

For Sale or Lease

4131 W Lincoln Hwy

Parkesburg, PA 19365



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Property Highlights

- 40,000 VPD
- Perfect owner user property opportunity
- Located in an area exploding with development

Property Description

An exceptional opportunity to own or lease a highly versatile mixed-use commercial property in a thriving and well-connected area. This property offers the perfect blend of retail, office, and residential space, catering to investors, business owners, and tenants seeking a flexible and income-generating environment.

OFFERING SUMMARY

Sale Price	contact agent
Lease Rate	contact agent
Available SF	1,600 SF
Lot Size	1.9 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1.3 Miles	1,178	\$127,133
3.5 Miles	17,890	\$122,073
5 Miles	31,463	\$121,800

For more information

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§401. Use Regulations.

A building or buildings may be erected, altered, or used, and a lot may be used for any, or a combination of the following purposes and no other:

1. Professional offices.
2. Day-care centers.
3. School.
4. Church.
5. Medical clinics.
6. Community building.
7. Restaurant
8. Accessory uses to permitted uses.
9. Conversion of single-family dwellings or other structures existing on the effective date of this Chapter 27 for use by more than one (1) family.
10. Bank or financial institution.
11. Contractor Establishment.
12. Fitness Center.
13. The following uses may be permitted as a **special exception** when authorized by the Zoning Hearing Board.
 - A. Non-commercial recreation uses.
 - B. Municipal, County, State, or Federal uses, excluding correctional or penal institutions.
 - C. Retail sales, excluding machinery, automotive vehicles, constructions materials.
14. The following uses may be permitted as a **conditional use** when authorized by the Board of Supervisors:
 - A. Gasoline Service Station
 - B. Automotive/Mechanical Repair Shop

§402. Area and Bulk Regulations

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The West Sadsbury Township Zoning Ordinance

- | | | |
|----|----------------------------------|--|
| 3. | Minimum lot width at street line | Two hundred (200') feet |
| 4. | Minimum yard depth: | |
| | A. Front | Fifty (50') feet on a Local Access road, fifty five (55') feet on Collector road, sixty (60') feet on Arterial road. |
| | B. Side | Forty (40') feet |
| | C. Rear | Fifty (50') feet |
| 5. | Maximum impervious surface ratio | 0.60 |
| 6. | Maximum building height | 2 stories not to exceed thirty (30') feet. |

§403. Environmental and Floodplain Regulations.

Development in the CS Community Service District shall comply with all applicable Environmental Regulations and Floodplain Regulations included in Part 8.

§404. Design Standards.

Development in the CS Community Service District shall comply with all applicable Design Standards included in Part 11 with the following additions:

1. A minimum of thirty (30%) percent of the lot shall be landscaped. At least one-half ($\frac{1}{2}$) of the area so landscaped shall be in the front yard.
2. Gasoline pumps and service facilities shall be set back from the street right-of-way line a minimum of thirty (30') feet.
3. Without limiting the general applicability of Part 11 to development in the CS Community Service District, motor vehicles or other equipment awaiting repair that are not kept indoors shall be deemed to be storage and subject to the design standards of Part 11, Section 1102.

§405. General Provisions.

Development in the CS Community Service District shall comply with all applicable General Provisions included in Part 12.

§406. Sign Regulations.

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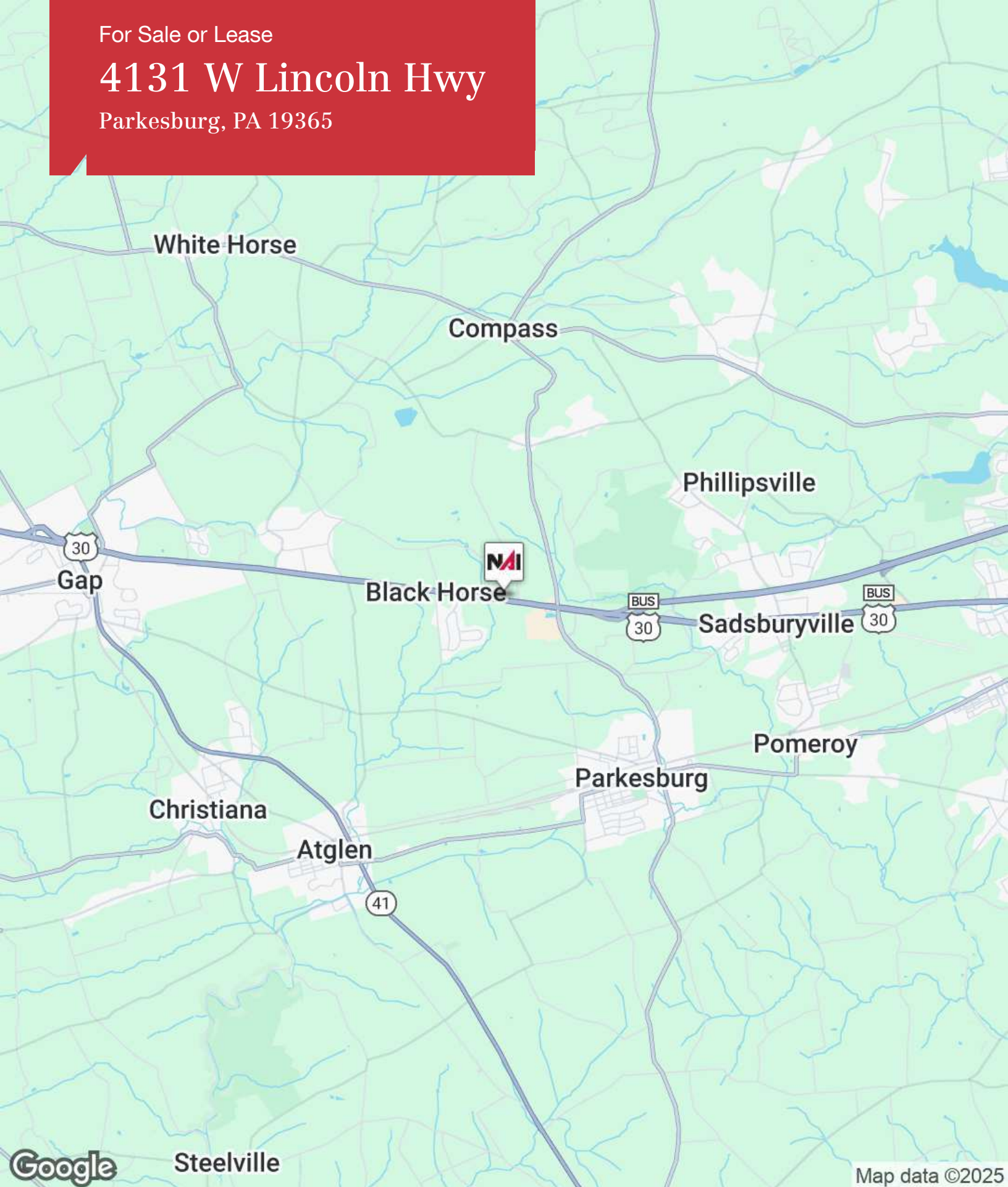
PROPERTY NAME:	4131 W Lincoln Hwy
PROPERTY ADDRESS:	4131 W Lincoln Hwy Parkesburg, PA 19365
PROPERTY TYPE:	Office/Retail
APN:	36-3-52.4A
LOT SIZE:	82,586 SF
BUILDING CLASS:	C
ZONING:	CS
TOWNSHIP	West Sadsbury
WATER/SEWER	Well/On-site septic
HEATING	Oil
CROSS STREETS:	Route 30 & Route 10
YEAR BUILT:	1979
CONSTRUCTION TYPE:	Brick
NUMBER OF STORIES:	1
ROOF:	Shingle



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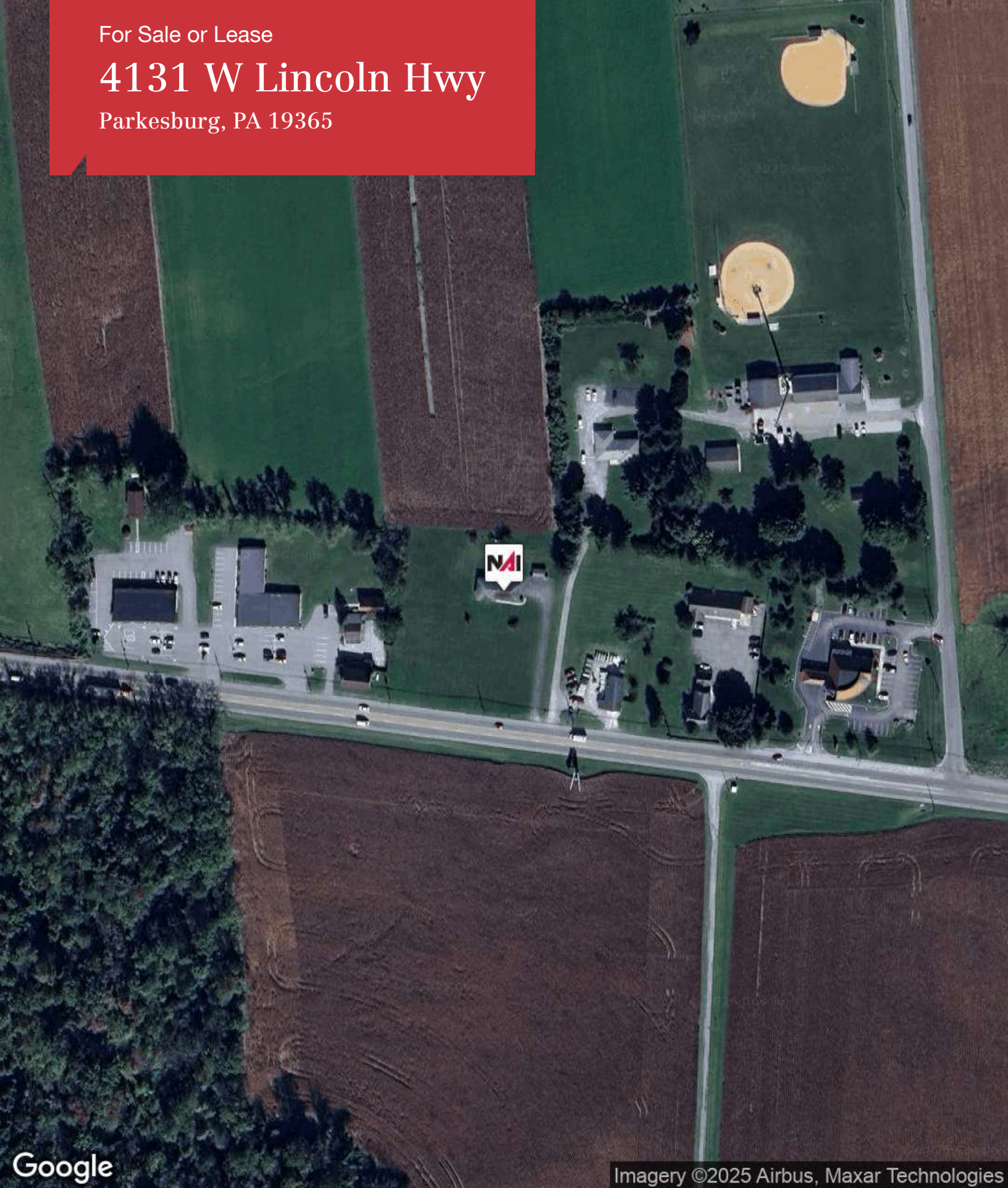
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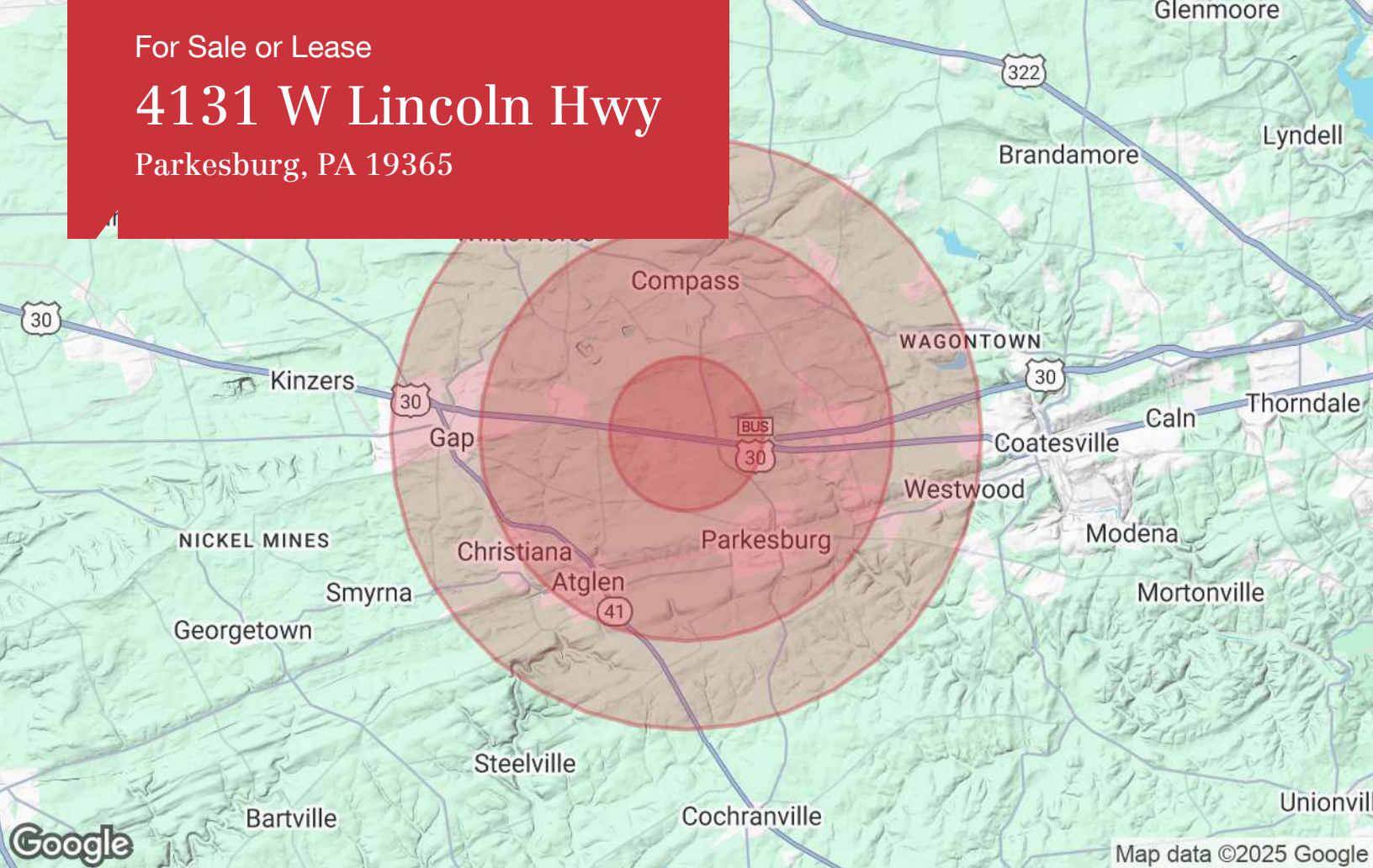
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Population

	1.3 Miles	3.5 Miles	5 Miles
TOTAL POPULATION	1,178	17,890	31,463
MEDIAN AGE	39	39	40
MEDIAN AGE (MALE)	38	38	39
MEDIAN AGE (FEMALE)	40	40	41

Households & Income

	1.3 Miles	3.5 Miles	5 Miles
TOTAL HOUSEHOLDS	389	6,325	10,972
# OF PERSONS PER HH	3	2.8	2.9
AVERAGE HH INCOME	\$127,133	\$122,073	\$121,800
AVERAGE HOUSE VALUE	\$388,135	\$346,167	\$364,502

Race

	1.3 Miles	3.5 Miles	5 Miles
% WHITE	93.8%	87.6%	88.2%
% BLACK	3.7%	7.5%	7.3%
% ASIAN	0.2%	0.9%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.4%	0.3%
% OTHER	2.1%	3.5%	3.2%

Ethnicity

	1.3 Miles	3.5 Miles	5 Miles
% HISPANIC	3.7%	7.3%	6.9%

* Demographic data derived from 2020 ACS - US Census