

FOR SALE - ESTABLISHED RESTAURANT

LUCKY DOG CAFE

1942 Columbia Avenue, Lancaster, PA 17603



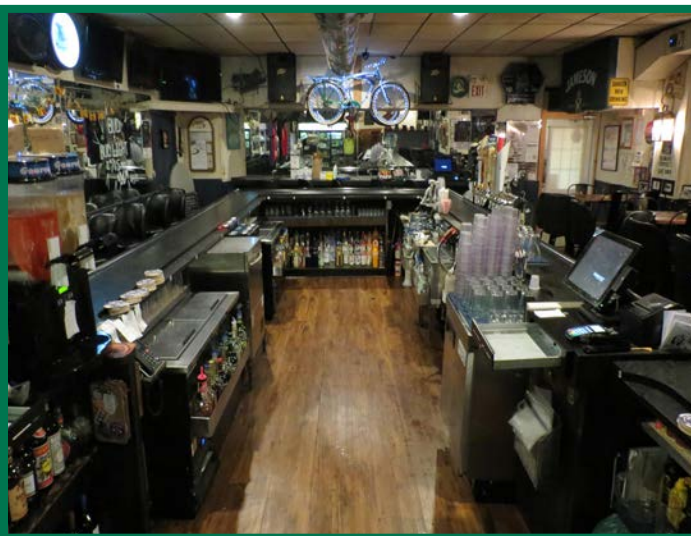
SALE PRICE:	\$1,500,000
BUILDING SIZE:	3,390 ± SF
LOT SIZE:	0.5 ± Acres
INCOME/EXPENSE INFO:	Available upon request
PARKING:	38 ± on-site parking spaces
HVAC:	Natural gas-fired heat with central A/C
ZONING:	(GC) General Commercial - Manor Township
TRAFFIC COUNTS:	Columbia Avenue: 14,941 Average Daily Traffic (Both Directions)
REAL ESTATE TAXES:	\$9,550.97 (2020-2021)
ADDITIONAL COMMENTS:	Well-established turnkey restaurant/bar with seating for 120 ± patrons. Includes real estate, retail liquor license, and all FF&E. Also includes a second floor apartment for additional income. Financial information available subject to signing a Non-Disclosure Agreement.

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

1942 Columbia Avenue
Lancaster, PA
Photos



1942 Columbia Avenue
Lancaster, PA
Photos



1942 Columbia Avenue Lancaster, PA Multi-List Information

Client One-Page

1942 Columbia Ave, Lancaster, PA 17603

Active

Commercial Sale

\$1,500,000



MLS #:	PALA2000548	Type:	Mixed Use
Available SqFt:	3,390.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	442.48	Lot Acres / SQFT:	0.5a / 21,780sf /
Business Use:	Other	Assessor	
Tax ID #:	410-30467-0-0000	Lot Size Dimensions:	0.00 x 0.00
County:	Lancaster, PA		
MLS Area:	Manor Twp - Lancaster County (10541)		
Year Built:	1940		

Taxes, Assessment, Fees

Association / Community Info

Tax Annual Amt / Year: \$9,799 / 2021
 Tax Assessed Value: \$457,400 / 2021
 Land Assessed Value: \$201,000

HOA: No

Building Info

Building Total SQFT: 3,390 / Assessor

Features


Interior Features: Accessibility Features: None
 Parking: 0 Truck Trailer Spaces, 38 Car Parking Spaces
 Utilities: Central A/C, Cooling Fuel: Electric, Heating: Heat Pump(s), Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Well-established turnkey restaurant/bar with seating for 120 ± patrons. Includes real estate, retail liquor license, and all FF&E. Also includes a second floor apartment for additional income. Financial information available subject to signing a Non-Disclosure Agreement.

Listing Details

Original Price:	\$1,500,000	Sale Type:	Standard	DOM:	87
Listing Term Begins:	06/21/2021				

© BRIGHT MLS - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2021. Created: 09/15/2021 12:29 PM 

1942 Columbia Avenue
Lancaster, PA
Aerial



1942 Columbia Avenue
Lancaster, PA
Local Retail



1942 Columbia Avenue
Lancaster, PA
Menu

Soups & Salads

Soup Du Jour

Cup \$3.95 Bowl \$5.95
if seafood Cup \$4.50 Bowl \$6.50
Quarts (take out only) \$9.00 Seafood \$13.00

House Salad

Mixed greens tossed with carrots, purple cabbage, tomatoes, pepperocinis, cucumbers and red onions.
Small \$3.95 Large \$6.95

Classic Ceasar

Fresh Romaine lettuce, croutons and Parmesan cheese tossed in our creamy Caesar dressing. \$7.95

South of the Border

Our house salad topped with jalapeño peppers, black olives, Monterrey jack and cheddar cheeses.
\$7.95

Thai Cobb

Tossed greens with mandarin oranges, toasted coconut and fried noodles. Served with our special Thai peanut dressing.
\$7.95

Chef Salad

We start with our house salad, then add ham, turkey, American and Swiss cheeses with hard-boiled egg.
\$11.95

Pittsburgh Salad

Mixed greens topped with beer-battered fries, Monterrey jack & cheddar cheeses.
\$7.95

Add-Ons for Salads:

grilled chicken \$4.00 crab cake \$6.00
tenderloin tips \$6.00 tuna steak \$7.00
shrimp \$6.00

Salad Dressings

Bleu Cheese, Ranch, Thousand Island, Zesty Italian, French, Cracked Pepper Parmesan, Balsamic Vinaigrette, or Fat Free Raspberry Vinaigrette



Kids Menu (12 & Under Please!)

Chicken Fingers

Served with French Fries and a small drink \$5.95

Hamburger*

Served with French Fries and a small drink \$4.95

Cheeseburger*

Served with French Fries and a small drink \$5.95

Mini Pizza

Plain or Pepperoni, served with French Fries and a small drink \$4.95

Buffalo Wings

Six wings served mild, medium, hot, or BBQ with French Fries and a small drink \$6.95

Mozzarella Sticks

4 mozzarella sticks, served with our homemade Marinara sauce, French Fries and a small drink \$4.95

Hot Dog

Served with French Fries and a small drink \$4.95

Grilled Cheese

Served with French Fries and a small drink \$4.95

Sodas & Such

Coca Cola
Cherry Coke
Diet Coke
Sprite
Ginger Ale
Root Beer
Raspberry Iced Tea
Tonic
Club Soda
Coffee
Decaffeinated Coffee
Tea
Iced Tea

**Cooked to order. Consuming under cooked beef may increase your risk of food-borne illness.*



1942 Columbia Ave.
Lancaster, Pa 17603
392-9208

Appetizers

Baked Crab and Artichoke Dip

Maryland crab meat, artichoke hearts, cream cheese, a touch of mayonnaise and our secret blend of herbs and spices \$10.95

Buffalo Wings

We take the best fresh, local chicken wings, fry them until crispy, then toss them in your choice of mild, medium, hot, suicide or spicy BBQ.
1/2 doz. \$6.95 1 doz. \$12.95 bucket (30) \$27.95
side of bleu cheese & celery \$1.50

Chicken Cordon Bleu Balls

Tender pieces of chicken stuffed with ham & swiss, breaded and fried. Served with a side of Honey-Mustard sauce \$7.95

Yuengling Battered Shrimp

Plump shrimp in a tempura batter made with Yuengling Lager served with a side of Thai Chili sauce \$9.95

Nachos Grande

Fresh tortilla chips topped with tomatoes, onions, green peppers, black olives, jalapeños and plenty of Monterrey jack and cheddar cheeses. Served with salsa & sour cream on the side \$9.95
add ground beef \$2.00 add guacamole \$1.75

Mozzarella Sticks

Served with our homemade Marinara sauce \$7.95

Scallops Wrapped in Bacon

5 fresh sea scallops wrapped in smoked bacon \$9.95

Sampler Platter

4 Yuengling Battered Shrimp, 3 Mozzarella Sticks, 3 Chicken Fingers, served with Marinara, Thai Chili and BBQ sauce \$10.95

Onion Rings

Served with Parmesan- Ranch for dipping \$6.95

Grilled Vegetable Quesadilla

Peppers, Mushrooms, onions & cheese stuffed into a grilled tortilla. Served with sides of salsa & sour cream \$7.95
add chicken \$4.00 add shrimp \$6.00

1942 Columbia Avenue
Lancaster, PA
Menu

More Appetizers

Fresh Cut French Fries

Molehill \$3.50 Mountain \$5.50
Add cheese or gravy Small \$5.50 Large \$1.00

Beer Battered French Fries

Small \$3.95 Large \$5.95

Burgers

All of our burgers are made with 8 oz.
of fresh ground beef \$8.95

Substitute 1/2 Grilled Chicken breast at
no additional charge

Lucky Dog

American Cheese, lettuce, tomato, onion & mayonnaise

Patty Melt

Swiss cheese & sauteed onions on grilled rye

Green Bay

Cheddar cheese & bacon

Route 41

Swiss cheese & mushrooms

Frisco

Bleu cheese dressing & bacon on grilled sour dough

Big Dog

American cheese, Thousand Island dressing, pickles,
lettuce & onion

Black Dog

Our fresh burger blackened on both sides, served with a
Cajun mayonnaise, lettuce & Monterrey Jack cheese

Subs & Clubs

Subs

Roast Beef - Turkey - Ham - Cheeseburger - Tuna
Served with lettuce, tomato, onion & mayo \$8.95

Clubs

Ham-Turkey-Roast Beef On your choice of
white, wheat or rye toast \$8.95

Sandwiches

All burgers & sandwiches are served with potato chips.

Add a side of fresh cut fries for \$1.50 or
beer battered fries for \$1.75.

“Hot Wrap” BLT Supreme

Ham, bacon, lettuce, tomato & cheddar cheese with honey
mustard dressing wrapped in a flour tortilla \$8.95

Pulled Pork

Roasted Pork with our special *SPICY BBQ* sauce and
Cooper sharp cheese, served on a toasted roll \$8.95

Grilled Turkey Basil

Hand carved turkey with romaine, tomato, Provolone cheese,
and basil mayonnaise served on sourdough \$8.95

Maryland Crab Cake

Fresh, Maryland crab meat mixed with just a touch of
pepper, onion & seasonings. Served with lettuce & tomato
on a toasted English muffin \$9.95

Steak or Chicken Cheese Steak

Take your pick of thinly sliced steak or 1/2 breast of chicken,
grilled with mushrooms, onions, cheese & sauce \$9.95

Tenderloin Tips Sandwich*

Choice cuts of filet sauteed to your liking with
onions & mushrooms, served with melted Cooper
sharp cheese on a hoagie roll \$12.95

Chipolte Black Bean Burger

Served with cheddar cheese, lettuce, tomato, onion
and guacamole \$8.95

Hot Open Face Beef*

Oven roasted top round, sliced thin and piled high,
served with French Fries or mashed potatoes \$11.95

Buffalo Chicken Royale

Breaded chicken tenders tossed in our buffalo wing sauce,
stacked on a grilled kaiser roll with bacon, blue cheese
dressing, lettuce and tomato \$8.95

Ultimate Grilled Cheese

Our homemade crab cake with bacon, American cheese
& tomato on grilled sourdough bread \$10.95

Siracha Rockfish Wrap

Crispy Rockfish fingers, coleslaw, spicy Siracha sauce,
Monterrey jack & cheddar cheeses, spring mix and tomato
in a flour tortilla wrap \$9.95



The World Famous Roast Beef Sandwich*

Made popular throughout
the 70's, 80's & 90's.

The tradition continues!

Fresh beef piled high on
a kaiser roll. Served with
chips and a pickle \$8.95
Add cheese \$.75

Baskets

Shrimp Basket

6 large breaded shrimp fried to perfection, served with
french fries, cole slaw and cocktail sauce \$10.95

Fish & Chips

Battered fish & french fries, served with cole slaw
and tartar sauce \$10.95

Chicken Fingers & Fries

5 chicken fingers & fries served with cole slaw and
BBQ sauce \$9.95

Sides

Baked Potato	Coleslaw
Mashed Potatoes	Apple Sauce
French Fries	Fresh Vegetable
Side Salad	Du Jour

Entrées

The Dog Pound

1/2 lb. Sirloin & 1/2 lb. Fried Shrimp
served with two sides. \$18.95

Baby Back Ribs

Full rack of slow roasted baby back ribs slathered in
our house BBQ sauce. Served with beer-battered fries
and cole slaw. \$16.95

Shrimp & Scallop Scampi

Shrimp & scallops sauteed in our own scampi butter
served over pasta with garlic bread and one side.
\$16.95

Crab Cakes

Made with fresh Maryland crab meat. Served on
half an English muffin, served with two sides.
One for \$12.95 Two for \$16.95

Tenderloin Tips on Toast*

8 oz. of filet sauteed to your liking with
mushrooms & onions, served with two sides. \$18.95

Chicken Chesapeake

Grilled chicken breast topped with our house crab dip,
Monterrey Jack and Cheddar cheeses.
Served with two sides. \$16.95

Cheddar Jalapeño Meatloaf

Fresh ground beef & sausage topped with a spicy cheese
sauce & sliced jalapeños, served with
your choice of two sides. \$13.95

Blackened Tuna Steak

Grilled Tuna brushed with Cajun seasonings, served with
your choice of two sides. \$14.95

Blackened Chicken & Broccoli Alfredo

Sauteed chicken and broccoli in a creamy alfredo sauce
over linguini. Served with your choice of one side.
\$14.95

Liver & Onions*

Lightly seasoned & topped with bacon, served with
your choice of two sides. \$12.95



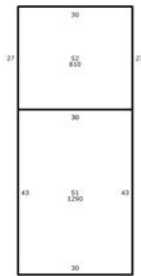
**1942 Columbia Avenue
Lancaster, PA
Tax Card**

Property Information

Property ID	410-30467-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2021 <input type="button" value="v"/>	Land Use	523 - RESTAURANTS
Township	410 Manor Twp	Tax Status	Taxable
Site Address	1942 COLUMBIA AVE	Clean & Green	No

Property Sketches & Photos

1



Parcel photo



Related Names

Parcel Owner	ROBB GEORGE D III, 1942 COLUMBIA AVE LANCASTER, PA 17603
Status	Current

**1942 Columbia Avenue
Lancaster, PA
Tax Card**

Assessments						
Annual Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	201,000	256,400	457,400	0	0	0
Exempt	0	0	0	0	0	0
Total	201,000	256,400	457,400	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	21,780	0.5000



**1942 Columbia Avenue
Lancaster, PA
Tax Card**

Structure 1 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 RESTAURANT #1	3,390	1940

Section 1

Occupancies			Apartments/Units	
Occupancy	Finished Area	Wall Height	APTS/UNITS	
350 - Restaurant	1,290 Sq. Ft.	11		1
352 - Multiple Res (Low Rise)	1,290 Sq. Ft.	11		
350 - Restaurant - Semifinished Basement	1,290 Sq. Ft.	11		

Exterior Walls	
Concrete Block	2580.00 Sq.Ft.

Heating, Cooling & Ventilation	
Hot Water	2580.00 Sq.Ft.

Section 2

Occupancies			Exterior Walls	
Occupancy	Finished Area	Wall Height	Concrete Block	
350 - Restaurant	810 Sq. Ft.	10		810.00 Sq.Ft.
350 - Restaurant - Semifinished Basement	810 Sq. Ft.	10		

Heating, Cooling & Ventilation	
Hot Water	810.00 Sq.Ft.

Miscellaneous	
27-0400AVG	570.00 Units

**1942 Columbia Avenue
Lancaster, PA
Tax Card**

Structure 2 of 2							
Property Type	Description	Finished Sq. Ft	Year Built				
COM - Commercial	Detached Structure #1	6,000	1975				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: left; padding: 5px;">Other / Miscellaneous</td> </tr> <tr> <td style="width: 70%; padding: 5px;">056 - Paving, Asphalt</td> <td style="padding: 5px; text-align: right;">6000.00 Square Ft.</td> </tr> </table>				Other / Miscellaneous		056 - Paving, Asphalt	6000.00 Square Ft.
Other / Miscellaneous							
056 - Paving, Asphalt	6000.00 Square Ft.						

No Exemptions

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2001	5018634		10/25/2001			\$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	\$1,784.32	(\$35.69)	\$1,748.63	\$1,748.63	\$0.00	3/26/2021
Note: Payment amounts may only reflect the Lancaster County amounts						



**1942 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
Manor Twp	Millage	0.99000000	\$443.77	\$452.83	\$498.11
Lancaster County	Millage	2.91100000	\$1,304.86	\$1,331.49	\$1,464.64
Total			\$1,748.63	\$1,784.32	\$1,962.75

1942 Columbia Avenue
Lancaster, PA
Deed

This Document Recorded
10/25/2001 01:48PM Doc Code: 01 State RTT: 2,950.00 Local RTT: 2,950.00 Lancaster County, Recorder of Deeds Office
Doc Id: 5018634
Receipt #: 17339
Rec Fee: 27.00

ART #4099

①

Fee Simple Deed

This Indenture Made the 23RD day of
OCTOBER in the year of our Lord two thousand one (2001)

Between

Larry G. Sheirich and Betty Jo Sheirich Husband & Wife

(hereinafter called the Grantor(s), of the one part, and

George D. Robb, III

(hereinafter called the Grantee(s), of the other part;

Witnesseth That the said Grantor(s) for and in consideration of the sum of TWO HUNDRED NINETY FIVE THOUSAND DOLLARS (\$295,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee(s), at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee(s), together with the Heirs and Assigns of Grantee(s), as sole tenant.

ALL THAT CERTAIN tract of land situate on the South side of the Lincoln Highway West, on which is erected a 2 story brick and concrete block restaurant, garage and apartment building, known as 1942 Columbia Avenue, in the Township of Manor, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of the Lincoln Highway West, the Northeast corner of property now or late of Charles W. Darnell and Frederick A. Swarr, which is one hundred forty feet (140') East of the Southeast corner of the Lincoln Highway West and Kready Avenue as laid out on the plan of lots known as "Ridgeway", thence extending along the South side of said Lincoln Highway West, South seventy-one degrees twenty-two minutes East eighty feet (S 71 degrees 22' E 80') to a point in land now or late of James D. Mattis and wife, and thence extending along the same, South seventeen degrees thirty-seven minutes West two hundred seventy-one and twenty-eight hundredths feet (S 17 degrees 37' W 271.28'), more or less, to the North side of the same, North seventy degrees forty-nine minutes West seventy-five feet (N 70



5018634
Page: 1 of 4
10/25/2001 01:48PM

Premises known by reference: 1942 Columbia Ave.
Manor Township, Pennsylvania


1942 COLUMBIA AVE. 40-30467-0-0000

3

1942 Columbia Avenue
Lancaster, PA
Deed


degrees 49' W 75'), more or less, to a point in line of land now or late of the said Charles W. Darnell and Frederick A. Swarr; and thence extending along the same, North sixteen degrees thirty-four minutes EAST two hundred seventy and seventy-one hundredths feet (N 16 degrees 34' E 270.71') to the place of BEGINNING.

BEING THE SAME PREMISES which Eleanor C. Ochs widow by deed dated May 17, 1990 and recorded May 18, 1990 in Record Book 2905, Page 257 granted and conveyed unto Larry G. Sheirich and Betty Jo Sheirich, husband and wife, their heirs and assigns, as tenants by the entireties.

 5018634
Page: 2 of 4
10/25/2001 01:48PM

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

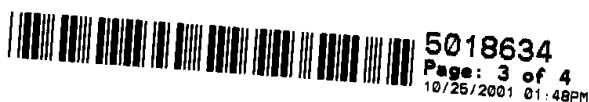



STEVE McDONALD
Recorder of Deeds

1942 Columbia Avenue
Lancaster, PA
Deed

Together with all and singular the building's improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), together with the Heirs and Assigns of the Grantee(s), to and for the only proper use and behoof of the said Grantee(s), together with the Heirs and Assigns of the Grantee(s), forever, as sole tenant



And the said Grantor(s), for themselves, their

Heirs, Executors, and Administrators do, by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), together with the Heirs and Assigns of the Grantee(s), that the said Grantor(s) and the Heirs of the Grantor(s), all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), together with the Heirs and Assigns of the Grantee(s), against the said Grantor(s) and the Heirs of the Grantor(s), and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the said party or parties of the first part to these presents hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF US:

Larry G. Sheirich Seal
Larry G. Sheirich
Betty Jo Sheirich Seal
Betty Jo Sheirich
_____ Seal

1942 Columbia Avenue
Lancaster, PA
Deed

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Lancaster) ss:

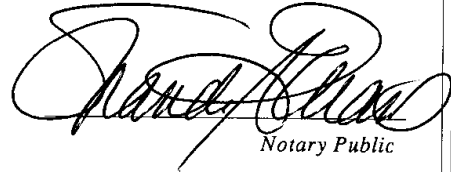
On this, the 23rd day of October, 2001, before me, a Notary
Public for the Commonwealth of Pennsylvania, the undersigned Officer,

personally appeared Larry G. Sheirich and Betty Jo Sheirich

known to me (satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within
instrument, and acknowledged that they executed the same for the purposes therein contained.

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

NOTARIAL SEAL
MANDI S. EVANS, Notary Public
City of Lancaster, Lancaster County
My Commission Expires Sept. 12, 2002


Notary Public

DEED.

Larry G. Sheirich and
Betty Jo Sheirich

TO

George D. Robb, III

ASSOCIATES REALTY TRANSFER INC.
100 Foxshire Drive, Suite #4
Lancaster, PA 17601-3986

 5018634
Page: 4 of 4
10/25/2001 01:48PM

The address of the above-named Grantee
is 1942 Columbia Avenue
Lancaster, PA 17603
On behalf of the Grantee

**1942 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

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

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

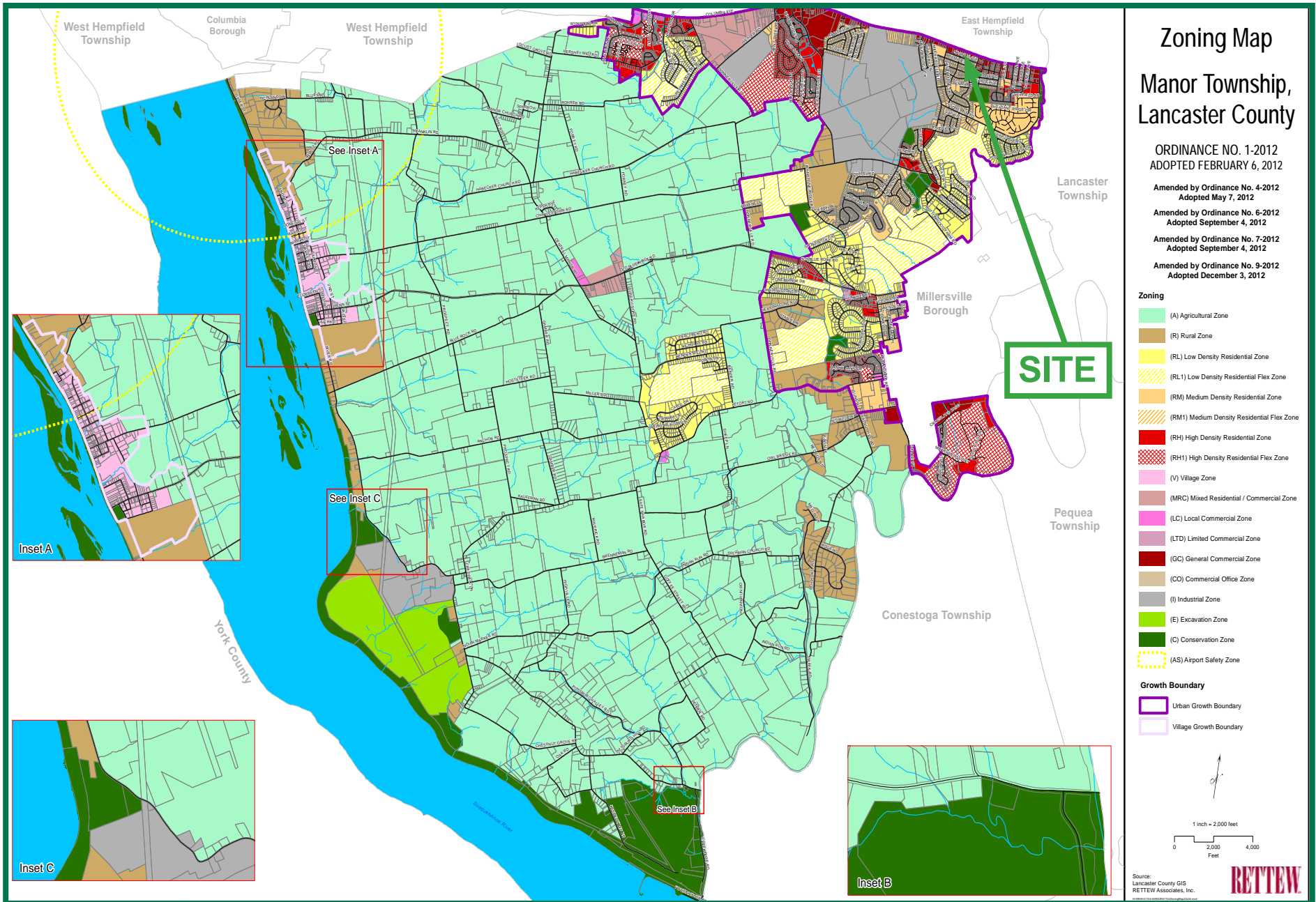
Courtney Barry

Josh Barben

Matt Eberts

Dan Fisher

1942 Columbia Avenue Lancaster, PA Zoning Map



**1942 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.



**1942 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).

**1942 Columbia Avenue
Lancaster, PA
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.



1942 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.

1942 Columbia Avenue Lancaster, PA Demographics



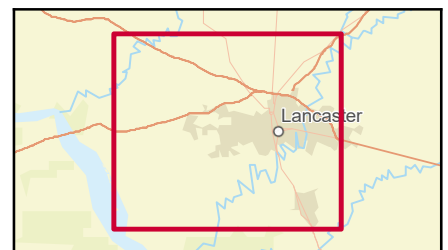
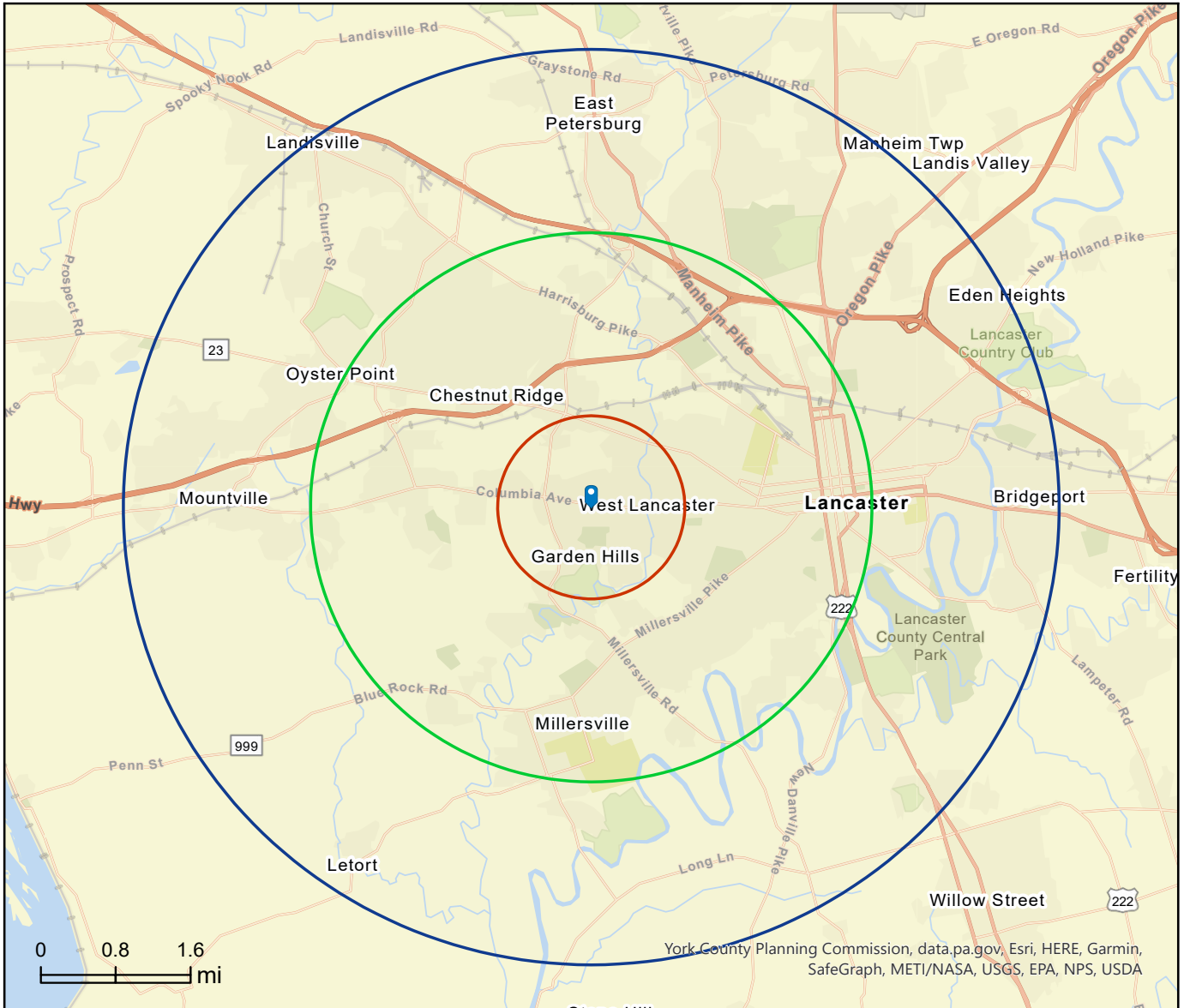
Site Map

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.03802

Longitude: -76.35473



**1942 Columbia Avenue
Lancaster, PA
Demographics**



Executive Summary

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03802
Longitude: -76.35473

	1 mile	3 miles	5 miles
Population			
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.

1942 Columbia Avenue Lancaster, PA Demographics



Executive Summary

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03802
Longitude: -76.35473

	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.