

FOR SALE

WORKSHOP / RETAIL PROPERTY

Previously Musical Instrument Repair Center



**27 South Charlotte Street
Manheim, PA 17545**

Dan Berger, Jr., CCIM, SIOR



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SALIENT INFORMATION

SALE PRICE:	\$275,000
PROPERTIES:	27 South Charlotte Street, Manheim, PA 17545 Manheim Borough, Lancaster County
SITE SIZE:	± 0.07 Acre
BUILDING SIZE:	+/- 2,266 SF
PARKING:	One (1) parking space, street parking available.
WATER/SEWER:	Public
HVAC:	Natural Gas Modine Units Heat & Electric Wall Units AC
ZONING:	CBD - Central Business District
REAL ESTATE TAXES:	\$3,940 (2025)
TAX MAP ID:	400-91452-0-0000
TRAFFIC COUNTS:	South Charlotte Street - 4,563 vehicles per day (June, 2023)
COMMENTS:	Freestanding workshop/commercial building located just off of the Market Square Park in Manheim Borough. Ideal for contractors and repair shops; retail conversion possible. Includes one (1) box-truck height dock door and additional lower level square footage. Central Business District zoning allows for a multitude of commercial uses.

PHOTOGRAPHS



PHOTOGRAPHS



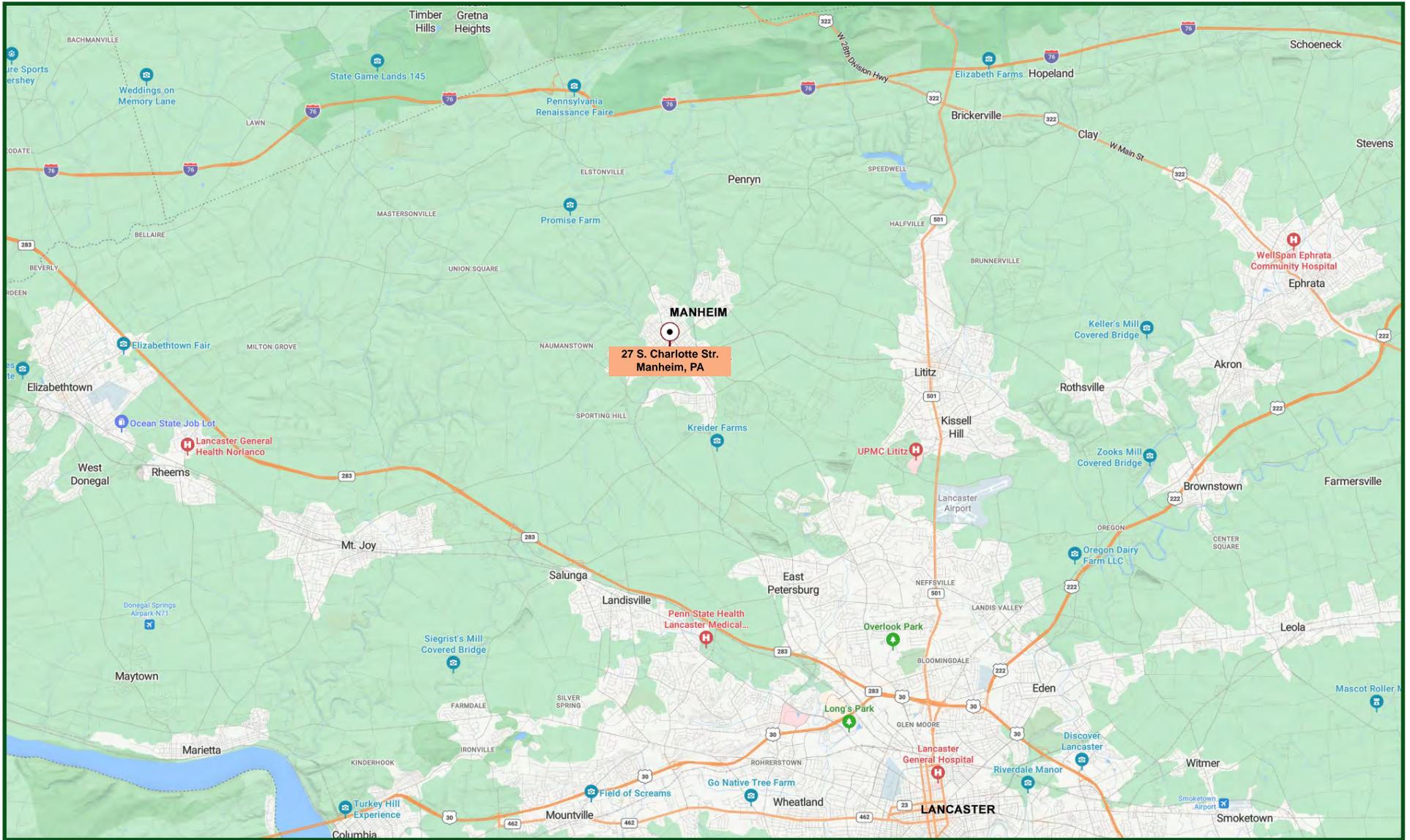
PHOTOGRAPHS



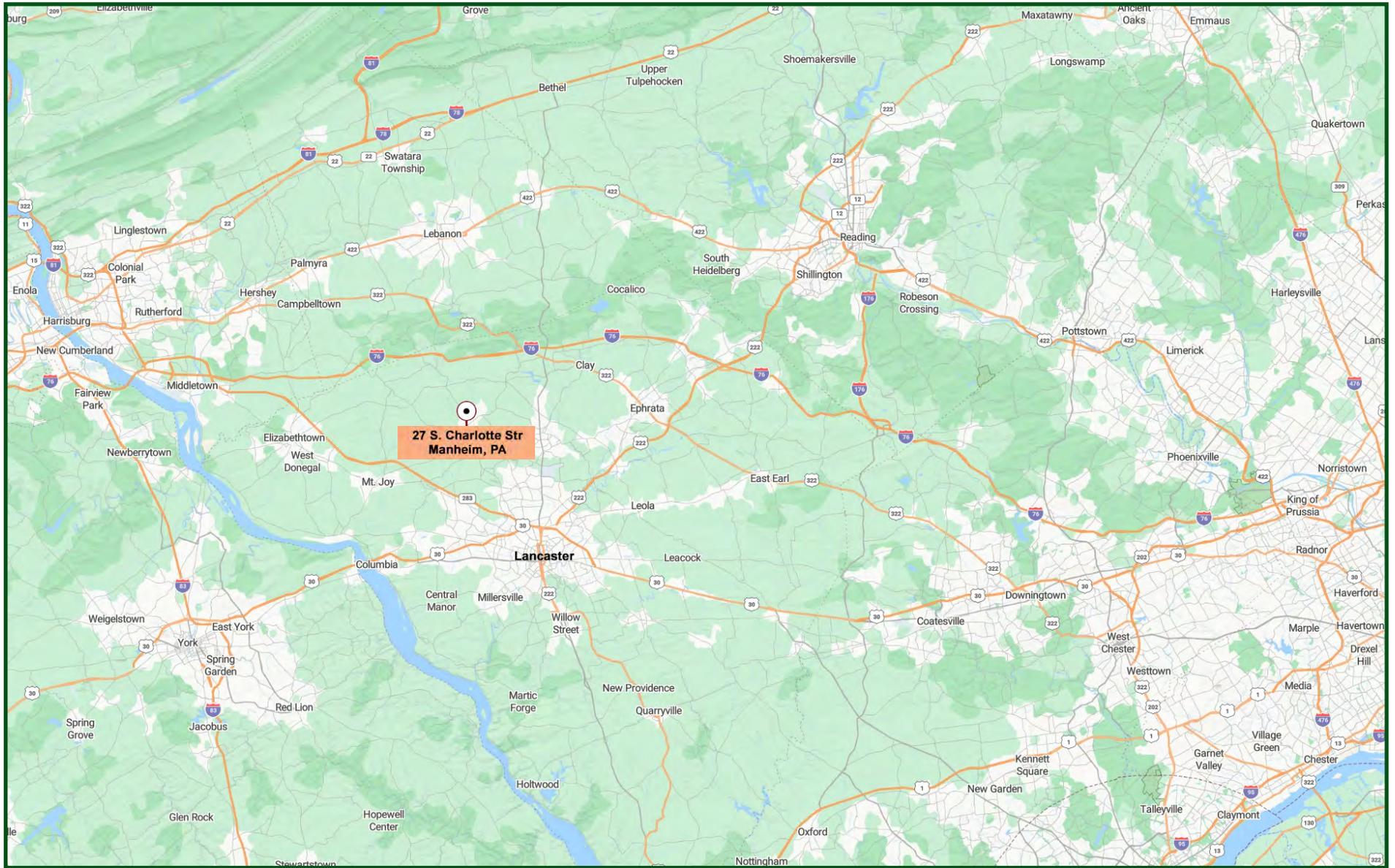
TAX MAP



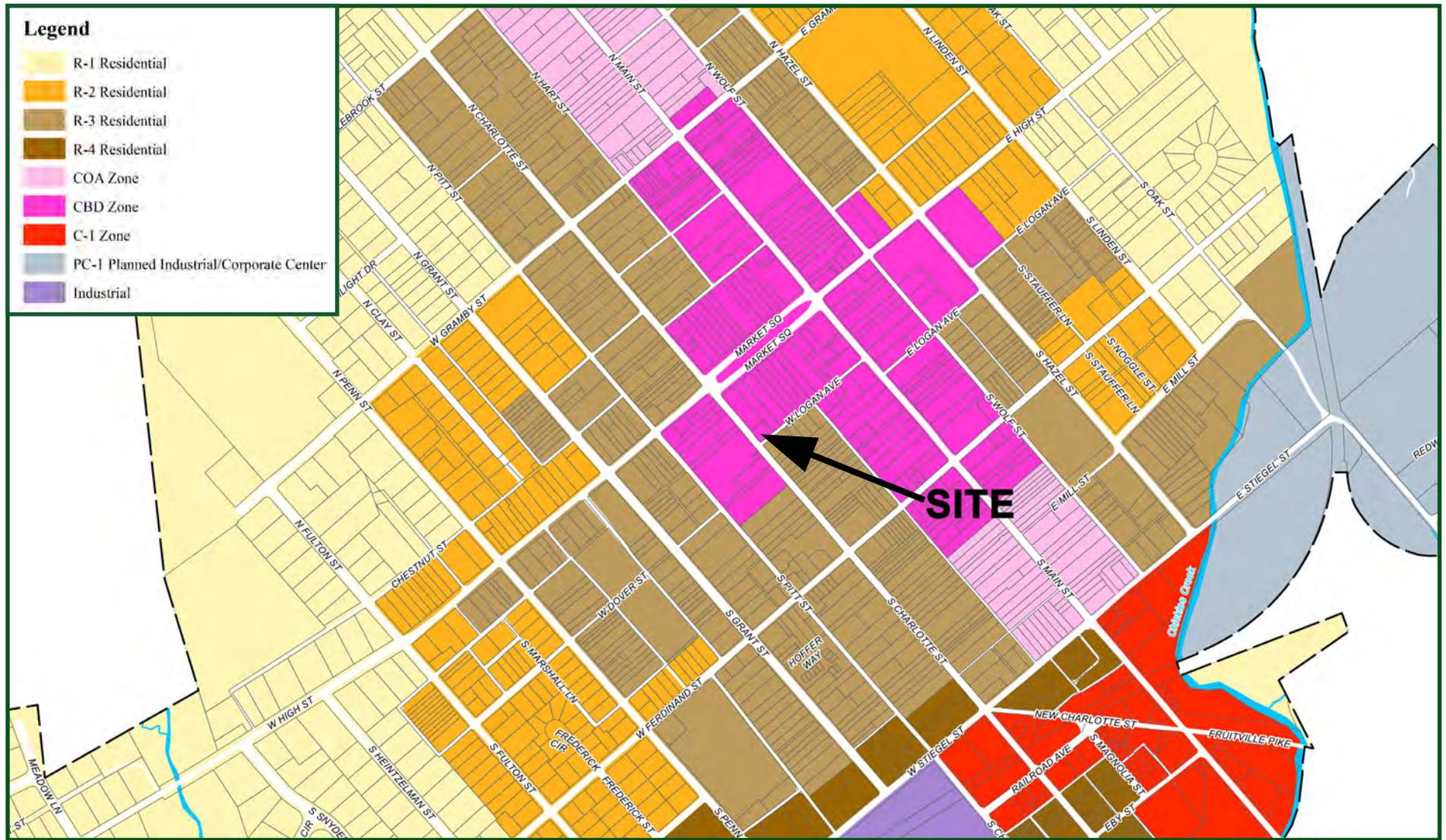
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Manheim Borough)



§ 220-18. Central Business District (CBD).

- A. Purpose. The purpose of this zone is to provide basic convenience commercial goods and services to local residents who live in the Borough. Uses have been limited to those that residents are likely to need on a daily or regular basis. Overall, retail size has been restricted to prevent the establishment of intensive commercial uses that exceed the local pedestrian orientation of this zone and to encourage the adaptive reuse of converted historic dwellings rather than the construction of new commercial buildings. Requirements have been imposed to preserve the "small-town" character of this area and reflect the tightly knit land use pattern that exists within the Borough. Limited exterior activities have been allowed to contribute to the vitality and diversity of this area.
- B. Permitted uses.
- (1) Single-family detached dwellings and duplexes, subject to the requirements listed in § 220-17 of this chapter.
 - (2) Public and nonprofit parks and playgrounds.
 - (3) Public uses and public utilities structures.
 - (4) Banks and similar financial institutions, excluding drive-through lanes.
 - (5) Medical or dental clinics.
 - (6) Offices.
 - (7) Private and commercial schools.
 - (8) Restaurants (but not including outdoor cafes, drive-through or fast-food restaurants, taverns nor nightclubs).
 - (9) Retail sale, service and/or rental of goods (except adult-related uses, as defined herein), provided the total sales and/or display area is less than 2,000 square feet per use, including:
 - (a) Card, stationery, magazine, book or newspaper shops.
 - (b) Prerecorded music, video or spoken word products.
 - (c) Beverage, wine and liquor stores.
 - (d) Sporting goods stores.
 - (e) Musical instrument shops, studios and schools.
 - (f) Tobacco and smoking accessories supplies.
 - (g) Domestic hardware and five-cent and ten-cent items.
 - (h) Photographic, video, audio and electronic components and accessories.
 - (i) Clothing and shoe boutiques.

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- (j) Flower, balloon and gift shops.
 - (k) Pet stores and supplies.
 - (l) Jewelry, watches, clocks.
 - (m) Art and drafting supplies and studios.
 - (n) Computers, software and training facilities and other office supplies.
 - (o) Craft supplies, baskets, fabrics and other notions.
 - (p) Toy and hobby stores.
 - (q) Telephone, vacuum cleaner and other small domestic appliance centers.
 - (r) Prosthetic devices.
 - (s) Drugstore, perfumes, soaps, lotions, powders and similar items.
 - (t) Draperies, wallpaper and rug showrooms.
 - (u) Bed and bath supplies.
 - (v) Kitchenware, cookware and dinnerware.
 - (w) Eyeglass and hearing aid showrooms and offices.
 - (x) Specialty food stores and grocerettes, excluding automobile filling facilities.
 - (y) Religious articles and artifacts.
 - (z) Thrift and pawn shops.
- (10) Retail services, including barber/beauty salons; tailors and shoe repair; tanning salons and fitness, dance or karate centers.
- (11) Art or antique shops, museums and libraries.
- (12) Delicatessens, bakers and caterers.
- (13) Nursing, rest or retirement homes.
- (14) No-impact home-based business. [Added 7-12-2011 by Ord. No. 622]¹
- (15) Bed-and-breakfasts. (See § 220-54.) [Added 9-27-2022 by Ord. No. 678]
- C. Special exception uses. (See § 220-111C.) [Amended 9-27-2022 by Ord. No. 678]
- (1) Boarding houses. (See § 220-55.)
 - (2) Dry cleaners and laundry stations (drop off and pick up only). (See § 220-62.)
 - (3) Funeral homes. (See § 220-64.)

1. Editor's Note: This ordinance also repealed original Subsection N, automobile parking compounds.

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- (4) Taverns. (See § 220-79.)
- (5) Private clubhouses. (See § 220-75.)
- (6) Home occupations. (See § 220-68.)²
- (7) Conversion apartments. (See § 220-60.)
- (8) Outdoor cafes. (See § 220-74.)
- (9) Banks and similar financial institutions with drive-through lanes. (See § 220-52.)
- (10) Landscape features. (See § 200-97.)
- D. Conditional uses. (Subject to the procedures presented in § 220-122 of this chapter.) **[Added 7-12-2011 by Ord. No. 622]**
 - (1) Retail sales, services and/or rental of goods in excess of 2,000 square feet. (See § 220-96.)
- E. Minimum lot area. Unless otherwise specified, there shall be no minimum lot area requirements in this zone.
- F. Number of uses permitted. Any number of the uses allowed in this zone is permitted within a building. **[Amended 7-12-2011 by Ord. No. 622]**
- G. Minimum lot width: 45 feet.
- H. Minimum setback requirements. No required front, side or rear yard setbacks apply, except where the use adjoins a residential zone. In such instances, all buildings and structures shall be set back at least 10 feet from the residentially zoned parcel. Similarly, off-street parking and/or loading facilities shall be set back at least five feet from any adjoining residentially zoned property and shall include screening, as defined herein.
- I. Maximum permitted height: 35 feet.
- J. Maximum lot coverage: 90%.
- K. Outdoor storage and display. No outdoor storage is permitted; however, outdoor displays for retail merchandise shall be permitted per use in the front or side yards or sidewalk area. Outdoor displays may include tables, clothing or other display racks, bins, and sandwich signboards that meet the regulations of § 220-36 of this chapter. Outdoor displays shall be located such that there is clear sidewalk area of at least four feet in width for pedestrians to pass by. Outdoor displays shall not exceed an overall length of 15 feet nor an overall height of six feet. Outdoor displays shall only be exhibited during the use's business hours. **[Amended 7-12-2011 by Ord. No. 622]**
- L. Off-street parking and loading.
 - (1) No off-street parking spaces are required for nonresidential uses within the CBD Zone.

2. Editor's Note: Original Subsection G, Boardinghouses, which immediately followed this subsection, was repealed 7-12-2011 by Ord. No. 622.

Where off-street parking is provided, however, it shall meet all applicable provisions of this subsection. Required off-street loading spaces shall be determined by § 220-34K of this chapter. Such off-street parking and loading areas shall be located behind any commercial building in the rear yard. Off-street parking and loading space areas may be provided on an integrated basis so that adjoining uses are physically interconnected and share available parking and loading spaces. Vehicular access to such areas shall be via common access drives. Cross-access easements to ensure such integration shall be required in language acceptable to the Borough's Solicitor. For the purposes of this section, the schedule of required parking spaces listed in § 220-33S and the reduction of required parking spaces provided for by § 220-33Q shall not apply. However, all other design standards shall be enforceable. **[Amended 11-12-2019 by Ord. No. 667]**

- (2) In addition to the above-described off-street parking, on-street parking shall be provided where permitted as parallel or angled parking along any side of the street upon which commercial uses front.
- M. ³Driveway and access drive requirements. All driveways serving single-family dwellings and access drives serving other uses shall be in accordance with § 220-32 of this chapter.
- N. Landscaping. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See § 220-35.)
- O. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads and/or properties. All dumpsters shall be set back a minimum of 10 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate.
- P. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.
- Q. Commercial operations standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies.

3. Editor's Note: Former Subsection M, regarding outdoor signs, was repealed 9-27-2022 by Ord. No. 678, this ordinance also renumbered former Subsections N through R as Subsections M through Q, respectively..

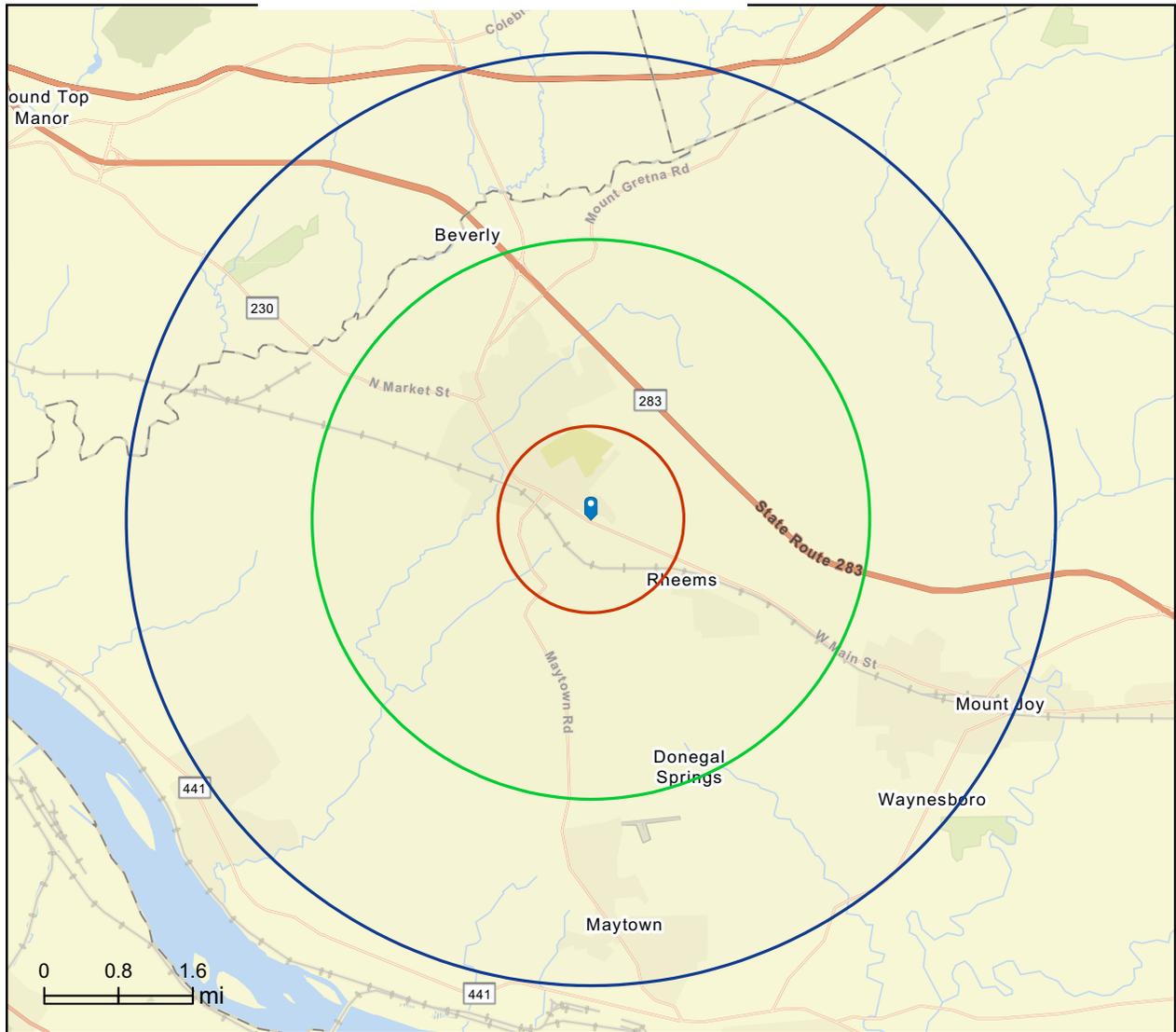
DEMOGRAPHICS



Site Map

1579 S Market St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.13897
Longitude: -76.58650



June 24, 2025

DEMOGRAPHICS



Executive Summary

1579 S Market St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.13897
Longitude: -76.58650

	1 mile	3 miles	5 miles
Population			
2010 Population	4,467	25,171	43,531
2020 Population	4,441	26,654	46,438
2024 Population	4,594	27,657	47,759
2029 Population	4,612	28,102	48,440
2010-2020 Annual Rate	-0.06%	0.57%	0.65%
2020-2024 Annual Rate	0.80%	0.87%	0.66%
2024-2029 Annual Rate	0.08%	0.32%	0.28%
2020 Male Population	46.1%	47.7%	48.3%
2020 Female Population	53.9%	52.3%	51.7%
2020 Median Age	26.7	40.1	40.6
2024 Male Population	46.7%	48.4%	49.1%
2024 Female Population	53.3%	51.6%	50.9%
2024 Median Age	26.5	40.4	40.9

In the identified area, the current year population is 47,759. In 2020, the Census count in the area was 46,438. The rate of change since 2020 was 0.66% annually. The five-year projection for the population in the area is 48,440 representing a change of 0.28% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	86.9%	88.7%	88.7%
2024 Black Alone	2.8%	2.1%	2.1%
2024 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2024 Asian Alone	2.8%	1.7%	1.4%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	2.7%	2.2%	2.2%
2024 Two or More Races	4.6%	5.2%	5.3%
2024 Hispanic Origin (Any Race)	5.5%	5.6%	6.0%

Persons of Hispanic origin represent 6.0% 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 29.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	108	100	101
2010 Households	1,104	9,493	16,431
2020 Households	1,227	10,383	17,945
2024 Households	1,253	10,785	18,529
2029 Households	1,274	11,104	19,017
2010-2020 Annual Rate	1.06%	0.90%	0.89%
2020-2024 Annual Rate	0.49%	0.90%	0.76%
2024-2029 Annual Rate	0.33%	0.58%	0.52%
2024 Average Household Size	2.62	2.36	2.45

The household count in this area has changed from 17,945 in 2020 to 18,529 in the current year, a change of 0.76% annually. The five-year projection of households is 19,017, a change of 0.52% annually from the current year total. Average household size is currently 2.45, compared to 2.47 in the year 2020. The number of families in the current year is 12,449 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.

June 24, 2025

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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	21.1%	22.9%	22.7%
Median Household Income			
2024 Median Household Income	\$90,240	\$83,011	\$86,559
2029 Median Household Income	\$103,750	\$96,904	\$100,381
2024-2029 Annual Rate	2.83%	3.14%	3.01%
Average Household Income			
2024 Average Household Income	\$118,427	\$111,742	\$112,216
2029 Average Household Income	\$136,356	\$127,937	\$128,057
2024-2029 Annual Rate	2.86%	2.74%	2.68%
Per Capita Income			
2024 Per Capita Income	\$35,727	\$43,214	\$43,795
2029 Per Capita Income	\$41,491	\$50,082	\$50,553
2024-2029 Annual Rate	3.04%	2.99%	2.91%
GINI Index			
2024 Gini Index	35.0	36.7	36.3
Households by Income			
Current median household income is \$86,559 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$100,381 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$112,216 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$128,057 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$43,795 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$50,553 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	110	101	102
2010 Total Housing Units	1,185	9,942	17,246
2010 Owner Occupied Housing Units	779	6,161	11,423
2010 Renter Occupied Housing Units	325	3,331	5,008
2010 Vacant Housing Units	81	449	815
2020 Total Housing Units	1,309	10,753	18,670
2020 Owner Occupied Housing Units	814	6,488	12,121
2020 Renter Occupied Housing Units	413	3,895	5,824
2020 Vacant Housing Units	57	401	723
2024 Total Housing Units	1,335	11,173	19,274
2024 Owner Occupied Housing Units	849	6,959	12,826
2024 Renter Occupied Housing Units	404	3,826	5,703
2024 Vacant Housing Units	82	388	745
2029 Total Housing Units	1,355	11,469	19,727
2029 Owner Occupied Housing Units	880	7,356	13,455
2029 Renter Occupied Housing Units	394	3,748	5,561
2029 Vacant Housing Units	81	365	710
Socioeconomic Status Index			
2024 Socioeconomic Status Index	62.2	60.5	59.9

Currently, 66.5% of the 19,274 housing units in the area are owner occupied; 29.6%, renter occupied; and 3.9% 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 18,670 housing units in the area and 3.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.75%. Median home value in the area is \$313,730, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.96% annually to \$345,728.

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.

June 24, 2025