUIRED PERMITS:

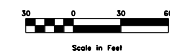
1. DEP NPDES PERMIT
2. DEP SEWERAGE PLANNING MODEL
3. COUNTY CONSERVATION DISTRICT EROSION CONTROL PLAN APPROVAL
4. PPL UTILITY POWER LINE EASEMENT - NEEDS RIV OCCUPANCY PERMIT


POTENTIAL STUDIES OR PERMITS:

1. PERMIT TRAFFIC ANALYSIS OR STUDY
2. PERMIT HIGHWAY OCCUPANCY PERMIT

UTILITY SERVICES AGREEMENTS:

1. ELECTRIC SERVICE - PPL
2. SEWERAGE SERVICE - HEMLOCK MUNICIPAL SEWER COOPERATIVE
3. WATER SERVICE - UNITED WATER COMPANY
4. TELECOM CABLEABLE - TRS
5. NATURAL GAS - PPL ENERGY, INC.



COPYRIGHT, 2024, MID-PEN ENGINEERING CORPORATION			MID-PEN ENGINEERING CORPORATION		BUCKHORN PLAZA		2.2-ACRE TRACT	
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			2049 WEST MARKET STREET		COLUMBIA COUNTY, PENNSYLVANIA		60X25-05-54.32	
			LEWISBURG, PENNSYLVANIA 17033				C-1	
DATE:	07/28/2024	PROJECT:	2.2-ACRE TRACT CONCEPT PLAN #2B	NO.	DATE	DESCRIPTION	BY	
DRAWN BY:	EP	CHECKED BY:	EP	1	07/28/2024	PRELIMINARY	EP	
SCALE:				2	07/28/2024	REVISED	EP	



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