

FOR SALE

**COMMERCIAL PROPERTY
FOR USER OR INVESTOR
± 9,640 SF**



**Highly visible location along Route 272
Ephrata Borough, Lancaster County, PA**

Philip L. Eby



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www.uscommercialrealty.net**

SALIENT INFORMATION

PROPERTY:	560 South Reading Road (US Route 272), Ephrata, PA 17522 Ephrata Borough, Lancaster County
BUILDING SIZE:	± 9,640 SF, 2-story
TOTAL ACRES:	± 0.89 Acres
ZONING:	HCD - Highway Commercial (Ephrata Borough) Special exception needed for apartments.
PARKING:	24 Spaces On-Site
HVAC:	First Floor - Combination oil furnace and heat pumps Second Floor - Oil furnace
ROOF:	EPDM Rubber - Good condition with minor repairs needed
REAL ESTATE TAXES:	\$9,827 (Estimated 2023-2024)
TRAFFIC COUNTS:	18,152 VPD: South Reading Road (US Route 272) - 07/11/23 7,348 VPD: State Street - 07/08/20 * * May be lower than normal due to Covid-19.
DEMOGRAPHICS:	Population 1 mile 8,670 3 miles 34,009 5 miles 56,611
SALE PRICE:	\$990,000
COMMENTS:	<p>Commercial Building located in highly visible location along US Route 272 in Ephrata Borough (next to Wawa & Ephrata Public Library), with many popular locations very close by including The Pancake Farm, AutoZone, Dunkin, Gus's Restaurant, Dutchway Grocery, and Good's Store to name a few.</p> <p>Property has access From US Route 272 and South State Street. Terrific location for an END-USER or INVESTOR looking for a VALUE-ADD OPPORTUNITY.</p> <p>First floor is currently partially leased to two entities (see Lease Abstracts). Second floor is vacant and in need of renovations – perfect time to make it exactly what you want or convert to office, retail, or apartments (special exception needed for apartments).</p> <p>Second floor has grade-level access in rear and interior stair access in front.</p>

PHOTOGRAPHS



PHOTOGRAPHS



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LEASE ABSTRACT – UNION COMMUNITY CARE

LEASE ABSTRACT

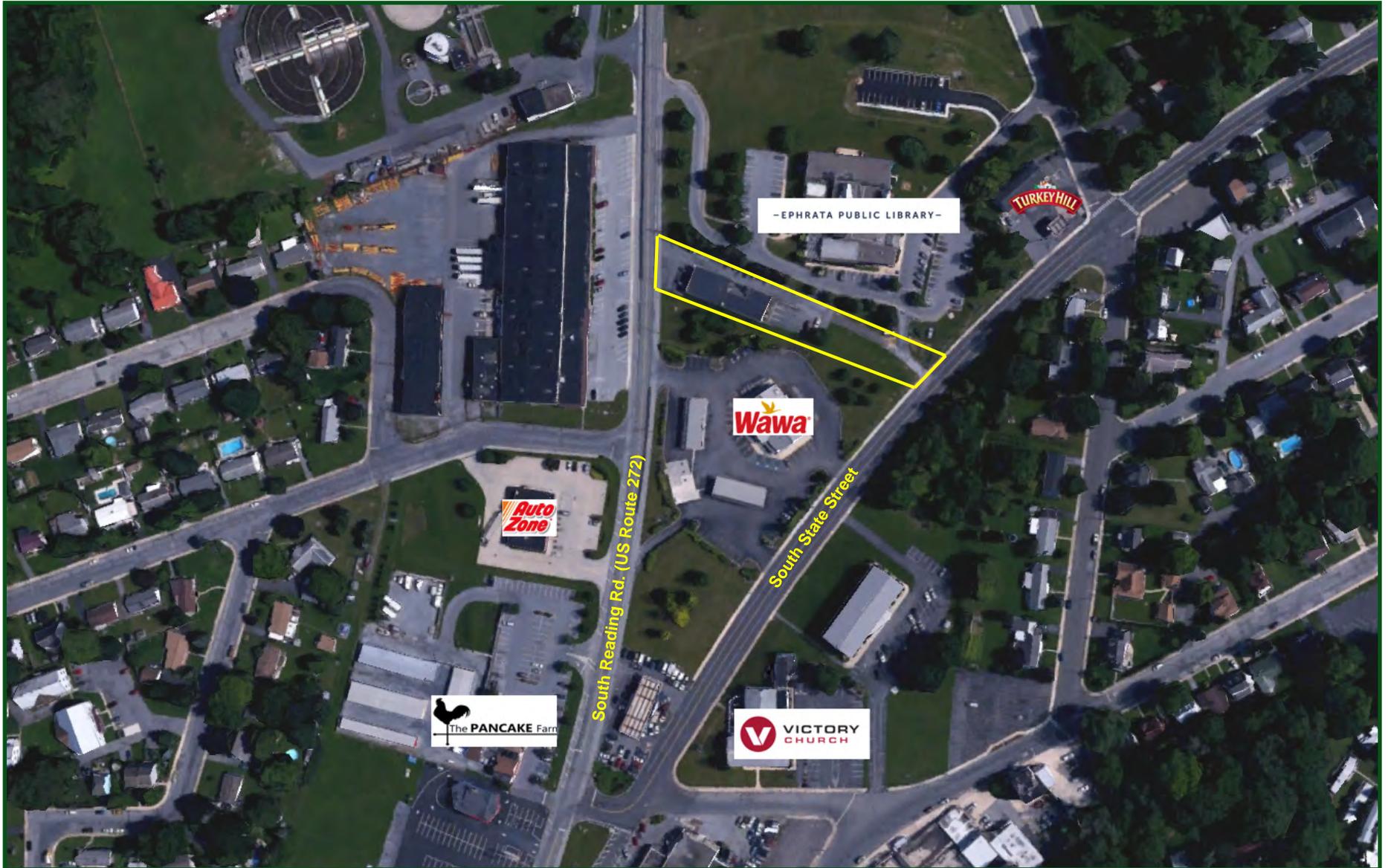
TENANT:	Union Community Care
INITIAL TERM:	5 Years
COMMENCEMENT DATE:	December 1, 2021
TERMINATION DATE:	November 30, 2026 Either side may terminate the Lease upon giving written notice at least 60 days prior to the following dates: November 30, 2024 November 30, 2025
RENEWAL TERMS:	None
LEASED AREA:	471 SF
RENT:	\$500/month
ESCALATIONS:	None
TENANT PAYS:	insurance for its contents, public liability insurance,
LANDLORD PAYS:	All utilities (Electricity, water/sewer, trash, janitorial services, WiFi). Pest control as needed and snow removal. Maintain common areas such as restrooms, hallways, meeting rooms and is responsible to provide janitorial and restroom supplies.

LEASE ABSTRACT – CAP

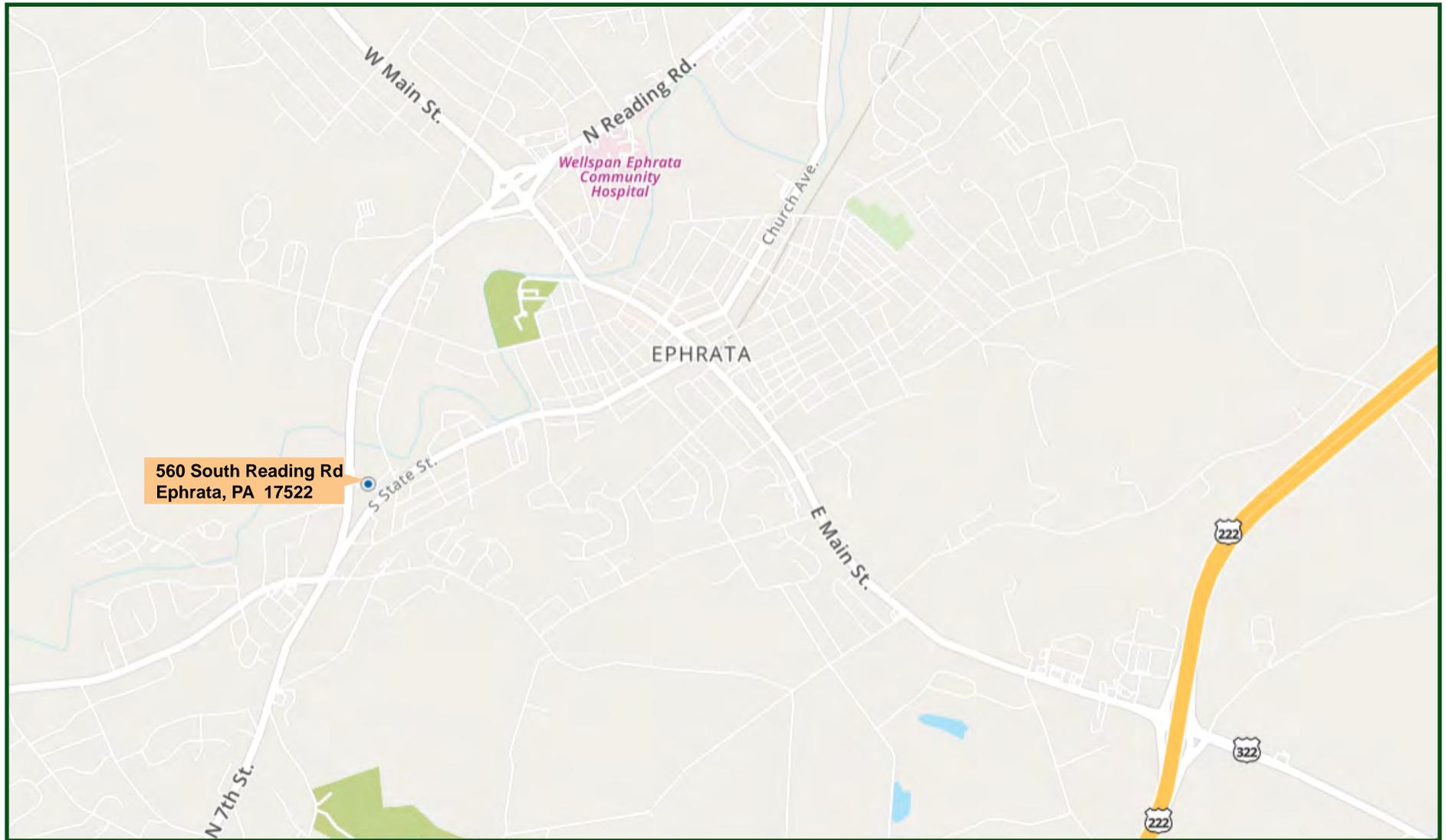
LEASE ABSTRACT

TENANT:	Community Action Partnership of Lancaster County, Inc. (CAP)
INITIAL TERM:	3 Years
COMMENCEMENT DATE:	October 1, 2022
TERMINATION DATE:	September 30, 2025 Either side may terminate the Lease upon giving written notice at least 60 days prior to the following dates: September 30, 2024 September 30, 2025
RENEWAL TERMS:	None
LEASED AREA:	1,677 SF +/- (as per addendum adding 500 SF on 3/1/24)
RENT:	\$1,950.40/month
ESCALATIONS:	3% increase starting 10/1/24 through 9/30/25
TENANT PAYS:	HVAC utilities, insurance for its contents, public liability insurance,
LANDLORD PAYS:	Electricity, water/sewer, trash, janitorial services, WiFi. Pest control as needed and snow removal. Maintain common areas such as restrooms, hallways, meeting rooms and is responsible to provide janitorial and restroom supplies.

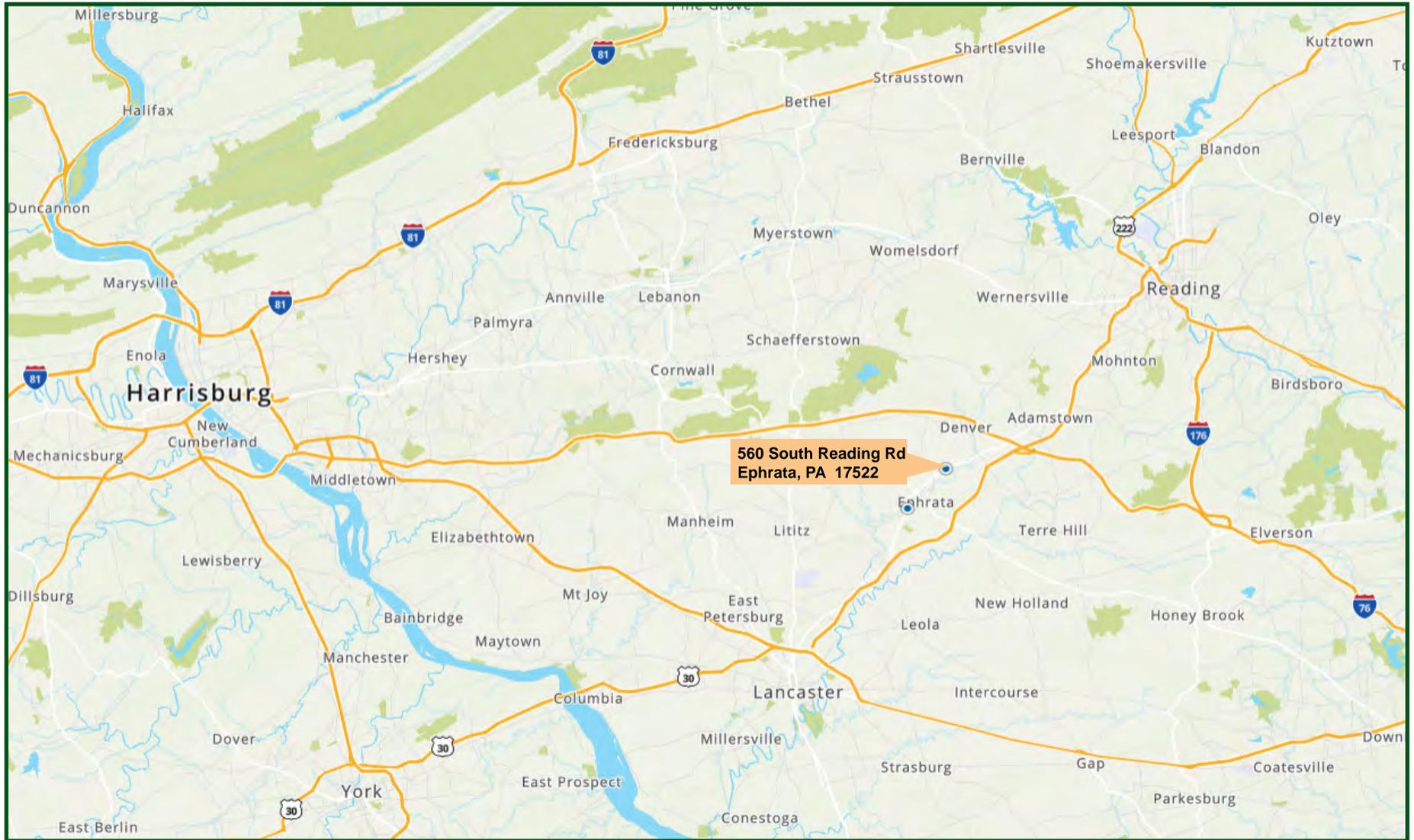
AERIAL MAP



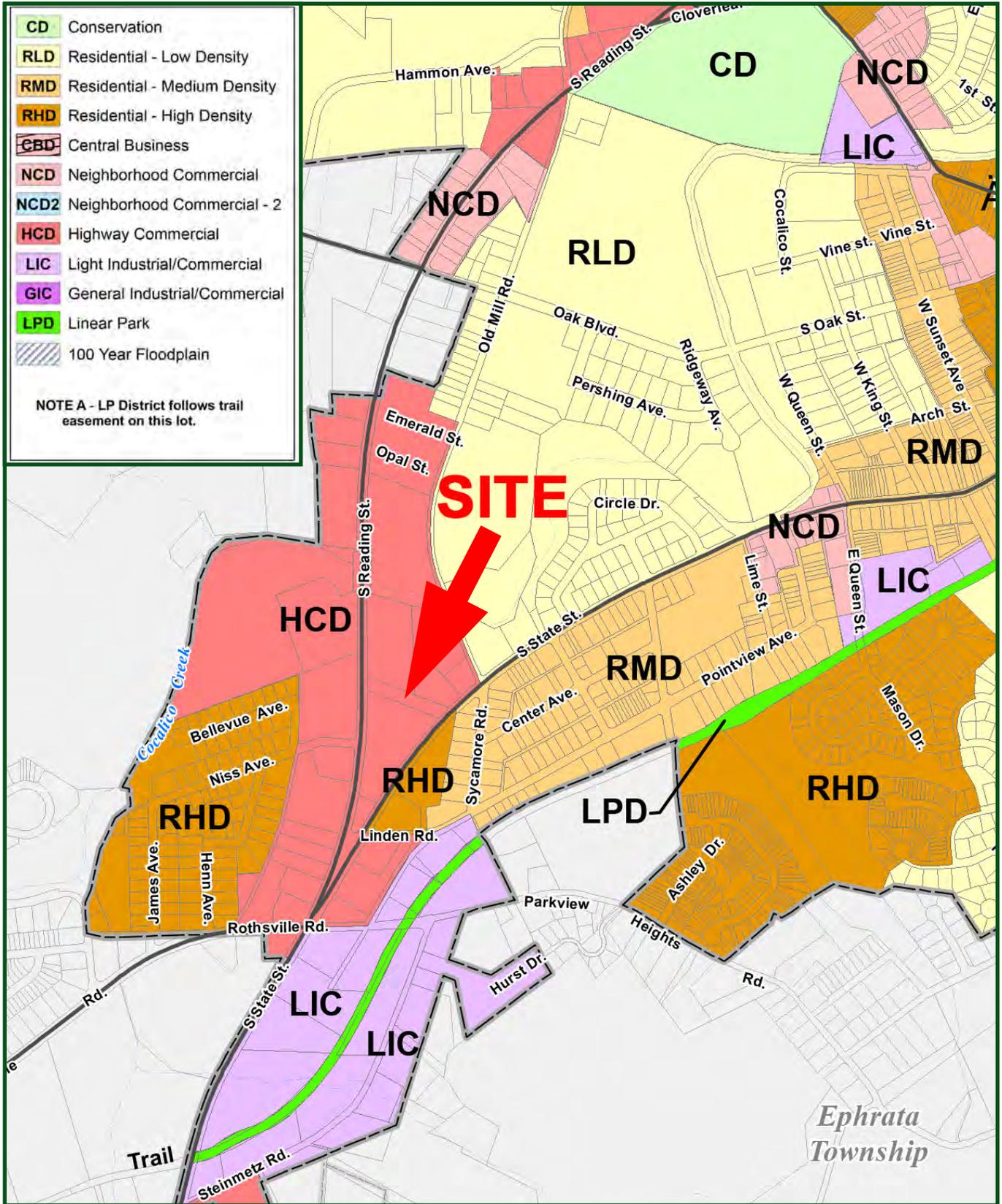
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Ephrata Borough)



ZONING

ZONING

319 Attachment 3

Borough of Ephrata

**Table of Allowed Uses in Primarily Nonresidential Districts
[Amended 8-12-2019 by Ord. No. 1550; 10-9-2023 by Ord. No. 1578]**

Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
a. RESIDENTIAL USES					
Single-family detached dwelling [Note: Manufactured/mobile homes shall meet the additional requirements of § 319-26A(30)]	P	P ¹	P	N	N
Single-family semidetached dwelling (side-by-side twin homes)	SE	P ¹	P in NCD N in NCD2	N	N
Townhouse (single-family attached dwelling) [See § 319-26A(50)]	SE	P ¹	P in NCD N in NCD2	N	N
Two-family dwelling					
Multifamily (apartment) dwellings [See § 319-26A(50)], which may be in the same building or same lot as allowed nonresidential uses	SE	P ¹	P in NCD N in NCD2	N	N
Boardinghouse (includes rooming house) [See § 319-26A(13)] (other than uses listed separately in this table)	SE	N	N	N	N
Manufactured/mobile home park [See § 319-26A(31)]	N	N	N	SE	N
Group home within a lawful existing dwelling unit [See § 319-26A(23)], not including a treatment center	P	P	P	N	N
Live work unit [See § 319-26A(28)]	P	P	P	N	N
Conversion of an existing principal institutional or industrial building into commercial uses or dwellings [See § 319-26A(19)]	SE	P	SE in NCD N in NCD2	SE ²	N
Dormitory housing 5 or more full-time students of a college or university or secondary school	SE	N	N	N	N
b. COMMERCIAL USES					
Adult use [See § 319-26A(1)]	N	N	N	N	SE
After hours club, to the extent this use is not already prohibited by State Act 219 of 1990 [(See § 319-26A(3))]	N	N	N	N	SE
Airport (see also "heliport")	N	N	N	N	SE
Amusement arcade	P	P	N	N	N
Amusement park or water park ⁴	SE	N	N	P	P
Animal cemetery [See § 319-26A(4)]	N	N	N	N	P
Animal day care [See § 319-26A(5)]	P	N	N	P	P
Arena, auditorium (commercial), performing arts center or exhibition-trade show center	P	P	P	P	P
Auto repair garage [See § 319-26A(10)], which may include an auto body shop, and provided that parking shall be prohibited on a sidewalk within the right-of-way	P	N	N	N	SE
Auto, boat or mobile/manufactured home sales [See § 319-26A(9)]	P	N	N	N	N

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Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Auto service station, which may occur with a convenience store, and which may also include fueling of vehicles using various lawful on-road fuels [See § 319-26A(11)]. For a use that primarily serves tractor-trailer trucks, see "truck stop" in this table.	P	N	N	N	N
Bakery, retail	P	P	P	P	P
Bed-and-breakfast inn [See § 319-27A(12)]	P	P	P	N	N
Beverage distributor (wholesale and/or retail)	P	P	P in NCD N in NCD2	P	P
Bus maintenance or storage yard	P	N	N	P	P
Bus, taxi or passenger rail terminal	P	P	N	P	P
BYOB club (Note: definition is limited to a use that is open after midnight and that has an entry, cover or membership fee)	SE	N	N	N	N
Car wash [See § 319-26A(14)]	P	N	N	PP	
Catering, custom, for off-site consumption	P	P	P	P	P
Communications antennae, commercial [See § 319-26A(17)], limited to accessory antenna attached to specified types of structures by § 319-26A(17)(a)	P	SE	P	P	P
Communications tower, commercial [See § 319-26A(17)], or other antennae that are not allowed under the above accessory provision	SE	N	N	SE	SE
Conference center or exposition center	P	P	P	P	P
Construction company or tradesperson's headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as home based-business. Accessory outdoor storage shall be permitted provided it meets the screening requirements of § 319-63.	P	P ⁶	P ⁶ in NCD N in NCD2	P	P
Convenience store, which may be combined with a gas station only if the requirements for a gas station are met and if a gas station is allowed in the district	P	N	P	P	N
Crafts or artisan's studio	P	P	P	P	P
Custom printing, copying, faxing, mailing or courier service and similar services to businesses	P	P	P	P	P
Exercise club	P	P	P	P	P
Financial institution; includes banks, with drive-through facilities only allowed if the applicant proves to the Borough that the access has been designed to minimize conflicts with pedestrian traffic along sidewalks and to meet drive-through provisions in § 319-27D(4)	P	P	P	P	P
Flea market/auction house	P	SE	P in NCD N in NCD2	P	P
Food truck, other than operation at any location for less than 15 minutes per day, and except for Borough-approved special events [See § 319-27D(6)]	P	P ⁷	N	N	N
Funeral home (See "crematorium" listed separately under institutional uses)	P	SE	P	P	P

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Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Gaming facility, licensed, other than small games of chance allowed under state law and the state lottery	N	N	N	N	SE
Gas station - See "auto service station" in this table					
Heliport [See § 319-26A(24)]	N	N	N	N	SE
Hotel or motel [See § 319-26A(25)]	P	P	P	P	P
Kennel [See § 319-26A(27)]	N	N	N	N	SE
Laundromat	P	P	P	P	P
Laundry, commercial or industrial	P	N	N	P	P
Lumber yard	P	N	N	P	P
Medical marijuana dispensary [See § 319-26A(32)]	SE	N	N	SE	SE
Microbrewery or microdistillery (which may be in combination with a restaurant, or tavern)	P	P	SE	SE	N
Motor vehicle racetrack, outdoor	N	N	N	N	N
Nightclub	SE	SE	N	N	N
Office (may include medical clinics or labs)	P	P	P	P	P
Pawn shop	P	N	N	N	N
Personal services (includes tailoring, check cashing, custom dressmaking, haircutting/styling, travel agency, dry cleaning, shoe repair, "massage therapy, licensed" and closely similar uses)	P	P	P	P	P
Plant nursery or garden center	P	P	P	P	P
Propane retail distributor, other than prepackaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with fire department review	N	N	N	N	SE
Recording studio, music	P	P	P	P	P
Recreation, commercial indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this article	P	P	P	P	P
Recreation, outdoor (including miniature golf course, golf driving range, archery, horseback riding, paintball and closely similar uses); other than uses listed separately in this article [See § 319-26A(40)]	P	N	N	P	P
Repair service, household appliance	P	P	P	P	P
Restaurant (includes banquet hall or food court) [See § 319-26A(43)], other than a tavern or nightclub:					
With drive-through service [See § 319-27D(4)]	P ⁸	N	N	N	N
Without drive-through service, but which may include a pickup window for advanced off-site orders	P	P	P	P	N
"Sidewalk cafes" and "food trucks" are addressed separately in this table					
Retail store (not including uses listed individually in this article). Any drive-through facilities shall meet § 319-27 and shall be limited to the HCD District. May also include rental.	P	P	P in NCD N in NCD2	N	N
Self-storage development [See § 319-26A(45)]	P	N	N	P	P
Shopping center	P	P	N	N	N

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Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Sidewalk cafe or food cart as an accessory use [See § 319-27D(16)]					
Target range, firearms	P	P	P	P	N
Completely indoor and enclosed	P	N	N	P	P
Other than above, with a barrier that the applicant proves is sufficient to protect public safety	N	N	N	N	SE
Tattoo or body piercing parlor (other than temporary tattoos which are a personal service use)	P	N	N	N	N
Tavern, other than a nightclub	P	P	SE	N	N
Television or radio broadcasting studios	P	P	P	P	P
Theater, indoor movie or live theater, other adult use	P	P	P in NCD N in NCD2	P	P
Trade/hobby school	P	P	P	P	P
Truck stop that primarily serves tractor-trailer trucks	N	N	N	N	SE
Veterinarian office [See § 319-26A(52)]	P	N	SE	P	P
Visitor center providing education and promotional information	P	P	P	P	P
Wholesale sales: see under industrial uses					
c. INSTITUTIONAL/SEMI-PUBLIC USES					
Cemetery [See § 319-26A(15)]; see “crematorium” listed separately	N	N	N	N	N
College or university - educational, recreational, office or support uses (See also residential uses, which are addressed separately)	P	P	P	P	P
Community recreation center (limited to a government sponsored or nonprofit facility) or library	P	P	P	P	P
Crematorium [See § 319-26A(16)]	N	N	N	N	SE
Criminal halfway house [See § 319-26A(20)]	N	N	N	N	SE
Cultural center or museum	P	P	P	P	P
Day-care center, adult [See § 319-26A(2)] or child [See § 319-26A(21)] (See also as an accessory use)	P	P	P	SE	SE
Dormitory: see under residential uses in this table					
Emergency services station or training facility	P	P	P	P	P
Hospital or surgery center or related testing and treatment facilities	P	P	P	P	P
Membership club meeting and noncommercial recreational facilities, provided that such use shall not be open between 2:00 and 6:00 a.m. and provided that such use shall only be allowed in combination with another use if the other use is allowed in that district and if the requirements for that use are also met [See § 319-26]	P	P	P	P	P
Nursing home or personal care home/assisted living facility or hospice [See § 319-26A(8) and (37)]	P	P	P	P	SE
Place of worship [See § 319-26A(39)] (includes church)	P	P	P	P	P
School, public or private, primary or secondary [See § 319-26A(44)]	P	P	P	N	N

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Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Temporary shelter [See § 319-26A(49)]	SE	N	N	N	SE
In addition, a place of worship may include a temporary accessory extreme cold weather emergency shelter for up to 60 days per calendar year, provided there is a minimum of 2 supervisors on site during all hours of operation.					
Treatment center [See § 319-26A(51)]	SE	N	N	N	SE
d. PUBLIC/SEMI-PUBLIC USES					
Borough government uses and facilities, such as public works facilities	P	P	P	P	P
Government facility, other than offices and other than uses listed separately in Articles III and IV	P	P	P	P	P
Prison or similar correctional institution	N	N	N	N	SE
Publicly owned or operated park	P	P	P	P	P
Public utility facility, other than Borough-owned facilities and other than uses listed separately in this article. See also § 319-26.	SE	SE	SE	SE	P
Sewage pump stations	SE	N	SE	P	P
Swimming pool, nonhousehold [See § 319-26A(48)]	P	P	P	P	P
U.S. postal service facility or substation	P	P	P	P	P
e. INDUSTRIAL USES					
Animal waste to energy facility [See § 319-26A(6)]	SE	N	N	N	N
Asphalt plant	N	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off site)	SE	N	N	P	P
Building supplies and building materials, wholesale sales of distribution center as a principal use - see warehousing	P	N	P	P	P
Electric power generating plant (other than: putrescent solid waste to energy, animal waste to energy, solar energy or wind turbines)	N	N	N	N	SE
Industrial equipment sales, rental and service, other than involving trucks and trailers primarily intended to be operated on public streets	P	N	N	P	P
Incineration of hazardous or toxic waste, other than may have been previously approved within an existing waste-to-energy plant	N	N	N	N	SE
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal facility	N	N	N	N	N
Junkyard [See § 319-26A(26)] (includes scrapyard)	N	N	N	N	SE
Liquid or gas fuel storage, bulk, for off-site distribution, which shall require a 150-foot setback from a residential district and review by the Fire Department of any proposed facilities; other than: auto service station, propane distributor as listed separately, prepackaged sales or fuel tanks for company vehicles	N	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					

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Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Agricultural chemicals, fertilizers or pesticides	N	N	N	N	SE
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	P	N	P	P	P
Cement manufacture	N	N	N	N	SE
Ceramics products (other than crafts studio)	N	N	N	P	P
Chemicals, manufacture or bulk processing of, other than pharmaceuticals and types listed separately	N	N	N	N	SE
Clay, brick, tile and refractory products	N	N	N	P	P
Computers; electronic and microelectronic products	P	N	P	P	P
Concrete, lime and gypsum products, other than actual manufacture of cement	N	N	N	N	SE
Electrical equipment, appliances and components	P	N	N	P	P
Explosives, fireworks or ammunition	N	N	N	N	SE
Fabricated metal products (except explosives, fireworks or ammunition) and/or machine shops	N	N	N	P	P
Food and beverage products, at an industrial scale as opposed to a clearly retail scale (which may include raising of food through aquaculture)	P	N	N	P	P
Glass and glass products (other than crafts studio)	N	N	N	P	P
Jewelry and silverware	P	N	N	P	P
Leather and allied products (other than crafts studio or tannery)	N	N	N	P	P
Machinery or gaskets	N	N	N	P	P
Manufactured or modular housing manufacture	N	N	N	P	P
Medical equipment and supplies	P	N	N	P	P
Metal products, primary	N	N	N	SE	P
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	P	P
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	P	N	N	P	P
Paper - raw pulp	N	N	N	N	SE
Paving materials, other than bulk manufacture of asphalt	N	N	N	N	P
Pharmaceuticals and medicines	N	N	N	P	P
Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, paints, or ink	N	N	N	SE	SE
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	P	N	N	P	P
Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	N	N	SE	SE
Scientific, electronic and other precision instruments	P	N	N	P	P
Sporting goods, toys, games, musical instruments or signs	P	P	P	P	P
Transportation equipment, including installing mechanical additions to trucks and trailers	N	N	N	P	P
Wood products and furniture (not including raw paper pulp)	P	P	P	P	P

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Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
See § 319-26 for uses that are not listed					
Medical marijuana grower/processor [See § 319-26A(33)]	N	N	N	SE	SE
Mineral extraction [See § 319-26A(35)] and related processing, stockpiling and storage of materials removed from the site, other than as part of preparation of a development site	N	N	N	N	SE
Packaging, which shall be limited to items manufactured off site if such manufacturing is not allowed in the district	P	P ⁹	P ⁹	P	P
Package delivery services distribution center	N	N	N	P	P
Petroleum refining or manufacture or bulk storage of ethanol or similar fuels for off-site use	N	N	N	N	SE
Pipeline compressor station (such as for natural gas), which shall be constructed within an enclosed structure with sound absorbing walls	N	N	N	N	SE
Printing or bookbinding	P	P	P	P	P
Recycling collection center, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility) [See § 319-26A(41)]	N	N	N	SE	P
Research and development, engineering or testing facility or laboratory (other than medical laboratories, which is considered an office use) and related manufacture of prototypes	N	N	N	P	P
Sawmill/planning mill	N	N	N	P	P
Slaughterhouse, stockyard or tannery, with a 400-foot minimum setback from all lot lines	N	N	N	N	SE
Solid waste landfill	N	N	N	N	N
Solid waste transfer facility (other than animal waste to energy facility) [See § 319-26A(46)]	N	N	N	N	SE
Trucking company terminal	N	N	N	SE	SE
Warehousing, storage or distribution center as a principal use	P ¹⁰	N	N	P	P
Warehousing or storage as an on-site accessory use or serving principal uses located or allowed within the same zoning district	P	P ¹⁰	P ¹⁰	P ¹¹	P ¹¹
Welding	N	N	N	P	P
Wholesale sales (other than motor vehicles)	P	SE	P	P	P
f. ACCESSORY USES					
See list of additional permitted uses in §§ 319-13 and 319-16, such as "residential accessory structure or use"					
See additional requirements in § 319-27 for specific accessory uses					
Bus passenger shelter [See § 319-27D(2) including sign provisions]	P	P	P	P	P
Composting, other than leaves, vegetation or materials generated on site which are permitted by right	N	N	N	SE	P

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Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P	P	P
Day care [See § 319-27D(3)] as accessory to a lawful dwelling, of the following number of persons, in addition to children or grandchildren of the on-site caregiver:					
Day care of a maximum of 3 persons. This use does not need a zoning permit.	P	P	P	P	P
Group day-care home (7 to 12 children)	P	P	P	P	N
Family day-care home (4 to 6 children)	P	P	P	P	N
Home-based business, general or no-impact [See § 319-27D(10)]	P	P	P	P	P
Outdoor storage and/or display as accessory to a business use (see buffer yard provisions) [See § 319-27D(11)]	P	P ⁶	P ⁶ in NCD N in NCD2	P	P
Outdoor storage and/or display as principal use, other than uses listed separately in this table (See buffer yard provisions in § 319-63)	N	N	N	SE	P
Retail sales as accessory to a principal industrial use, limited to items produced or distributed on the premises, and limited to a maximum of 10% of the floor area of the principal use	P	P	P	P	P
Short-term rental of a dwelling [See § 319-27D(15)]	P	P	P	P	P
Temporary commercial uses - see § 319-27, as well as "food truck" which is listed separately	P	P	P	P	P
Unit for care of relative [See § 319-27D(19)] on the lot of an existing dwelling	P	P	P	N	N
g. MISCELLANEOUS USES					
Crop farming, community garden, greenhouse, or hydroponics	P	P	P	P	P
Forestry [See § 319-26A(22)]	P	P	P	P	P
Livestock or poultry, raising of [See § 319-26A(29)]	N	N	N	P	P
Nature preserve or environmental education center	P	P	P	P	P
Parking lot or structure as an accessory or principal use:					
Parking of trucks that haul putrescent or hazardous waste	N	N	N	N	SE
Overnight parking that primarily serves 2 or more tractor-trailer trucks and/or their trailers	P	N	N	P	P
Other than above, such as municipal parking lots and customary accessory parking for on-site uses	P	P	P	P	P
Recycling collection center (See § 319-26)	P	N	N	P	P
Solar energy collection systems					
Which cover areas equal to a maximum of 20% of the lot area, plus areas on top of building roofs and parking areas	P	P	P	P	P
Which cover larger areas than above, and which include evergreen vegetation with an initial height of 3 feet between ground-mounted solar collectors and any abutting dwelling	N	N	N	N	P

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Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Wastewater treatment plant (other than customarily accessory pretreatment facilities)	P	N	N	N	P
Wind turbines:					
Maximum of 1 on a lot that is an accessory use (See § 319-27)	P	SE	SE	P	P
1 or more wind turbines, other than above [See § 319-26A(53)]	N	N	N	N	SE
All uses that will be unable to comply with the performance standards of this chapter. See the "environmental protection" requirements of Article X	N	N	N	N	N

NOTES:

- ¹ Such housing shall be limited to being in the same building as a principal commercial use that is on the street level.
- ² Shall be limited to a building on a lot that is abutting or directly across a street or alley from a Residential, CBD or LPD District.
- ³ See limits on hours of operation in § 319-18.
- ⁴ The use shall not be open to customers after 10:00 p.m. if the use is not within an enclosed building and is within 300 feet from an existing dwelling. Outdoor recreation areas shall be enclosed by six-foot-high fencing and/or a building.
- ⁵ See additional requirements in § 319-14B for areas that are also within the Retail Overlay District.
- ⁶ A maximum of 25% of lot shall be used for outdoor storage.
- ⁷ Shall be limited to Borough-owned property.
- ⁸ The drive-through lanes shall be set back a minimum of 250 feet from any existing or approved dwellings.
- ⁹ Limited to a maximum of 20,000 square feet of building floor area.
- ¹⁰ Limited to buildings that existed prior to January 1, 2018.
- ¹¹ If a lot will include more than 100,000 square feet of warehouse/distribution center space as a principal use, then special exception approval shall be required.

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(See 319-26A__ or 319-27D __) = See additional requirements in § 319-26 or 319-27

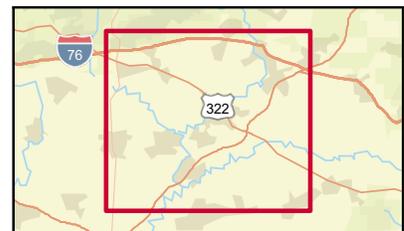
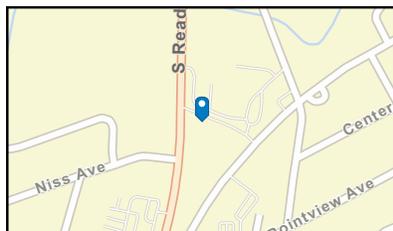
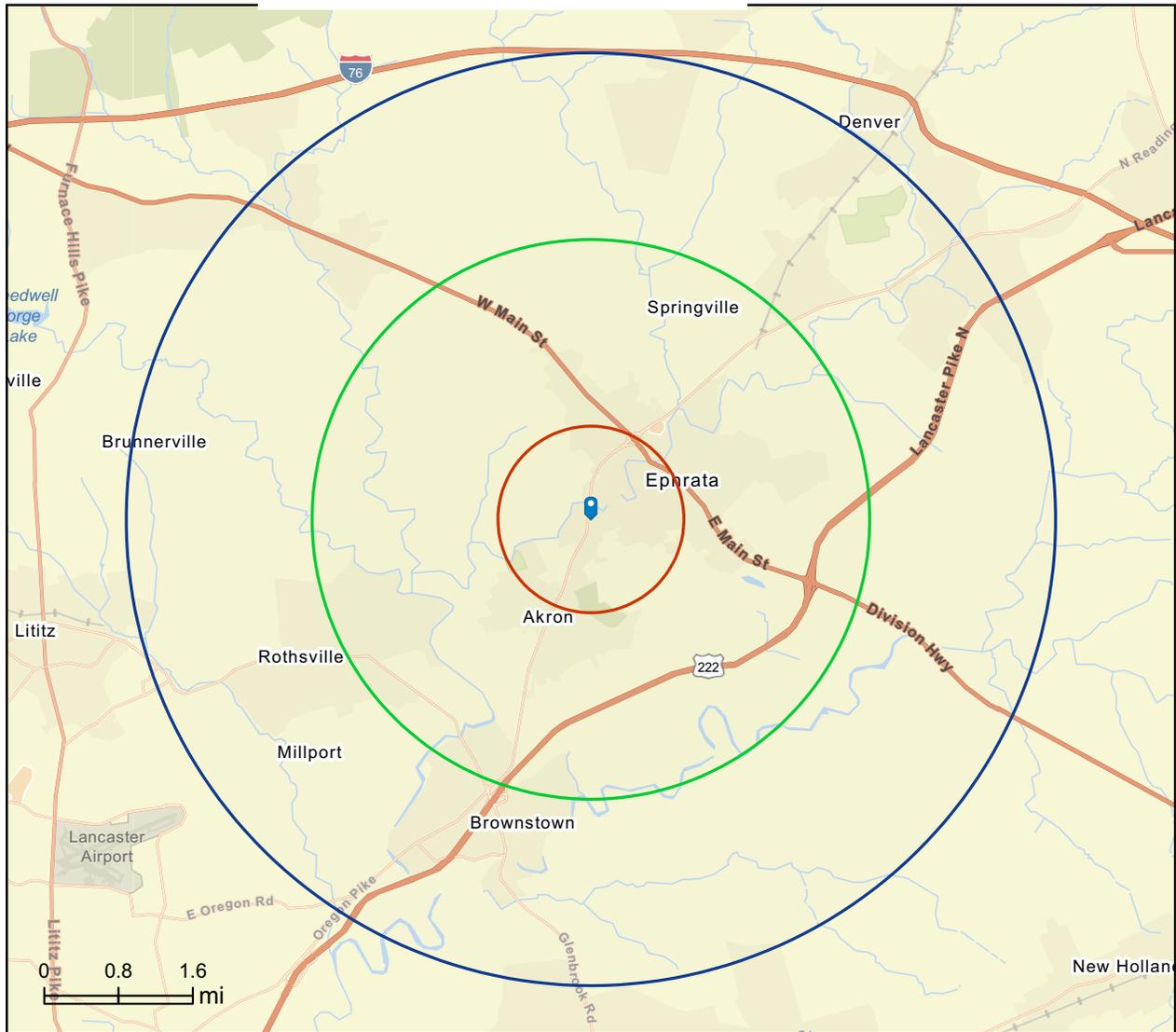
DEMOGRAPHICS



Site Map

560 S Reading Rd, Ephrata, Pennsylvania, 17522
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.17307
Longitude: -76.19603



July 29, 2024

DEMOGRAPHICS



Executive Summary

560 S Reading Rd, Ephrata, Pennsylvania, 17522
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.17307
Longitude: -76.19603

	1 mile	3 miles	5 miles
Population			
2010 Population	7,892	31,422	52,961
2020 Population	8,048	33,333	55,736
2024 Population	8,670	34,009	56,611
2029 Population	8,868	34,228	57,408
2010-2020 Annual Rate	0.20%	0.59%	0.51%
2020-2024 Annual Rate	1.77%	0.47%	0.37%
2024-2029 Annual Rate	0.45%	0.13%	0.28%
2020 Male Population	48.5%	48.9%	49.1%
2020 Female Population	51.5%	51.1%	50.9%
2020 Median Age	40.8	39.5	39.7
2024 Male Population	49.3%	49.7%	49.9%
2024 Female Population	50.7%	50.3%	50.1%
2024 Median Age	40.9	39.7	39.9

In the identified area, the current year population is 56,611. In 2020, the Census count in the area was 55,736. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 57,408 representing a change of 0.28% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	86.0%	86.5%	88.3%
2024 Black Alone	2.2%	1.9%	1.6%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2024 Asian Alone	1.9%	2.0%	1.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.8%	2.9%	2.4%
2024 Two or More Races	6.8%	6.3%	5.5%
2024 Hispanic Origin (Any Race)	8.3%	7.7%	6.3%

Persons of Hispanic origin represent 6.3% of the population in the identified area compared to 19.6% 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 30.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	65	74	91
2010 Households	3,457	12,319	19,741
2020 Households	3,608	13,117	21,040
2024 Households	3,777	13,434	21,496
2029 Households	3,904	13,689	22,089
2010-2020 Annual Rate	0.43%	0.63%	0.64%
2020-2024 Annual Rate	1.08%	0.56%	0.51%
2024-2029 Annual Rate	0.66%	0.38%	0.55%
2024 Average Household Size	2.26	2.49	2.60

The household count in this area has changed from 21,040 in 2020 to 21,496 in the current year, a change of 0.51% annually. The five-year projection of households is 22,089, a change of 0.55% annually from the current year total. Average household size is currently 2.60, compared to 2.62 in the year 2020. The number of families in the current year is 14,890 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

July 29, 2024

DEMOGRAPHICS



Executive Summary

560 S Reading Rd, Ephrata, Pennsylvania, 17522
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.17307
Longitude: -76.19603

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	27.3%	25.3%	24.7%
Median Household Income			
2024 Median Household Income	\$63,834	\$73,540	\$79,643
2029 Median Household Income	\$71,776	\$83,420	\$92,675
2024-2029 Annual Rate	2.37%	2.55%	3.08%
Average Household Income			
2024 Average Household Income	\$86,973	\$92,673	\$102,995
2029 Average Household Income	\$100,522	\$106,904	\$119,049
2024-2029 Annual Rate	2.94%	2.90%	2.94%
Per Capita Income			
2024 Per Capita Income	\$36,303	\$36,635	\$39,471
2029 Per Capita Income	\$42,408	\$42,795	\$46,225
2024-2029 Annual Rate	3.16%	3.16%	3.21%
GINI Index			
2024 Gini Index	38.6	37.2	37.0
Households by Income			
Current median household income is \$79,643 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$92,675 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$102,995 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$119,049 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$39,471 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$46,225 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	85	92	94
2010 Total Housing Units	3,562	12,795	20,487
2010 Owner Occupied Housing Units	2,215	8,448	14,138
2010 Renter Occupied Housing Units	1,242	3,871	5,603
2010 Vacant Housing Units	105	476	746
2020 Total Housing Units	3,702	13,532	21,720
2020 Owner Occupied Housing Units	2,222	8,700	14,692
2020 Renter Occupied Housing Units	1,386	4,417	6,348
2020 Vacant Housing Units	125	415	670
2024 Total Housing Units	3,860	13,829	22,159
2024 Owner Occupied Housing Units	2,405	9,122	15,321
2024 Renter Occupied Housing Units	1,372	4,312	6,175
2024 Vacant Housing Units	83	395	663
2029 Total Housing Units	3,975	14,059	22,755
2029 Owner Occupied Housing Units	2,580	9,549	16,170
2029 Renter Occupied Housing Units	1,324	4,140	5,919
2029 Vacant Housing Units	71	370	666
Socioeconomic Status Index			
2024 Socioeconomic Status Index	50.9	51.9	52.7

Currently, 69.1% of the 22,159 housing units in the area are owner occupied; 27.9%, renter occupied; and 3.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 21,720 housing units in the area and 3.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.47%. Median home value in the area is \$314,527, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.48% annually to \$355,576.

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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

July 29, 2024