

FOR SALE

COMMERCIAL PROPERTY

Great for Investor or Owner/User



**217 South Main Street
Manheim, PA 17545**

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SALIENT INFORMATION

PROPERTIES:	217 South Main Street, Manheim, PA 17545 Manheim Borough, Lancaster County
SALE PRICE:	\$975,000
SITE SIZE:	± 0.50 Acre
BUILDING SIZE:	± 8,555 SF
GRADE LEVEL DOORS:	Two (2)
CONSTRUCTION:	Brick / Masonry
PARKING:	15+ Spaces
WATER/SEWER:	Public
HVAC:	Central air in office portion of the building. Electric cooling and natural gas heat. Oil heat in warehouse.
ZONING:	C-1 - Highway Commercial
REAL ESTATE TAXES:	\$9,080 (2026)
YEAR BUILT:	1918
TAX MAP ID:	400-53694-0-0000
TRAFFIC COUNTS:	South Charlotte Street - 13,822 vehicles per day (Oct., 2024)
COMMENTS:	This standalone flex property features over 8,500 SF along Main Street in Manheim. This offering appeals to both owner-users and investors with the existing tenants in the ± 1,555 SF front office/retail portion of the building. Approximately ± 7,000 SF of the building is owner-occupied where the Country Tire Barn operates. This space features a small portion of office with the balance being warehousing space. The warehouse portion is served by two (2), grade level doors. Owner will continue to operate in the space through settlement and may vacate. The Country Tire Barn business and equipment can be negotiated.

PHOTOGRAPHS



PHOTOGRAPHS



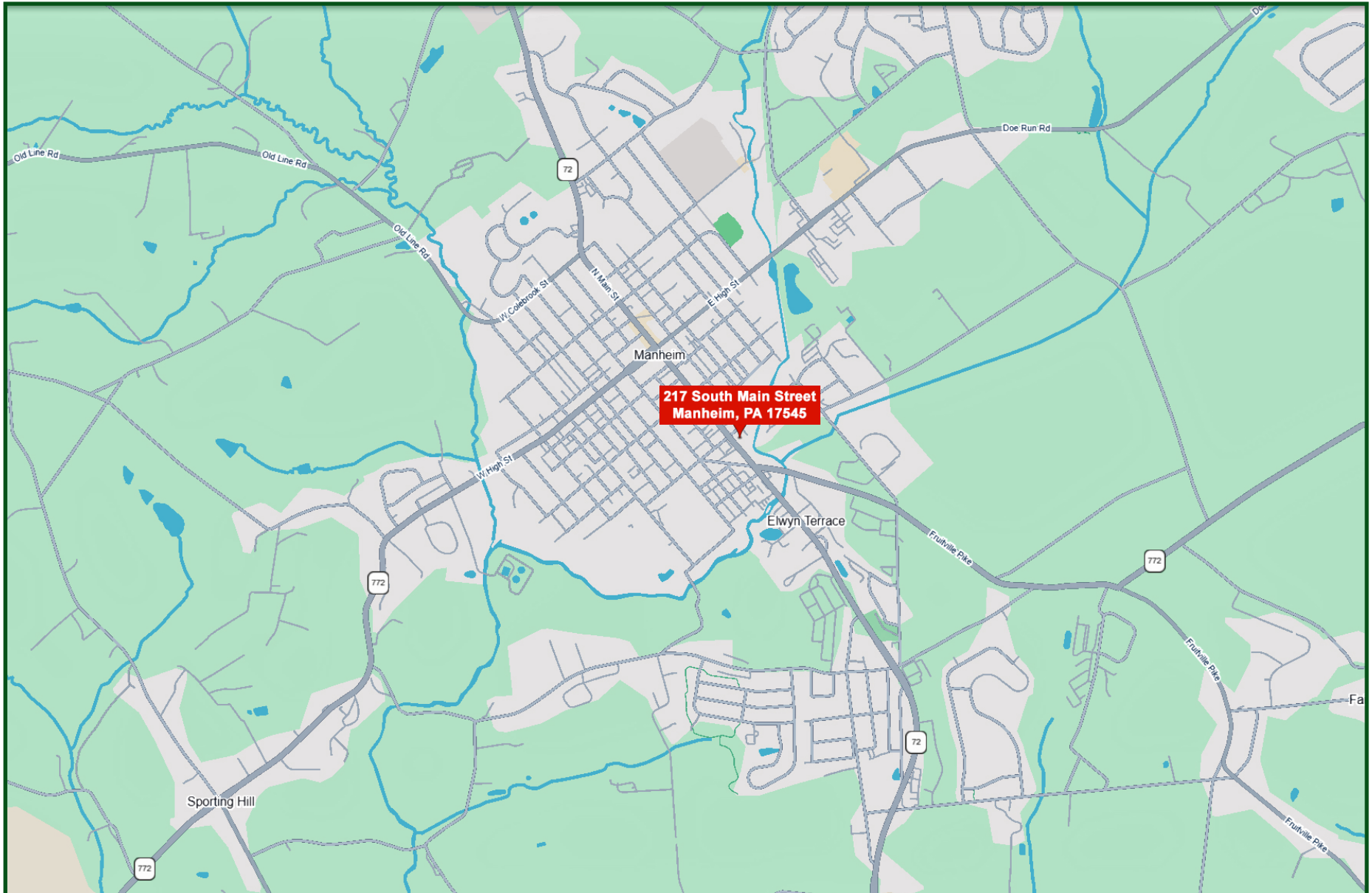
PHOTOGRAPHS



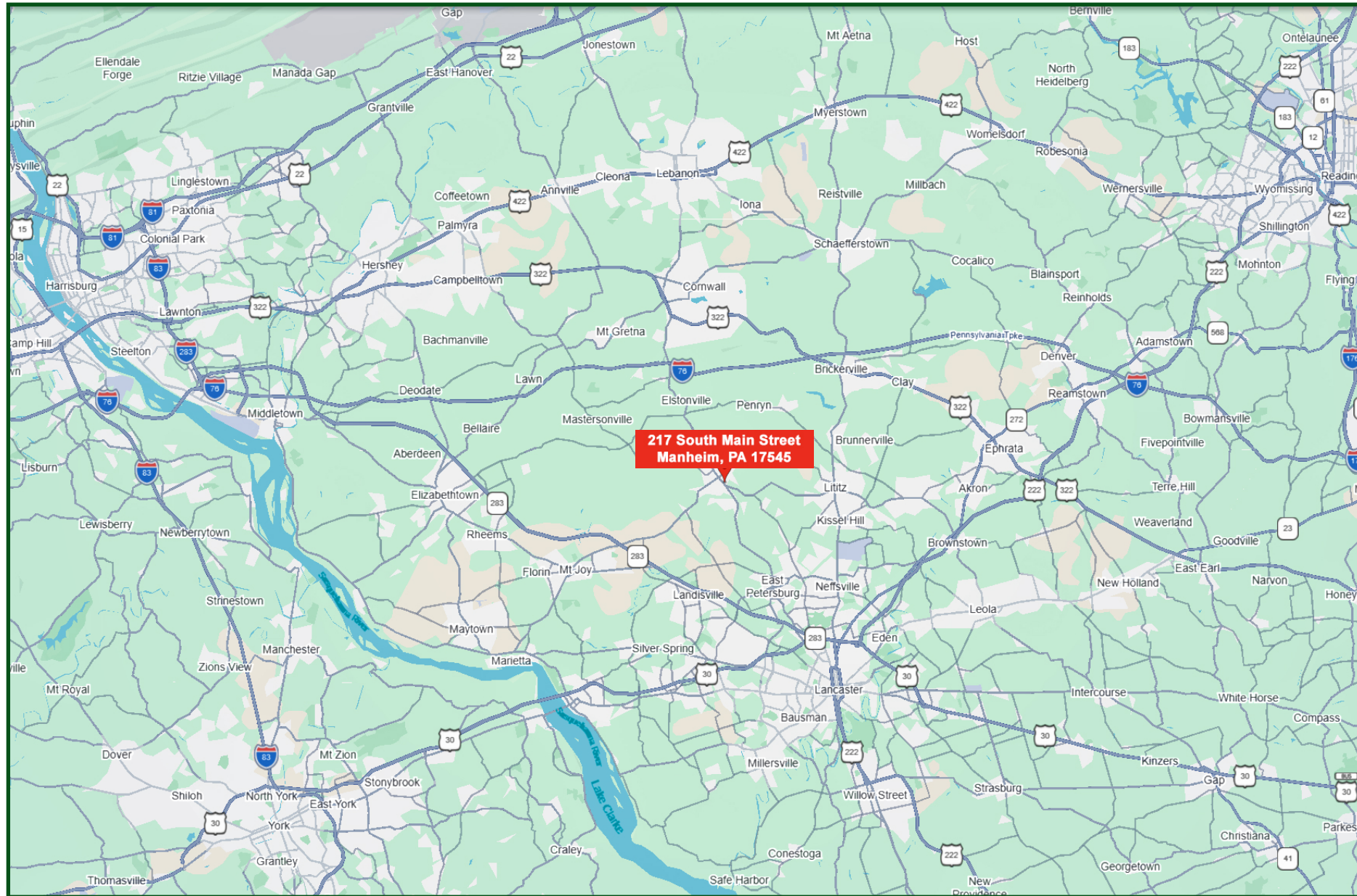
TAX MAP



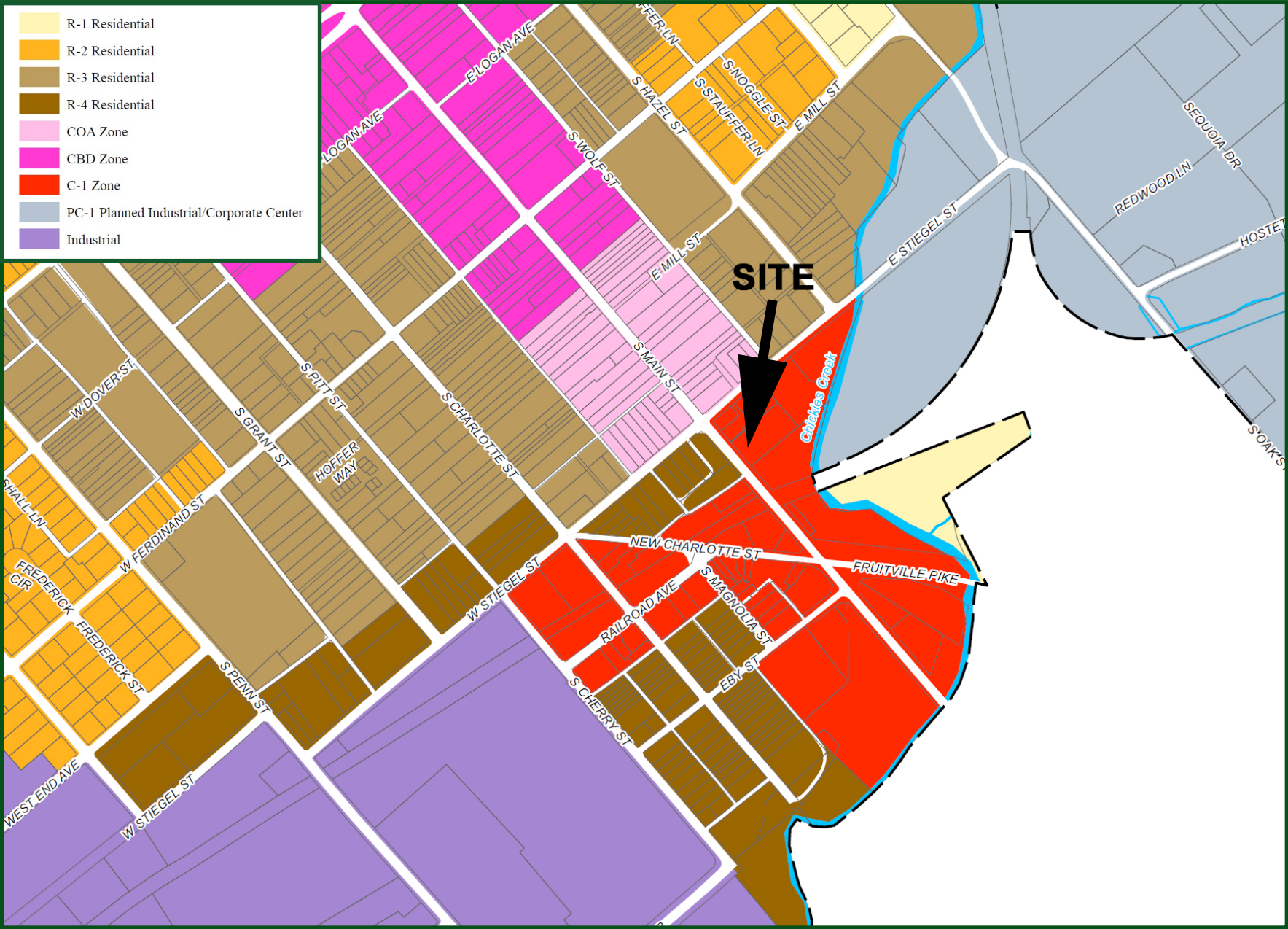
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Manheim Borough)



§ 220-19. Highway Commercial Zone (C-1).

- A. Purpose. This zone provides suitable locations for larger-scale and/or highway-oriented retail, service and entertainment businesses. The uses typically involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents as well as those motorists passing through the Borough. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties.
- B. Permitted uses.
- (1) Offices.
 - (2) Banks and similar financial institutions.
 - (3) Restaurants (but not including drive-through or fast-food restaurants and nightclubs).
 - (4) Retail sale of goods and services (including auto parts stores, without installation, but excluding adult-related uses).
 - (5) Hotels, motels and similar lodging facilities.
 - (6) Automobile, boat, farm machinery and trailer sales (including service or repair facilities as an accessory use if conducted within a wholly enclosed building).
 - (7) Theaters and auditoriums.
 - (8) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking and other structural components of buildings.
 - (9) Public uses and utilities.
 - (10) Public, private and commercial schools (excluding vocational and mechanical trade schools).
 - (11) Dry cleaners, laundries and laundromats.
 - (12) Churches and related uses.
 - (13) Medical, dental or veterinary clinics.
 - (14) Indoor movie theaters or bowling alleys.
 - (15) Private clubhouses.
 - (16) Tattoo parlor.
 - (17) Accessory uses customarily incidental to the above permitted uses.
 - (18) Taverns. (See § 200-79.¹)

1. Editor's Note: So in original.

- (19) Event spaces.
- C. Special exception uses. (Subject to the requirements presented in § 220-107C of this chapter.)
- (1) Amusement arcades. (See § 220-46.)
 - (2) Automobile filling stations, including minor incidental repair. (See § 220-47.)
 - (3) Automobile reconditioning, service and repair facilities, including, but not limited to, auto mechanics, drive-through lubrication services, and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio and upholstery shops. (See § 220-48.)
 - (4) Car washes. (See § 220-54.)
 - (5) Home improvement stores. (See § 220-64.)
 - (6) Mini warehouses. (See § 220-67.)
 - (7) Kennels. (See § 220-66.)
 - (8) Wireless and cellular communications antennas and towers and cellular sites. (See § 220-79B.)
 - (9) Outdoor cafe as an accessory use to a restaurant. (See § 220-71.)
- D. Conditional Uses. (Subject to the procedures presented in § 220-118 of this chapter.)
- (1) Adult-related uses. (See § 220-45.)
 - (2) Commercial recreation facilities. (See § 220-57.)
 - (3) Drive-through and/or fast-food restaurants. (See § 220-59.)
 - (4) Nightclubs. (See § 220-69.)
 - (5) Shopping centers involving any use permitted in this zone. (See § 220-75.)
- E. Lot area, lot width, and lot coverage requirements. See the following table:

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage
1,500	100	70%

- F. Minimum setback requirements (principal and accessory uses).
- (1) Front setback. All buildings, structures (except permitted signs), and outdoor loading areas shall be set back at least 20 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 10 feet from the street right-of-way.
 - (2) Side setback. All buildings and structures (except permitted signs) shall be set back at least 15 feet from the side lot lines. Off-street parking lots, loading areas and outdoor

DEMOGRAPHICS

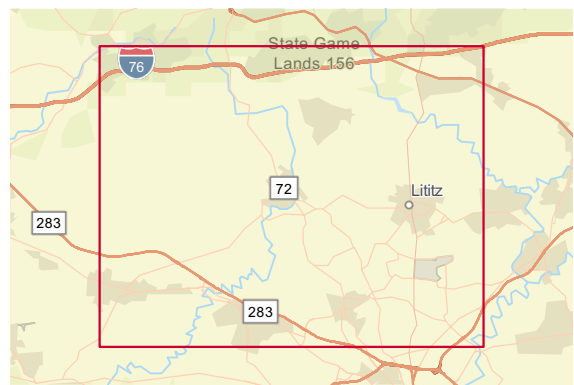
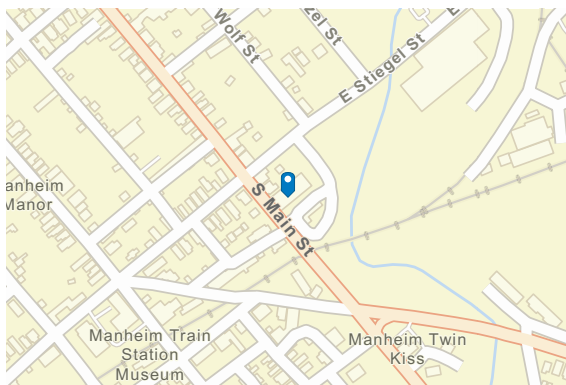
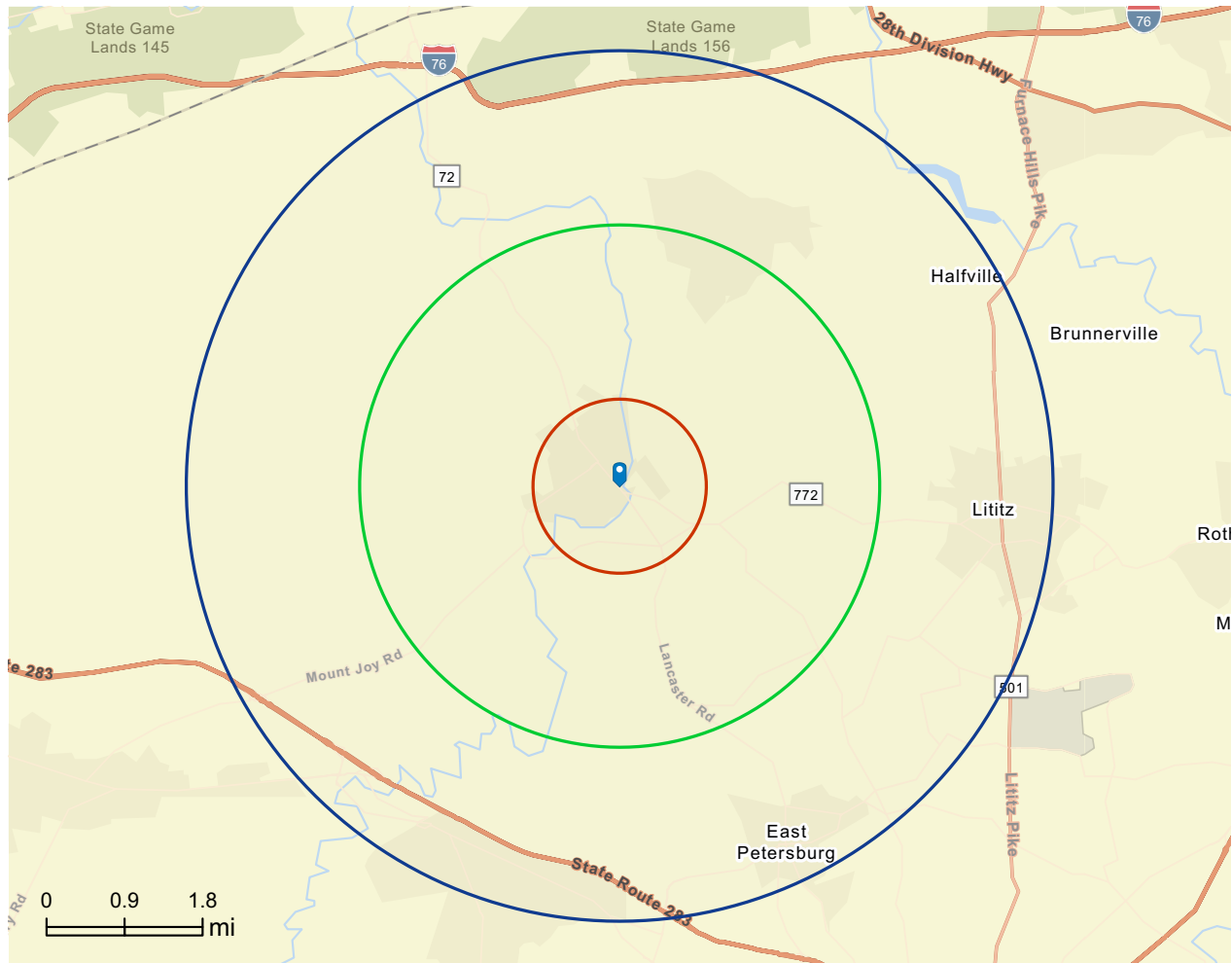
Site Map

217 S Main St, Manheim, Pennsylvania, 17545

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.15976
Longitude: -76.39042



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Executive Summary

217 S Main St, Manheim, Pennsylvania, 17545



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	6,136	15,454	50,402
2020 Male Population	49.6%	49.3%	48.6%
2020 Female Population	50.4%	50.7%	51.4%
2026 Population	6,224	15,679	52,932
2026 Male Population	49.9%	49.7%	49.0%
2026 Female Population	50.1%	50.3%	51.0%
2031 Population	6,353	16,037	53,871
2031 Male Population	49.6%	49.5%	48.8%
2031 Female Population	50.4%	50.5%	51.2%
2010-2020 Annual Rate	1.00%	1.06%	0.93%
2020-2026 Annual Rate	0.23%	0.23%	0.79%
2026-2031 Annual Rate	0.41%	0.45%	0.35%

In the identified area, the current year population is **52,932**. In 2020, the Census count in the area was **50,402**. The rate of change since 2020 was **0.79%** annually. The five-year projection for the population in the area is **53,871** representing a change of **0.35%** annually from 2026 to 2031. Currently, the population is **49.0%** male and **51.0%** female.

Median Age

2026 Median Age	37.9	40.9	43.6
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The median age in this area is **43.6**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	85.8%	88.5%	87.6%
2026 Black Alone	2.1%	1.7%	2.1%
2026 American Indian Alone	0.4%	0.2%	0.1%
2026 Asian Alone	1.9%	2.1%	2.6%
2026 Pacific Islander Alone	0.1%	0.1%	0.0%
2026 Some Other Race Alone	3.1%	2.3%	2.2%
2026 Two or More Races	6.7%	5.2%	5.3%
2026 Hispanic Origin	8.4%	6.0%	6.3%
2026 Diversity Index	37.2	30.2	32.0

Persons of Hispanic origin represent **6.3%** of the population in the identified area compared to **19.9%** 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 **32.0** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 217 S Main St, Manheim, Pennsylvania, 17545 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index		105	120
2010 Total Households	2,290	5,493	17,747
2020 Total Households	2,484	6,070	19,474
2026 Total Households	2,527	6,191	20,681
2031 Total Households	2,592	6,362	21,176
2010-2020 Annual Rate	0.82%	1.00%	0.93%
2020-2026 Annual Rate	0.27%	0.32%	0.97%
2026-2031 Annual Rate	0.51%	0.55%	0.47%
2026 Average Household Size	2.45	2.51	2.53

The household count in this area has changed from **19,474** in 2020 to **20,681** in the current year, a change of **0.97%** annually. The five-year projection of households is **21,176**, a change of **0.47%** annually from the current year total. Average household size is currently **2.53**, compared to **2.56** in the year 2020. The number of families in the current year is **14,890** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	20.4%	21.8%	21.7%
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Median Household Income

2026 Median Household Income	\$88,782	\$91,235	\$100,418
2031 Median Household Income	\$105,092	\$107,042	\$115,630
2026-2031 Annual Rate	3.43%	3.25%	2.86%

Average Household Income

2026 Average Household Income	\$123,122	\$122,698	\$133,893
2031 Average Household Income	\$141,631	\$139,636	\$150,212
2026-2031 Annual Rate	2.84%	2.62%	2.33%

Per Capita Income

2026 Per Capita Income	\$49,708	\$48,238	\$52,496
2031 Per Capita Income	\$57,479	\$55,174	\$59,234
2026-2031 Annual Rate	2.95%	2.72%	2.44%

Income Equality

2026 Gini Index	44.3	42.4	42.4
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 217 S Main St, Manheim, Pennsylvania, 17545 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **\$100,410** in the area, compared to **\$65,073** for all U.S. households. Median household income is projected to be **\$115,630** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$133,893** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$150,212** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$52,496** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$59,234** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	109	102	103
2010 Total Housing Units	2,394	5,752	18,463
2010 Owner Occupied	1,576	4,122	13,751
2010 Renter Occupied	714	1,371	3,996
2010 Vacant	104	259	716
2020 Housing Units	2,598	6,488	20,413
2020 Owner Occupied	1,624	4,333	14,714
2020 Renter Occupied	860	1,737	4,760
2020 Vacant	123	397	944
2026 Housing Units	2,694	6,754	21,735
2026 Owner Occupied	1,680	4,475	15,801
2026 Renter Occupied	847	1,716	4,880
2026 Vacant	167	563	1,054
2031 Total Housing Units	2,702	6,782	22,113
2031 Owner Occupied	1,692	4,510	16,113
2031 Renter Occupied	900	1,852	5,063
2031 Vacant	110	420	937

Socioeconomic Status

2026 Socioeconomic Status Index	47.8	53.6	56.8
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Currently, **62.4%** of the **21,735** housing units in the area are owner occupied; **31.4%** renter occupied; and **6.2%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **20,413** housing units in the area and **123** vacant housing units. The annual rate of change in housing units since 2020 is **1.01%**. Median home value in the area is **\$370,582**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.42%** annually to **\$347,645**.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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