

Property Summary



PROPERTY DESCRIPTION

Highly visible and accessible property located in high growth market and consisting of two tax parcels totaling approximately 1.19 acres and 176' of road frontage. Permitted uses include but not limited to professional office, daycare, school, church, medical clinic, restaurant, bank or financial institution & more.

PROPERTY HIGHLIGHTS

- Tax parcels 36-3-52.2 and 36-3-52.4B
- Zoned Community Service District (CS)
- Permitted uses include professional office, daycare, school, church, medical clinic, restaurant & more
- West Sadsbury Township
- Onsite Water & Sewer
- Existing +/- 1,700 SF building/shop on property
- Approximately 176' of road frontage
- Traffic Volume +/- 18,627 VPD

FRANK ENGLUND

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.19 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	49	240
Total Population	42	150	727
Average HH Income	\$133,846	\$133,716	\$129,115



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

Additional Photo | Aerial View



Chesco Views

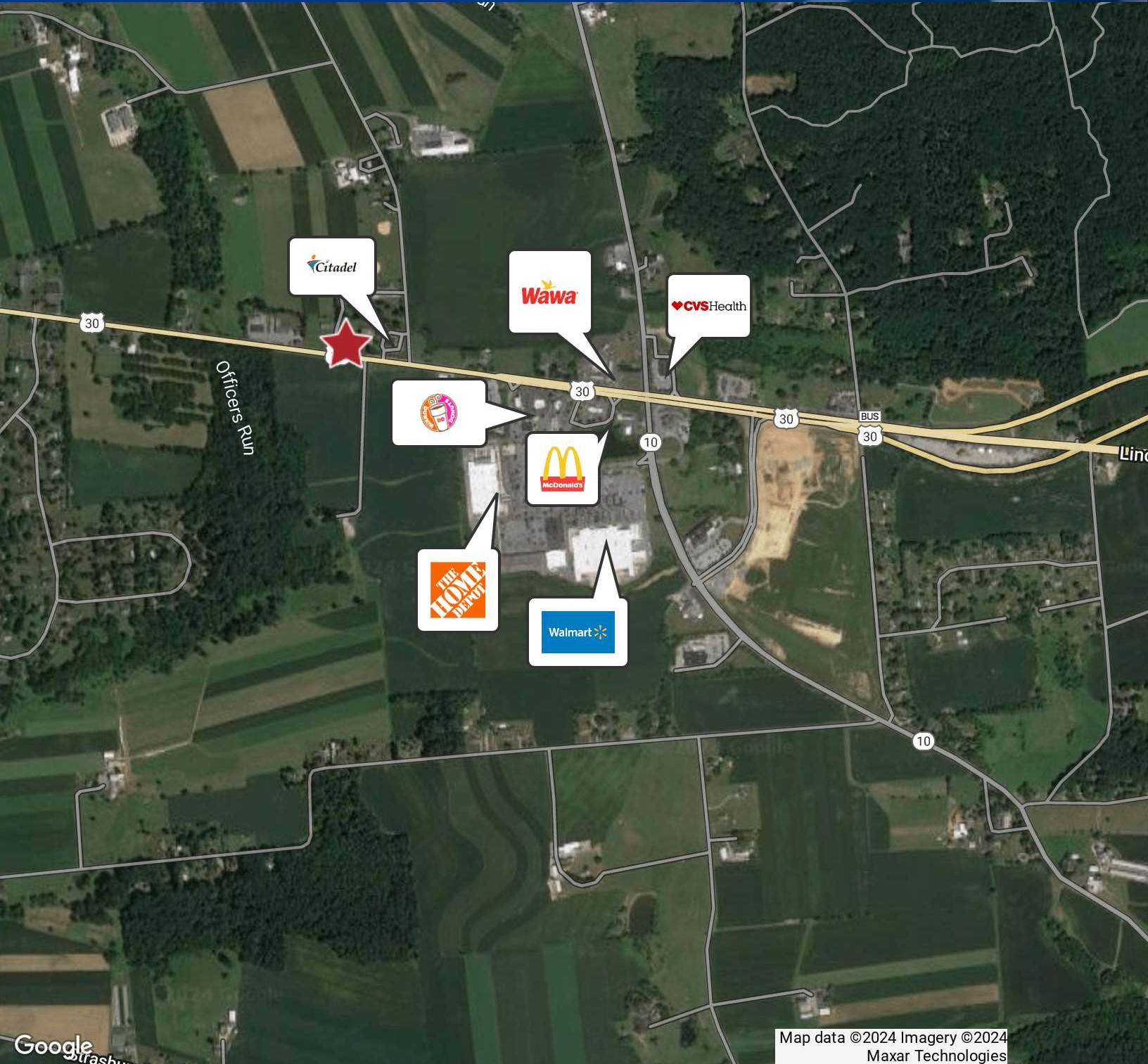
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Location Map



Map data ©2024 Imagery ©2024
Maxar Technologies

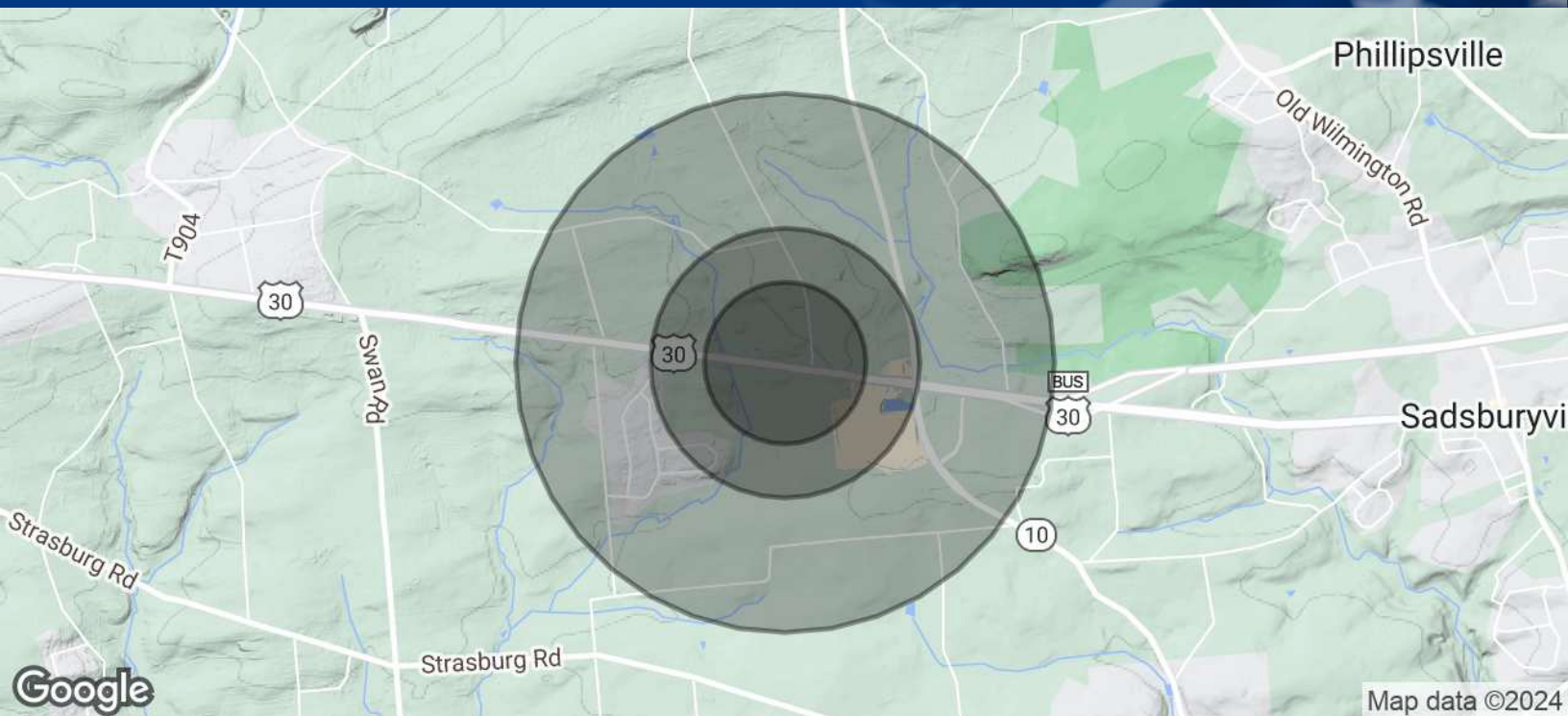
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	42	150	727
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	49	240
# of Persons per HH	3	3.1	3
Average HH Income	\$133,846	\$133,716	\$129,115
Average House Value	\$373,151	\$373,440	\$383,712

Demographics data derived from AlphaMap

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|----|----------------------------------|--|
| 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 (½) 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.

Development in the CS Community Service District shall comply with all applicable Sign Regulations included in Part 13.

§407. Adult Entertainment Establishments Prohibited.

There shall be no adult entertainment establishments permitted in a Community Service District (CS).

§408. Industrial/Commercial Site Capacity Determination.

Part 9B, will apply to the CS Community Service District.