

# 3105 C G Zinn Road

THORNDALE, PA | 19372

±6,789 SF  
FOR SALE



## EXECUTIVE SUMMARY

**Size:** 6,789 (2 Floors)

**Price/SF:** \$225.00

**Price:** \$1,527,525.00

**Occupancy:** Fully Vacant



**Tommy Ciccarone**

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## PROPERTY HIGHLIGHTS

- SF: 6,789 (2 Floors)
- Acres: 1.04
- Land SF: 45,430
- Parking: 25 / 3.68 Per 1,000
- Township: Caln Township
- Zoning: TV-1
- Utilities: Public
- Taxes: \$3.87 P/SF
- Built: 1984
- Treatment Room(s): 7 (2 Private)
- Consultation Room(s): 1
- Hygiene Room(s): 3
- X-Ray: 1
- Laboratory: 1
- Private Office(s): 2



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,317	41,627	88,251
TOTAL EMPLOYEES	1,849	9,168	21,099
AVERAGE HHI	\$137,246	\$138,927	\$146,680
TOTAL HOUSEHOLDS	2,455	15,437	32,980
TRAFFIC COUNTS: <b>Lincoln Hwy</b> ±12,300 VPD			



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## ZOING: TV-1 THORNDALE VILLAGE

Purpose. the TV-1 Zoning District generally contains a mixture of commercial, institutional, municipal, governmental and residential uses, which establishes the central business district and village within Thorndale. Subdivision and land development activity should be encouraged as infill development. The existing and/or proposed land uses should be served by a road system and public utilities with sufficient capacities. Redevelopment opportunities through conversions, adaptive reuse and creative land development designs should be considered to accomodate new business opportunities and enhance economic development opportunities.

## BY RIGHT USE(S)

- 1) Public utilities, subject to 155-92 of the Code.
- 2) Municipal uses, subject to 155-94 of the Code.
- 3) Retail business establishments with 7,500 SF or less of gross floor area.
- 4) Business and professional offices with 7,500 SF or less of gross floor area.
- 5) Medical or dental clinic with 7,500 SF or less of gross floor area.
- 6) Restaurants with 7,500 SF or less of gross floor area and without drive-through service lanes.
- 7) Taverns and taprooms with 7,500 SF or less of gross floor area.

## NOTABLE CONDITIONAL USE(S)

- Day Care
- Veterinary Hospital or Medical Clinic



- 8) Club or lodge with 7,500 SF or less of gross floor area.
- 9) Personal service establishments with 7,500 SF or less of gross floor area.
- 10) Banks and financial establishments with 7,500 SF or less of gross floor area.
- 11) Forestry, subject to 155-37 of the Code.
- 12) Automobile leasing with 7,500 SF or less of gross floor area.
- 13) Medical marijuana dispensary with 7,500 SF or less of gross floor area.



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## MARKET OVERVIEW



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

**Tommy Ciccarone**

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## OUR LOCATIONS:

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Lancaster, PA 17601

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### CONTACT US

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