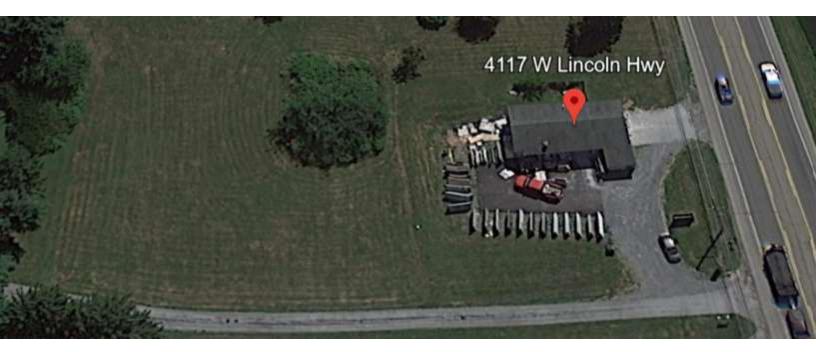
# **Property Summary**



# 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

#### **OFFERING SUMMARY**

Sale Price:

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

#### FRANK ENGLUND

Founding Partner 610.505.8493 fenglund@firstlibertypartners.com



Subject To Offer

# Additional Photo | Aerial View



#### Chesco Views

#### FRANK ENGLUND

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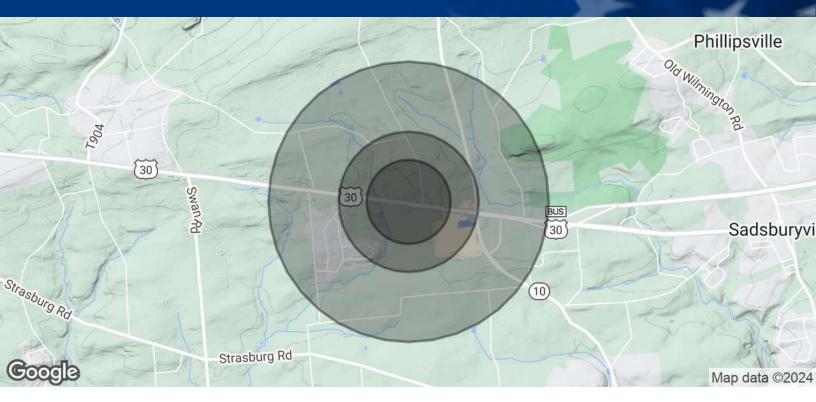
# **Location Map** Citadel Wawa **CVS**Health Walmart : Map data ©2024 Imagery ©2024 Google Maxar Technologies

#### **FRANK ENGLUND**

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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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#### PART 4

#### CS - COMMUNITY SERVICE DISTRICT

# §401. <u>Use Regulations</u>.

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.

The following area and bulk regulations shall apply:

- 1. Net lot area minimum 2 acres
- 2. Minimum lot width at setback line Two hundred (200') feet

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') feetC. 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.