

# FOR SALE

## 861 Benjamin Franklin Highway Douglassville, PA 19518



Commercial Investment Opportunity for a Prime Redevelopment Site. 861 Benjamin Franklin Highway presents a unique redevelopment opportunity, strategically situated at a four-way traffic-controlled intersection with a high visibility of 24,000 vehicles per day (VPD). This property spans a combined 12.73 acres across three parcels: 24-5354-12-85-0766, 24-5354-12-75-5948, 24-5354-12-86-2156. Potential to increase the site by an additional 3.65 acres exists. This site currently features a barn, a residential house under rental occupancy, and two commercial buildings leased to short-term tenants, providing immediate income potential while planning for redevelopment. Located just one hour north of Philadelphia, this property offers an exceptional location for commercial ventures, benefiting from both accessibility and proximity to a major metropolitan area. This is a rare chance to transform a prominent property into a thriving commercial development.



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<b>Township:</b>	Amiity
<b>School District:</b>	Daniel Boone Area
<b>Building Size:</b>	12,000 SF
<b>Land:</b>	7.96 Acres
<b>Parking:</b>	34 Spaces
<b>Year Built:</b>	1963
<b>Electric:</b>	200+ AMP
<b>Heating:</b>	90% Forced Air
<b>Water:</b>	Public
<b>Sewer:</b>	Public
<b>Zoned:</b>	HC Highway Commercial



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## About Berks County

Berks County, located in southeastern Pennsylvania, is a dynamic urban area characterized by its rich diversity and strategic positioning. With a population of 428,849 recorded in the 2020 Census, it spans 864 square miles in a distinctive diamond shape. Its county seat, the City of Reading, lies 56 miles northwest of Philadelphia, making it a critical junction between urban and rural landscapes. Though adjacent to the Philadelphia Metropolitan Area, Berks County is firmly rooted in Pennsylvania's Dutch Country and embodies the cultural uniqueness of the region.

Surrounded by Schuylkill County to the north, Lebanon and Lancaster Counties to the west, Lehigh County to the east, and Chester and Montgomery Counties to the south, Berks County offers both connectivity and a sense of identity. Its strategic location enables direct access to major cities like New York (125 miles away) and Baltimore (97 miles away) via an extensive network of Federal and State highways and turnpikes.



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## Amity Township

Amity Township is the oldest incorporated township in Berks County, Pennsylvania. It hosts Berks County's oldest structure, the Mouns Jones House, and St. Gabriel's Church, its first congregation. Located on the eastern bank of the Schuylkill River, about 55 miles northwest of Philadelphia, Amity Township's position influenced its history by providing access to Penn's colony via water and roads along the valley. This accessibility contributed to the diverse nationalities settling in the Township soon after its founding.



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## Douglassville, PA 19518

### 861 Benjamin Franklin Highway

861 Ben Franklin Hwy, Douglassville, Pennsylvania, 19518, 861 Ben Franklin Hwy, Douglassville, Pennsylvania, 19518, 861 Ben Franklin Hwy, Douglassville, Pennsylvania, 19518

Prepared by Esri

861 Ben Franklin Hwy, Douglassville, Pennsylvania, 19518

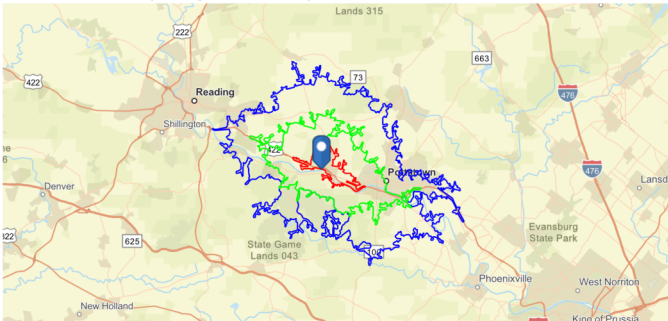
Latitude: 40.2630064740476

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes

Longitude: -75.73913861984934

## Benchmark Demographics

861 Ben Franklin Hwy, Douglassville, Pennsylvania, 19518



Generations	5 minute drive	10 minute drive	15 minute drive	Counties Berks County	States Pennsylvania	United States of America
Generation Alpha (Aged 0-2)	8.2%	9.2%	8.8%	8.9%	8.3%	9.0%
Generation Z (Aged 3-20)	21.5%	21.8%	21.5%	23.2%	21.9%	23.0%
Millennial (Aged 21-37)	22.1%	23.0%	22.7%	21.9%	23.0%	24.3%
Generation X (Aged 38-54)	21.1%	20.7%	20.8%	19.5%	19.3%	19.4%
Baby Boomer (Aged 55-73)	21.1%	20.4%	21.1%	21.1%	21.8%	19.7%
Silent & Greatest (Aged 73 or more)	6.1%	4.9%	5.1%	5.4%	5.7%	4.8%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Berks County	States Pennsylvania	United States of America
<\$15,000	6.2%	7.4%	6.4%	7.5%	8.6%	8.6%
\$15,000-\$24,999	4.1%	5.3%	5.8%	7.6%	6.8%	6.3%
\$25,000-\$34,999	4.5%	6.3%	6.3%	6.5%	7.2%	6.7%
\$35,000-\$49,999	6.5%	11.5%	9.1%	8.9%	10.4%	10.1%
\$50,000-\$74,999	17.4%	16.9%	16.7%	19.1%	16.5%	15.7%
\$75,000-\$99,999	13.1%	13.1%	12.6%	13.1%	12.5%	12.8%
\$100,000-\$149,999	19.5%	18.8%	20.7%	18.0%	17.5%	17.6%
\$150,000-\$199,999	19.3%	11.9%	11.2%	10.2%	9.2%	9.5%
\$200,000+	9.3%	8.9%	11.1%	9.0%	11.4%	12.6%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Berks County	States Pennsylvania	United States of America
Population	6,969	34,251	98,908	432,799	13,056,584	338,440,954
Daytime Population	6,110	30,659	88,152	407,796	12,929,530	336,786,413
Employees	3,837	18,512	53,105	219,822	6,600,185	166,125,745
Households	2,786	13,386	38,112	164,278	5,267,804	130,716,571
Average HH Size	2.49	2.54	2.55	2.56	2.40	2.53
Median Age	42.7	40.9	41.7	40.7	41.4	39.3

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Counties Berks County	States Pennsylvania	United States of America
Median Home Value	316,094	323,482	321,575	304,540	291,889	355,577
Owner Occupied %	77.0%	69.4%	73.3%	70.6%	68.2%	64.4%
Renter Occupied %	23.0%	30.6%	26.7%	29.4%	31.8%	35.6%
Total Housing Units	2,943	14,150	40,326	173,478	5,823,452	145,184,826

Income Facts	5 minute drive	10 minute drive	15 minute drive	Counties Berks County	States Pennsylvania	United States of America
Median HH Income	\$95,679	\$78,944	\$84,607	\$75,537	\$75,926	\$79,068
Per Capita Income	\$45,217	\$40,787	\$43,060	\$39,007	\$43,931	\$43,829
Median Net Worth	\$380,126	\$264,076	\$303,185	\$265,366	\$251,020	\$225,545



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS  
Saunders Real Estate / Saunders Ralston Dantzer

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2029



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**§ 32-405. HC - Highway Commercial District.** [Ord. No. 130, 12/9/1991; as amended by Ord. No. 146, 8/29/1994; by Ord. No. 164, 4/26/1999; by Ord. No. 196, 4/15/2003; by Ord. No. 229, 12/19/2006; by Ord. No. 234, 4/17/2007; by Ord. No. 246, 8/6/2008; and by Ord. No. 283, 3/19/2014]

(a) Purpose. The purpose of the Highway Commercial District is to provide an area for a generalized variety of commercial land uses which service the basic needs of the surrounding residential communities. The HC District is located along arterial and major collector highways within the Township. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares.

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Highway Commercial District, provided that the use, type, dimensional and all other applicable requirements of this chapter have been satisfied:

- (1) General agricultural uses, subject to § 32-905 of this chapter.
- (2) Banks, savings and loan associations and finance companies.
- (3) Professional or government office or studio.
- (4) Church or similar place of worship.
- (5) Funeral home.
- (6) Home occupation, subject to § 32-903 of this chapter.
- (7) Municipal use.
- (8) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, massage therapy establishments, seamstress



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and tailor shops.

(9) Public utilities, subject to § 32-929 of this chapter.

(10) Restaurants and similar types of eating establishments.

(11) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, convenience store with or without gasoline pumps, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.

(12) Professional office/research park subject to § 32-939 of this chapter.

(13) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use including residential use occupied by the caretaker or owner of a commercial use located on the same lot.

(14) Nursing home, retirement home or convalescent home subject to the conditions set forth at § 32-955 of this chapter.

(15) Medical marijuana dispensary, subject to the Pennsylvania Medical Marijuana Act and 28 Pa. Code § 1161 et seq., and as amended. **[Added by Ord. No. 312, 2/6/2019]**

(16) Self storage units, subject to the requirements specified under § 32-951 of this chapter.

(17) No-impact home-based businesses, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of § 32-903(c).



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(18) Continuing care retirement community subject to the conditions set forth at § 32-954 of this chapter.

(19) Multiple commercial uses permitted in combination and occupancy subject to the following conditions: **[Amended by Ord. No. 312, 2/6/2019]**

(i) The following commercial uses and no other shall be permitted in combination:

- a) Professional or government office or studio;
- b) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops;
- c) Administrative offices for public utilities, but specifically excluding construction, staging, external equipment, material and vehicular storage;
- d) Restaurants and similar types of eating establishments;
- e) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, convenience store with or without gasoline pumps, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco; and
- f) Banks, savings and loan associations and finance companies.
- g) Medical marijuana dispensary, subject to the Pennsylvania Medical Marijuana Act and 28 Pa. Code § 1161 et seq., and as amended.

(ii) Unless otherwise permitted by the Board of Supervisors, the commercial uses shall be



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individually serviced by municipal sewage facilities.

(iii) Unless otherwise permitted by the Board of Supervisors, the commercial uses shall be individually serviced by public water supply where accessible.

(iv) The commercial uses shall consist of harmonious land uses, structures and services.

(v) Multiple commercial uses permitted in combination shall be in single ownership of land/structure or under a guaranteed unified management control.

(vi) All means of ingress and/or egress shall be located at least 200 feet from any other intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation (PennDOT) or the Township. The developer shall also be responsible for any pertinent traffic studies that may be required by the Township, the county and/or PennDOT.

(vii) Interior access ways shall be designed so as to prevent traffic congestion at points of ingress and egress. Areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

(viii) All commercial uses shall meet the combined parking requirements specified under § 32-924 of this chapter.

(ix) Lighting for buildings, signs, access ways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.

(x) Exterior storage areas for trash and rubbish shall be properly screened so as to preclude the



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storage area from being visible from adjacent properties or road surfaces. All containers shall be air-tight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area shall be permitted within 30 feet from any lot line.

(xi) All exterior lot lines of the original tract shall be screened by a buffer yard with a minimum depth of 20 feet. The buffer yard shall be consistent with standards specified under § 27-517 of the Subdivision and Land Development Ordinance.

(xii) All signs shall be consistent with § 32-927(f), excluding § 32-927(f)(3), of this chapter. The total area of all signage for combined or multiple commercial uses shall not exceed the maximum signage permitted under § 32-927(f)(1) of this chapter.

(xiii) The site utilized for the multiple commercial uses shall conform to the area, yard and height regulations that are specified under § 32-405(e) of this chapter.

(xiv) All proposed multiple commercial uses, including all expansions, additions and/or revisions, are subject to the policies and provisions regarding land development specified in the Township Subdivision and Land Development Ordinance (see Chapter 27 of the Township Code of Ordinances).

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses and no other, are permitted in the Highway Commercial District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this chapter. **[Amended by Ord. No. 317, 8/5/2020; and by Ord. No. 318, 8/5/2020]**

(1) Adult business uses, subject to § 32-937 of this chapter.

(2) Automatic car wash.



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- (3) Automobile sales.
- (4) Automobile service station.
- (5) Club or lodge for fraternal or social purposes provided that the primary activity of such use is not operated for business, and provided that the building and services shall be primarily for the use of members and their guests.
- (6) Commercial campgrounds, subject to § 32-930 of this chapter.
- (7) Fire station.
- (8) Hotel/motel accommodations.
- (9) Recreation uses, subject to § 32-906 of this chapter.
- (10) State licensed nursery school or day care center.
- (11) Exportation and/or extraction of groundwater, subject to the requirements specified under § 32-950 of this chapter.
- (12) Landscaping contractor's establishment subject, to the requirements of § 32-958 of this chapter. The retail sale of landscape and other related products, on the same lot, shall be allowed as an accessory use to a landscaping contractor's establishment.
- (13) Light construction contractor's establishment, subject to the requirements of § 32-959 of this chapter.
- (14) Tower-based wireless communications facility (tower-based WCF), subject to § 32-945(d) of this chapter.
- (15) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.



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(16) Indoor theater (except adult theaters) and place of amusement or recreation. **[Added by Ord. No. 327, 4/20/2022]**

(d) Area, Yard and Height Regulations. Each of the following minimum and maximum requirements shall apply to each permitted use in the Highway Commercial District, except as specifically provided for in this chapter:

Minimum Regulations	On-Lot Sewage And Water Facilities	Public or Community Sewage Facilities	Public or Community Sewage and Water Facilities
Lot Area	80,000 square feet	50,000 square feet	30,000 square feet
Lot Width	200 feet	150 feet	120 feet

Minimum Regulations	On-Lot Sewage And Water Facilities	Public or Community Sewage Facilities	Public or Community Sewage and Water Facilities
Building Setback	60 feet	60 feet	60 feet
Rear Yard	60 feet	50 feet	50 feet
Side Yard Total	60 feet	60 feet	30 feet
Each Yard	30 feet	30 feet	15 feet
Improvement Setback	20 feet	20 feet	10 feet
Buffer Yard (Depth)	10 feet	10 feet	10 feet
Landscaped Area	50%	40%	30%



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Minimum Regulations	On-Lot Sewage And Water Facilities	Public or Community Sewage Facilities	Public or Community Sewage and Water Facilities
Building Height	50 feet	50 feet	50 feet
Lot Coverage	30%	30%	40%
Paved Area	40%	50%	60%

(e) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a nonresidential land use that is permitted within the Highway Commercial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards, guidelines and specifications concerning land development before recommending a decision to the Board of Supervisors.

(f) Supplementary Regulations. All sections under Part 9 of this chapter shall apply as supplementary guidelines and specifications for the Highway Commercial District.



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