

FOR SALE

FREESTANDING COMMERCIAL BUILDING

842 N. Hanover Street, Elizabethtown, PA 17022



LOCATION:	842 N. Hanover Street, Elizabethtown, PA 17022
SALE PRICE:	\$1,695,000
BUILDING SIZE:	± 18,272 SF
LOT SIZE:	± 2.68 Acres
PARKING:	176 On-Site Spaces
ZONING:	C-2 General Commercial (Mount Joy Township)
REAL ESTATE TAXES:	\$29,107.94 (2020)
TRAFFIC COUNT:	N. Hanover Street: 7,111 Average Daily Traffic (Both Directions)
ADDITIONAL COMMENTS:	Freestanding commercial building in prominent Elizabethtown location comprised of 18,272+/- SF on 2.68+/- Acres. Formerly occupied by Hoss's Steak & Sea House and partially leased to DaVita Dialysis and Dove Christian Fellowship. Contact Dan Berger and 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

842 N. Hanover Street Elizabethtown, PA Multi-List Information

Client One-Page

842 N Hanover St, Elizabethtown, PA 17022	Active	Commercial Sale	\$1,695,000
	MLS #:	PALA167042	Type: Mixed Use
	Available SqFt:	18,272.00	Ownership Interest: Fee Simple
	Price / Sq Ft:	92.76	Lot Acres / SQFT: 2.6a / 113,256sf /
	Business Use:	Restaurant/Bar	Assessor
	Tax ID #:	460-12848-0-0000	Lot Size Dimensions: 0.00 x 0.00
	County:	Lancaster, PA	
	MLS Area:	Mt Joy Twp - Lancaster County (10546)	
	Year Built:	1973	

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt /	\$29,709 / 2020	HOA:	No
Year:			
Tax Assessed Value:	\$1,280,100 / 2020		
Land Assessed Value:	\$296,000		

Building Info

Building Total SQFT: 18,272 / Assessor

Features

Interior Features:	Accessibility Features: Level Entry - Main
Parking:	0 Truck Trailer Spaces, 176 Car Parking Spaces
Utilities:	Other, Cooling Fuel: Other, Heating: Other, Heating Fuel: Other, Hot Water: Other, Water Source: Public, Sewer: Public Sewer

Remarks

Public:	Freestanding commercial building in prominent Elizabethtown location comprised of 18,272+/- SF on 2.68+/- Acres. Formerly occupied by Hoss's Steak & Sea House and partially leased to DaVita Dialysis and Dove Christian Fellowship. Contact Dan Berger and Dan Berger, Jr for details and showings.
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Listing Details

Original Price:	\$1,695,000	Sale Type:	Standard	DOM:	2
Listing Term Begins:	07/21/2020				

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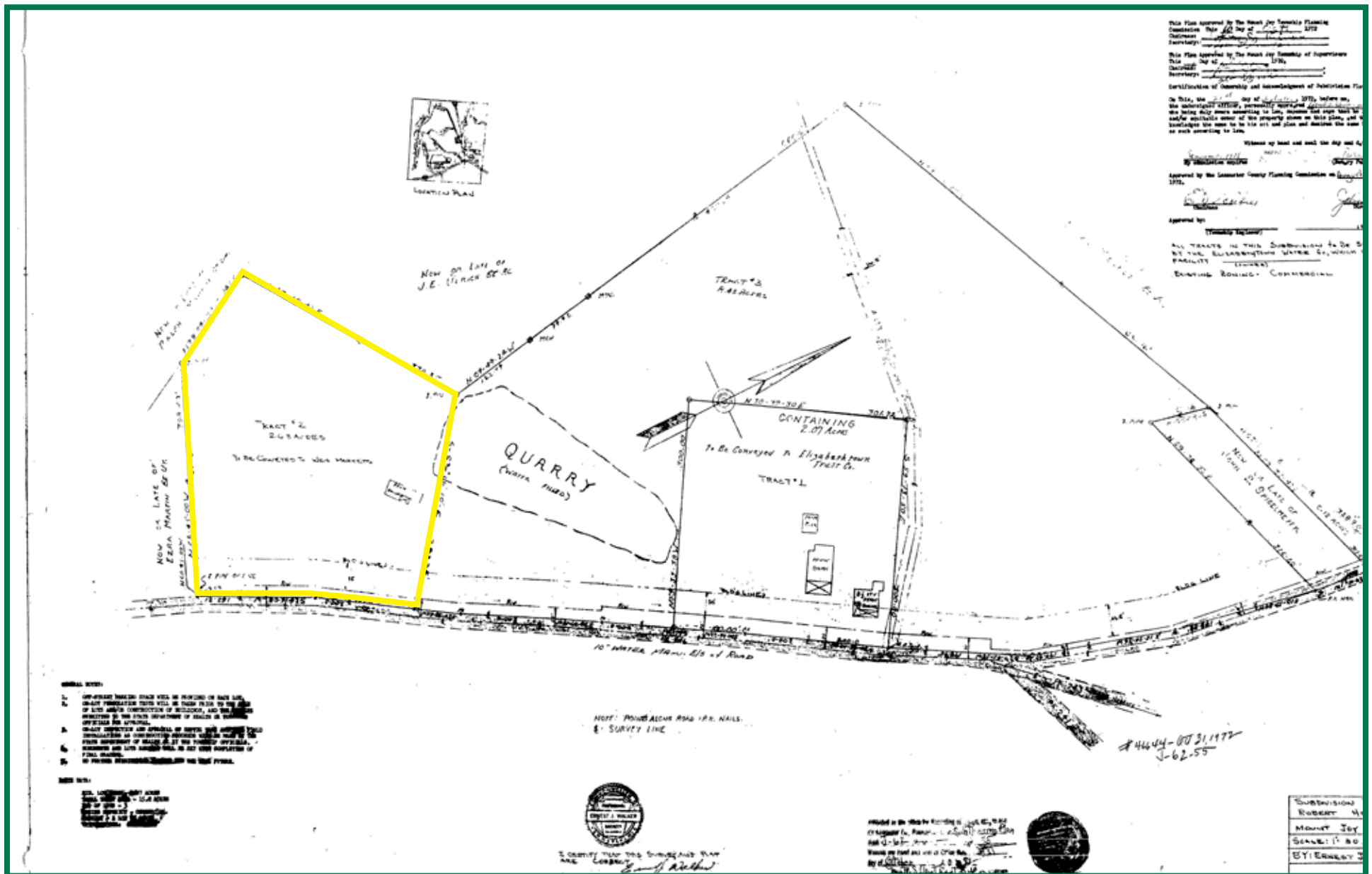
842 N. Hanover Street
Elizabethtown, PA
Aerial



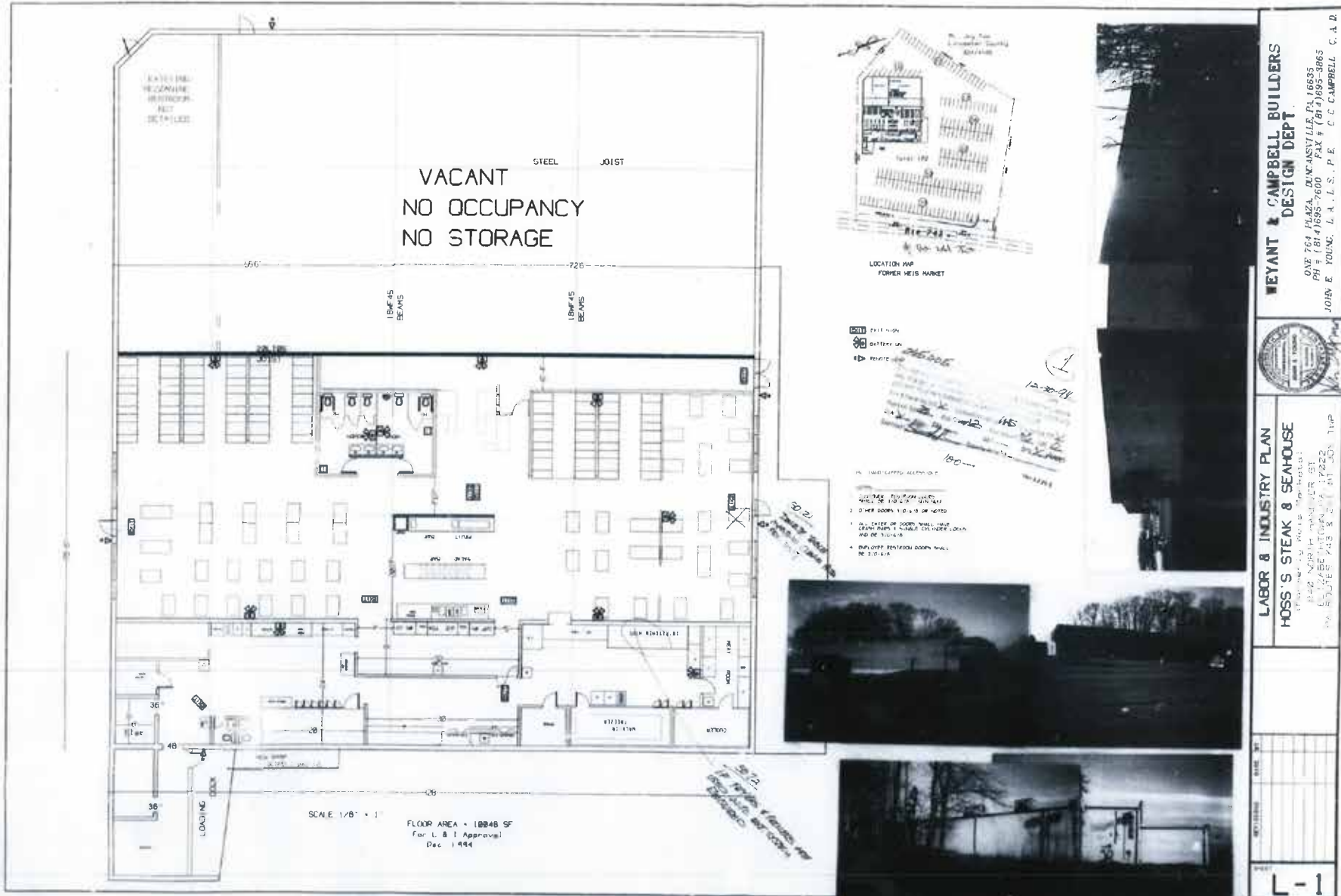
**842 N. Hanover Street
Elizabethtown, PA
Surrounding Businesses**



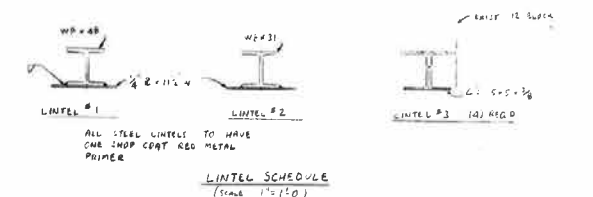
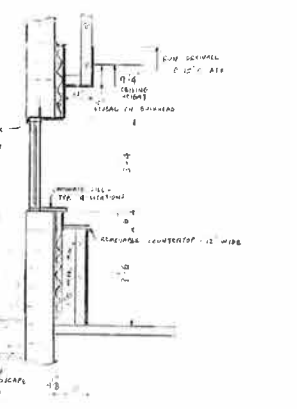
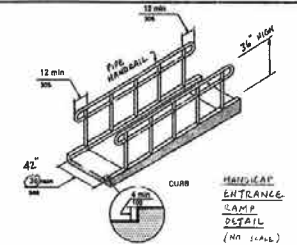
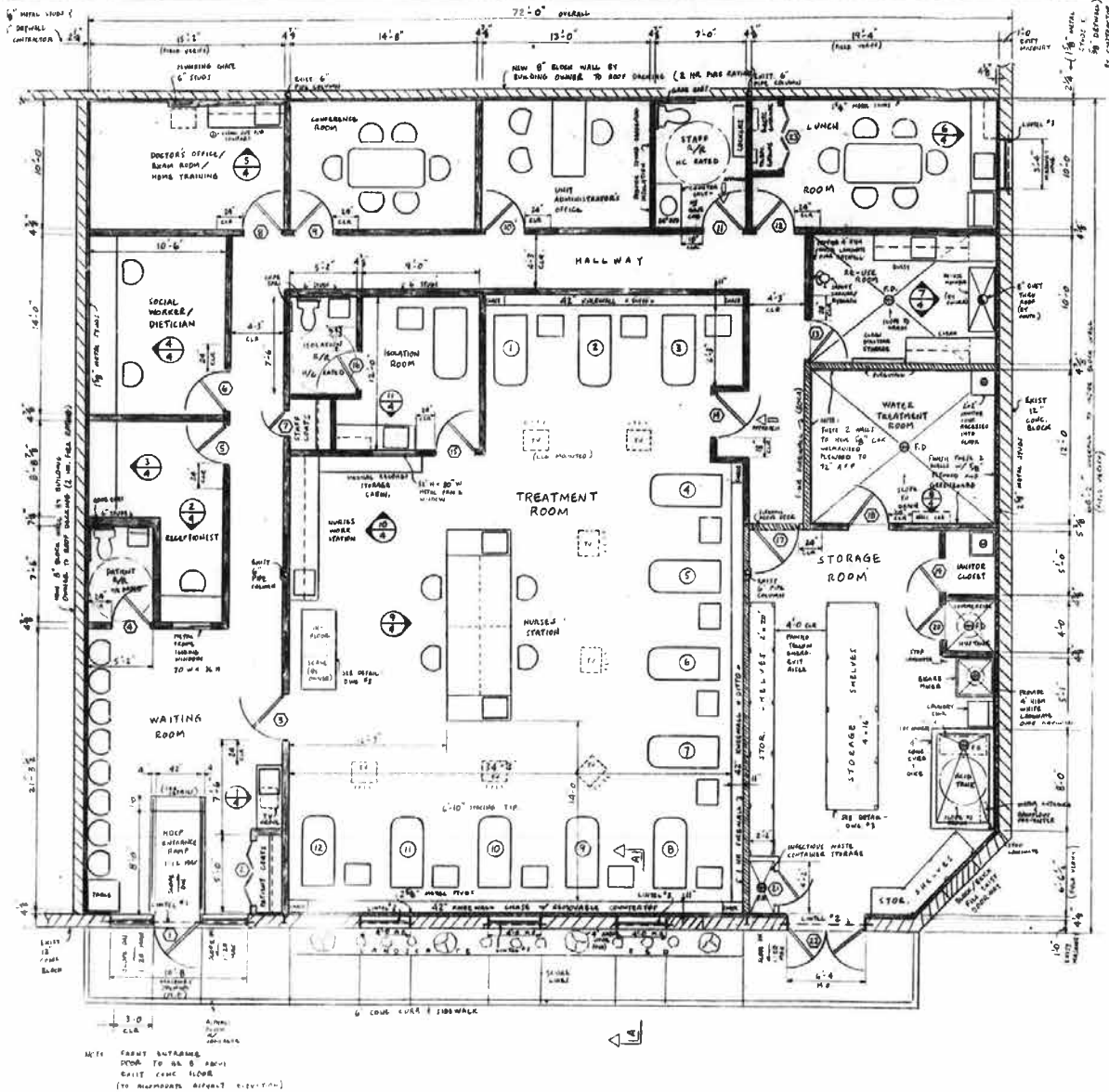
842 N. Hanover Street
Elizabethtown, PA
Site Plan



842 N. Hanover Street
Elizabethtown, PA
Floor Plan - Hoss's



**842 N. Hanover Street
Elizabethtown, PA
Floor Plan - DaVita Dialysis**



THATCHER ENGINEERING AND CONSTRUCTION, INC.	
53 OLD CLAIRTON ROAD	
PITTSBURGH, PA. 15236 (412) 653-0272	
DATE: 12-1-90	BY: JH
DATE: FEBRUARY 3, 1995	APP: JH
REVISIONS AND ALTERATIONS TO EXISTING BUILDING	
COMMUNITY DIALYSIS CENTER OF ELIZABETHTOWN	
840 NORTH HANOVER STREET	
MT JOY TOWNSHIP, LANCASTER COUNTY, PA. 17022	
FLOOR PLAN	2

Floor Plan - Dove Christian Fellowship



NAME	AS NOTED
DRAWN BY	P.N.R.
CHECKED BY	P.N.R.
CONTACT	REV GARY TRIVIA 717-7322128
SHEET NO.	3-6-2000
FLOOR PLAN LAYOUT	INTERIOR RENOVATIONS TO BLDG FOR LIVING HOPE COMMUNITY CHAPEL ASSEMBLY OF GOD 40 NORTH HANCOCK ST. Ft LAUDERDALE FL 33302
PLT NUMBER	
ARCH NO.	3-20
SHEET NO.	A-1
REV.	

842 N. Hanover Street
Elizabethtown, PA
Lease Abstract - DaVita Dialysis

LEASE ABSTRACT

TENANT: DVA Healthcare Renal Care, Inc. d/b/a DaVita Dialysis

COMMENCEMENT DATE: September 1, 1995

TERMINATION DATE: August 31, 2022

RENEWAL TERMS: Two (2), Five (5) year terms following August 31, 2022, by providing six (6) months written notice prior to the expiration of the then current Term.

CURRENT RENT: \$3,828.95/Month \$45,947.43/Year

ESCALATIONS: The rent shall increase by two (2.0%) percent per year.

TENANT PAYS: Utilities and Tenant's pro-rata share of trash removal, snow removal, lawn/landscaping maintenance, and real estate taxes.

LANDLORD PAYS: Maintenance and repairs to the parking lot, common areas, roof and structure.

842 N. Hanover Street
Elizabethtown, PA
Lease Abstract - Dove Christian Fellowship

LEASE ABSTRACT

TENANT:	DOVE Christian Fellowship
COMMENCEMENT DATE:	September 15, 2018
TERMINATION DATE:	September 14, 2019
RENEWAL TERMS:	Four (4), One (1) year terms following September 14, 2019, by providing ninety (90) days written notice prior to the expiration of the then current Term.
RENT:	N/A
ESCALATIONS:	N/A
TENANT PAYS:	Utilities, renters & liability insurance, and \$150.00 per month for CAM
LANDLORD PAYS:	Real estate taxes and maintenance and repairs to the parking lot, common areas, roof and structure.

842 N. Hanover Street
Elizabethtown, PA
Tax Card

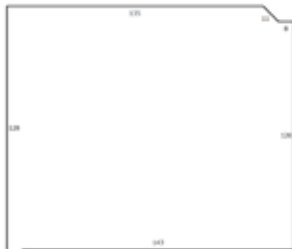
[Pay Taxes](#)

Property Information

Property ID	460-12848-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2020 <input type="button" value="v"/>	Land Use	523 - RESTAURANTS
Township	460 Mount Joy Twp (Upper)	Tax Status	Taxable
Site Address	842 N HANOVER ST	Clean & Green	No

Property Sketches & Photos

1



Map data by Google

Parcel photo



Parcel photo



**842 N. Hanover Street
Elizabethtown, PA
Tax Card**

Related Names

Parcel Owner WILLARD E CAMPBELL ENTERPRISES,
170 PATCHWAY RD
DUNCANSVILLE, PA
16635

Status Current

Parcel Owner C O HOSS CORPORATE OFF,
170 PATCHWAY RD
DUNCANSVILLE, PA
16635

Status Current

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	296,000	984,100	1,280,100	0	0	0
Exempt	0	0	0	0	0	0
Total	296,000	984,100	1,280,100	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	NONE	PUBLIC SYSTEM	PUBLIC SYSTEM

842 N. Hanover Street
Elizabethtown, PA
Tax Card

Market Land Valuation			
Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	21,780	0.5000
COM - Commercial	6 - RESIDUAL	91,476	2.1000



842 N. Hanover Street
Elizabethtown, PA
Tax Card

Structure 1 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 RETAIL-STORE #1	18,272	1973



**842 N. Hanover Street
Elizabethtown, PA
Tax Card**

Section 1

Occupancies

Occupancy	Finished Area	Wall Height
350 - Restaurant	10,112 Sq. Ft.	20
341 - Medical Office	8,160 Sq. Ft.	20
309 - Church	0 Sq. Ft.	20

Exterior Walls

Concrete Block	18272.00 Sq.Ft.
Concrete Block	18272.00 Sq.Ft.
Concrete Block	18272.00 Sq.Ft.
Concrete Block	18272.00 Sq.Ft.
Concrete Block	18272.00 Sq.Ft.

Heating, Cooling & Ventilation

Warmed and Cooled Air	18272.00 Sq.Ft.
Warmed and Cooled Air	18272.00 Sq.Ft.
Warmed and Cooled Air	18272.00 Sq.Ft.
Warmed and Cooled Air	18272.00 Sq.Ft.
Warmed and Cooled Air	18272.00 Sq.Ft.

842 N. Hanover Street
Elizabethtown, PA
Tax Card

Miscellaneous	
Canopy, Wood Frame	128.00 Sq.Ft.
Canopy, Wood Frame	128.00 Sq.Ft.
Canopy, Wood Frame	128.00 Sq.Ft.
Canopy, Wood Frame	128.00 Sq.Ft.
Canopy, Wood Frame	128.00 Sq.Ft.
Loading Platform	360.00 Sq.Ft.
Loading Platform	360.00 Sq.Ft.
Loading Platform	360.00 Sq.Ft.
Loading Platform	360.00 Sq.Ft.
Loading Platform	360.00 Sq.Ft.
Single Family Porch, Roof	728.00 Sq.Ft.
Single Family Porch, Roof	728.00 Sq.Ft.
Single Family Porch, Roof	728.00 Sq.Ft.
Single Family Porch, Roof	728.00 Sq.Ft.
Single Family Porch, Roof	728.00 Sq.Ft.



**842 N. Hanover Street
Elizabethtown, PA
Tax Card**

Structure 2 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	60,000	1980

Other / Miscellaneous

056 - Paving, Asphalt	60000.00 Square Ft.
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No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1995	4566/283		2/14/1995			\$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	\$7,233.84	\$723.39	\$7,233.84	\$0.00	\$7,233.84	

Note: Payment amounts may only reflect the Lancaster County amounts



**842 N. Hanover Street
Elizabethtown, PA
Tax Card**

Tax Amounts - January

Fund Desc.	Rate Type	Tax Rate	2% Discount if paid by 4/30/2020	Base Tax if paid by 6/30/2020	10% Penalty if paid after 6/30/2020
Lancaster County	Millage	2.911000	\$3,651.84	\$3,726.37	\$4,099.01
Mount Joy Twp - Upper	Millage	2.740000	\$3,437.32	\$3,507.47	\$3,858.22
Total			\$7,089.16	\$7,233.84	\$7,957.23

Contact Information

Mail current year, county & municipal real estate tax payments to...

Lancaster County Treasurer
County & Municipal Tax Bill
P.O. Box 3894
LANCASTER, PA 17604
(717) 299-8222

Tax certification **OVERNIGHT** requests can be sent to...

Lancaster County Treasurer
150 North Queen Street, Suite 122
Lancaster, PA 17603

Regular Mail

Lancaster County Treasurer
P.O. Box 1447
Lancaster, PA 17608

No Delinquent Taxes

842 N. Hanover Street
Elizabethtown, PA
Deed

995007641

FEB 14 1995

3:32 PM

2600
m.f.m.

WARRANTY DEED

This Indenture is made on the 13th day of February in the year nineteen hundred and ninety-five (1995) between WEIS MARKETS, INC., a Pennsylvania Corporation with its principal office at 1000 South Second Street, Sunkary, Northumberland County, Pennsylvania, Grantor, and WILLARD E. CAMPBELL, ENTERPRISES, INC., a Pennsylvania corporation with an office at One 764 Plaza, Duncansville, Blair County, Pennsylvania, Grantee.

Witnesseth, That the Grantor, for and in consideration of the sum of Seven Hundred Thousand Dollars (\$700,000), lawful money of the United States of America, well and truly paid by the Grantee to the Grantor, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the Grantee, its successors and assigns, forever.

All that certain tract or parcel of ground situate in Mount Joy Township, Lancaster County, Pennsylvania, described according to the "Survey: Tract No. 2 Robert Hoover Subdivision," dated March 16, 1973, by Ernest Walker, Professional Engineer, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of the paved portion of Pennsylvania Route 743, at a corner of lands now or late of Ezra Martin, et ux; thence extending along the aforesaid lands of Ezra Martin, north 05 degrees 45 minutes no seconds west, 308.89 feet to an iron pipe, a corner of lands now or late of Ralph Martin, et ux; thence extending along said land of Ralph Martin, north 28 degrees 04 minutes 35 seconds west, 142.00 feet to an iron pin; thence extending along lands now or late of Dale Hoffer, et al, north 53 degrees 15 minutes 42 seconds east, 290.35 feet to a point; thence extending through other lands of Robert A. Hoover, south 05 degrees 53 minutes 50 seconds east, 300.39 feet to a point on the northwesterly side of the paved portion of Pennsylvania Route 743; thence extending along the aforesaid side of said road the following two courses and distances:

(1) south 29 degrees 58 minutes 56 seconds west, 137.71 feet to a p.k. nail; and (2) south 26 degrees 16 minutes 05 seconds west, 162.21 feet to the aforementioned point and place of BEGINNING.

CONTAINING 2.684 acres of land, more or less.

UNDER AND SUBJECT TO building set back lines as shown on Plan recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Plan Book J, Volume 82, Page 55, AND TO restrictions, covenants, and obligations set forth in Deed Book E, Volume 30, Page 306.

BEING the same premises which Robert A. Hoover and Elizabeth A. Hoover, his wife, by their deed dated April 2, 1973, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book E, Volume 63, Page 8, granted and conveyed unto Weis Markets, Inc.

Taxes
\$1,000.00
\$3,500.00
\$3,500.00
4566 0203

WT 1300 1152 2500

7999
4000 2016 3 107 15

842 N. Hanover Street
Elizabethtown, PA
Deed

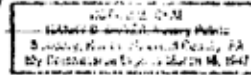
Commonwealth of Pennsylvania

County of Northumberland

I HEREBY CERTIFY, that on this 12th day of FEBRUARY, 1985, before me, the subscriber, a Notary Public of the State of Pennsylvania, County of Northumberland, personally appeared Norman S. Rich and acknowledged himself to be the President of WEIS MARKETS, INC., a Pennsylvania corporation, and that he, as President, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Henry D. Meyer
My commission expires: _____



Commonwealth of Pennsylvania

County of _____

I HEREBY CERTIFY, that on this _____ day of _____, 1985, before me, the subscriber, a Notary Public of the State of Pennsylvania, County of _____, personally appeared _____ and acknowledged himself to be the _____ of WILLARD E. CAMPBELL, INC., a Pennsylvania corporation, and that he, as _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

My commission expires: _____

I Certify This Document To Be
Recorded in Lancaster Co., Pa.



Ronald N. Cohen
Recorder of Deeds

4566 0284

842 N. Hanover Street
Elizabethtown, PA
Deed

Together with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

And also all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the Grantor, of in, to or out of the said premises, and every part and parcel thereof.

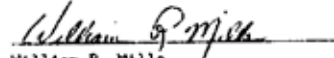
To have and to hold the said premises, with all and singular the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of Grantee, its successors and assigns forever.

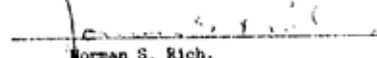
And the Grantor will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the day and year first above written.

ATTEST:

WEIS MARKETS, INC.


William R. Mills,
Secretary


Norman S. Rich,
President

Certificate of Residence

I hereby certify that the precise address of Grantee herein is as follows:

Willard E. Campbell Enterprises, Inc.
One 764 Plaza
Duncansville, Pennsylvania 16835

By  Title 

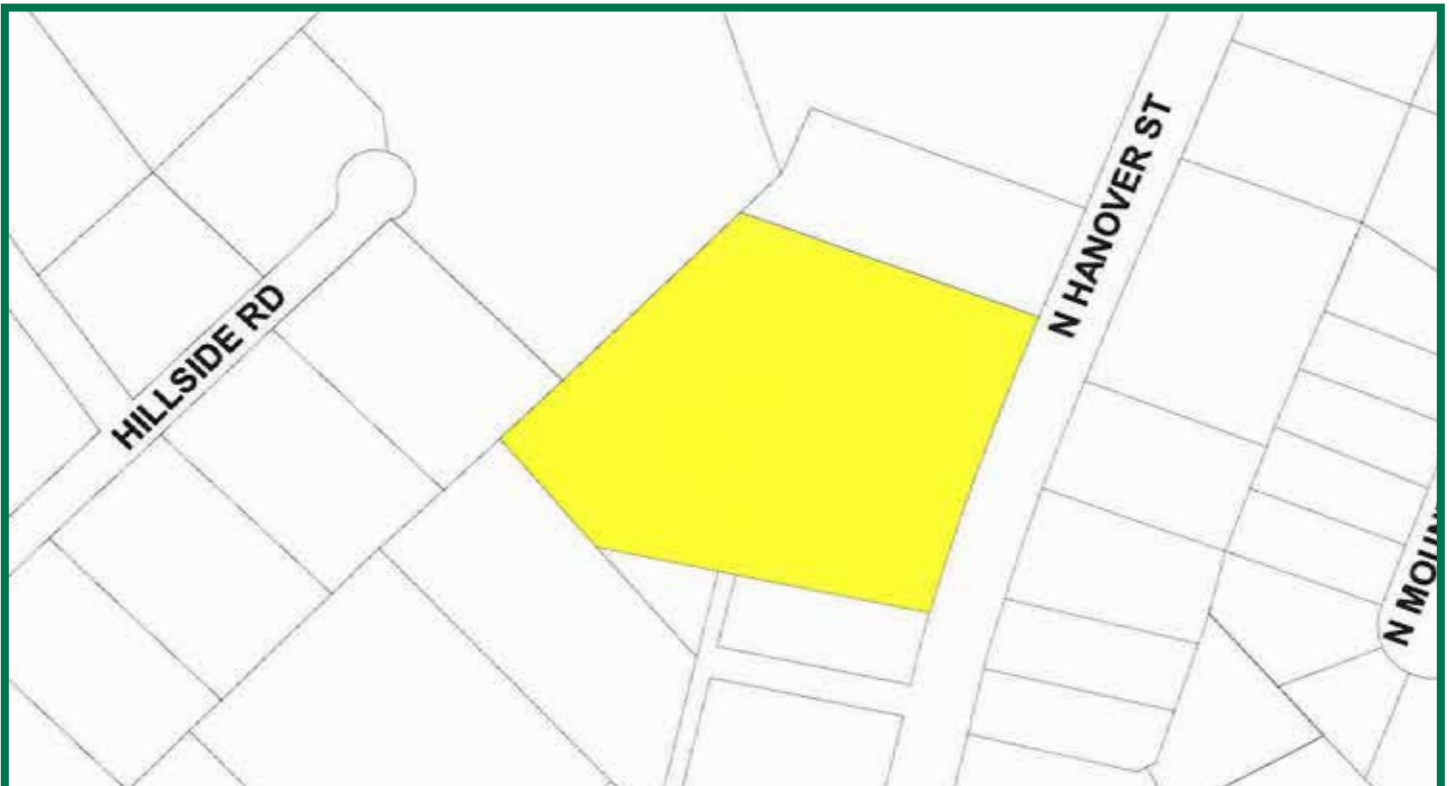
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02/14/95 3:28PM 014285
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LOCAL TV
NJ

4566 0285

842 N. Hanover Street
Elizabethtown, PA
GIS Information

Identify Results:

Account	460-12848-0-0000
Tax Map No.	4607C16 3 15
Owner	WILLARD E CAMPBELL ENTERPRISES 170 PATCHWAY RD DUNCANSVILLE, PA 16635
Deed Acres	2.60
Calculated Acres	2.60
Location	842 N HANOVER ST
Municipality	MOUNT JOY TOWNSHIP
School District	ELIZABETHTOWN AREA
Land Use Code	523 RESTAURANTS- TYPICALLY PROVIDING FULL-COURSE MEALS AS WELL AS ALCOHOLIC BEVERAGES
Zoning District	C-2 GENERAL COMMERCIAL
Land Assessment	\$296,000
Building Assessment	\$984,100
Total Assessment	\$1,280,100
Last Sale Date	02/14/1995
Last Sale Price	\$700,000
Deed Book Page	4566/283
Census Tract No.	10600
ADC Map Page	3235



**842 N. Hanover Street
Elizabethtown, PA
Municipal Officials**

Mount Joy Township

Township Offices:

8853 Elizabethtown Road, Elizabethtown, PA 17022

Phone: (717) 367-8917

Fax: (717) 367-9208

<https://www.mtjoytp.org>

Board of Supervisors

Chair – Gerald G. Cole

Vice-Chair – Debra E. Dupler

Member – Gerald F. Becker

Member – Lisa S. Heilner

Member – David W. Sweigart, III

Zoning Hearing Board

Chair – Thomas Campbell

Vice Chair – James Hershey

Secretary – Gregory Hitz, Sr.

Alternate Member – Robert Newton, Jr.

Planning Commission

Chair – Richard Gates

Vice Chair – Delmar Oberholtzer

Secretary – Kevin Baker

Member – Gerald Becker

Member – John Dice

Member – Lisa Heilner

Member – Michael McKinne

Parks and Recreation

Chair – Jeff Phillippe

Vice-Chair – John Felix

Secretary – Don Bush

Member – Karen Boyer

Member – William Duncan

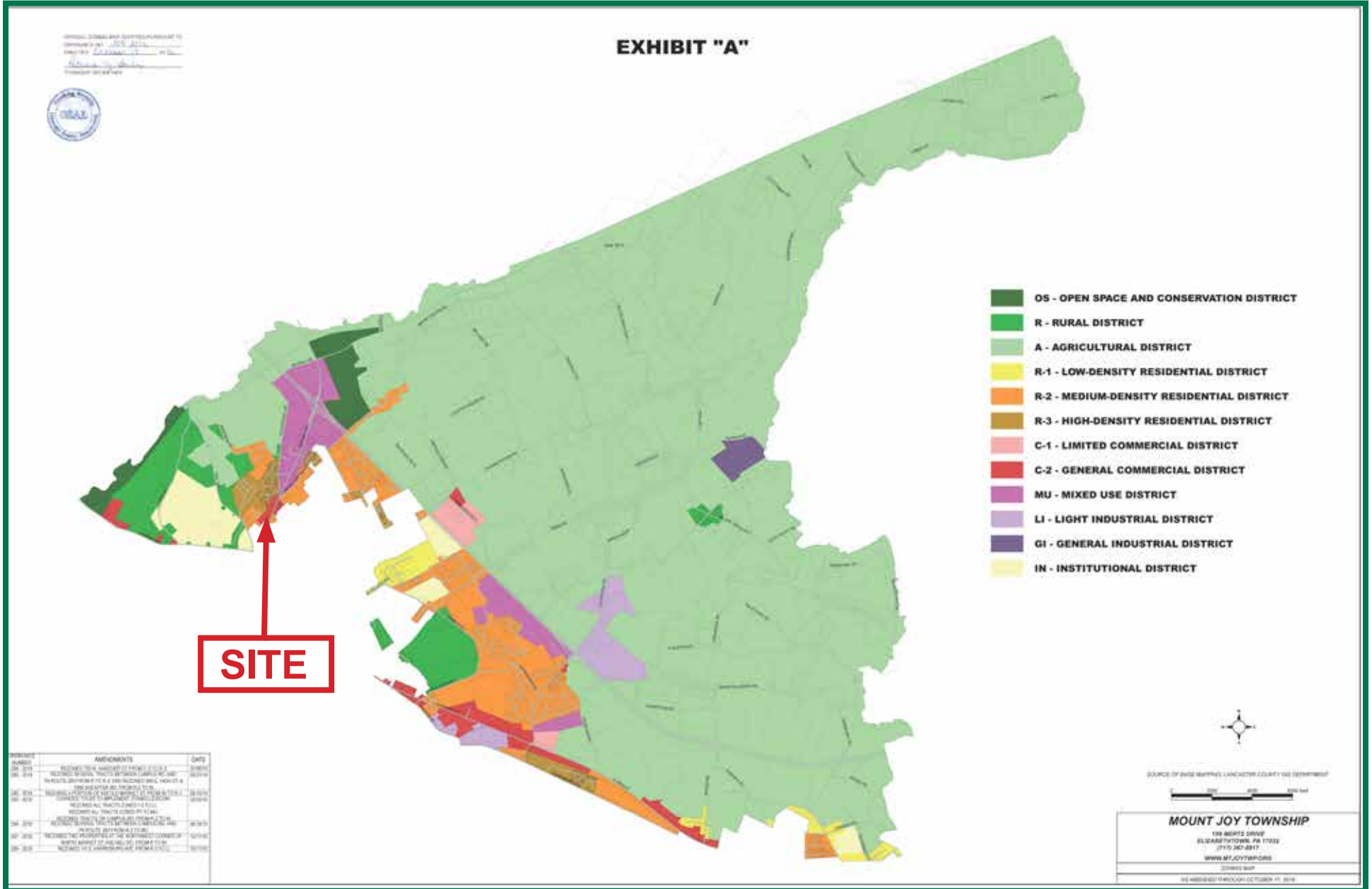
School District

Donegal

717-653-1447

842 N. Hanover Street
Elizabethtown, PA
Zoning Map

EXHIBIT "A"



842 N. Hanover Street
Elizabethtown, PA
Zoning Information

§ 135-131. District purpose. [Amended 3-16-2015 by Ord. No. 293-2015]

This General Commercial (C-2) District seeks to accommodate the needs for distribution of goods and services to the consumer in a retail and/or professional office setting in accordance with the Regional Strategic Plan. This district generally coincides with public utility service areas and is within the designated growth area. The uses provided in this district are meant to serve local residents as well as those motorists passing through the area.

§ 135-132. Permitted-by-right uses.

Permitted-by-right uses shall be as follows:

- A. Banks and other financial institutions. Drive-through facilities shall be permitted subject to § 135-255.
- B. Retail sales of goods and services, including motor vehicle parts without installation, and excluding the following:
 - (1) Stores in excess of 10,000 square feet of gross floor area;
 - (2) Shopping centers;
 - (3) Vehicular fuel pumps; and
 - (4) Vendor displays and sales uses such as flea markets.
- C. Business and professional offices, excluding office parks.
- D. Municipal uses.
- E. Emergency services.
- F. Medical and dental clinics.
- G. Mortuary.
- H. Parking lot.
- I. Personal service shops, including tailor, barber- or beauty shop, dressmaking, shoe repair or similar shop, excluding shopping centers.
- J. Publicly or privately owned recreation facilities.
- K. Commercial recreation facilities, including amusement arcades, mini-golf courses, go-kart courses, batting ranges, driving ranges, indoor firing ranges, bowling alleys and similar facilities subject to § 135-222.

842 N. Hanover Street
Elizabethtown, PA
Zoning Information

- L. Public utility service buildings.
- M. Veterinary facilities and animal adoption centers without kennel facilities. **[Amended 8-15-2016 by Ord. No. 305-2016]**
- N. Restaurants and taverns, including drive-through restaurants meeting § 135-255.
- O. Hotels, motels, convention centers, and community centers.
- P. Cinemas and theaters.
- Q. Dry-cleaning and laundry establishments.
- R. Exercise clubs.
- S. Libraries and museums.
- T. Studios or galleries for teaching, dancing, art, music or similar cultural pursuits.
- U. Accessory uses customarily incidental to the above permitted uses.
- V. Child or adult day-care center.
- W. Transient merchants, in accordance with § 135-263.
- X. Forestry and related uses; provided that the applicant provides copies of the permits and approvals from the DEP, and/or any other applicable state or federal permit authorizing such use to occur.

§ 135-133. Special exception uses.

The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would locate. The burden shall be upon the applicant to prove that the approval of the application will not be detrimental to the health, safety and general welfare of the community.

- A. Manufactured home parks in accordance with § 135-246.
- B. The following uses provided they are clearly accessory and incidental to any of the permitted uses under §§ 135-132 and 135-133:

842 N. Hanover Street
Elizabethtown, PA
Zoning Information

- (1) Any process of manufacture, assembly or treatment, which is performed within a completely enclosed building and which normally does not constitute a nuisance by reason of odor, noise, dust or smoke, even if incidental to a permitted by right or by special exception use conducted on the premises.
 - (2) Lumber- and coal yards, building material storage yards, contractors' equipment and storage yards and commercial warehouses, provided such uses are within a completely enclosed building.
 - (3) The storage of volatile products which are used as part of the business operation provided such products are kept within a completely enclosed building.
- C. Adult-oriented businesses in accordance with § 135-211.
- D. Nightclubs in accordance with § 135-247.
- E. Dwellings in the same structure as a commercial establishment; provided, however, that the residential use of the structure shall be clearly secondary to the commercial use of the structure and located on a floor above the commercial establishment.
- F. Vehicular sales or rental establishments in accordance with § 135-267.
- G. Vehicular fueling stations, including those fueling stations that are provided as an accessory use to a retail establishment or convenience store, in accordance with § 135-268.
- H. Vehicular service or repair establishment in accordance with § 135-266.
- I. Vehicular washing facilities in accordance with § 135-269.
- J. Vendor displays and sales, including flea markets and similar uses in accordance with § 135-270.
- K. Office park in accordance with § 135-249.
- L. Retail stores and shopping centers in excess of 10,000 square feet in accordance with § 135-256. If the retail use consists of home improvement and building materials sales, such use shall also comply with § 135-233.
- M. Veterinary facilities and animal adoption centers with associated kennels in accordance with § 135-239. **[Amended 8-15-2016 by Ord. No. 305-2016]**



842 N. Hanover Street
Elizabethtown, PA
Zoning Information

- N. Miniwarehouse in accordance with § 135-245.
- O. Commercial communications antenna meeting § 135-221, other than antenna permitted by right by such section.
- P. Accessory structures and uses customarily incidental to the above special exception uses.

§ 135-134. Conditional uses.

(Reserved)

§ 135-135. Area and bulk regulations.

- A. Height. An additional side yard setback of one foot shall be provided for every two feet, or fraction thereof, increase in height above 40 feet. Buildings devoted to agricultural use shall be exempt from height regulations.
- B. Minimum lot area. The minimum lot area shall be 10,000 square feet.
- C. Minimum lot width. The minimum lot width shall be 75 feet at the building setback line.
- D. Minimum lot depth. The minimum lot depth shall be 100 feet.
- E. Yards. Yards of the following minimum sizes shall be provided:
 - (1) Front yard minimum depth.
 - (a) The minimum front yard building setback line from all streets shall be 35 feet from the ultimate street right-of-way as designated by § 135-301, unless a more stringent setback applies to a particular use.
 - (b) In developed areas, the minimum building setback line requirements may be adjusted by right so that the proposed building may be in proper relation to adjacent buildings. Under no circumstances shall a building be permitted to encroach any closer to the ultimate right-of-way than an adjacent building.
 - (c) Off-street parking and outdoor storage areas shall contain a setback line of at least 15 feet from the ultimate street right-of-way. No off-street loading, excluding customer pickup locations, and outdoor storage of materials, except for those materials allowed for a specific use, shall be permitted in a front yard.



842 N. Hanover Street
Elizabethtown, PA
Zoning Information

- (2) Side yard. All buildings, off-street parking lots, loading areas and outdoor storage areas shall be set back at least 15 feet from each side lot line. If joint parking facilities are shared by adjoining uses, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
- (3) Rear yard.
 - (a) The minimum building setback line from any rear property line shall be 25 feet.
 - (b) Off-street parking lots, loading areas and outdoor storage areas shall be set back at least 15 feet from rear lot lines.
- (4) Residential buffer strip. Any lot adjoining land within a residential zone or land that is available for residential use shall maintain a fifty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the property boundary that is shared with the residential district or land that is available for residential use. Such areas shall be used for a landscape strip and screen, see § 135-299.

F. Maximum lot coverage.

- (1) Maximum building coverage. The total building coverage shall not exceed 50%.
- (2) Maximum impervious coverage. The total impervious coverage shall not exceed 65%.

§ 135-136. Supplemental use regulations.

- A. All uses shall comply with Article XXIII, General Regulations.
- B. All uses shall comply with Article XXIV, Sign Regulations.
- C. All uses shall comply with Article XXV, Parking Regulations.

§ 135-137. through § 135-140. (Reserved)



842 N. Hanover Street Elizabethtown, PA Demographics



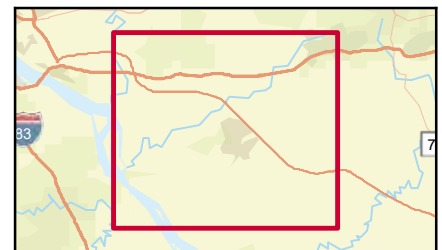
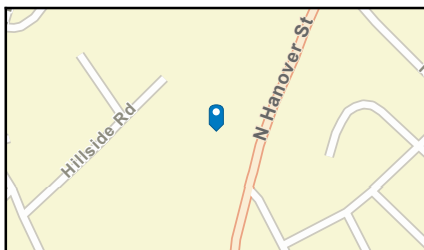
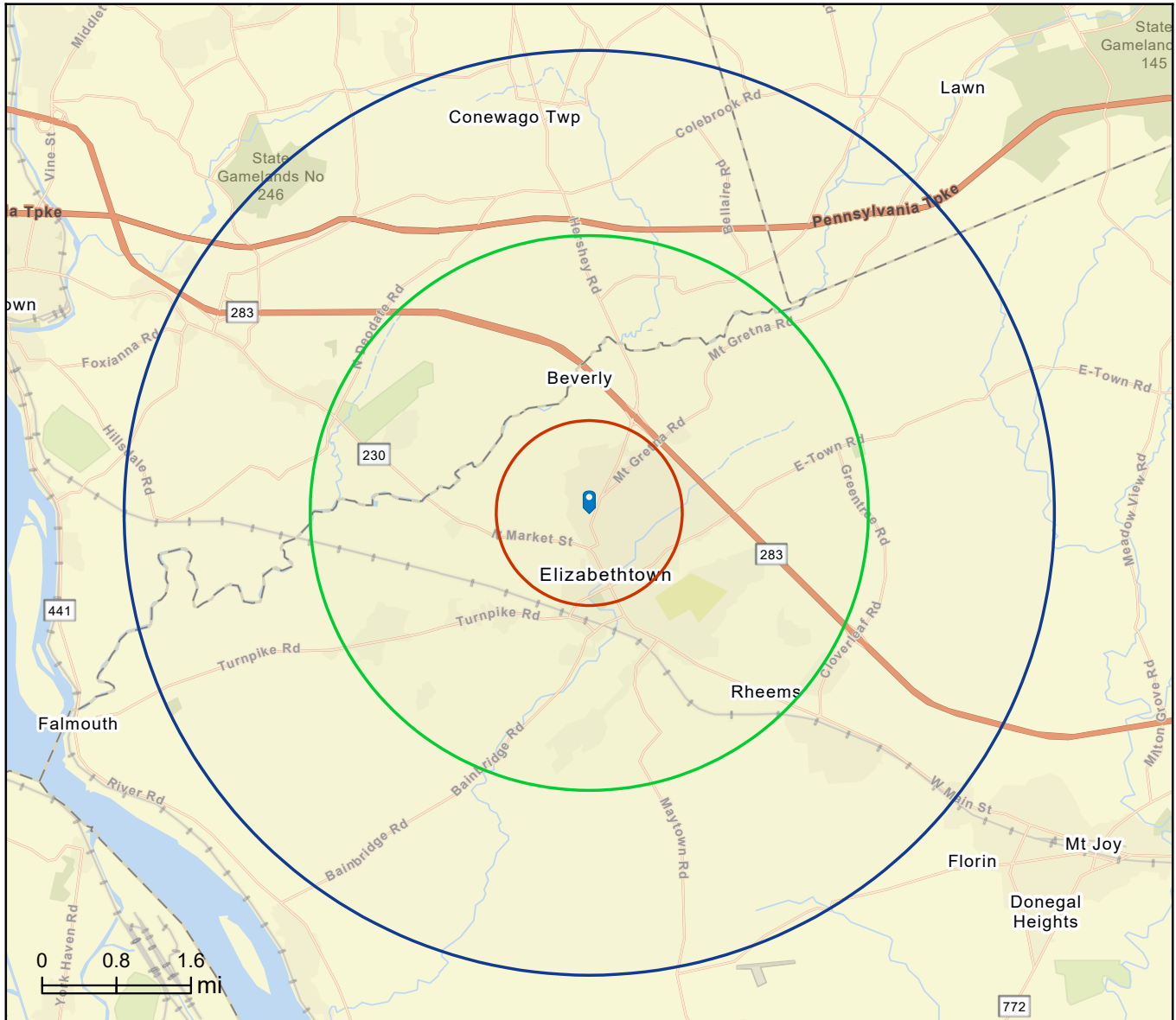
Site Map

842 N Hanover St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.16296

Longitude: -76.61016



842 N. Hanover Street Elizabethtown, PA Demographics



Executive Summary

842 N Hanover St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.16296
Longitude: -76.61016

	1 mile	3 miles	5 miles
Population			
2000 Population	8,215	21,723	31,767
2010 Population	8,670	23,702	35,060
2020 Population	9,059	25,454	37,340
2025 Population	9,266	26,134	38,407
2000-2010 Annual Rate	0.54%	0.88%	0.99%
2010-2020 Annual Rate	0.43%	0.70%	0.62%
2020-2025 Annual Rate	0.45%	0.53%	0.57%
2020 Male Population	48.7%	47.8%	48.3%
2020 Female Population	51.3%	52.2%	51.7%
2020 Median Age	37.9	39.1	40.6

In the identified area, the current year population is 37,340. In 2010, the Census count in the area was 35,060. The rate of change since 2010 was 0.62% annually. The five-year projection for the population in the area is 38,407 representing a change of 0.57% annually from 2020 to 2025. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	92.6%	93.3%	93.8%
2020 Black Alone	1.5%	1.4%	1.5%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	1.3%	1.3%	1.3%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	1.9%	1.6%	1.3%
2020 Two or More Races	2.5%	2.1%	1.9%
2020 Hispanic Origin (Any Race)	4.8%	4.8%	4.4%

Persons of Hispanic origin represent 4.4% 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 19.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	68	91	99
2000 Households	3,361	8,064	11,644
2010 Households	3,572	8,979	13,084
2020 Total Households	3,721	9,702	14,029
2025 Total Households	3,810	9,985	14,465
2000-2010 Annual Rate	0.61%	1.08%	1.17%
2010-2020 Annual Rate	0.40%	0.76%	0.68%
2020-2025 Annual Rate	0.47%	0.58%	0.61%
2020 Average Household Size	2.36	2.43	2.51

The household count in this area has changed from 13,084 in 2010 to 14,029 in the current year, a change of 0.68% annually. The five-year projection of households is 14,465, a change of 0.61% annually from the current year total. Average household size is currently 2.51, compared to 2.51 in the year 2010. The number of families in the current year is 9,697 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 13, 2020

842 N. Hanover Street Elizabethtown, PA Demographics



Executive Summary

842 N Hanover St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.16296

Longitude: -76.61016

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.7%	12.1%	12.0%
Median Household Income			
2020 Median Household Income	\$61,388	\$66,687	\$70,889
2025 Median Household Income	\$63,408	\$68,657	\$74,474
2020-2025 Annual Rate	0.65%	0.58%	0.99%
Average Household Income			
2020 Average Household Income	\$75,024	\$84,732	\$88,843
2025 Average Household Income	\$81,007	\$89,595	\$95,333
2020-2025 Annual Rate	1.55%	1.12%	1.42%
Per Capita Income			
2020 Per Capita Income	\$30,173	\$32,459	\$33,530
2025 Per Capita Income	\$32,692	\$34,388	\$36,049
2020-2025 Annual Rate	1.62%	1.16%	1.46%

Households by Income

Current median household income is \$70,889 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$74,474 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$88,843 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$95,333 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$33,530 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,049 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	170	164	166
2000 Total Housing Units	3,472	8,426	12,076
2000 Owner Occupied Housing Units	2,165	5,556	8,554
2000 Renter Occupied Housing Units	1,196	2,508	3,089
2000 Vacant Housing Units	111	362	433
2010 Total Housing Units	3,708	9,453	13,701
2010 Owner Occupied Housing Units	2,293	5,943	9,231
2010 Renter Occupied Housing Units	1,279	3,036	3,853
2010 Vacant Housing Units	136	474	617
2020 Total Housing Units	3,887	10,269	14,763
2020 Owner Occupied Housing Units	2,289	6,125	9,499
2020 Renter Occupied Housing Units	1,432	3,577	4,530
2020 Vacant Housing Units	166	567	734
2025 Total Housing Units	3,977	10,564	15,219
2025 Owner Occupied Housing Units	2,360	6,334	9,841
2025 Renter Occupied Housing Units	1,450	3,651	4,624
2025 Vacant Housing Units	167	579	754

Currently, 64.3% of the 14,763 housing units in the area are owner occupied; 30.7%, renter occupied; and 5.0% 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 13,701 housing units in the area - 67.4% owner occupied, 28.1% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 3.37%. Median home value in the area is \$203,563, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.53% annually to \$219,655.

