

200 PLEASANT VALLEY ROAD

EPHRATA, PA 17522



**±18.18 ACRES
FOR SALE**



JEFF HERR | JEFFREY HERR | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

200 Pleasant Valley Road in Ephrata, PA presents an exceptional opportunity to acquire +/-18 acres of commercially zoned land in Lancaster County. Zoned C-2 General Commercial, the property offers significant development potential for a variety of commercial uses and is located within the Urban Growth Boundary. Public water and sewer are located nearby, further enhancing the site's long-term development potential. Positioned in the growing Ephrata market with convenient access to the surrounding commercial corridors and regional roadway network, this substantial tract provides an excellent opportunity for developers, investors, or owner-users seeking a large-scale commercial development site.



POPULATION
5 mile- 55,208
7 mile- 97,839
10 mile- 198,706



EMPLOYEES
5 mile- 21,848
7 mile- 42,514
10 mile- 84,076



AVERAGE HHI
5 mile- \$111,016
7 mile- \$115,056
10 mile- \$129,817



HOUSEHOLDS
5 mile- 21,199
7 mile- 37,172
10 mile- 75,702



TRAFFIC COUNTS
US 222: ±65,000 VPD
US 322: ±18,000 VPD
US 272: ±19,000 VPD

ZONING

C-2 GENERAL COMMERCIAL DISTRICT



PERMITTED USES | PRINCIPAL USES

- 1 Retail stores or shops for the conducting of any retail business, excluding stores in excess of 10,000 square feet of floor area and excluding shopping centers.
- 2 Business, professional or government offices and office buildings.
- 3 Banks and savings and loan associations.
- 4 Bowling alleys.
- 5 Restaurants, cafes, taverns or other places serving food and beverages, except drive-ins.
- 6 Theaters or motion-picture theaters, except drive-ins.
- 7 Automobile or mobile home sales with accessory service facilities.
- 8 Hotels and motels.
- 9 Short-term rental subject to all requirements of § 184-43.5.
- 10 Event venue. An event venue shall meet all requirements for a restaurant including, but not limited to, off-street parking.



PERMITTED ACCESSORY USES | SAME LOT

- 1 A dwelling for a watchman or caretaker.
- 2 Off-street parking areas pursuant to the provisions of § 184-36.
- 3 Signs pursuant to § 184-35.
- 4 Customary accessory uses and buildings, provided that such are clearly incidental to the principal use.



USES BY SPECIAL EXCEPTION | ZONING HEARING BOARD APPROVAL

- 1 Gasoline service stations.
- 2 Drive-in restaurants.
- 3 Car washes.
- 4 Wholesale businesses.
- 5 Accessory uses not located on the same lot with the permitted principal use.
- 6 Adult establishments in accordance with the standards and criteria set forth in § 184-38.
- 7 Any other uses as determined by the Board to be of the same general character as the permitted uses.
- 8 Retail stores or shops for the conducting of any retail business in excess of 10,000 square feet of floor area, subject to the provisions of § 184-32.
- 9 Shopping centers, subject to the provisions of § 184-32.



DIMENSIONAL STANDARDS | LOTS



MINIMUM LOT AREA

- 35,000 square feet for each principal use.
- For two principal uses located within two semidetached buildings on the same lot, the minimum lot area shall be 35,000 square feet.



MINIMUM LOT WIDTH

- 100 feet.



YARD REQUIREMENTS | MINIMUM DIMENSIONS



FRONT YARD

- 35 feet.



SIDE YARDS (EACH)

- 25 feet.



REAR YARD

- 25 feet.



DISTANCE BETWEEN BUILDINGS

- 30 feet.



OFF-STREET PARKING & LOADING | MINIMUM YARD DIMENSIONS



FRONT YARD (MAJOR STREETS)

- 35 feet (as defined in Chapter 115, Subdivision and Land Development).



FRONT YARD (ALL OTHER STREETS)

- 15 feet.



SIDE YARDS (EACH)

- 10 feet.



REAR YARD

- 10 feet.



MAXIMUM COVERAGE & HEIGHT

MAXIMUM IMPERVIOUS SURFACE COVERAGE

- 80%

MAXIMUM HEIGHT

- 35 feet.



SANITARY SEWAGE DISPOSAL

All uses within the C-2 General Commercial District shall be provided with public sanitary sewage disposal service.



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MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Jeff Herr

jherr@bennettwilliams.com



Jeffrey Herr

jherr2@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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About Bennett Williams

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Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

