



For Lease
Hotel Pad Site
 Not Disclosed

363 West Main Street

Leola, Pennsylvania 17540

Property Highlights

- Prime location for hospitality development
- Quick access to US Route 30 & US Route 222
- Zoned General Commercial
- Average Daily Traffic Volume: 19,195 VPD both directions on New Holland Pike
- 6 miles from Dutch Wonderland & Tanger Outlets - Lancaster
- 7 Miles from Downtown Lancaster

Property Description

2.8 acres available for lease on New Holland Pike with quick access to US Route 30 and US Route 222. Perfect opportunity for hospitality development in the Lancaster area.

OFFERING SUMMARY

Available SF	2.8 Acres
Lease Rate	Not Disclosed
Lot Size	2.8 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,459	\$69,322
5 Miles	58,736	\$75,716
10 Miles	317,480	\$66,574

For more information

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes are approximate.

1015 Mumma Road
 Lemoyne, PA 17043
 717 761 5070 tel
naicir.com

Property Details



PROPERTY ADDRESS: 363 West Main Street, Leola, PA 17540

COUNTY: Lancaster

MUNICIPALITY: Upper Leacock

APN: 360-29821-0-0000

LOT SIZE: 2.8 Acres

ZONING: General Commercial

PROPERTY TAXES: \$26,008.40

RESPONSIBILITY DESCRIPTION: NNN

LEASE TERM: Negotiable

RENTAL RATE: Contact agent for lease rate



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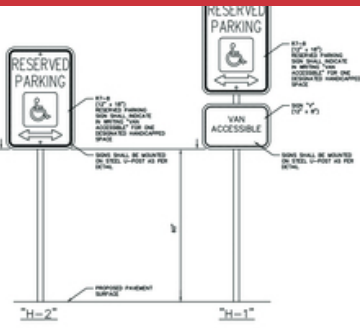
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Site Plan

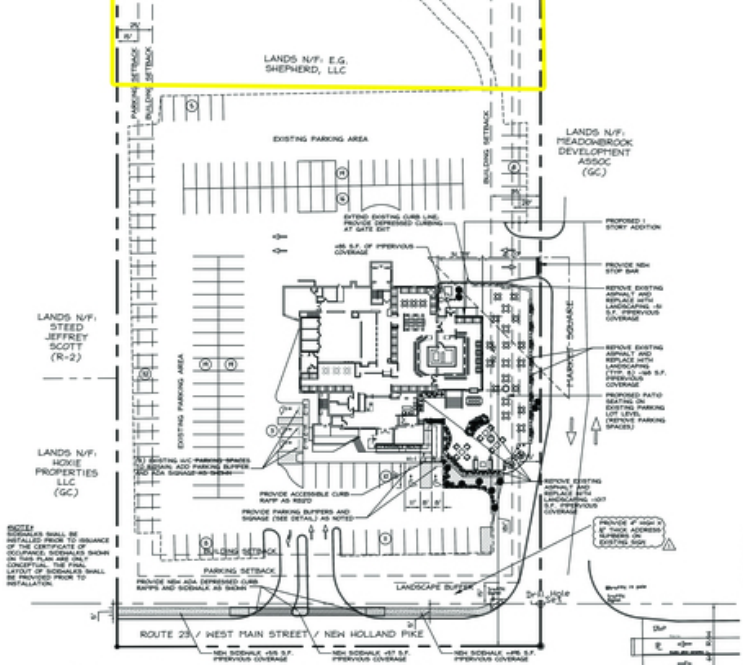
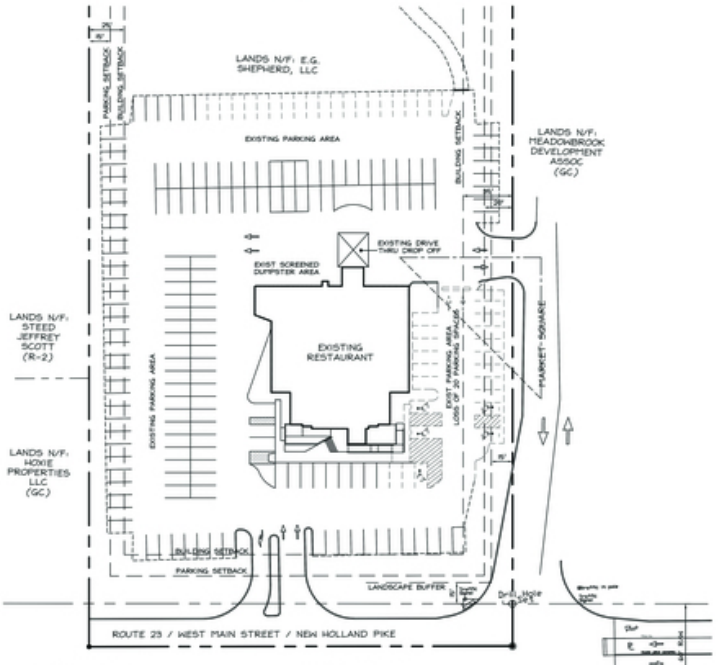
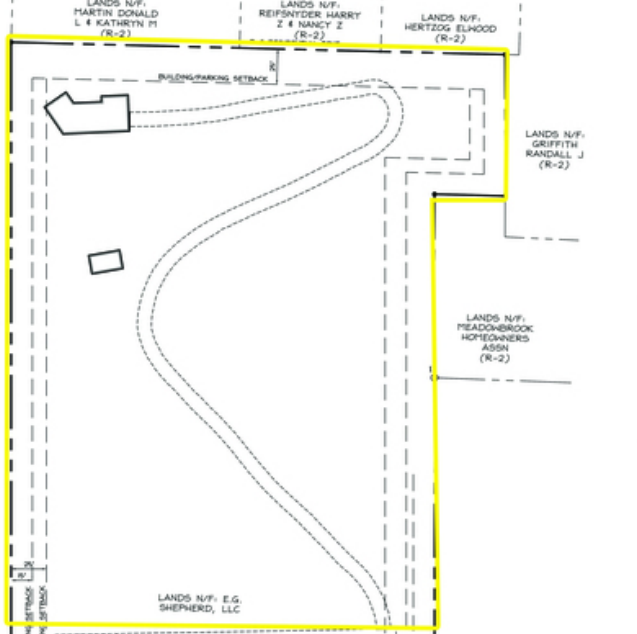


ZONING REQUIREMENTS

MINIMUM LOT SIZE	REQUIRED	PROPOSED
AREA:	43,540 SF	NO CHANGE
WIDTH:	80'	NO CHANGE
MINIMUM YARD REQUIREMENTS:		
PRINCIPAL BUILDING:		
FRONT:	30' (FROM R.O.H.)	NO CHANGE
REAR:	20'	NO CHANGE
SIDE:	20'	NO CHANGE
PARKING:		
FRONT:	20' (FROM R.O.H.)	NO CHANGE
REAR:	20'	NO CHANGE
SIDE:	20'	NO CHANGE
RESIDENTIAL BUFFER:	50'	NO CHANGE
LANDSCAPE BUFFER:	5' (ALL LOT LINES)	NO CHANGE
HEIGHTS:		
PRINCIPAL BLDG:	30' MAX	NO CHANGE
FENCES:	10' MAX	00'
MINIMUM COVERAGE:		
IMPERVIOUS:	40%	40%

LOT COVERAGE MODIFICATIONS

INCREASE IN NEW IMPERVIOUS COVERAGE - +82 SQ. FT.
 REMOVAL OF EXISTING IMPERVIOUS COVERAGE - -326 S.F.
 NET REMOVAL OF IMPERVIOUS SURFACE - -34 SQ. FT.



EXISTING SITE/DEMO SKETCH PLAN
 SCALE: 1" = 40'-0"

PROPOSED SITE SKETCH PLAN
 SCALE: 1" = 40'-0"

CGA
CALABRESE
GOOD
ARCHITECTS
INC.
 ARCHITECTURE
 INTERIOR DESIGN
 LAND PLANNING
 CONSTRUCTION
 MANAGEMENT
 134 W. MAIN ST.
 LEOLA, PA. 17540
 717-656-4183
 FAX: 717-656-9695
 www.cga-calabrese-good-architects.com

PROPOSED RENOVATIONS FOR:
FUNCK'S RESTAURANT
 UPPER LEACOCK TOWNSHIP
 363 WEST MAIN STREET LEOLA, PA 17540

PERMIT SUBMITTAL
 THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND PREPARATION OF THIS PLAN. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THIS PLAN. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT.

DATE: 30 SEP 15
 DRAWING TITLE: SITE SKETCH PLAN
 SCALE: 1" = 40'-0"



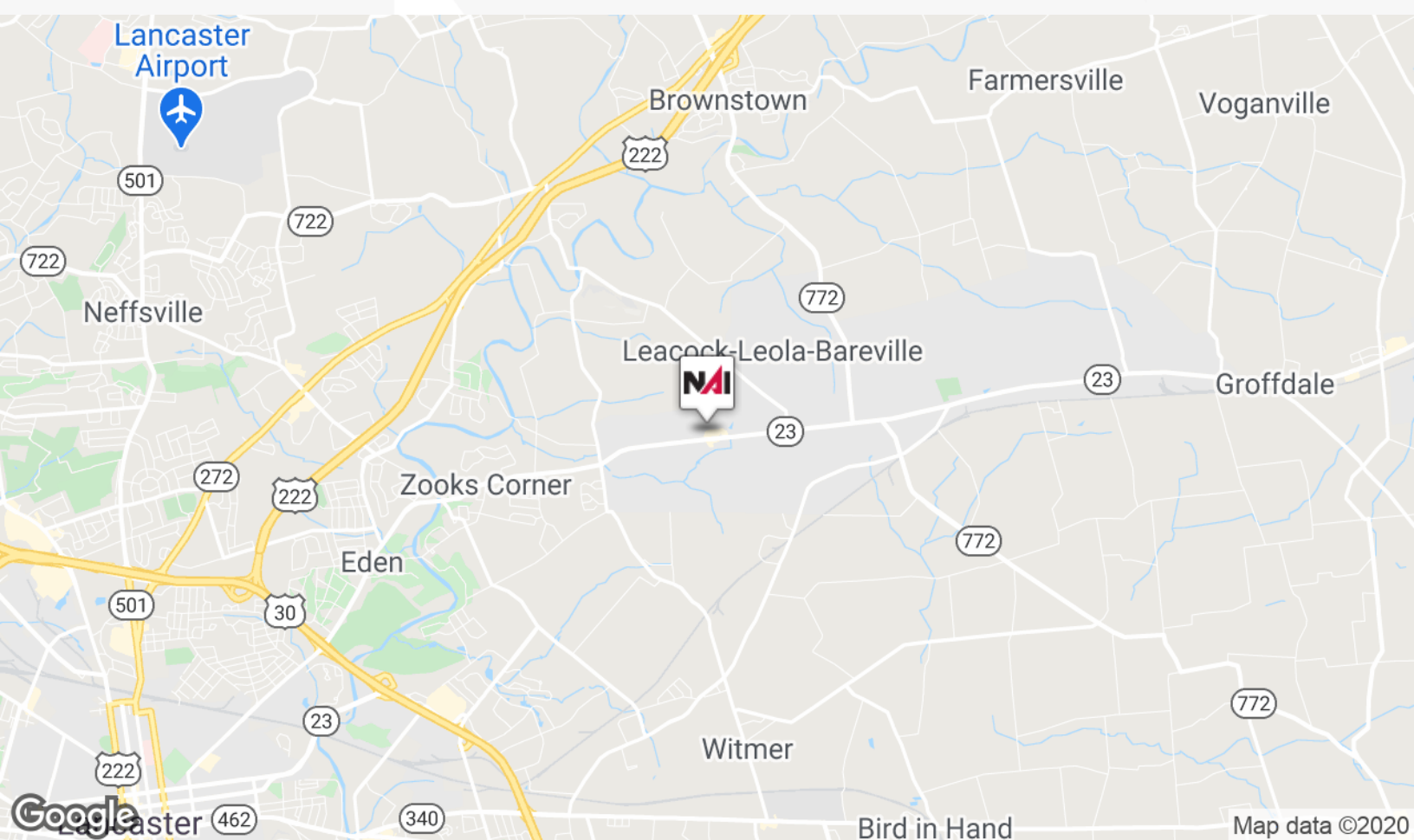
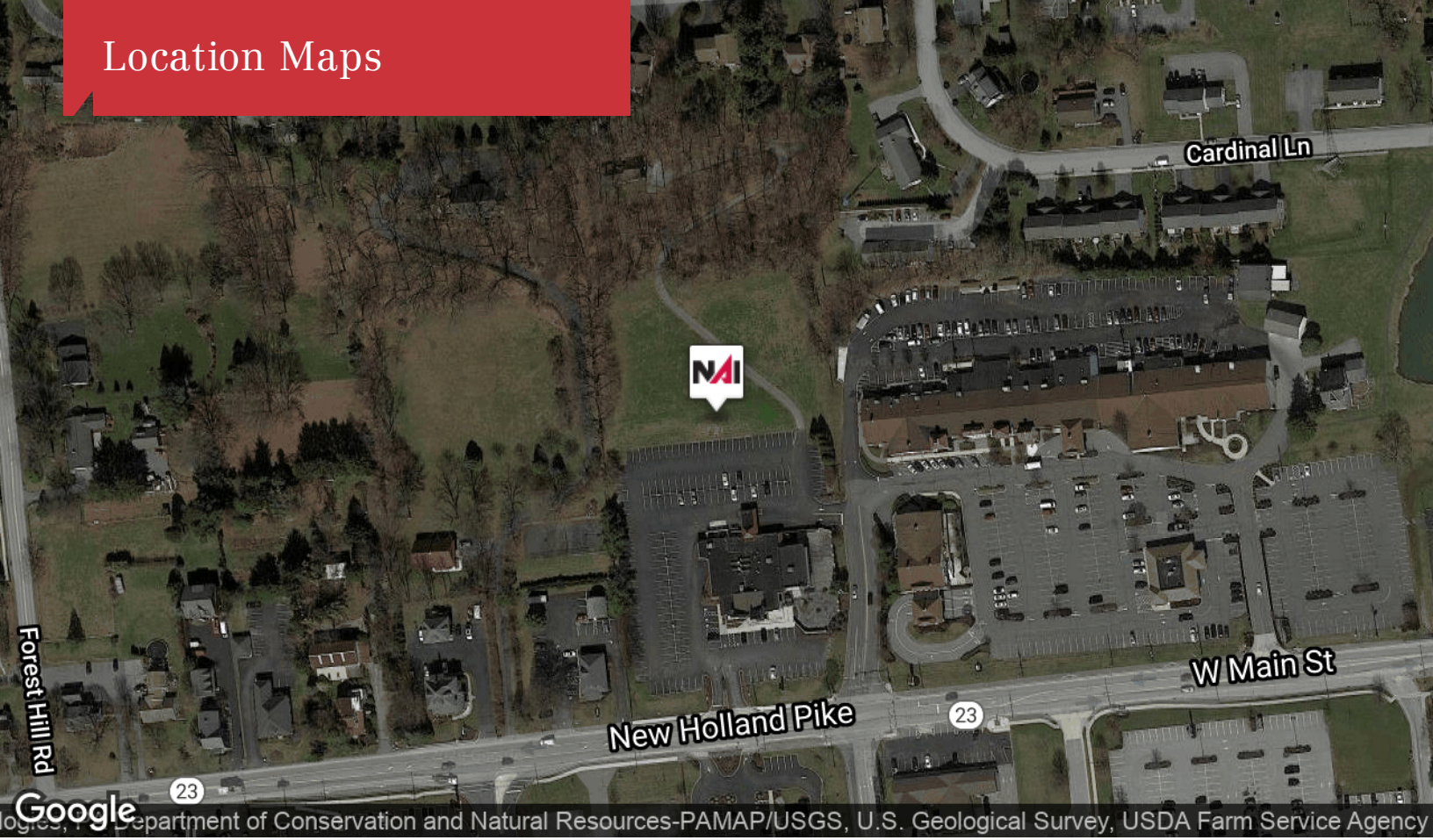
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Location Maps



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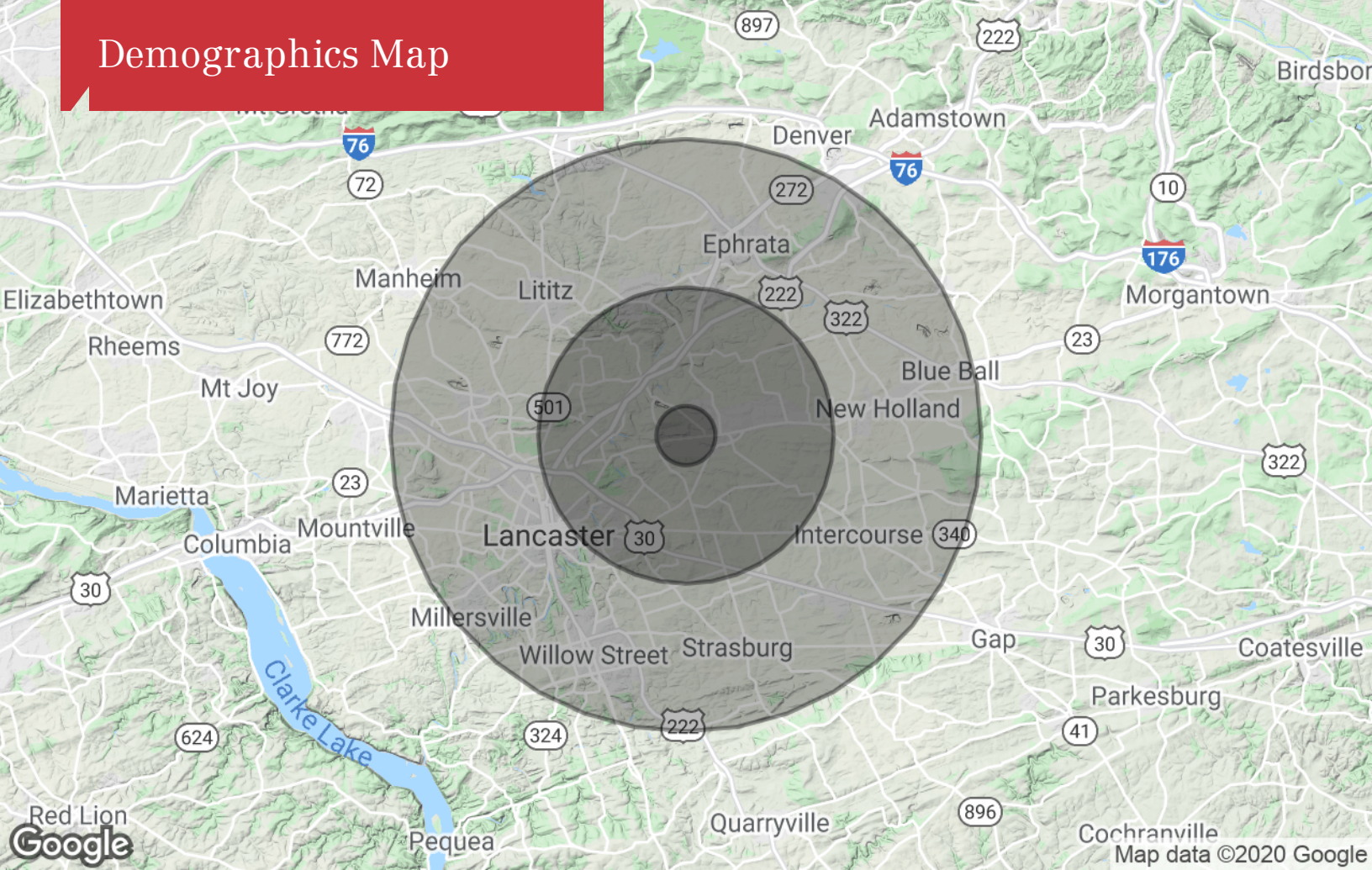
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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,459	58,736	317,480
MEDIAN AGE	31.2	39.8	38.1
MEDIAN AGE (MALE)	28.6	38.1	36.2
MEDIAN AGE (FEMALE)	33.7	41.8	39.9

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	465	22,092	122,617
# OF PERSONS PER HH	3.1	2.7	2.6
AVERAGE HH INCOME	\$69,322	\$75,716	\$66,574
AVERAGE HOUSE VALUE	\$278,359	\$264,834	\$216,849

* Demographic data derived from 2010 US Census



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