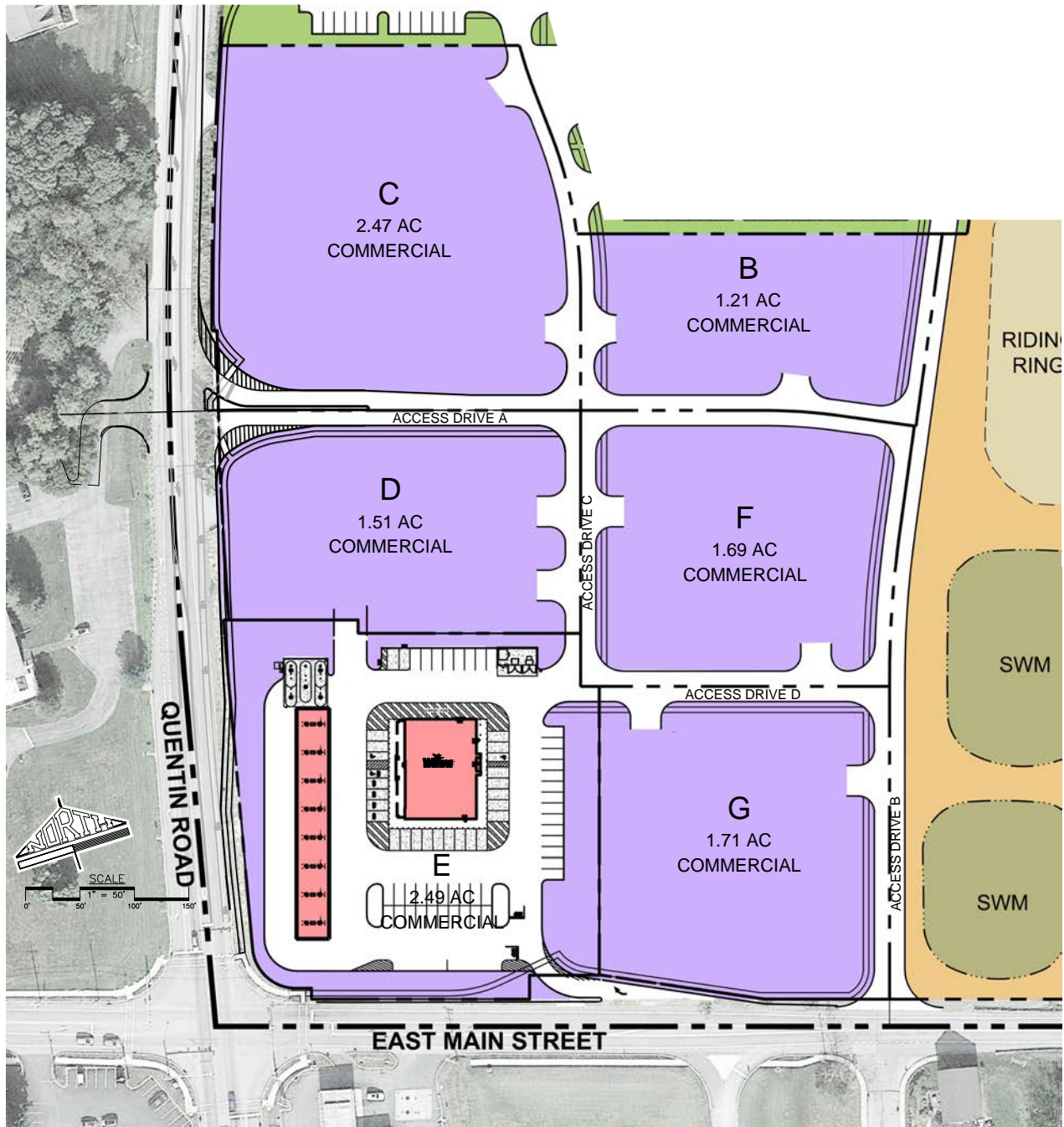


FOR SALE

COMMERCIAL SITES QUENTIN, LEBANON COUNTY, PA



SALIENT INFORMATION

LOCATION: 2500 Quentin Road, West Cornwall Township
Lebanon County, PA 17042

WATER & SEWER: Public - At Site

ZONING: Mixed Use Overlay District (MUO) - Permitted uses include restaurants, medical and business offices, day care centers, mortuary, car wash, among others. Special Exception uses include hotels, contractor shops, among others.

TRAFFIC COUNTS: Route 72 (Quentin Road): 15,991 Vehicles Per Day
(both directions 2021*)
* May be lower due to Covid pandemic.

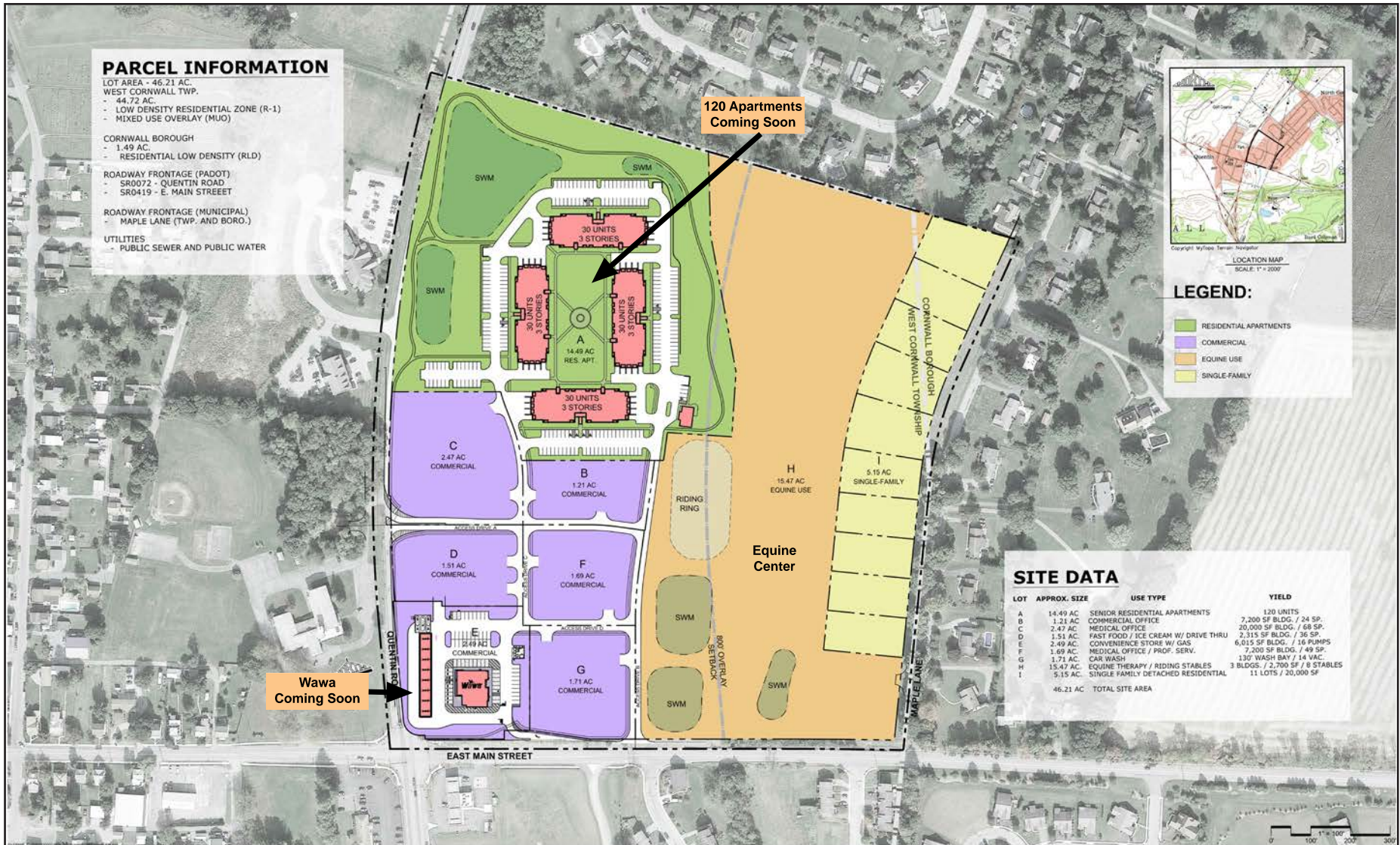
Route 419 (E. Main Street): 3,642 Vehicles Per Day
(both directions 2023)

DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,376	11,107	57,535
Households	1,111	4,704	22,902
Household Income	\$112,023	\$106,388	\$81,990

LOT SIZE / PRICE:	
Lot A - 14.49 Acres	SOLD
Lot B - 1.21 Acres	\$ 750,000
Lot C - 2.47 Acres	\$1,500,000
Lot D - 1.51 Acres	\$1,200,000
Lot E - 2.49 Acres	SOLD
Lot F - 1.69 Acres	\$ 900,000
Lot G - 1.71 Acres	\$1,000,000

COMMENTS: Wawa will be anchoring the development along with 120 new apartments and an equine center. All sites to be subdivided by Seller and site access road system completed.

SITE PLAN



PARCEL INFORMATION

LOT AREA - 46.21 AC.
 WEST CORNWALL TWP.
 - 44.72 AC.
 - LOW DENSITY RESIDENTIAL ZONE (R-1)
 - MIXED USE OVERLAY (MUO)

CORNWALL BOROUGH
 - 1.49 AC.
 - RESIDENTIAL LOW DENSITY (RLD)

ROADWAY FRONTAGE (PADOT)
 - SR0072 - QUENTIN ROAD
 - SR0419 - E. MAIN STREET

ROADWAY FRONTAGE (MUNICIPAL)
 - MAPLE LANE (TWP. AND BORO.)

UTILITIES
 - PUBLIC SEWER AND PUBLIC WATER



LEGEND:

- RESIDENTIAL APARTMENTS
- COMMERCIAL
- EQUINE USE
- SINGLE-FAMILY

SITE DATA

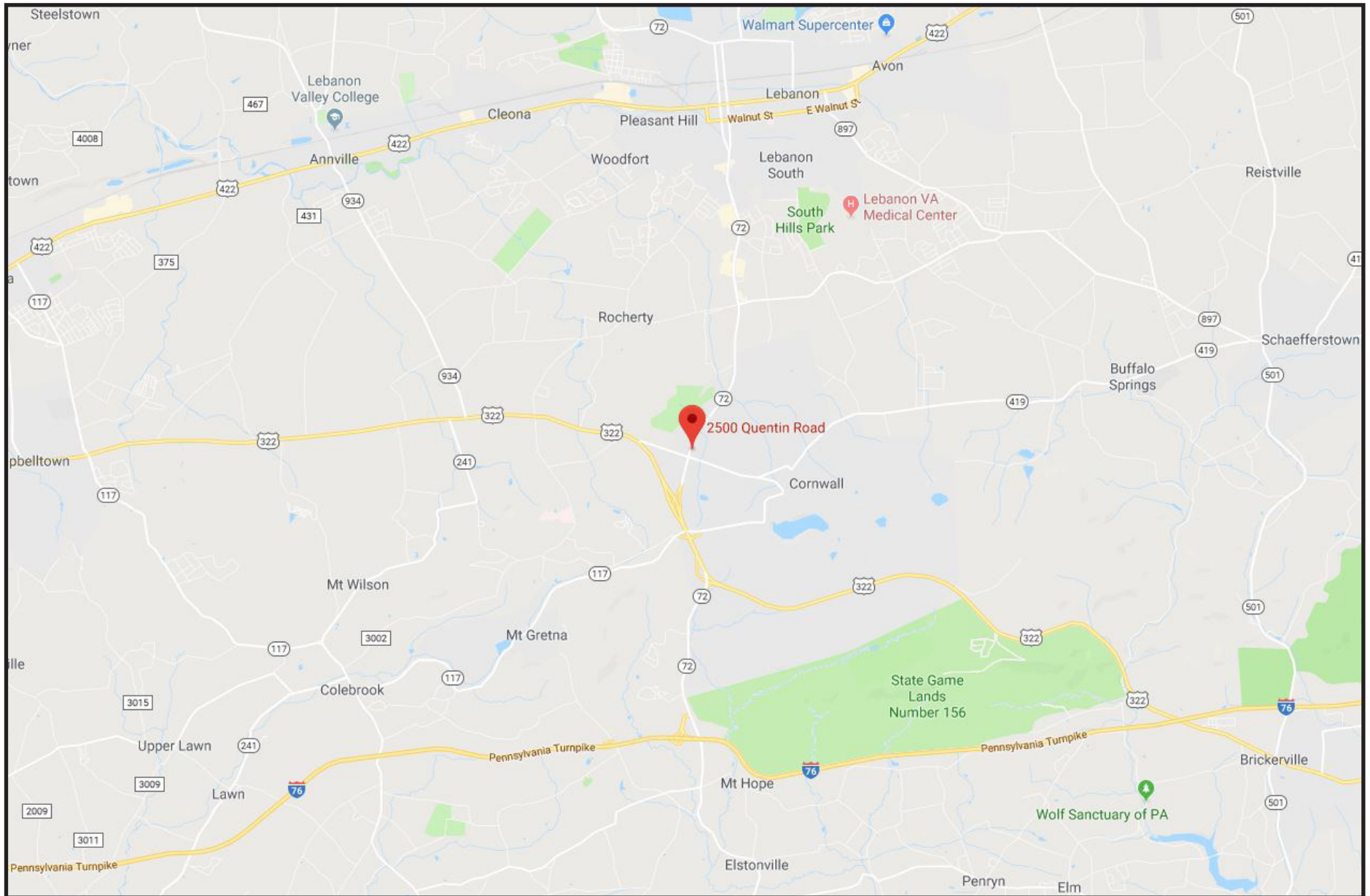
LOT	APPROX. SIZE	USE TYPE	YIELD
A	14.49 AC	SENIOR RESIDENTIAL APARTMENTS	120 UNITS
B	1.21 AC	COMMERCIAL OFFICE	7,200 SF BLDG. / 24 SP.
C	2.47 AC	MEDICAL OFFICE	20,000 SF BLDG. / 68 SP.
D	1.51 AC	FAST FOODY / ICE CREAM W/ DRIVE THRU	2,315 SF BLDG. / 36 SP.
E	2.49 AC	CONVENIENCE STORE W/ GAS	6,015 SF BLDG. / 16 PUMPS
F	1.69 AC	MEDICAL OFFICE / PROF. SERV.	7,200 SF BLDG. / 49 SP.
G	1.71 AC	CAR WASH	130' WASH BAY / 14 VAC.
H	15.47 AC	EQUINE THERAPY / RIDING STABLES	3 BLDGS. / 2,700 SF / 8 STABLES
I	5.15 AC	SINGLE FAMILY DETACHED RESIDENTIAL	11 LOTS / 20,000 SF
46.21 AC TOTAL SITE AREA			

LANDSCAPE PLAN

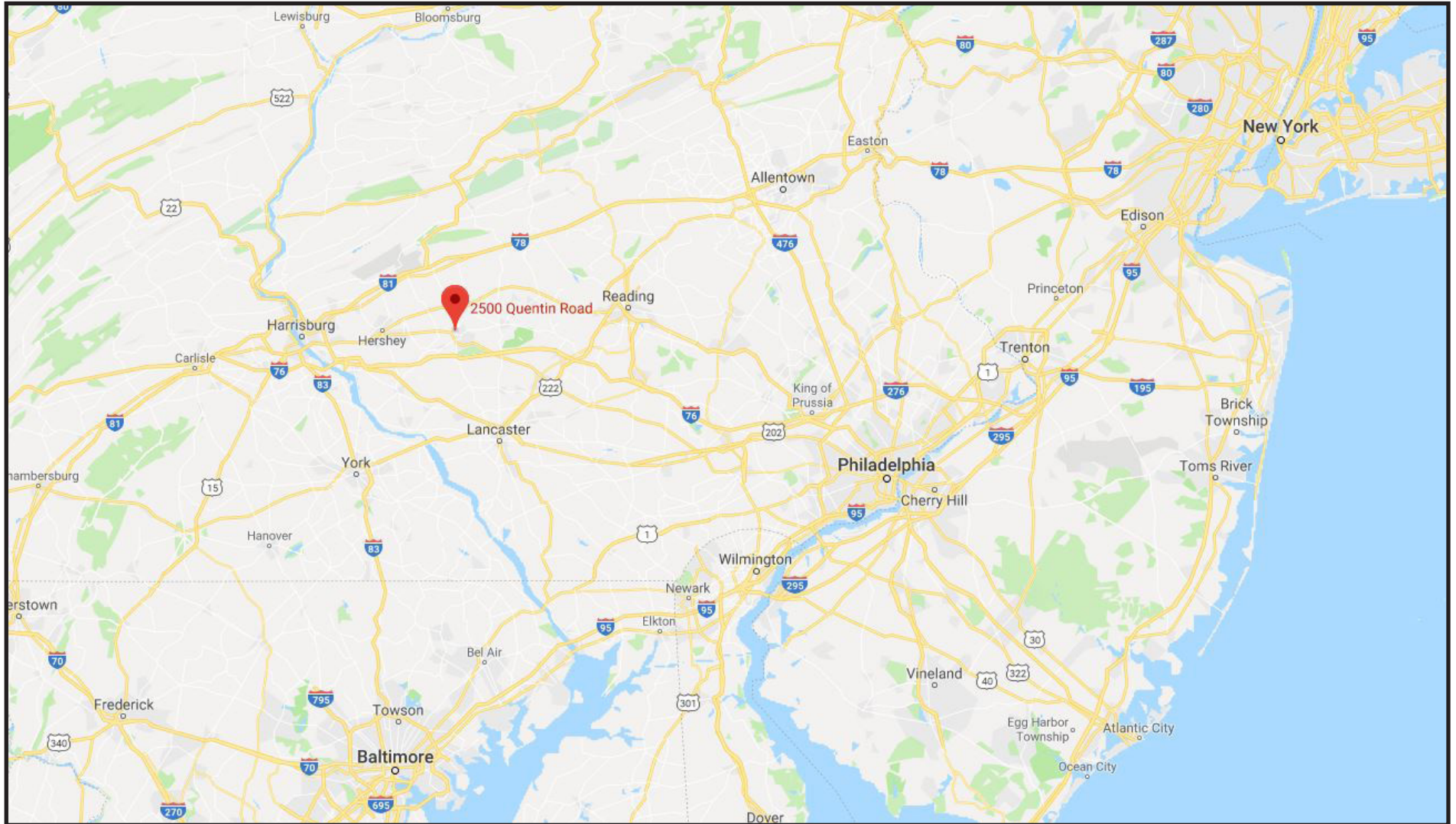


QUENTIN RIDING CLUB SITE - CONCEPTUAL LANDSCAPE PLAN 07.14.2023
 WEST CORNWALL TOWNSHIP, LEBANON COUNTY, PA QUENTIN ASSOCIATES, LLC

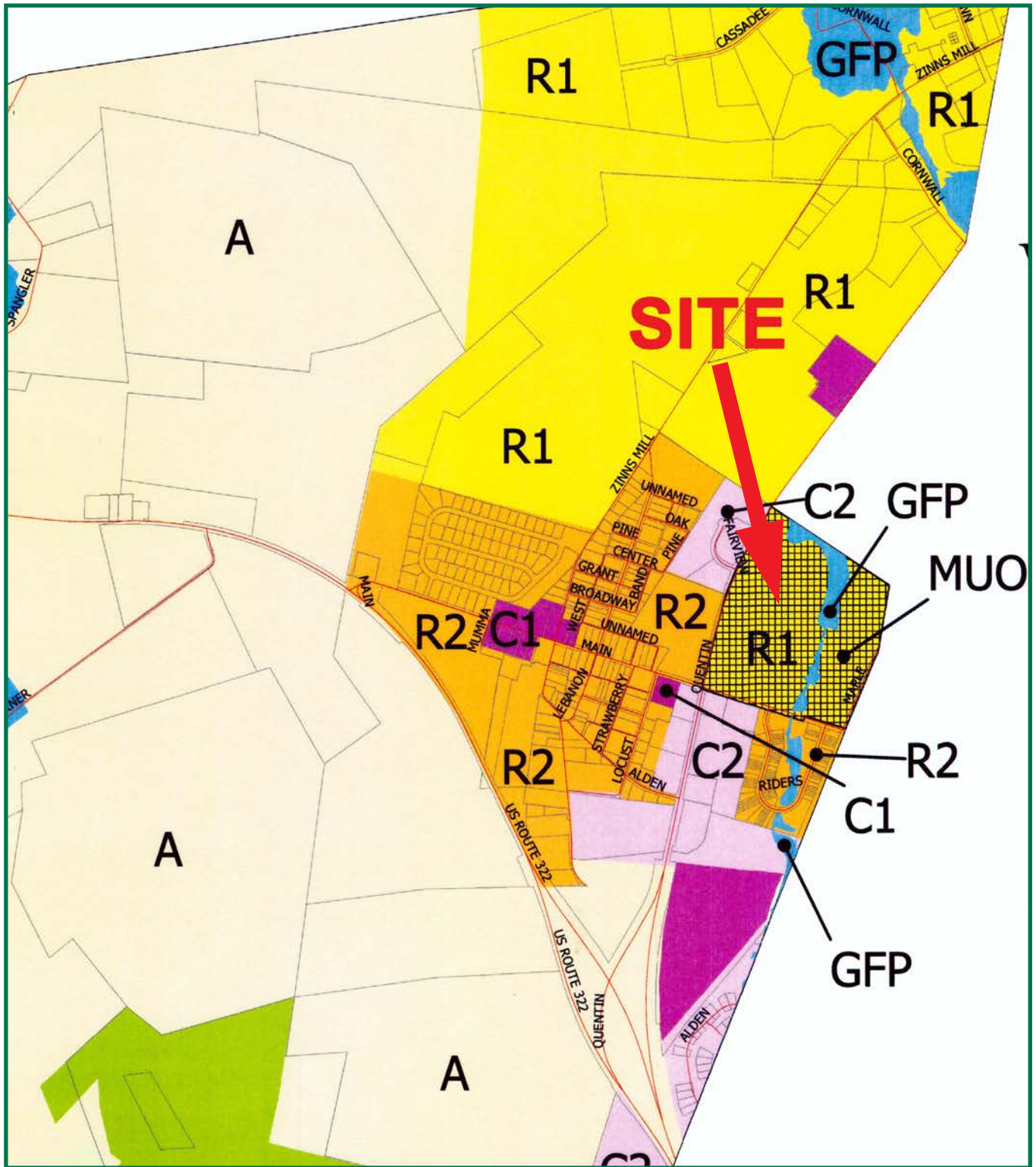
LOCAL MAP



REGIONAL MAP



ZONING MAP



ZONING ORDINANCE

§27-1801

Zoning

§27-1804

Part 18

MUO - Mixed Use Overlay District

§27-1801. Intent.

The regulations of the MUO Mixed Use Overlay District are designed to encourage creative development and extend the mix of uses and development patterns found in the village of Quentin.

§27-1802. Minimum Land Area.

A minimum of 40 acres of contiguous land shall be required for a Mixed Use Development.

§27-1803. Administration

1. Plan of Development Approval. The West Cornwall Township Board of Supervisors shall review a Plan of Development for a Mixed Use Development through the Conditional Use approval process in Part 24. In approving a conditional use permit, the Board of Supervisors shall find the Plan of Development meets the objectives of Part 24 along with the requirements of this Part. The Board may condition the conditional use permit per Part 24. Construction of the development may occur in phases but shall adhere to the Plan as approved and conditioned.
2. Special Exception Uses. If the proposed Plan of Development contains any uses which require Special Exception approval (see 27-1805 below), those uses shall require approval by the Zoning Hearing Board, and shall comply with the regulations listed herein, other applicable regulations, and the regulations specified in Part 26 of this Chapter.
3. Modifications to the Plan of Development. During construction of the Mixed Use Development, the Board of Supervisors may approve and condition any proposed modifications to the Plan of Development as a modification to the original conditional use permit.
4. Changes of Use in Established Sites. Once constructed and established, a proposed change of use for an established individual site within the development shall only require the level of review as determined in 27-1804 and 27-1805 and may be applied for by the tenant or landowner. For example, a proposed change of use from an existing personal service shop to retail store shall be permitted by right, requiring only a zoning permit and not modification of the conditional use permit for the entire Plan of Development.

§27-1804. Permitted Uses.

The following uses are permitted by right in mixed use developments:

1. Single-family detached dwellings.
2. Single-family semi-detached dwellings.
3. Public, semi-public, or private conservation areas for the preservation of open space, water, soil, forest, and wildlife resources.

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Township of West Cornwall

§27-1805

4. Public, semi-public, or private outdoor recreation uses and facilities, parks, playing fields, playgrounds, and gardens.
5. Churches and similar places of worship, and associated parish houses.
6. Municipal buildings and community facilities such as police and fire protection facilities, museums, libraries, etc.
7. Day care centers and adult day care facilities, subject to the requirements of §27-702.15.
8. Medical, dental, and veterinary clinics, laboratories, and associated pharmacies.
9. Stores for the retailing of food, clothing, drugs, confectionery, hardware, food, sporting goods, household appliances, flowers, and other consumer goods.
10. Personal service shops, including barbers, beauty parlors, tailors, shoe repair, dry cleaning (excluding dry cleaning plants), laundromats, florists, etc.
11. Banks, savings and loan, and finance agencies.
12. Business and professional offices.
13. Private, membership, or social clubs, including those serving food or drink.
14. Sit down restaurants, tea rooms, cafes, and other places serving food and drink, but not including drive-in, drive-through, or fast food restaurants.
15. Nurseries and commercial greenhouses.
16. Indoor amusement enterprises, such as theaters, arenas, bowling alleys, dance halls, and other recreation or entertainment establishments, less than 20,000 square feet in gross floor area.
17. Messenger, dispatch, express, and courier services.
18. Mortuary and undertaking establishments.
19. Printing and publishing firms.
20. Automobile washes, self-wash or automatic.
21. Customary accessory uses and buildings incidental to any of the above permitted uses.

§27-1805. Uses Permitted with a Special Exception Approval.

Upon approval by the Zoning Hearing Board, the following special exception uses are permitted, provided the use complies with the conditions listed herein, other applicable regulations, and the requirements specified in Part 26 of this Chapter.

1. Group family dwelling/day care homes subject to the conditions listed in §27-602.N(4) of this Chapter.
2. Age-restricted multi-family apartment dwellings, meeting the following conditions:
 - A. Permanent occupancy of residential units shall be restricted to individuals 55 years of age or older and their spouses.

ZONING ORDINANCE

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Zoning

§27-1805

- B. The layout and arrangement of buildings, parking areas, services, recreation areas, common open space, and plantings shall be made in consideration of the particular topographic characteristics, natural amenities, and adjacent uses of the site.
 - C. Postal delivery may be provided at communal facilities.
 - D. Developments of more than 50 units shall have a minimum of two points of ingress and egress to perimeter streets.
 - E. Associated parking areas, building entrances, sidewalks, and ramps shall be illuminated to ensure the security of property and safety of persons using such areas and shall provide interconnectivity between residences, service areas, and any recreation areas within the development.
3. Privately owned elementary, middle, and high schools.
 4. Private institutions of higher education, convents, and monasteries provided that the following conditions are met:
 - A. A minimum lot area of 3 acres for the first 300 students or enrollees plus 1 acre for each additional 100 students or enrollees.
 - B. Dormitory or residential quarters shall be located a minimum of 100 feet from any property line.
 5. Riding academies and public, semi-public or private stables, subject to the following conditions:
 - A. Storage of manure or odor or dust producing substances shall not be permitted within 200 feet of any residential use.
 6. Hotels and motels.
 7. Drive-in, drive-through, or fast food restaurants serving food or beverages.
 8. Contractor shops for plumbers, HVAC, electricians, painting, etc.
 9. Self-service storage facilities.
 10. Gasoline stations, with or without accessory convenience retail, meeting the following conditions:
 - A. The gasoline station site, including accessory uses and associated areas for parking, loading, drive-thru lanes, storage, utilities, buffers and other site requirements shall constitute a maximum of 2.5 acres within the Mixed Use Development.
 - B. A maximum of 8 fuel pumps serving a maximum of 16 vehicles at one time. Pumps or service parking dedicated for tractor-trailers or similar shall not be permitted.
 - C. Frontage of at least 200 feet along a state-controlled road on at least two sides of the lot.
 - D. Long-term or overnight parking for trucks or trailers shall not be permitted, and overnight accommodations for drivers shall not be provided.
 - E. The use and storage of all flammable and combustible liquids shall comply with the requirements set forth by Pennsylvania Code and the following requirements, whichever is greater:

ZONING ORDINANCE

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Township of West Cornwall

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- (1) All gasoline and petroleum pumps shall be located outside of buildings, no less than 35 feet from any road right-of-way line or lot line.
- (2) All fuel, oil, or similar combustible petroleum products storage tanks shall be located underground at least 35 feet from any road right-of-way line or lot line.

§27-1806. Mixed Uses.

1. A single Mixed Use Development may consist of multiple individual sites, with or without a phased development plan. Across the entire development, and within individual sites, multiple uses and multiple principal structures are permitted.
2. Multiple principal uses may occupy individual structures. Where both residential and non-residential uses share a single structure, non-residential uses shall only be located on the ground floor.

§27-1807. Lot Area, Yard, and Coverage Requirements

Lot dimensions, yard dimensions, and structural coverage shall meet the following dimensions:

Use	Lot Requirements			Yard Requirements			Coverage Max. all structures within a single lot or site
	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front	Each side	Rear	
Single-family detached dwellings	20,000 sq ft	100 ft	100 ft	Min: 40 ft	15 ft	25 ft	40%
Single-family semi-detached dwellings	15,000 sq ft	80 ft	100 ft	Min: 40ft	15ft ¹	25 ft	40%
Other individual sites ²	10,000 sq ft	80 ft	80 ft	Min: 10 ft	10 ft ²	25 ft	75%

1. Side setback is for unattached side.
2. Requirements apply to an individual site or lot within a Mixed Use Development. Within an individual site, detached, attached, and semi-detached structures are permitted. Separation between structures within a site shall meet minimum separation distances required by the Pennsylvania Unified Construction Code.

§27-1808. Density and Height Requirements

1. Density. The total number of residential dwelling units in an individual multi-family apartment development site shall not exceed 10 dwelling units per acre of that multi-family apartment development site. Across the entire Mixed Use Development, the number of apartment dwelling units shall not exceed 120 dwelling units.
2. Height. No building without sprinkler fire suppression systems, with the exception of farm structures, shall exceed two and one-half stories or 35 feet in height unless authorized as special exception. Buildings equipped with sprinkler fire suppression systems shall not exceed three and one-half stories or 45 feet in height unless authorized as a special exception.

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§27-1809

Zoning

§27-1810

§27-1809. Open Space Requirements

1. A minimum of 20% of the entire Mixed Use Development shall be reserved as common open spaces. The location and layout of the reserved open spaces shall provide the following benefits:
 - A. Recreation and open space that may be required by the Lebanon County Subdivision and Land Development Ordinance;
 - B. Protection of natural resources, such as water bodies, wetlands, floodplains, steep slopes, unique geologic features, wildlife habitats, aquifer recharge areas, etc.;
 - C. Stormwater management facilities, where such facilities are integrated with other open space uses permitted by this section and achieve the following:
 - 1) Promote recharge of the groundwater system;
 - 2) Provide a scenic amenity with plantings beyond what is required for basic stormwater functionality;
 - 3) Creates a self-sustaining natural landscape that supports wildlife;
 - D. Suitable and conveniently located active or passive recreation, including public, semi-public, or private recreation uses, parks, playing fields, playgrounds, and gardens;
 - E. Provision of greenways with trails connecting sites within the Mixed Use Development site to each other and to adjoining uses beyond the Development;
 - F. Buffer areas between residential uses and more intense uses within or adjacent to the Mixed Use Development. Such buffers shall be landscaped with adequate ground plantings, shrubbery, and trees to provide a year-round visual buffer.
2. Reserved common open space shall be preserved in perpetuity by deed restriction, conservation easement, or other agreement in a form acceptable to the Township and duly recorded in the Office of the Recorder of Deeds of Lebanon County. An agreement shall designate owners and entities responsible for management and maintenance of the reserved common open space.

§27-1810. Additional Standards.

1. The entirety of the Mixed Use Development shall be served by public water and sewer facilities.
2. Utility lines serving all uses within the Mixed Use Development shall be located underground, with the following exemptions:
 - A. Riding academies and stables;
 - B. Outdoor recreation facilities, parks, playing fields, playgrounds, and gardens;
 - C. Reserved common open spaces and conservation areas;

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3. All permitted uses and their associated areas for parking, loading, refuse, utilities, storage and other associated site improvements shall be located within 800 feet of Quentin Road (SR 0072), with the following exceptions:
 - A. Riding academies and stables;
 - B. Recreation facilities, parks, playing fields, playgrounds, and gardens;
 - C. Reserved common open spaces and conservation areas;
 - D. Single-family detached dwellings.
4. Motor vehicle access to individual lots shall be provided via a system of shared or joint use internal access drives or driveways, or via streets other than Quentin Road (SR 0072). Direct motor vehicle access serving an individual lot, use, building or parking lot shall not be permitted to or from Quentin Road (SR 0072), unless an applicant can provide a traffic impact study that demonstrates each of the following:
 - A. A proposed entrance or exit to Quentin Road (SR 0072) is in the best interest of efficient traffic operations and can improve safety on the individual site, the entire development, and surrounding roadways, including but not limited to reducing delays at a single access point that would otherwise operate at worse than a Level of Service 'C' in rural areas and Level of Service 'D' in urban areas;
 - B. The frontage of the individual site and the development is sufficient to permit multiple motor vehicle access points in accordance with the spacing requirements of the Lebanon County Subdivision and Land Development Ordinance; and
 - C. The Pennsylvania Department of Transportation has reviewed the study and found the proposed vehicular access plans adequate and appropriate.
5. All primary building entrances within the site shall be connected via sidewalk or other paved pedestrian facilities, with at least 5 feet in clear width, graded to meet Americans with Disabilities Act requirements, and adequately lit for safe use. The pedestrian network shall also connect to adjacent pedestrian infrastructure. Crosswalk markings and ADA-compliant ramps shall be provided across internal roadways, driveway entrances, and parking lots.
6. Storage facilities for trash and rubbish shall not be located between any building and an adjacent public road. Storage of trash and rubbish shall be within covered, vermin-proof containers and located within an opaque enclosure that is architecturally compatible with the primary building(s) on the site.
7. Loading activity for commercial uses shall not occur between any building and an adjacent public road. Docks and other structural loading facilities shall not be located on a part of the building facing a public road.
8. Any part of a lot which is not used for buildings, structures, loading facilities, docks, or service areas, parking spaces and aisles, access drives, driveways, pathways, and other similar improvements shall be provided with an all-season, well-maintained vegetative ground cover or plantings. Landscaped areas shall be kept free of debris and rubbish.

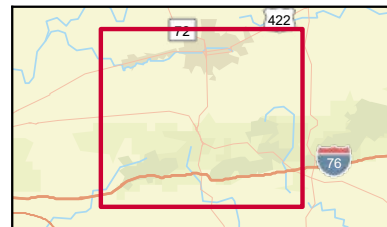
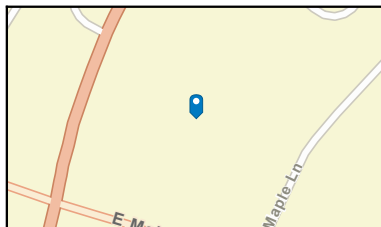
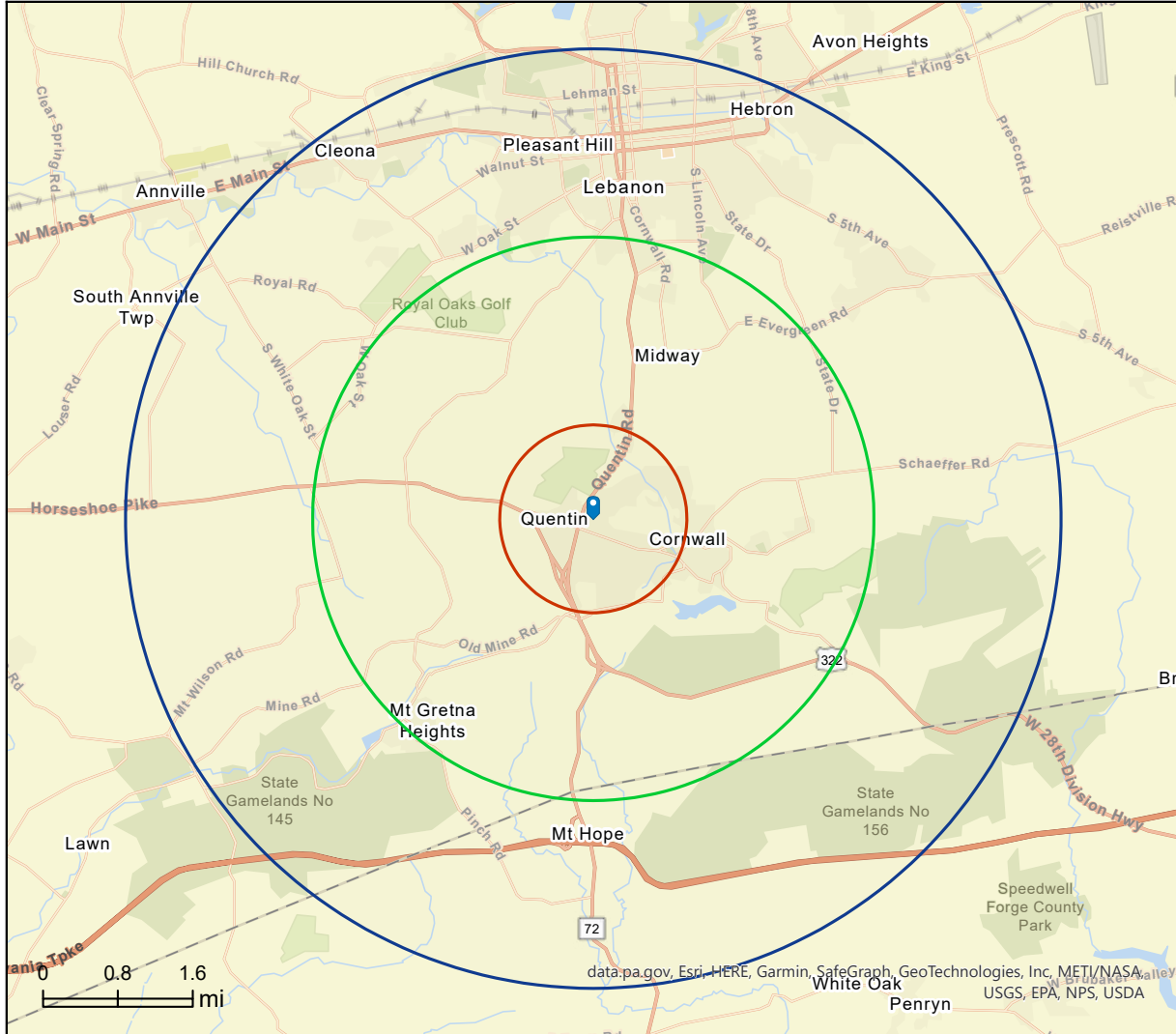
DEMOGRAPHICS



Site Map

2500 Quentin Rd, Lebanon, Pennsylvania, 17042
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.27973
Longitude: -76.43203



March 29, 2023

DEMOGRAPHICS



Executive Summary

2500 Quentin Rd, Lebanon, Pennsylvania, 17042
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.27973
Longitude: -76.43203

	1 mile	3 miles	5 miles
Population			
2010 Population	2,059	9,620	52,914
2020 Population	2,277	10,893	56,832
2022 Population	2,376	11,107	57,535
2027 Population	2,505	11,598	58,569
2010-2020 Annual Rate	1.01%	1.25%	0.72%
2020-2022 Annual Rate	1.91%	0.87%	0.55%
2022-2027 Annual Rate	1.06%	0.87%	0.36%
2022 Male Population	47.4%	47.7%	48.3%
2022 Female Population	52.6%	52.3%	51.7%
2022 Median Age	57.1	53.7	43.2

In the identified area, the current year population is 57,535. In 2020, the Census count in the area was 56,832. The rate of change since 2020 was 0.55% annually. The five-year projection for the population in the area is 58,569 representing a change of 0.36% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	92.9%	88.5%	71.9%
2022 Black Alone	1.1%	1.9%	3.6%
2022 American Indian/Alaska Native Alone	0.1%	0.1%	0.3%
2022 Asian Alone	1.4%	1.8%	1.5%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	1.2%	3.0%	12.7%
2022 Two or More Races	3.2%	4.7%	10.0%
2022 Hispanic Origin (Any Race)	3.3%	7.0%	25.9%

Persons of Hispanic origin represent 25.9% of the population in the identified area compared to 19.0% 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 66.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	131	117	76
2010 Households	941	4,028	21,116
2020 Households	1,068	4,612	22,599
2022 Households	1,111	4,704	22,902
2027 Households	1,166	4,918	23,282
2010-2020 Annual Rate	1.27%	1.36%	0.68%
2020-2022 Annual Rate	1.77%	0.88%	0.59%
2022-2027 Annual Rate	0.97%	0.89%	0.33%
2022 Average Household Size	2.10	2.27	2.46

The household count in this area has changed from 22,599 in 2020 to 22,902 in the current year, a change of 0.59% annually. The five-year projection of households is 23,282, a change of 0.33% annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2020. The number of families in the current year is 14,503 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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

March 29, 2023

DEMOGRAPHICS



Executive Summary

2500 Quentin Rd, Lebanon, Pennsylvania, 17042
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.27973
Longitude: -76.43203

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	17.2%	17.4%	17.8%
Median Household Income			
2022 Median Household Income	\$83,414	\$81,795	\$59,805
2027 Median Household Income	\$85,592	\$86,750	\$69,302
2022-2027 Annual Rate	0.52%	1.18%	2.99%
Average Household Income			
2022 Average Household Income	\$112,023	\$106,388	\$81,990
2027 Average Household Income	\$121,698	\$116,487	\$93,493
2022-2027 Annual Rate	1.67%	1.83%	2.66%
Per Capita Income			
2022 Per Capita Income	\$50,022	\$45,473	\$32,578
2027 Per Capita Income	\$54,042	\$49,821	\$37,090
2022-2027 Annual Rate	1.56%	1.84%	2.63%

Households by Income
Current median household income is \$59,805 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$69,302 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$81,990 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$93,493 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,578 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,090 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	126	125	119
2010 Total Housing Units	994	4,415	22,804
2010 Owner Occupied Housing Units	736	2,994	13,405
2010 Renter Occupied Housing Units	205	1,034	7,711
2010 Vacant Housing Units	53	387	1,688
2020 Total Housing Units	1,135	5,086	24,296
2020 Vacant Housing Units	67	474	1,697
2022 Total Housing Units	1,179	5,185	24,640
2022 Owner Occupied Housing Units	856	3,444	14,325
2022 Renter Occupied Housing Units	255	1,260	8,577
2022 Vacant Housing Units	68	481	1,738
2027 Total Housing Units	1,234	5,409	25,087
2027 Owner Occupied Housing Units	911	3,549	14,686
2027 Renter Occupied Housing Units	256	1,369	8,596
2027 Vacant Housing Units	68	491	1,805

Currently, 58.1% of the 24,640 housing units in the area are owner occupied; 34.8%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 24,296 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.63%. Median home value in the area is \$201,454, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.31% annually to \$237,066.

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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

March 29, 2023

Dwight E. Wagner, CCIM
dwright@uscommercialrealty.net

Michael D. Wagner, CCIM
mike@uscommercialrealty.net



1650 Crooked Oak Drive, Suite 310
Lancaster, PA 17601- 4279
(717) 735-6000 • Office
www.uscommercialrealty.net

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