

FOR SALE

AUTOMOTIVE/CONTRACTOR SPACE

1810 Columbia Avenue, Lancaster, PA 17603



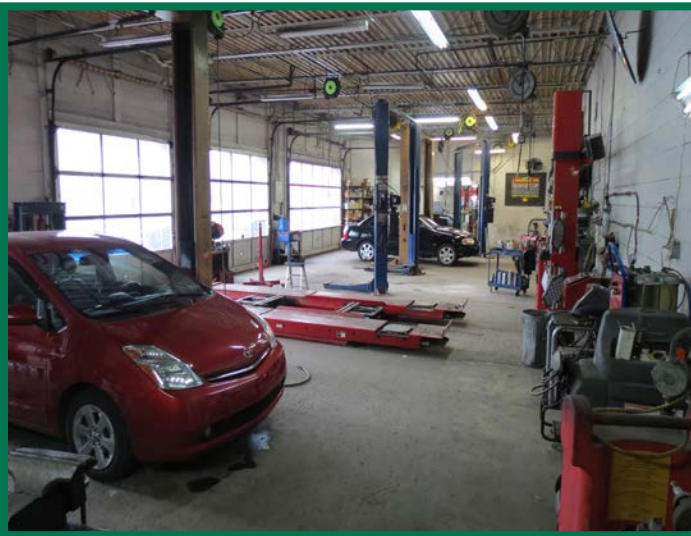
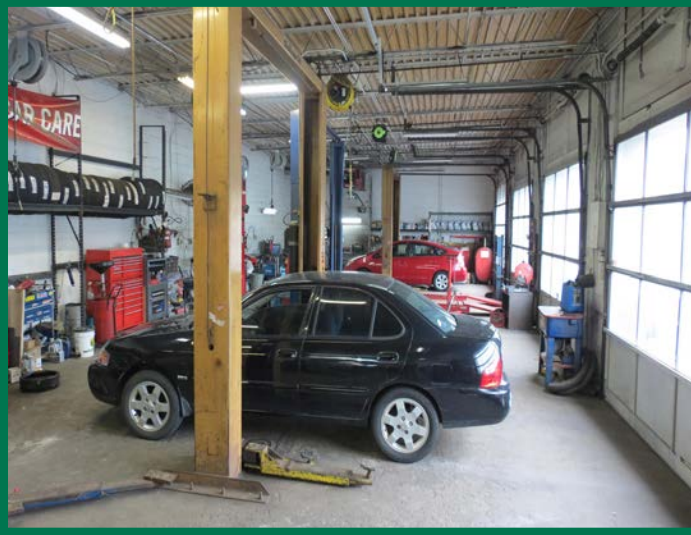
LOCATION:	1810 Columbia Avenue, Manor Township Lancaster, PA 17603
SALE PRICE:	\$750,000
BUILDING SIZE:	± 4,138 SF
LOT SIZE:	± 0.4 Acres
HVAC:	Natural gas-fired heat with central air; Waste oil heater in the service bays
DRIVE IN DOORS:	Five (5), 9'x9' drive-in doors; One (1), 9'x15' drive-in door
ZONING:	(GC) General Commercial
TRAFFIC COUNTS:	Columbia Avenue: 14,941 Average Daily Traffic (Both Directions)
ADDITIONAL COMMENTS:	Freestanding automotive service/retail building in high profile location. Includes a check-in/waiting area, six (6) drive-in bays, lifts, air compressor and on-site parking for fifteen (15) vehicles. Contact Dan Berger or Dan Berger, Jr for details and showings.

Daniel A. Berger, CCIM, SIOR **Daniel Berger, Jr., CCIM**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax
dan@uscommercialrealty.net danjr@uscommercialrealty.net
www.uscommercialrealty.net

1810 Columbia Avenue
Lancaster, PA
Photos



**1810 Columbia Avenue
Lancaster, PA
Multi-List Information**

Client One-Page

1810 Columbia Ave, Lancaster, PA 17603

Active

Commercial Sale

\$750,000



MLS #:	PALA183820	Type:	Mixed Use
Available SqFt:	4,138.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	181.25	Lot Acres / SQFT:	0.4a / 17,424sf /
Business Use:	Auto Related	Assessor	
Tax ID #:	410-16014-0-0000	Lot Size Dimensions:	0.00 x 0.00
County:	Lancaster, PA		
MLS Area:	Manor Twp - Lancaster County (10541)		
Year Built:	1957		

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt /	\$8,306 / 2020	HOA:	No
Year:			
Tax Assessed Value:	\$397,800 / 2021		
Land Assessed Value:	\$174,700		

Building Info

Building Total SQFT: 4,138 / Estimated

Features

Interior Features:	Accessibility Features: None
Parking:	0 Truck Trailer Spaces, 15 Car Parking Spaces
Utilities:	Central A/C, Cooling Fuel: Natural Gas, Heating: Central, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Freestanding automotive service/retail building in high profile location. Includes a check-in/waiting area, six (6) drive-in bays, lifts, air compressor and on-site parking for fifteen (15) vehicles. Contact Dan Berger or Dan Berger, Jr for details and showings.

Listing Details

Original Price:	\$750,000	Sale Type:	Standard	DOM:	3
Listing Term Begins:	06/09/2021				

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1810 Columbia Avenue
Lancaster, PA
Aerial



1810 Columbia Avenue
Lancaster, PA
Equipment List

Equipment List

1810 Columbia Avenue, Lancaster, PA 17603

Tirechanger - Ravaglioli Plus 83

Balancer Coats - 1150-2D

Blue Bullet Bender

Miller Welder - Miller Matic 140

Hunter Alignment S811 DSP600

Emission Equip Band Logic

Flush Equipment Coolant

Air Conditioning Equipment - Coolteck 34288

Gas Caddy

Brake Lathe - Ammco

3 Challenger Lifts

3 Rotary - two (2) 9,000; one (1) 10,000 HummerLift

2 Compressors

Oxygen Maker AirSept

*Overhead hose reels & pumps property of REIT Lubricants

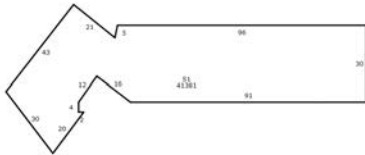
**1810 Columbia Avenue
Lancaster, PA
Tax Card**

Property Information

Property ID	410-16014-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2021 <input type="button" value="v"/>	Land Use	535 - AUTO BODY/TIRE SHOP
Township	410 Manor Twp	Tax Status	Taxable
Site Address	1810 COLUMBIA AVE	Clean & Green	No

Property Sketches & Photos

1



Parcel photo



Related Names

Parcel Owner	FRAILEY, JENNIFER H 71 OAK LANE LANCASTER, PA 17603
Status	Current

**1810 Columbia Avenue
Lancaster, PA
Tax Card**

Assessments						
Annual Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	174,700	223,100	397,800	0	0	0
Exempt	0	0	0	0	0	0
Total	174,700	223,100	397,800	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics			
Electric	Gas	Sewage	Water
HOOKED-UP	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation			
Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	17,424	0.4000



**1810 Columbia Avenue
Lancaster, PA
Tax Card**

Structure 1 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 COM-GRGE-SVC #1	7,942	1957

Section 1

Occupancies

Occupancy	Finished Area	Wall Height
528 - Service Repair Garage	7,942 Sq. Ft.	14

Exterior Walls

Brick, Solid	7942.00 Sq.Ft.
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Heating, Cooling & Ventilation

Space Heater	7942.00 Sq.Ft.
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Miscellaneous

16 - OVRHD-DOORS	6.00 Units
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Structure 2 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	10,000	1976

Other / Miscellaneous

056 - Paving, Asphalt	10000.00 Square Ft.
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**1810 Columbia Avenue
Lancaster, PA
Tax Card**

Structure 3 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #2	240	1976

Carports / Canopies

011 - Carport	240.00 Square Ft.
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No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2020	6551801	DEED	10/8/2020	HENRY FRAILEY	JENNIFER FRAILEY	\$1
1975	X-66-215		9/26/1975			\$0

Billing

NOT A CERTIFIED COPY - FOR INFORMATIONAL PURPOSES ONLY

Billing Pd.	Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due	Date Paid
January	\$1,551.82	(\$31.04)	\$1,520.78	\$1,520.78	\$0.00	4/5/2021


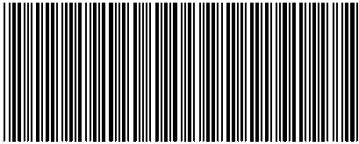


Note: Payment amounts may only reflect the Lancaster County amounts



**1810 Columbia Avenue
Lancaster, PA
Tax Card**

Tax Amounts - January					
Fund Desc.	Rate Type	Tax Rate	2% Discount if paid by 4/30/2021	Base Tax if paid by 6/30/2021	10% Penalty if paid after 6/30/2021
Lancaster County	Millage	2.91100000	\$1,134.84	\$1,158.00	\$1,273.80
Manor Twp	Millage	0.99000000	\$385.94	\$393.82	\$433.20
Total			\$1,520.78	\$1,551.82	\$1,707.00

**1810 Columbia Avenue
Lancaster, PA
Deed**

<p>Lancaster County Ann M. Hess Recorder of Deeds 150 N. Queen Street Suite 315 Lancaster, PA 17603 Phone: 717-299-8238 Fax: 717-299-8393</p> 	<p>INSTRUMENT # : 6551801 RECORDED DATE: 10/08/2020 03:55:58 PM</p>  <p align="center">4126542-00160</p> <p align="center">LANCASTER COUNTY ROD</p>														
<p>OFFICIAL RECORDING COVER PAGE Page 1 of 5</p>															
<p>Document Type: DEED Transaction Reference: eSecureFile : 10607271 Document Reference:</p>	<p>Transaction #: 3942998 - 1 Doc(s) Document Page Count: 4 Operator Id: acrawley</p>														
<p>RETURN TO: (Simplifile) Brubaker Connaughton Goss & Lucarelli LLC - MANOR TOWNSHIP 480 New Holland Ave Ste 6205 Lancaster, PA 17602-2227 (717) 945-5745</p>	<p>SUBMITTED BY: Brubaker Connaughton Goss & Lucarelli LLC - MANOR TOWNSHIP 480 New Holland Ave Ste 6205 Lancaster, PA 17602-2227</p>														
<p>* PROPERTY DATA: Parcel ID #: 410-1601400000 Municipality: MANOR TOWNSHIP (100%) School District: PENN MANOR SD</p>															
<p>* ASSOCIATED DOCUMENT(S):</p>															
<p>FEES / TAXES:</p> <table border="0"> <tr> <td>RECORDING FEE: DEED</td> <td align="right">\$13.00</td> </tr> <tr> <td>CRC #6544</td> <td align="right">\$2.00</td> </tr> <tr> <td>RIF #6543</td> <td align="right">\$3.00</td> </tr> <tr> <td>WRIT TAX</td> <td align="right">\$0.50</td> </tr> <tr> <td>AFF HSG #6557</td> <td align="right">\$11.50</td> </tr> <tr> <td>PA SURCHARGE #6548</td> <td align="right">\$40.25</td> </tr> <tr> <td>Total:</td> <td align="right">\$70.25</td> </tr> </table>	RECORDING FEE: DEED	\$13.00	CRC #6544	\$2.00	RIF #6543	\$3.00	WRIT TAX	\$0.50	AFF HSG #6557	\$11.50	PA SURCHARGE #6548	\$40.25	Total:	\$70.25	<p>INSTRUMENT # : 6551801 RECORDED DATE: 10/08/2020 03:55:58 PM</p> <p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.</p>   <p align="right">Ann M. Hess Recorder of Deeds</p>
RECORDING FEE: DEED	\$13.00														
CRC #6544	\$2.00														
RIF #6543	\$3.00														
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AFF HSG #6557	\$11.50														
PA SURCHARGE #6548	\$40.25														
Total:	\$70.25														

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.



**1810 Columbia Avenue
Lancaster, PA
Deed**

10/08/2020 03:55:58 PM

Document #6551801

LANCASTER COUNTY

Prepared By & Return To:

Theodore L. Brubaker, Esquire
Brubaker Connaughton Goss & Lucarelli LLC
480 New Holland Avenue, Suite 6205
Lancaster, PA 17602
(717) 945-5745

TAX ID NO. 410-16014-0-0000

Premises: 1810 Columbia Avenue,
Manor Township, Lancaster County, Pennsylvania

**Not Searched – Not Certified
This Deed,**

Made this 8th day of October, in the year Two Thousand Twenty (2020),

Between JENNIFER H. FRAILEY, EXECUTRIX OF THE ESTATE OF HENRY E. FRAILEY,
Deceased, of the County of Lancaster, Commonwealth of Pennsylvania (“Grantor”),

and

JENNIFER H. FRAILEY, individual, of the County of Lancaster, Commonwealth of
Pennsylvania (“Grantee”)

Witnesseth, that in consideration of One and 00/100 Dollar (\$1.00), in hand paid, the
receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the
Grantee, her heirs and assigns:

ALL THAT CERTAIN lot or tract of land with the improvements thereon, Situate in
Manor Township, County of Lancaster, Commonwealth of Pennsylvania, bounded and described
according to a plan of survey dated July 28, 1958 and revised February 14, 1968, made by H. F.
Huth Engineers Inc., Lancaster, Pennsylvania, as follows:

BEGINNING at a copper pin at the intersection of the Southerly right of way line of
Lincoln Highway West, being U.S. Route 30 and being known also as Columbia Avenue, with
the Easterly side of Eastman Avenue (50 feet wide); extending thence (1) along the said
Southerly right of way line of Lincoln Highway West, parallel with and thirty (30) feet distant
from the highway center line thereof, South 71 degrees 56 minutes East 200.01 feet to a copper
pin; thence (2) along lands now or late of Richard V. Showers, South 18 degrees 37 minutes
West 103.70 feet to a copper pin at angle in retaining wall; thence (3) along lands now or late of
James W. Trout et ux et al, the following three (3) courses and distances: (a) North 67 degrees 09
minutes West 45.69 feet to an iron pin, (b) along the Southerly side of retaining wall, North 46
degrees 44 minutes West 15.89 feet to a copper pin and (c) in part still along the Southerly side
of said retaining wall, North 71 degrees 23 minutes West 140.00 feet to a copper pin in the said
Easterly side of Eastman Avenue; thence (4) along the said Easterly side of Eastman Avenue,
North 18 degrees 37 minutes East 91.80 feet to the said Southerly side of Lincoln Highway
West, the place of beginning.

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1810 Columbia Avenue
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LANCASTER COUNTY

CONTAINING 19,030.39 square feet or 0.437 acre.

BEING THE SAME PREMISES which Atlantic Richfield Company, a Pennsylvania corporation, by deed dated August 21, 1975 and recorded September 26, 1975 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Record Book X, Volume 66, Page 215 et seq., granted and conveyed unto Henry Edward Frailey and Mary Anne Frailey, husband and wife, their heirs and assigns. And the said Henry Edward Frailey was also known as Henry E. Frailey.

AND THE SAID Mary Anne Frailey died on January 27, 1992, whereupon title vested solely unto Henry E. Frailey by operation of law.

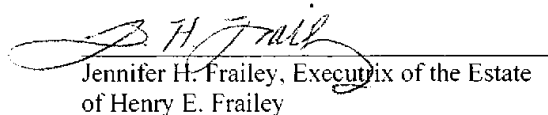
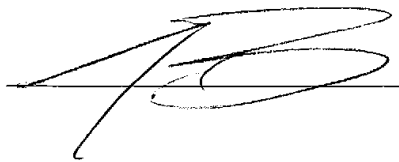
AND THE SAID Henry E. Frailey died on August 5, 2018, leaving a Last Will and Testament dated May 29, 2013, duly probated and remaining of record in the Register of Wills Office in and for Lancaster County, Pennsylvania, docketed to No. 36-2018-01803, wherein and whereby he appointed Jennifer H. Frailey as Executrix thereof, to whom letters testamentary were granted on August 22, 2018.

UNDER AND SUBJECT TO all easements, covenants, conditions, rights-of-way, and restrictions of record to the extent legal and still in full force and effect.

AND THE GRANTOR for herself, and her heirs, executors, and administrators, does covenant, promise and agree to and with the Grantee, her heirs and assigns, that the Grantor has not heretofore done or committed any act, matter or thing whereby the premises hereby granted or any part thereof, is, are, shall or may be impeached, charged or encumbered in title, charge, estate or otherwise whatsoever..

In Witness Whereof the Grantor has executed this Deed the day and year above written.

Witness:



Jennifer H. Frailey, Executrix of the Estate
of Henry E. Frailey

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1810 Columbia Avenue
Lancaster, PA
Deed

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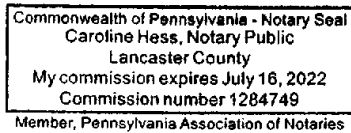
LANCASTER COUNTY

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF LANCASTER :

ON THIS the 8th day of October, 2020, before me, the undersigned Notary Public, personally appeared JENNIFER H. FRAILEY, EXECUTRIX OF THE ESTATE OF HENRY E. FRAILEY, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she, being duly authorized, executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Caroline Hess
Notary Public

My Commission Expires: JULY 16, 2022

I hereby certify that the precise residence of the within Grantee is 71 Oak Lane, Lancaster, PA 17603.

[Signature]
On Behalf of Grantee

{877112.1}

3



**1810 Columbia Avenue
Lancaster, PA
Deed**

10/08/2020 03:55:58 PM

Document #6551801

LANCASTER COUNTY



REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

RECORDER'S USE ONLY	
State Tax Paid:	\$0.00
Book:	Page:
Instrument Number: 6551801	
Date Recorded: 10/08/2020 03:55:58 PM	

SECTION I TRANSFER DATA

Date of Acceptance of Document 10/8/2020					
Grantor(s)/Lessor(s) Jennifer H. Frailey, Executrix of the Estate of Henry E. Frailey		Telephone Number		Grantee(s)/Lessee(s) Jennifer H. Frailey	
Mailing Address 71 Oak Lane		Mailing Address 71 Oak Lane			
City Lancaster	State PA	ZIP Code 17603	City Lancaster	State PA	ZIP Code 17603

SECTION II REAL ESTATE LOCATION

Street Address 1810 Columbia Avenue		City, Township, Borough Manor Township			
County Lancaster County	School District Penn Manor School District	Tax Parcel Number 410-16014-0-0000			

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 397,800.00	5. Common Level Ratio Factor x 1.20	6. Computed Value = 477,360.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 100%	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

Will or intestate succession. Henry E. Frailey 36-2018-01803
(Estate File Number)

(Name of Decedent)

Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

Statutory corporate consolidation, merger or division. (Attach copy of articles.)

Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Theodore L. Brubaker, Esquire - Brubaker Connaughton Goss & Lucarelli LLC		Telephone Number (717) 945-5745	
Mailing Address 480 New Holland Avenue, Suite 6205		City Lancaster	State PA
		ZIP Code 17602	

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Caroline R. Hess Date 10/8/2020
By: Caroline R. Hess, Paralegal

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

**1810 Columbia Avenue
Lancaster, PA
Municipal Officials**

Manor Township

Township Offices:

950 West Fairway Drive

Lancaster, PA 17603

Phone: (717) 397-4769

Website: www.manortownship.net

Board of Supervisors

George Mann, Chairman

Brandon Clark, Vice Chairman

Jay Breneman

John Wenzel Jr.

Allan Herr

Planning Commission

Jay Provanzo, Chairman

Pamela Shellenberger, Vice Chairman

Don Mann, Secretary

Martin Peak

James Henke

Mark Harman

Keith Hoover

Zoning Hearing Board

Bradley Singer, Chairman

Dennis Funk, Vice Chairman

Missy Phelan, Secretary

Scott Ream, Alternate

Parks and Rec Board

Edward Rand, Chairman

Maher Hattar, Vice Chairman

Andy Lebo, Secretary

Courtney Barry

Josh Barben

Matt Eberts

Dan Fisher

Traffic Commission

Mark Harris, Chairman

Brandon Clark

Chief Todd Graeff

Tax Collection

Lancaster County Treasurer

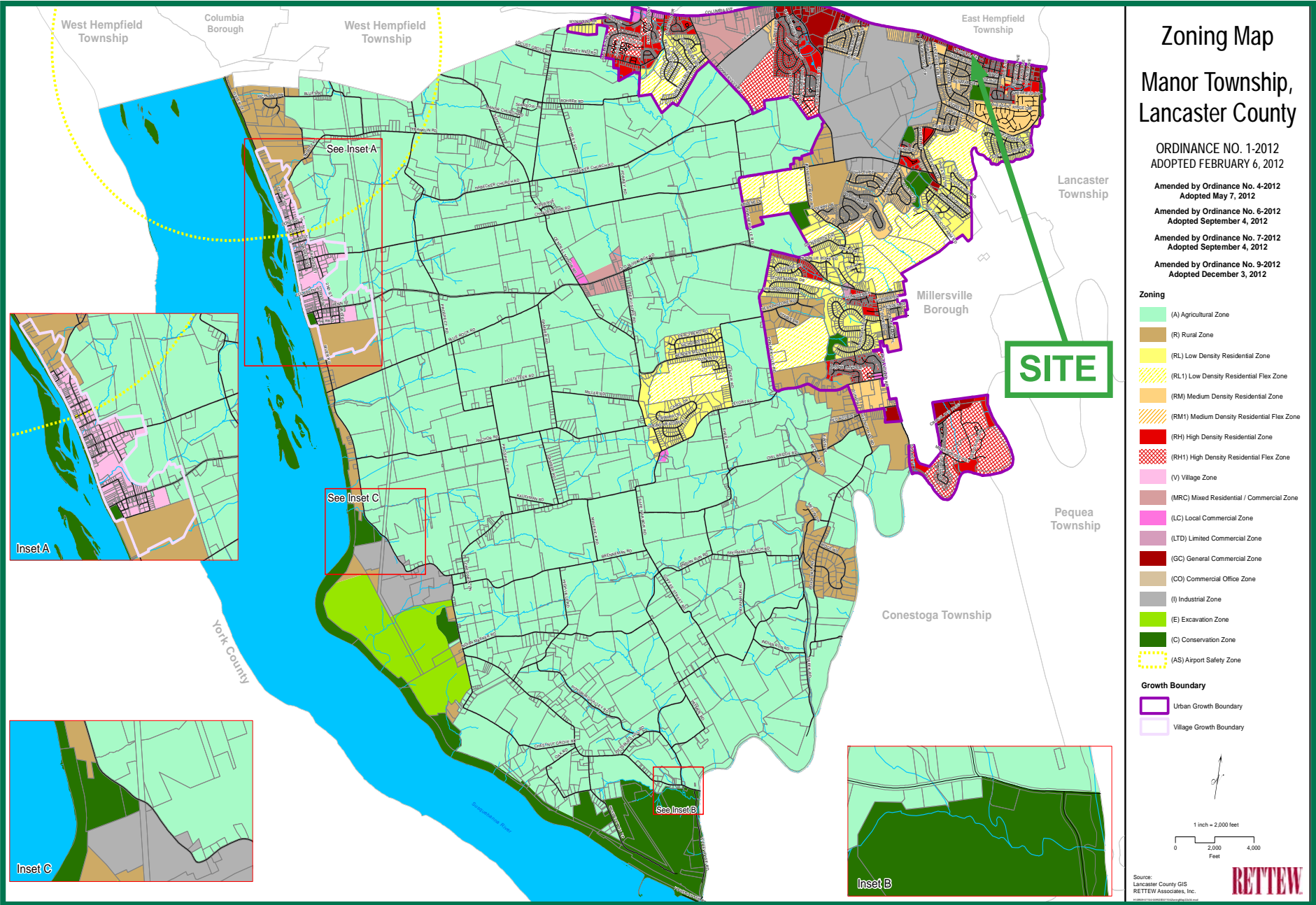
Board of Auditors

Jeffrey Klugh, Chairman

Patrick Weidinger

Kyle Thomas

1810 Columbia Avenue Lancaster, PA Zoning Map



**1810 Columbia Avenue
Lancaster, PA
Zoning Information**

§ 425-17. (GC) General Commercial Zone.

- A. Purpose. This zone provides suitable locations with public sewer and water for larger-scale and/or highway-oriented retail, service and entertainment businesses. The uses often involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties, and landscaping requirements should help to create an attractive site appearance. Finally, certain design incentives are provided for integrated uses that share access, parking, loading, signage, etc.
- B. Permitted uses.
- (1) Automobile, boat, farm machinery, mobile home, and trailer sales.
 - (2) Banks and similar financial institutions.
 - (3) Churches and related uses, but not to exceed 70,000 square feet in building area (see § 425-62).
 - (4) Dry cleaners, laundries and laundromats.
 - (5) Funeral homes, mortuaries, and crematoriums.
 - (6) Hotels, motels and similar lodging facilities.
 - (7) Medical and dental clinics and offices.
 - (8) Offices.
 - (9) Public uses and public utilities structures.
 - (10) Recycling collection facilities, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet.
 - (11) Restaurants and taverns (but not including drive-through or fast-food restaurants, nor nightclubs).
 - (12) Retail sale of goods and services, including but not limited to auto parts stores, without installation.

**1810 Columbia Avenue
Lancaster, PA
Zoning Information**

§ 425-17

§ 425-17

- (13) Schools (excluding vocational and mechanical trade schools).
 - (14) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinet making, and other structural components of buildings.
 - (15) Theaters and auditoriums.
 - (16) Accessory uses customarily incidental to the above permitted uses.
- C. Special exception uses (subject to the procedures presented in § 425-123C of this chapter).
- (1) Adult-related facilities (see § 425-49).
 - (2) Amusement arcades (see § 425-53).
 - (3) Automobile, boat, trailer, truck, farm machinery, and mobile home service and repair facilities, including but not limited to auto mechanics, drive-through lubrication services and tires, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops (see § 425-55).
 - (4) Automobile filling stations (including minor incidental repair) (see § 425-56).
 - (5) Car washes (see § 425-60).
 - (6) Cell site antenna (see § 425-61).
 - (7) Commercial day-care facilities (see § 425-67).
 - (8) Commercial recreation facilities (see § 425-68).
 - (9) Drive-through and/or fast-food restaurants (see § 425-71).
 - (10) Health and fitness clubs (see § 425-79).
 - (11) Home improvement and building supply stores (see § 425-81).
 - (12) Hospitals (see § 425-83).
 - (13) Mini-warehouses (see § 425-90).
 - (14) Nightclubs (see § 425-92).
 - (15) Shopping centers involving any use permitted in this zone (see § 425-103).



**1810 Columbia Avenue
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Zoning Information**

§ 425-17

§ 425-17

D. Lot area, lot width and lot coverage requirements. See the following table:

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage
15,000	100	70%

E. Minimum setback requirements.

- (1) Front yard setback. All buildings, structures (except permitted signs), and loading areas shall be set back at least 35 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way.
- (2) Side yard setback. All buildings and structures shall be set back at least 15 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 10 feet from the side lot lines, unless these facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for these facilities.
- (3) Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 20 feet from the rear lot line.
- (4) Residential buffer strip. Any lot adjoining land within any of the residential zones shall maintain a twenty-five-foot setback for buildings, structures, off-street parking lots, loading areas, and outdoor storage areas, from the residentially zoned parcels. Such area shall be used for a landscape strip and screen.

F. Maximum permitted height. Height shall not exceed 70 feet above the finished grade. Structures exceeding 40 feet shall be set back an additional one foot for every two feet increase in height over 40 feet from side and rear property line setback requirements in § 425-17E of this chapter. However, if the lot is adjacent to any of the residential zones, the minimum yard dimension for the yard immediately adjoining any of the residential zones shall be increased by two feet for every one foot of building height over 40 feet. This increase shall be in addition to all other minimum setback requirements of § 425-17E of this chapter.



1810 Columbia Avenue
Lancaster, PA
Zoning Information

§ 425-17

§ 425-17

- G. Off-street loading. Off-street loading shall be provided as specified in § 425-42 of this chapter. In addition, no off-street loading area shall be permitted on any side of a building facing an adjoining street.
- H. Off-street parking. Off-street parking shall be provided as specified in § 425-41 of this chapter.
- I. Signs. Signs shall be permitted as specified in § 425-44 of this chapter.
- J. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 425-39 of this chapter. All access drives serving other uses shall be in accordance with § 425-40 of this chapter.
- K. Screening. A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See § 425-43 of this chapter.)
- L. Landscaping. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See § 425-43 of this chapter.)
- M. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed.
- N. All uses permitted within this zone shall also comply with the general provisions in Article III of this chapter.
- O. Commercial operations standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
- P. Outdoor storage. Within this zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and the outdoor storage areas comply with the setbacks imposed within this section. The outdoor storage areas for automobile sales uses need not be screened from adjoining roads.

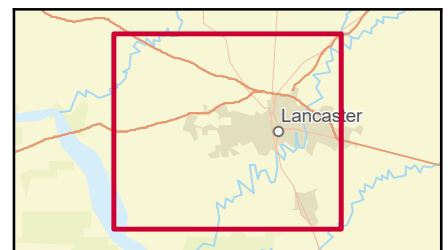
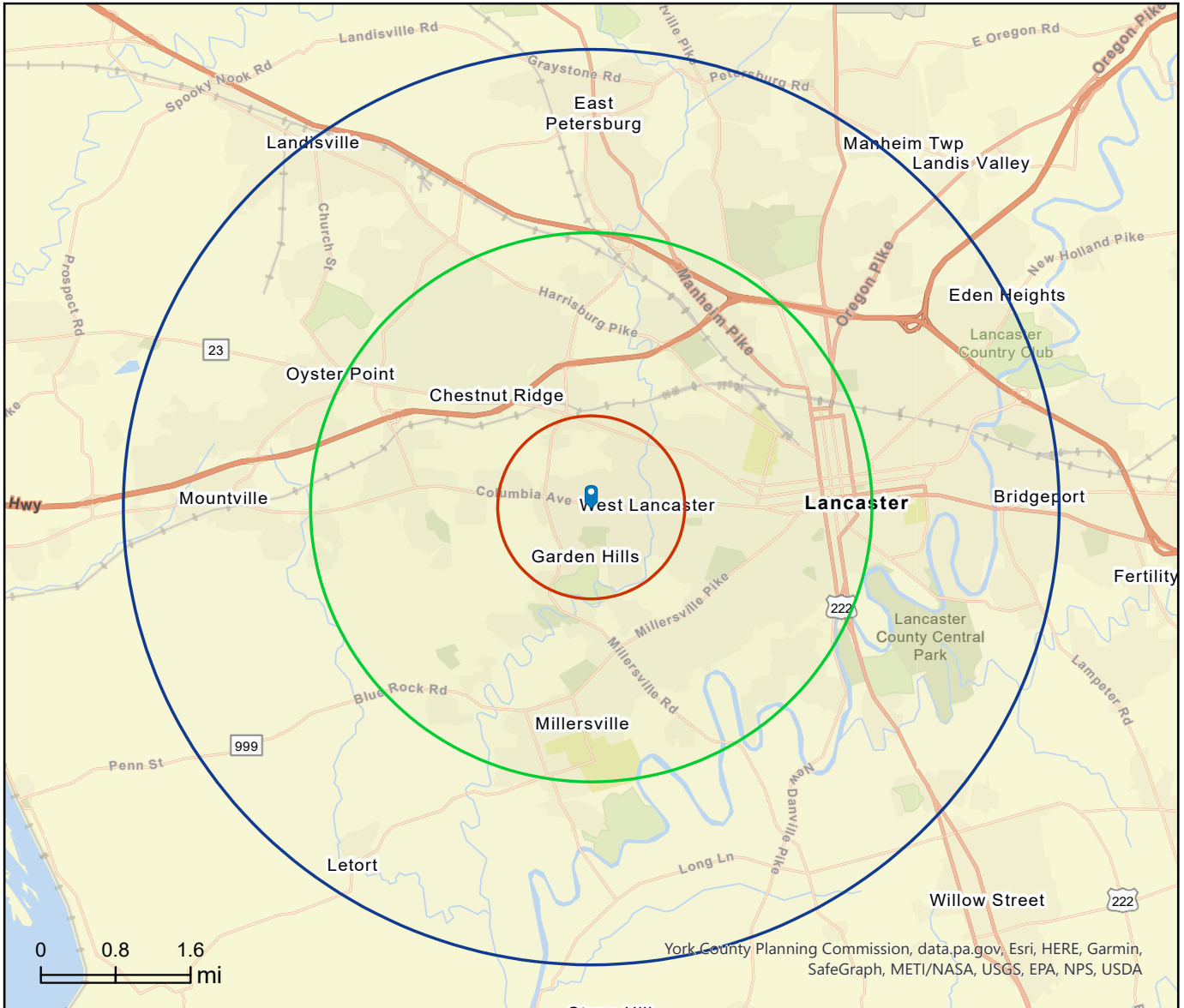
1810 Columbia Avenue Lancaster, PA Demographics



Site Map

1810 Columbia Ave, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03802
Longitude: -76.35473



1810 Columbia Avenue Lancaster, PA Demographics



Executive Summary

1810 Columbia Ave, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03802
Longitude: -76.35473

Population	1 mile	3 miles	5 miles
2000 Population	7,502	82,397	151,836
2010 Population	8,202	90,111	165,415
2020 Population	8,547	96,101	175,641
2025 Population	8,747	98,891	180,536
2000-2010 Annual Rate	0.90%	0.90%	0.86%
2010-2020 Annual Rate	0.40%	0.63%	0.59%
2020-2025 Annual Rate	0.46%	0.57%	0.55%
2020 Male Population	47.0%	48.3%	48.5%
2020 Female Population	53.1%	51.7%	51.5%
2020 Median Age	48.0	36.1	38.3

In the identified area, the current year population is 175,641. In 2010, the Census count in the area was 165,415. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 180,536 representing a change of 0.55% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 48.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	83.8%	66.1%	70.1%
2020 Black Alone	4.6%	11.8%	10.0%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2020 Asian Alone	3.1%	3.6%	3.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	5.1%	13.2%	11.4%
2020 Two or More Races	2.9%	4.7%	4.2%
2020 Hispanic Origin (Any Race)	12.8%	28.5%	24.5%

Persons of Hispanic origin represent 24.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	96	73	88
2000 Households	3,207	32,511	58,266
2010 Households	3,542	35,432	63,827
2020 Total Households	3,683	37,691	67,769
2025 Total Households	3,767	38,819	69,744
2000-2010 Annual Rate	1.00%	0.86%	0.92%
2010-2020 Annual Rate	0.38%	0.60%	0.59%
2020-2025 Annual Rate	0.45%	0.59%	0.58%
2020 Average Household Size	2.27	2.41	2.48

The household count in this area has changed from 63,827 in 2010 to 67,769 in the current year, a change of 0.59% annually. The five-year projection of households is 69,744, a change of 0.58% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 42,306 in the specified area.

1810 Columbia Avenue Lancaster, PA Demographics



Executive Summary

1810 Columbia Ave, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03802
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.3%	13.5%	13.6%
Median Household Income			
2020 Median Household Income	\$62,034	\$52,337	\$58,239
2025 Median Household Income	\$64,845	\$54,217	\$60,872
2020-2025 Annual Rate	0.89%	0.71%	0.89%
Average Household Income			
2020 Average Household Income	\$81,722	\$72,852	\$80,020
2025 Average Household Income	\$87,880	\$78,723	\$87,039
2020-2025 Annual Rate	1.46%	1.56%	1.70%
Per Capita Income			
2020 Per Capita Income	\$35,579	\$28,621	\$30,911
2025 Per Capita Income	\$38,239	\$30,940	\$33,648
2020-2025 Annual Rate	1.45%	1.57%	1.71%

Households by Income

Current median household income is \$58,239 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$60,872 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$80,020 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$87,039 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,911 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,648 in five years, compared to \$37,691 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2020 Housing Affordability Index	180	140	141
2000 Total Housing Units	3,317	34,812	61,594
2000 Owner Occupied Housing Units	2,477	18,417	37,147
2000 Renter Occupied Housing Units	730	14,094	21,119
2000 Vacant Housing Units	110	2,301	3,328
2010 Total Housing Units	3,677	37,601	67,236
2010 Owner Occupied Housing Units	2,669	19,493	39,504
2010 Renter Occupied Housing Units	873	15,939	24,323
2010 Vacant Housing Units	135	2,169	3,409
2020 Total Housing Units	3,843	40,327	71,838
2020 Owner Occupied Housing Units	2,654	19,583	40,041
2020 Renter Occupied Housing Units	1,029	18,109	27,727
2020 Vacant Housing Units	160	2,636	4,069
2025 Total Housing Units	3,932	41,548	73,966
2025 Owner Occupied Housing Units	2,702	20,013	41,009
2025 Renter Occupied Housing Units	1,065	18,806	28,736
2025 Vacant Housing Units	165	2,729	4,222

Currently, 55.7% of the 71,838 housing units in the area are owner occupied; 38.6%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 67,236 housing units in the area - 58.8% owner occupied, 36.2% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 2.99%. Median home value in the area is \$189,566, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.12% annually to \$200,430.