

FOR SALE

COMMERCIAL / USER / INVESTOR AUTOMOTIVE GARAGE & INVESTMENT PROPERTY



**903 - 905 South Market Street
Elizabethtown, PA**

Michael D. Wagner, CCIM or Daniel Berger, Jr., CCIM, SIOR



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
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SALIENT INFORMATION

PROPERTY:	903-905 South Market Street, Elizabethtown, PA 17022 Elizabethtown Borough, Lancaster County <ul style="list-style-type: none">• +/- 5,900 SF automotive service station with attached office - TO BE VACANT AT SETTLEMENT• +/- 1,700 SF hair and nail salon - LEASED
TOTAL ACRES:	± 0.64 Acre
WATER & SEWER:	Public
ZONING:	GC - General Commercial (Elizabethtown Borough)
REAL ESTATE TAXES:	\$11,692.10 total (2025/26)
LANDLORD RESPONSIBILITIES:	Real estate taxes, insurance, maintenance, utilities
TAX ACCOUNT NO.:	250-01383-0-0000
SALE PRICE:	\$975,000
COMMENTS:	Great opportunity to own your own automotive garage, and also receive some rent income from the hair and nail salon. Garage includes all furniture, fixtures and equipment (FF&E). Hair salon has been a tenant since 2021, and current income is \$19,200/year.

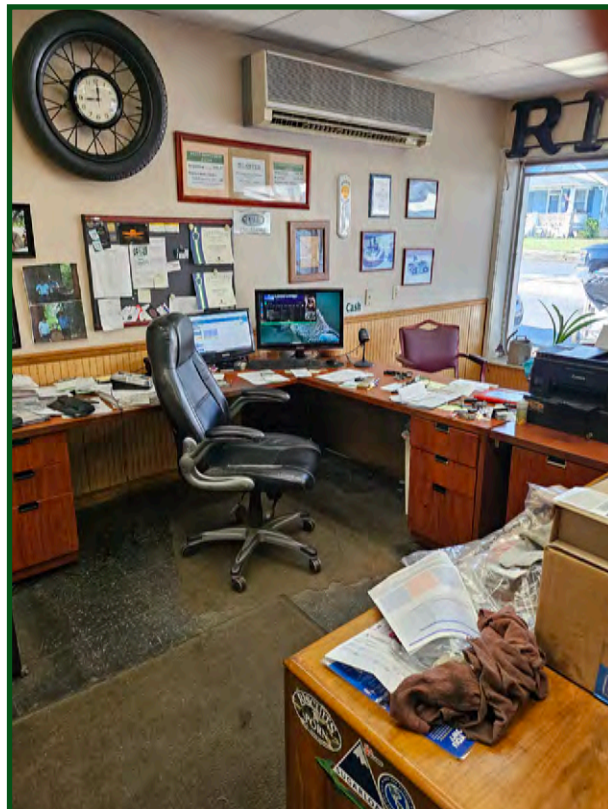
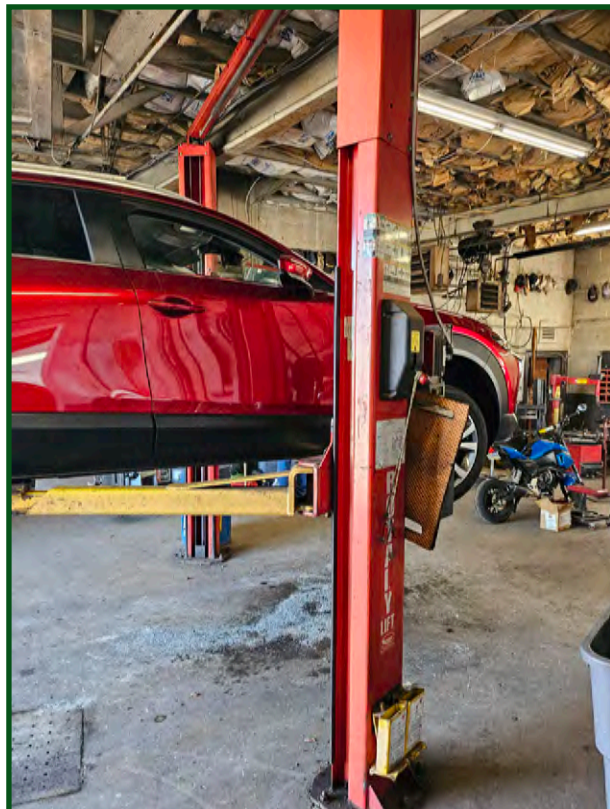
PHOTOGRAPHS

903 SOUTH MARKET STREET



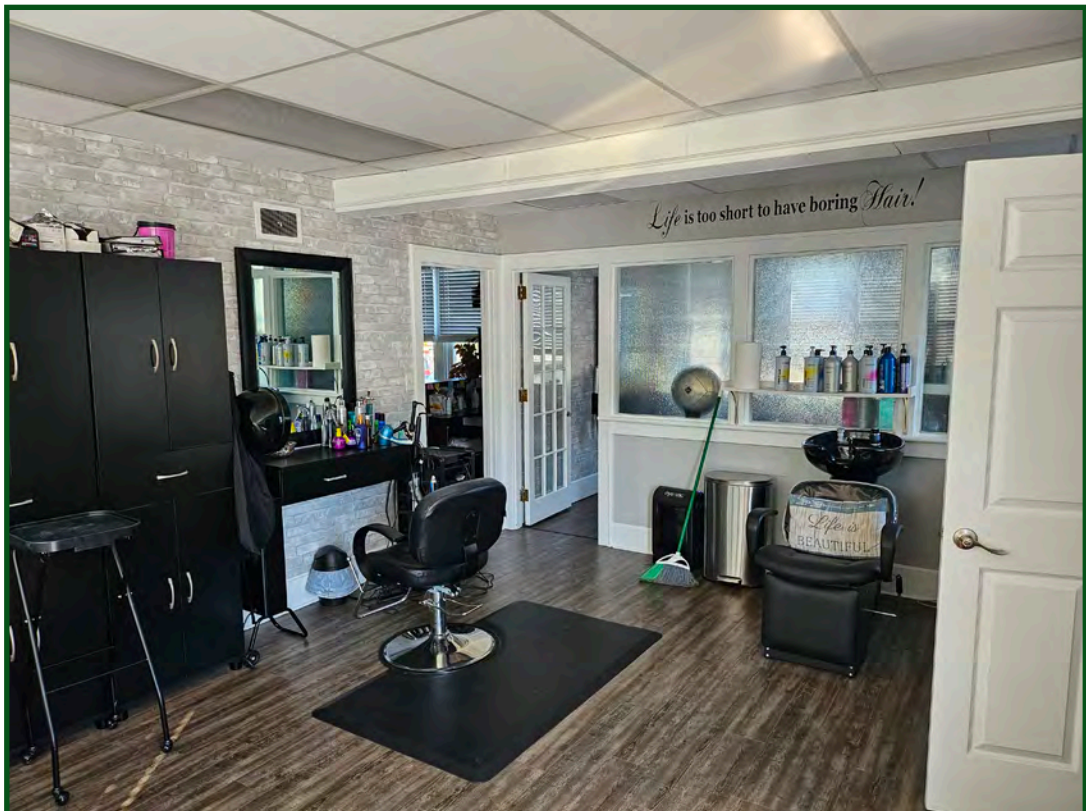
PHOTOGRAPHS

903 SOUTH MARKET STREET



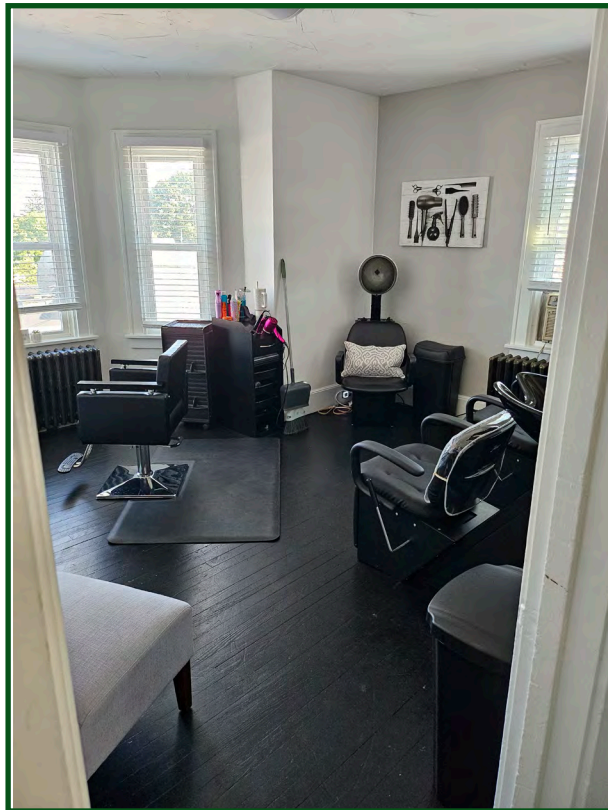
PHOTOGRAPHS

905 SOUTH MARKET STREET

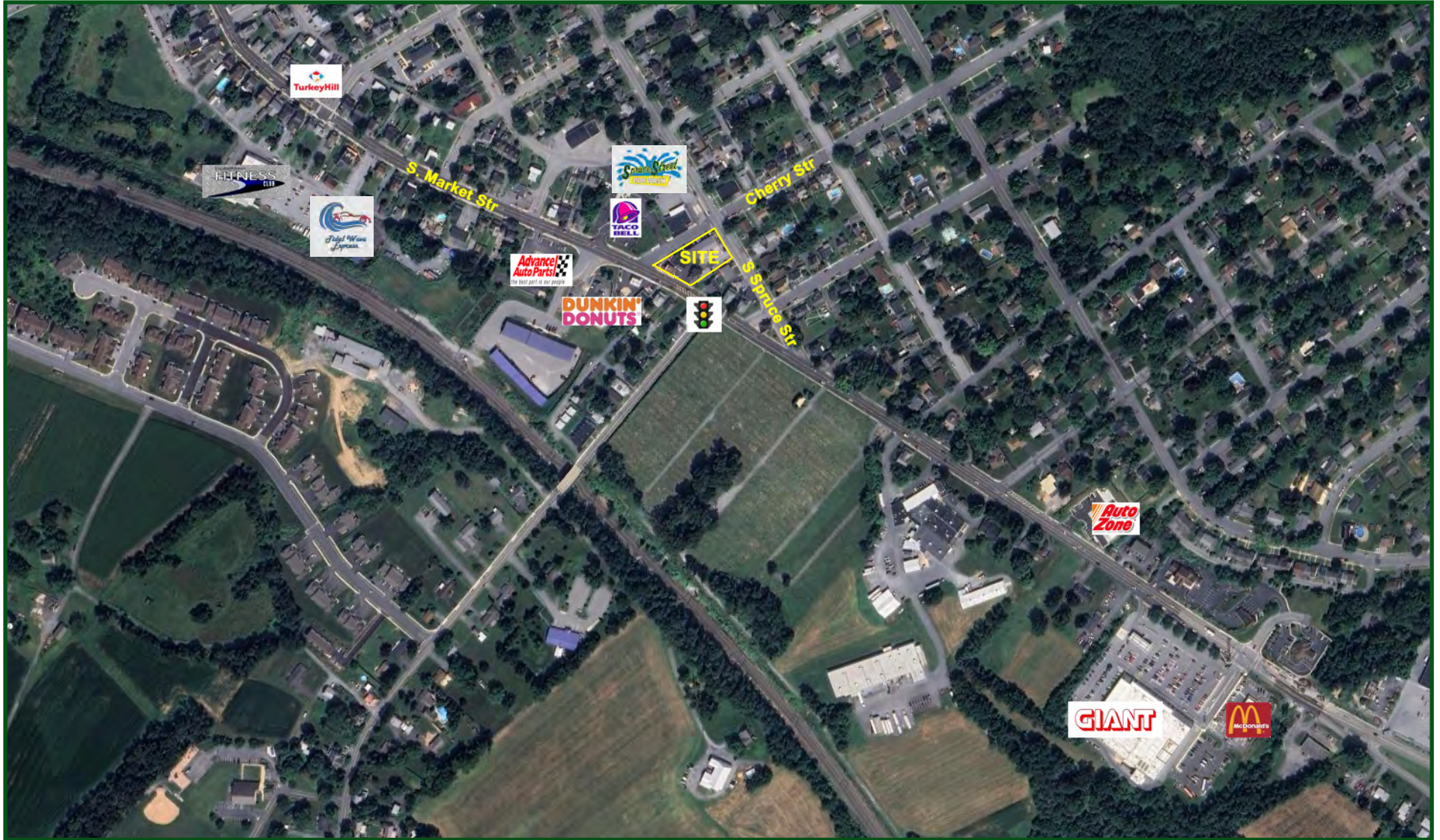


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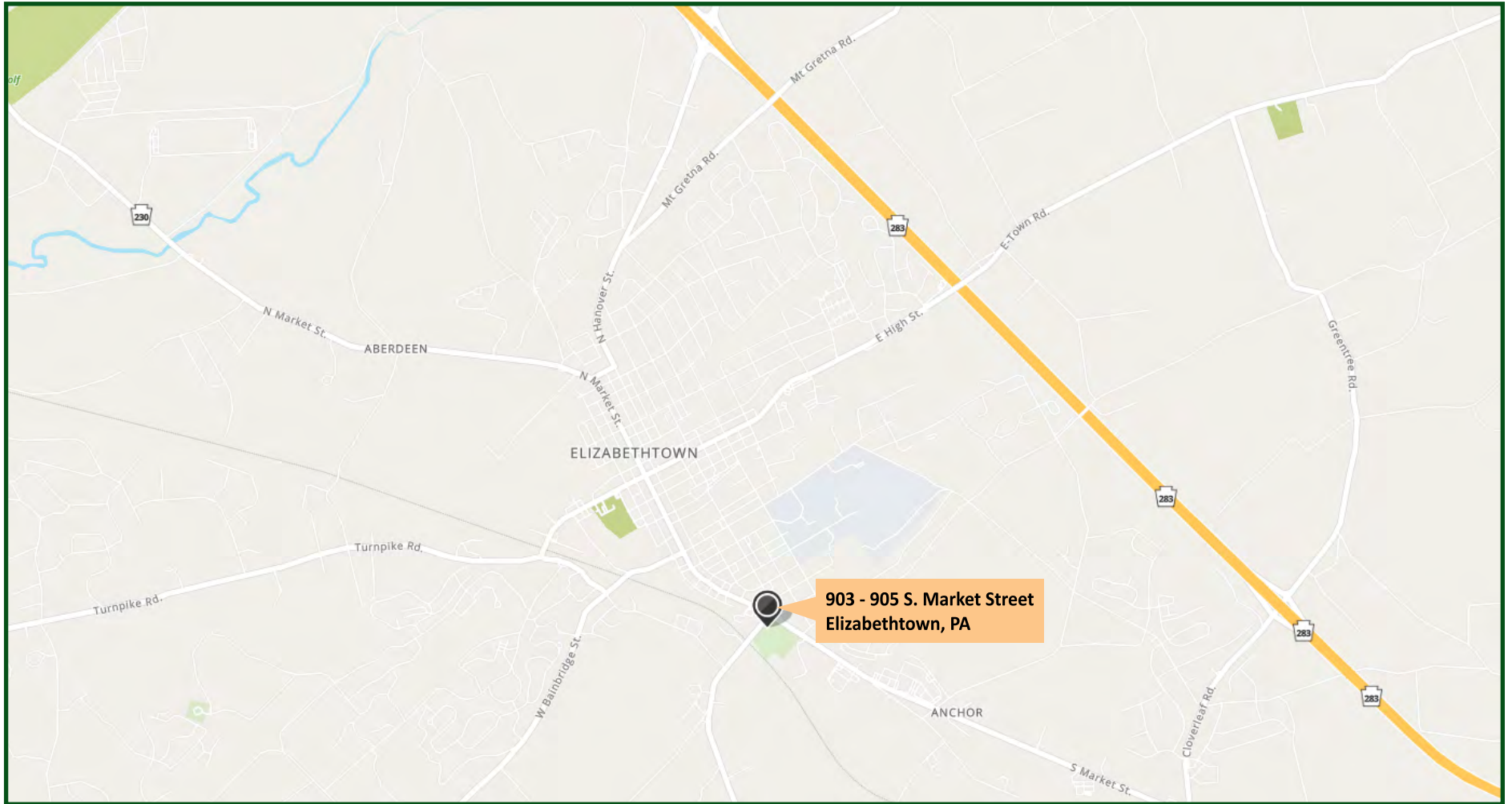
905 SOUTH MARKET STREET



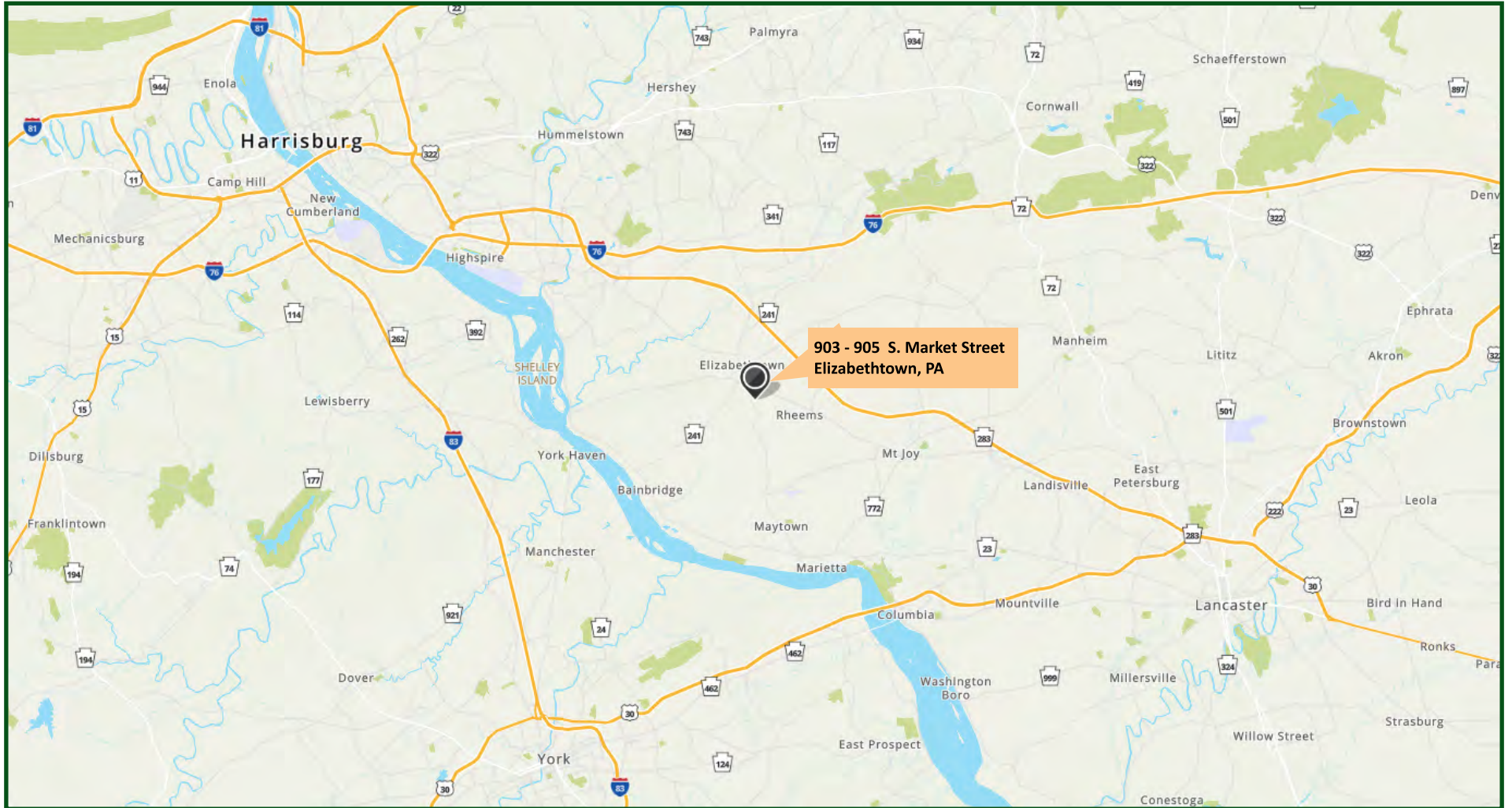
AERIAL MAP



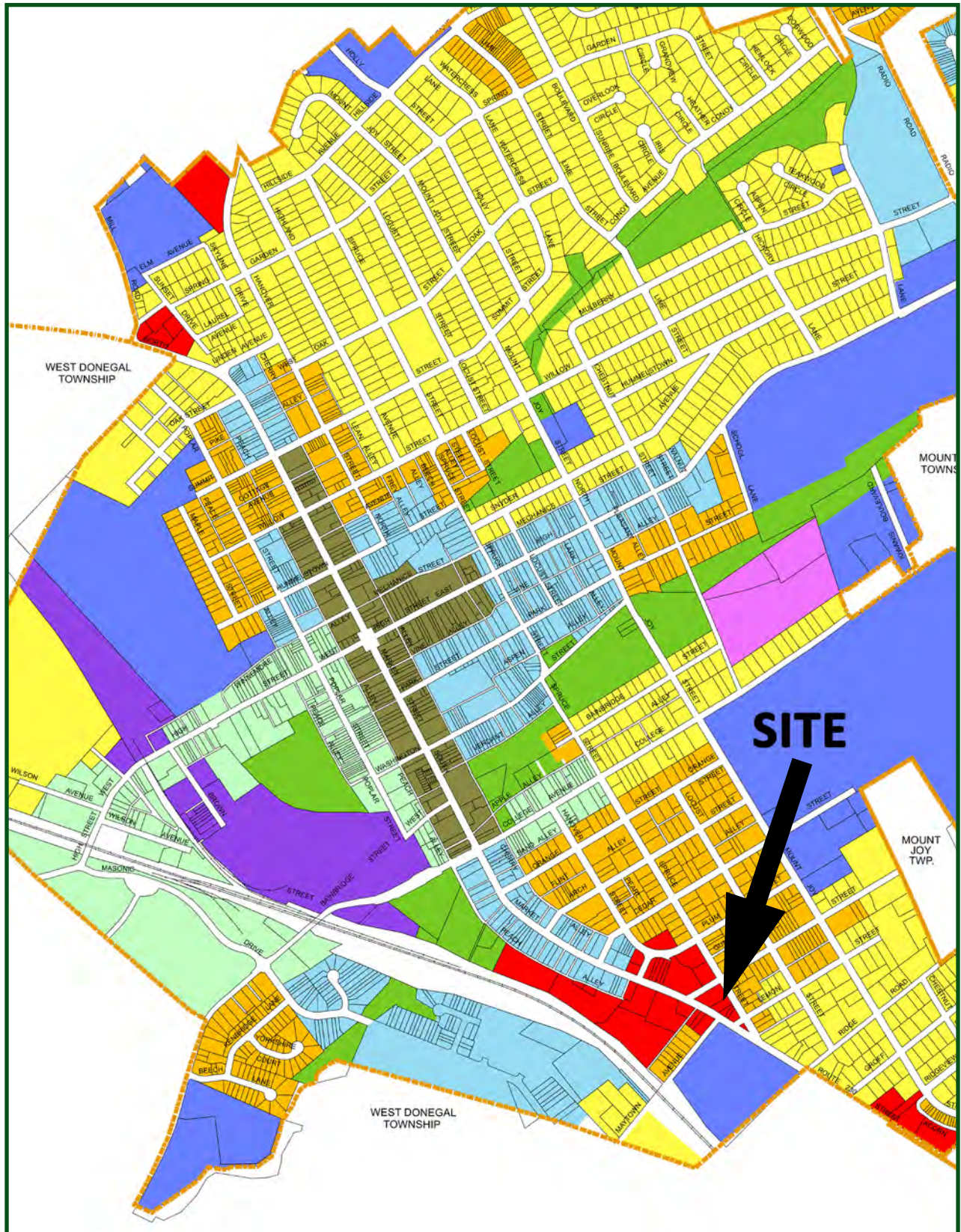
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Elizabethtown Borough)



Part 10 G-C GENERAL COMMERCIAL DISTRICT¹

§ 1001. Intended Purpose. [Ord. 766, 5/16/1996, § 10.1; as amended by Ord. 975, 6/16/2016]

The General Commercial 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 district seeks to properly manage business development to provide for efficient and safe transportation and compatibility with neighboring uses. The uses provided in this district are meant to serve local residents as well as those motorists passing through the area.

§ 1002. Permitted Uses. [Ord. 766, 5/16/1996, § 10.2; as amended by Ord. 882, 2/15/2007; and by Ord. 946, 3/21/2013]

1. Dwelling units when accessory and incidental to a permitted nonresidential use.
2. Financial institutions; business and professional offices.
3. Eating establishments.
4. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
5. Funeral homes.
6. Retail sales in which both a workshop and repair shop and retail showroom are required.
7. Motels, hotels, and bed-and-breakfast establishments.
8. Studios or galleries for the display and/or instruction of dance, art, music or similar cultural pursuits.
9. Movie theaters and performing arts theaters.
10. Indoor recreational facilities, excluding video arcades.
11. Bakery, candy, pastry, confectionery or ice cream retail sales, with minor related processing permitted.
12. Bus passenger stations.
13. Automobile service stations.
14. Automobile garages for the storage and repair of motor vehicles, but not automobile body shops.
15. Vehicular sales establishments.

1. Editor's Note: The Title Of Part 10 Was Amended Pursuant To Ord. 975, 6/16/2016.

Borough of Elizabethtown, PA

§ 1002

§ 1004

16. Car washes.
17. Florists, greenhouses, roadside produce markets, or nurseries, provided that all incidental equipment and supplies, including fertilizers and empty cans, are kept within a building.
18. Fitness centers.
19. Medical centers, dental offices or chiropractic clinics.
20. Municipal buildings and facilities.
21. Public utility and communication uses where operation requirements necessitate locating within the district.
22. Laundromats.
23. Retail pet shops.
24. Outdoor eating activity as an accessory use to a permitted principal use.
25. School of creative and performing arts as defined in Part 2, § 201.

§ 1003. Special Exceptions. [Ord. 766, 5/16/1996, § 10.3; as amended by Ord. 882, 2/15/2007; and by Ord. 946, 3/21/2013]

The following special exceptions may be permitted by the Zoning Hearing Board, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in the supplemental regulations, Part 13, and the special exception regulations, Part 14:

- A. Amusement arcades.
- B. Adult bookstores, adult movie theaters or adult performing arts theaters.
- C. Billiards and pool rooms.
- D. Tattoo parlors.
- E. Adult massage establishments.
- F. Kennel(s).

§ 1004. Conditional Uses. [Ord. 766, 5/16/1996, § 10.4; as amended by Ord. 856, 3/17/2005, § 2; and by Ord. 882, 2/15/2007]

The following conditional use may be permitted by Borough Council, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in the supplemental regulations, Part 13, and the conditional use regulations, Part 15:

- A. Shopping centers.
- B. Clubs, lodges and fraternal organizations.
- C. Permitted uses that involve construction or the modification of structures, buildings, and/or

uses that result in structures, buildings, or uses in excess of 10,000 square feet (gross floor area or gross square footage). Conditional use review is pursuant to the standards and criteria set forth in § 1516.

§ 1005. Accessory Uses. [Ord. 766, 5/16/1996, § 10.5]

An accessory structure or use on the same lot which is customarily incidental to a permitted principal use is permitted. Each accessory use shall comply with the provisions contained in this Part and the supplemental regulations.

§ 1006. Use Restrictions. [Ord. 766, 5/16/1996, § 10.7]

The above specified uses shall be permitted only under the following conditions.

- A. Such stores, shops and businesses shall be conducted within an enclosed building, except as otherwise permitted in accordance with the supplemental regulations.
- B. Such uses, operations or products are not obnoxious or offensive by reason of the emission of gas, odor, dust, smoke, noise, vibration, refuse matter or other causes in accordance with the supplemental regulations.
- C. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to the retail store, and when all such products are sold on the premises.

§ 1007. Outside Storage and Display. [Ord. 766, 5/16/1996, § 10.7]

Outside storage and display when accessory to a permitted use shall be allowed provided that the following provisions are met:

- A. Outside storage or display shall not occupy any part of a street (or alley) right-of-way and no other area intended or designed for vehicular or pedestrian use, required parking areas or required front yard.
- B. Outside storage or display area shall occupy an area of less than 1/2 of the existing building coverage. In no case shall more than 25% of the lot area be used for outside storage or display.
- C. Outside storage areas shall be shielded from view from all public streets in an appropriate manner.

§ 1008. Height Regulations. [Ord. 766, 5/16/1996, § 10.8]

The height of a building shall not exceed 35 feet.

§ 1009. Lot Area, Lot Width and Impervious Coverage Regulations. [Ord. 766, 5/16/1996, § 10.9]

Lot area, lot width and impervious coverage requirements of not less than the following dimensions shall be provided for each structure or use hereafter erected, established or altered for

Borough of Elizabethtown, PA

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§ 1011

any use permitted within this district:

- A. Lot area: 10,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Coverage regulations: Lot coverage shall not exceed 75%. The remainder of the lot must be maintained in a vegetative cover or natural state.

§ 1010. Setback Regulations. [Ord. 766, 5/16/1996, § 10.10]

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein:

- A. Front yard: 30 feet.
- B. Side yards: 10 feet. No side yard shall be required where structures abut one another, provided that a written agreement is entered into by such property owners and submitted to the Zoning Officer. However, in no case shall common party walls be permitted between properties of separate ownership.
- C. Rear yard: 25 feet.
- D. Buffer yards/screen plantings shall be provided in accordance with the supplemental regulations.

§ 1011. Off-street Parking/Access and Loading/Unloading. [Ord. 766, 5/16/1996, § 10.11]

Off-street parking/access and loading/unloading shall be provided in accordance with Part 16.

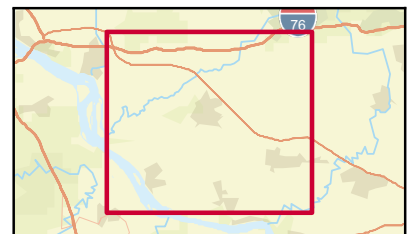
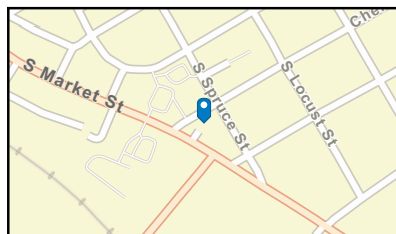
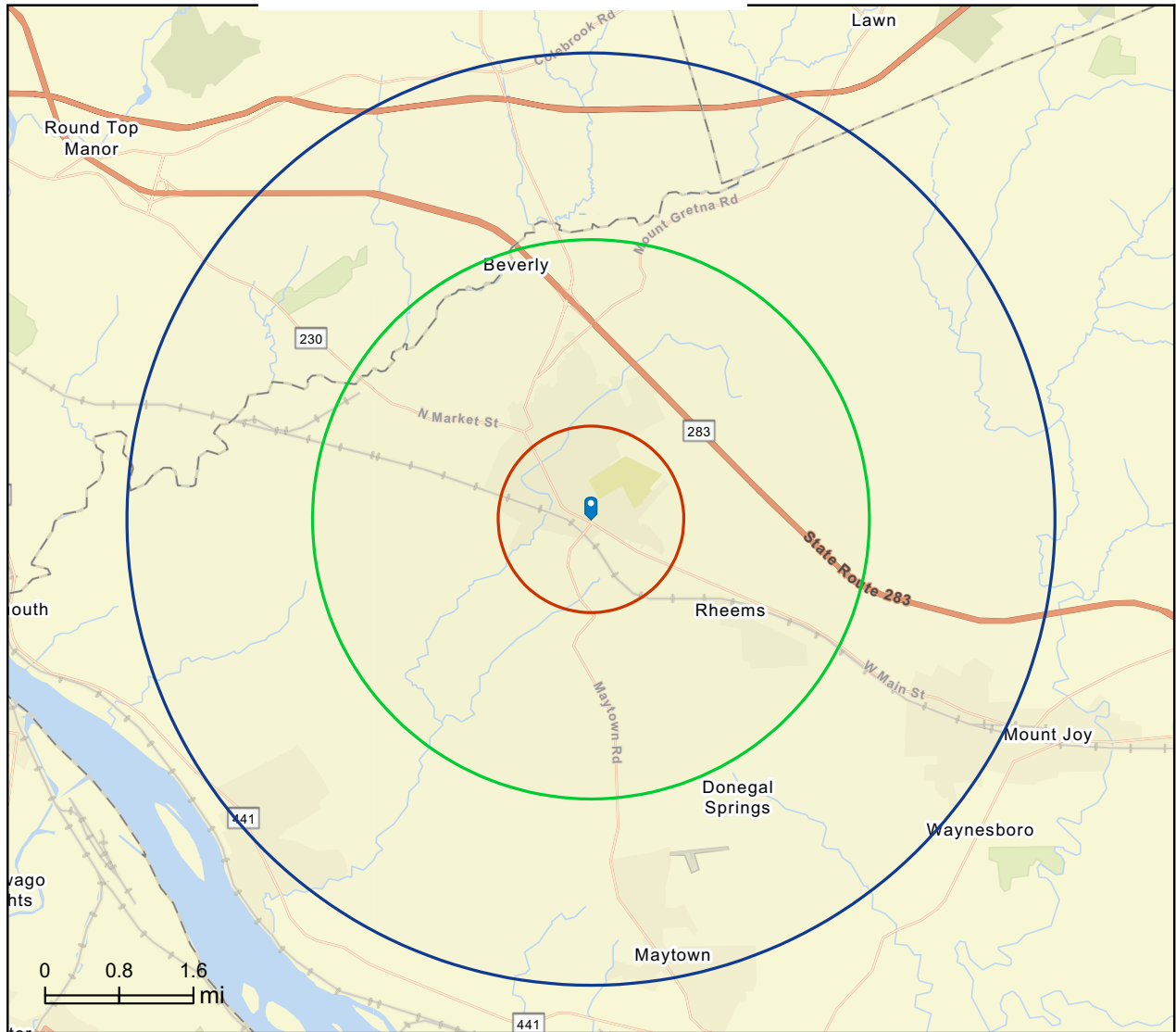
DEMOGRAPHICS



Site Map

903 S Market St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.14370
Longitude: -76.59638



July 11, 2025

DEMOGRAPHICS



Executive Summary

903 S Market St, Elizabethtown, Pennsylvania, 17022
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.14370
Longitude: -76.59638

	1 mile	3 miles	5 miles
Population			
2010 Population	8,171	25,809	40,853
2020 Population	8,330	27,441	43,499
2025 Population	8,547	28,510	44,715
2030 Population	8,569	28,846	45,132
2010-2020 Annual Rate	0.19%	0.62%	0.63%
2020-2025 Annual Rate	0.49%	0.73%	0.53%
2025-2030 Annual Rate	0.05%	0.23%	0.19%
2020 Male Population	47.0%	47.7%	48.4%
2020 Female Population	53.0%	52.3%	51.6%
2020 Median Age	33.1	40.5	40.7
2025 Male Population	47.5%	48.3%	48.9%
2025 Female Population	52.5%	51.7%	51.1%
2025 Median Age	33.9	41.3	41.4

In the identified area, the current year population is 44,715. In 2020, the Census count in the area was 43,499. The rate of change since 2020 was 0.53% annually. The five-year projection for the population in the area is 45,132 representing a change of 0.19% annually from 2025 to 2030. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 41.4, compared to U.S. median age of 39.6.

Race and Ethnicity

	1 mile	3 miles	5 miles
2025 White Alone	85.5%	88.6%	88.7%
2025 Black Alone	3.1%	2.1%	2.1%
2025 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2025 Asian Alone	2.4%	1.7%	1.4%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	2.9%	2.2%	2.1%
2025 Two or More Races	5.8%	5.2%	5.3%
2025 Hispanic Origin (Any Race)	6.8%	5.5%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 19.7% 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 29.5 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2025 Wealth Index	69	89	89
2010 Households	2,911	9,695	15,386
2020 Households	3,162	10,615	16,794
2025 Households	3,235	11,091	17,420
2030 Households	3,265	11,294	17,692
2010-2020 Annual Rate	0.83%	0.91%	0.88%
2020-2025 Annual Rate	0.44%	0.84%	0.70%
2025-2030 Annual Rate	0.18%	0.36%	0.31%
2025 Average Household Size	2.20	2.37	2.43

The household count in this area has changed from 16,794 in 2020 to 17,420 in the current year, a change of 0.70% annually. The five-year projection of households is 17,692, a change of 0.31% annually from the current year total. Average household size is currently 2.43, compared to 2.46 in the year 2020. The number of families in the current year is 11,689 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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DEMOGRAPHICS



Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	28.5%	25.1%	25.0%
Median Household Income			
2025 Median Household Income	\$63,322	\$80,540	\$82,979
2030 Median Household Income	\$67,737	\$88,780	\$92,273
2025-2030 Annual Rate	1.36%	1.97%	2.15%
Average Household Income			
2025 Average Household Income	\$90,792	\$103,436	\$104,487
2030 Average Household Income	\$99,137	\$112,628	\$113,662
2025-2030 Annual Rate	1.77%	1.72%	1.70%
Per Capita Income			
2025 Per Capita Income	\$34,268	\$40,445	\$41,021
2030 Per Capita Income	\$37,663	\$44,282	\$44,868
2025-2030 Annual Rate	1.91%	1.83%	1.81%
GINI Index			
2025 Gini Index	42.9	42.2	41.4

Households by Income
Current median household income is \$82,979 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$92,273 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$104,487 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$113,662 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$41,021 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$44,868 in five years, compared to \$50,744 for all U.S. households.

	1 mile	3 miles	5 miles
Housing			
2025 Housing Affordability Index	78	89	90
2010 Total Housing Units	3,093	10,154	16,108
2010 Owner Occupied Housing Units	1,488	6,334	10,728
2010 Renter Occupied Housing Units	1,423	3,360	4,657
2010 Vacant Housing Units	182	459	722
2020 Total Housing Units	3,301	11,005	17,479
2020 Owner Occupied Housing Units	1,570	6,694	11,358
2020 Renter Occupied Housing Units	1,592	3,921	5,436
2020 Vacant Housing Units	150	419	728
2025 Total Housing Units	3,374	11,484	18,097
2025 Owner Occupied Housing Units	1,671	7,228	12,094
2025 Renter Occupied Housing Units	1,564	3,863	5,326
2025 Vacant Housing Units	139	393	677
2030 Total Housing Units	3,401	11,676	18,354
2030 Owner Occupied Housing Units	1,719	7,490	12,471
2030 Renter Occupied Housing Units	1,546	3,804	5,220
2030 Vacant Housing Units	136	382	662
Socioeconomic Status Index			
2025 Socioeconomic Status Index	54.0	58.7	58.9

Currently, 66.8% of the 18,097 housing units in the area are owner occupied; 29.4%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 17,479 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.66%. Median home value in the area is \$330,941, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.41% annually to \$372,832.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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