

**COMMERCIAL LAND**

**1475 East Main Street | Mount Joy, PA | 17545**

**FOR LEASE**

**PROPERTY OVERVIEW**

Restaurant pad site available for ground lease on Route 230/Main Street in Mount Joy. Property has a shared driveway with Sheetz, and is located at Mount Joy Route 283 interchange, which is a popular and successful location for restaurants including McDonald's, Fuddruckers, Tropical Smoothie Cafe and Mick's Pub. Drive-thru allowed. Up to 5 acres available.

**PROPERTY SUMMARY**

Lease Price:	\$125,000/YR
Zoning:	Mixed Use Commercial
Total Land Size:	1 Acre
Property Visibility:	Excellent
County:	Lancaster
Municipality:	Repho Twp
Tax ID Number:	5409199900000



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**JEFF HERR | JEFFREY HERR**  
717-843-5555  
www.bennettwilliams.com



MARKET OVERVIEW - MOUNT JOY, PA



DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
POPULATION	334	55,044	300,338
TOTAL EMPLOYEES	2,023	26,382	164,894
AVERAGE HHI	\$72,369	\$95,068	\$83,482
TOTAL HOUSEHOLDS	143	21,589	117,047

TRAFFIC COUNTS	
ROUTE 283: 60,000 VPD	

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

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STRICKLER ROAD M LOTS CONCEPT SKETCH  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PA  
 MUC ZONING DISTRICT – MIXED USE COMMERCIAL  
 SCALE: 1"=60'

RAPHO TOWNSHIP ZONING ORDINANCE, ADOPTED 11-7-13, LAST AMENDED 12-7-17 BY ORD. 2017-5

MUC REQUIREMENTS (121-461):  
 -SHALL FOLLOW ANCHOR USE REQUIREMENTS  
 -ARCHITECTURAL INTEREST SHALL BE USED WITH CLEARLY DEFINED ENTRANCE AND BUILDING FAÇADE ARTICULATION  
 -MAX. BUILDING HEIGHT: 6 STORIES  
 -ROOF LINE REQUIRED  
 -NO MINIMUM LOT AREA WITHIN THE DEVELOPMENT TRACT  
 -NO MINIMUM LOT WIDTH FOR INDIVIDUAL LOTS WITHIN THE DEVELOPMENT TRACT

SETBACKS FOR BUILDINGS, STRUCTURES, AND OFF-STREET LOADING AREAS:  
 EAST MAIN STREET: 20 FEET, ESBENSHADE ROAD: 20 FEET  
 OFF-STREET PARKING AREA SETBACKS ARE 10 FEET FOR EAST MAIN STREET AND ESBENSHADE ROAD

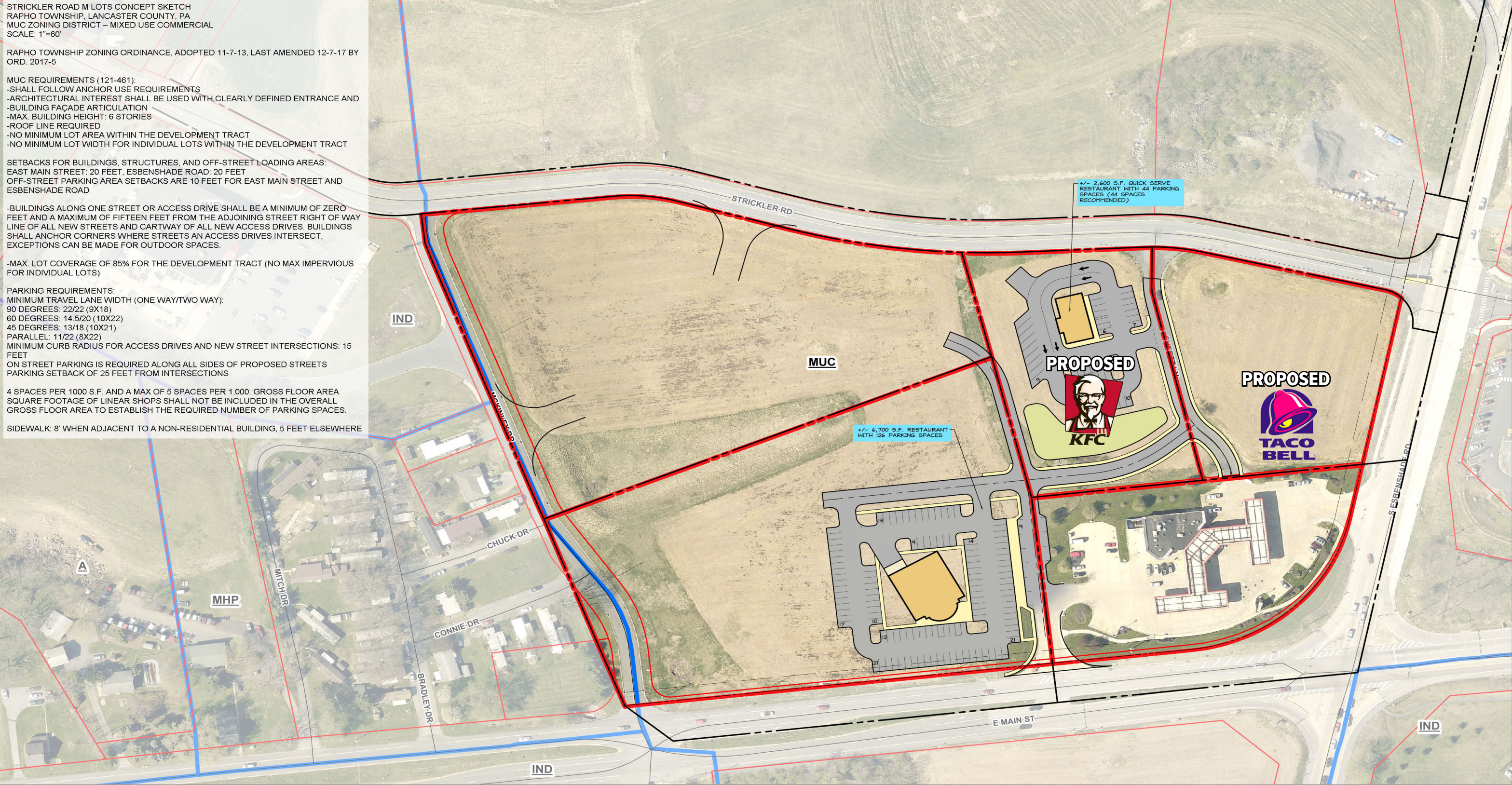
-BUILDINGS ALONG ONE STREET OR ACCESS DRIVE SHALL BE A MINIMUM OF ZERO FEET AND A MAXIMUM OF FIFTEEN FEET FROM THE ADJOINING STREET RIGHT OF WAY LINE OF ALL NEW STREETS AND CARTWAY OF ALL NEW ACCESS DRIVES. BUILDINGS SHALL ANCHOR CORNERS WHERE STREETS AN ACCESS DRIVES INTERSECT. EXCEPTIONS CAN BE MADE FOR OUTDOOR SPACES.

-MAX. LOT COVERAGE OF 85% FOR THE DEVELOPMENT TRACT (NO MAX IMPERVIOUS FOR INDIVIDUAL LOTS)

PARKING REQUIREMENTS:  
 MINIMUM TRAVEL LANE WIDTH (ONE WAY/TWO WAY):  
 90 DEGREES: 22/22 (9X18)  
 60 DEGREES: 14.5/20 (10X21)  
 45 DEGREES: 13/18 (10X21)  
 PARALLEL: 11/22 (8X22)  
 MINIMUM CURB RADIUS FOR ACCESS DRIVES AND NEW STREET INTERSECTIONS: 15 FEET  
 ON STREET PARKING IS REQUIRED ALONG ALL SIDES OF PROPOSED STREETS  
 PARKING SETBACK OF 25 FEET FROM INTERSECTIONS

4 SPACES PER 1000 S.F. AND A MAX OF 5 SPACES PER 1,000. GROSS FLOOR AREA SQUARE FOOTAGE OF LINEAR SHOPS SHALL NOT BE INCLUDED IN THE OVERALL GROSS FLOOR AREA TO ESTABLISH THE REQUIRED NUMBER OF PARKING SPACES.

SIDEWALK: 8' WHEN ADJACENT TO A NON-RESIDENTIAL BUILDING, 5 FEET ELSEWHERE



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