

7.4± ACRE DEVELOPMENT SITE

For Sale | 0 Route 322 | Meadville, PA 16335

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	7.4 Acres
Price / Acre:	\$57,432
Zoning:	CC - Conneaut Corridor
Traffic Count:	11,843 AADT
Tax ID No.:	6505-044 & 6505-044-1A
Taxes (2021):	\$317.20

PROPERTY HIGHLIGHTS

- 7.4± Acre Commercial Development Site
- Situated Along Meadville's Major Retail Corridor
- 2 Miles from I-79 at Exit 147B
- Frontage Along Route 322 / Conneaut Lake Road & Cotton Road
- 11,843 Average Annual Daily Traffic Along Conneaut Lake Road (AADT 2022)
- Level, Wooded Lot with Public Utilities Available
- Less than 1 Mile from Walmart, Port Meadville Airport, Tractor Supply, Tim Horton's, Dollar Tree, Aldi, Sheetz, Salvation Army Family Store, Foulk's Flooring America, Aella Salon & Day Spa, Palmiero Toyota, Home Wood Furniture, Clearwater Systems & More
- Conveniently Located in the Tri-State Area
- 45 Minutes from Erie, 90 Minutes to Pittsburgh & 2 Hours to Buffalo & Cleveland
- Zoned Conneaut Corridor
- Many Potential Uses: Retail, Church, Office, Restaurant, Medical & More

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

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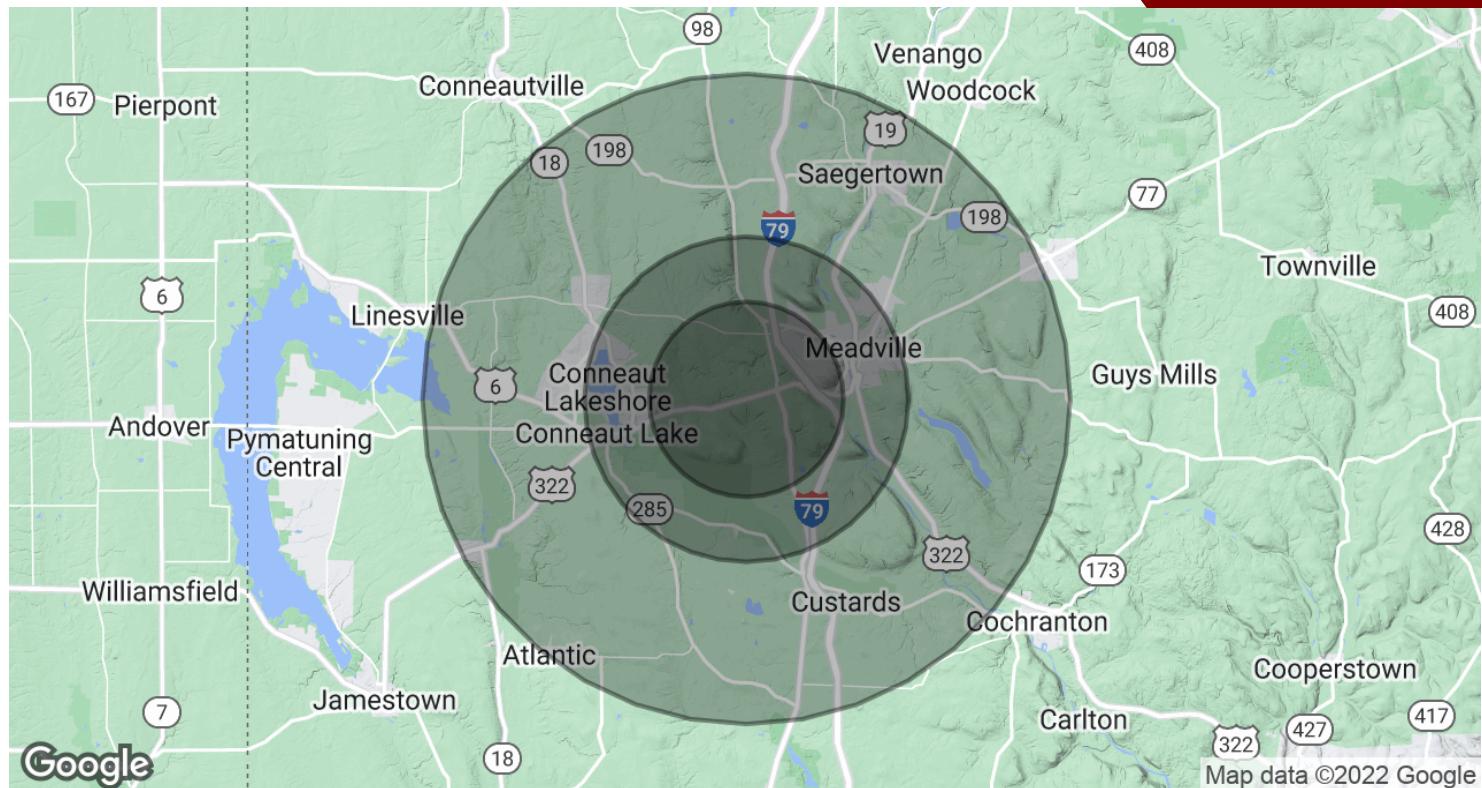
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,141	22,038	42,280
Average Age	52.9	44.3	44.1
Average Age (Male)	50.9	43.1	42.8
Average Age (Female)	52.7	45.6	45.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,872	12,197	22,013
# Of Persons Per HH	1.8	1.8	1.9
Average HH Income	\$64,835	\$50,142	\$55,621
Average House Value	\$143,989	\$116,484	\$123,709

* Demographic data derived from 2020 ACS - US Census

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§ 27-406 Conneaut Corridor District (CC).

[Ord. 2009-01, 4/2/2009, § 406; as amended by Ord. 2012-03, 8/2/2012, § B]

1. Purpose. The Route 322 Corridor from Meadville to Conneaut Lake Borough is the primary commercial area of Central Crawford County. This zoning district sets forth standards for land use, design, landscaping, parking, signage and related matters. The community development objectives of these regulations are:
 - A. Provide a common zoning provision for communities along the Conneaut Corridor.
 - B. Set appropriate standards to insure quality development along this highway.
 - C. Set certain common signage and landscaping standards to provide an identity for the Conneaut Corridor.
 - D. To implement the Central Crawford Region Multi-Municipal Comprehensive Plan.
2. Permitted Uses.
 - A. Retail sales, all types (floor area 30,000 square feet of floor, or less).
 - B. Retail manufacturing (bakery, candy) (Subsection 5B).
 - C. Banks and financial institutions (including drive-in).
 - D. Churches and/or house of worship.
 - E. Offices (all types, including professional services).
 - F. Medical offices and clinics.
 - G. Indoor recreation and amusement (Subsection 5C).
 - H. Business and trade schools.
 - I. Restaurants and catering.
 - J. Home centers (Subsection 5D).
 - K. Garden centers (Subsection 5D).
 - L. Day care centers (Subsection 5E).
 - M. Hotels and motels (Subsection 5F).
 - N. Health maintenance studios.
 - O. Movie theaters (Subsection 5C).
 - P. Forestry (§ 27-519).
 - Q. Essential services.
 - R. Accessory uses and structures.
 - S. Commercial bakeries.
 - T. Cabinet and furniture making.
 - U. Manufactured home sales and service.
 - V. Rental centers, all types.
 - W. Federal, state, municipal, or municipal authority facilities.
 - X. Public parks.

Y. Fire departments (Subsection 5A).

Z. Artisans and craft work establishments.

AA. Computer center; data processing service centers.

3. Conditional Uses.

A. Large retail (over 30,000 square feet of floor area) (**§ 27-603**, Subsection 30).

B. Auto/truck sales and service (**§ 27-603**, Subsection 38).

C. Boat sales, services and storage (**§ 27-603**, Subsection 38).

D. Auto/truck sales and services, used (**§ 27-603**, Subsection 38).

E. Farm machinery/heavy equipment, sales and service (**§ 27-603**, Subsection 38).

F. Convenience stores (**§ 27-603**, Subsection 31).

G. Veterinary establishments (**§ 27-603**, Subsections 2 and 32).

H. Shopping centers (**§ 27-603**, Subsection 33).

I. Industrial business parks (**§ 27-603**, Subsection 37) — Conneaut Corridor.

J. Outdoor recreation and amusement (**§ 27-603**, Subsection 34).

K. Wholesale trade (**§ 27-603**, Subsection 35).

L. Tool and die shops (**§ 27-603**, Subsection 39).

M. Light manufacturing (**§ 27-603**, Subsection 39).

N. Car washes (**§ 27-603**, Subsection 40).

O. Elderly housing complex (**§ 27-603**, Subsection 5).

[Added by Ord. No. 2017-01, 1/11/2017]

P. Self-service storage or mini warehouse (**§ 27-603**, Subsection 41).

[Added by Ord. No. 2017-02, 1/11/2017]

Q. Any retail sales or personal, professional, or business service dealing directly with the public that is similar to and compatible with the principal permitted uses (see **§ 27-406**, Subsection 2).

[Added by Ord. No. 2017-03, 10/5/2017]

4. Dimensional Standards.

[Amended by Ord. No. 2017-03, 10/5/2017]

A. Minimum lot size: 20,000 square feet.

B. Minimum lot width at front building line: 100 feet.

C. Minimum lot width at street frontage: 75 feet.

D. Minimum building setback from street right-of-way line: 35 feet.

E. Minimum building setback from side lot line: 15 feet.

F. Minimum building setback from side or rear lot line abutting land in a residential zoning district: 35 feet.

G. Minimum building setback from rear lot line: 20 feet.

H. Minimum accessory use setback from side or rear lot line: five feet; except that if abutting a residential zoning district: 20 feet.

- I. Maximum percent lot coverage of all buildings to total lot area: 35%.
 - J. Maximum percent lot coverage of all buildings and other impervious surfaces to the total lot area: 90%.
5. Permitted Uses with Conditions for the Conneaut Corridor.
- A. Fire Departments.
- (1) All side and rear property lines adjoining residential uses or zoning classifications shall be screened by a buffer area as defined by this chapter which is at least six feet in depth, measured from the property line.
 - (2) All lights shall be full cutoff.
 - (3) The entrance and exit for the facility shall be so designed as to allow adequate sight distances and generally ensure a safe entrance onto public roads. (See also § 27-601.)
 - (4) There shall be adequate space in front of the fire station so trucks and equipment may be backed into their parking bays without using public streets for maneuvering room.
- B. Retail Manufacturing. This involves such activities of small bakeries, candy making or the custom production of artisan products. Such uses shall sell at least 60% of all produced goods at retail on premises.
- C. Indoor Recreation and Amusement, Movie Theaters. Such uses as dance studios, bowling allies, game arcades, pool/billiard halls, martial arts studios, and similar private endeavors shall:
- (1) Have no outdoor loudspeakers.
 - (2) Provide a buffer/screening yard of at least 10 feet for any rear or side yard, which abuts a residential area.
 - (3) The operator shall present a plan indicating how the conduct of juvenile patrons shall be monitored and controlled.
- D. Garden and Home Centers. Such uses often use outdoor areas for the sale or storage of plants or goods.
- (1) No area used for the sale or storage of plants or other goods shall infringe upon the required parking area, or the front landscaped area.
 - (2) All displays shall be set back at least 20 feet from the nearest front lot line and at least 15 feet from side or rear lot lines.
- E. Day Care Centers. Day care centers shall:
- (1) Present proof that the needed permits and/or licensing from the Pennsylvania Department of Welfare has been, or will be, issued. Failure to submit this evidence shall be grounds for denial.
 - (2) All child drop off/pickup points shall be at least 30 feet from the public road.
 - (3) For child safety, all outside play areas shall be effectively isolated from pickup/drop-off and delivery areas. Play areas shall be fenced with entrance/egress to the day care building only. The applicant shall provide a site plan demonstrating same.
- F. Hotels and Motels. Such uses shall:
- (1) Are constructed in accordance with the Pennsylvania Uniform Construction Code (UCC).
 - (2) Have a lot of at least three acres.
 - (3) All rear and side property lines which abut residential uses or districts shall provide a screen of at least 10 feet, as defined by this chapter.
 - (4) Present evidence that water and sanitary sewer facilities have been approved by the appropriate agency and are adequately sized.

6. Accessory Uses (see also § 27-508).

[Added by Ord. No. 2017-03, 10/5/2017]

- A.** Apartments on second-floor levels and above in a building, provided the ground-floor level is occupied by permitted and/or conditional uses, the number of apartments does not exceed one for each 4,000 square feet of total lot area, and the property is connected to both public sewer and water services.