

FOR SALE / LEASE

COMMERCIAL SPACE 2 Cardinal Drive, Stevens, PA



**Great Corner Location Near
Route 272 & PA Turnpike Route 76**

Philip L. Eby



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SALIENT INFORMATION

PROPERTY:	2 Cardinal Drive, Stevens, PA 17578 East Cocalico Township, Lancaster County
SPACE AVAILABLE:	1,848 SF
TOTAL ACRES:	± 0.30 Acre
ZONING:	C-1 General Commercial
LANDLORD RESPONSIBILITIES:	Landlord provides lawn care/landscaping as part of NNN expenses. Landlord provides snow removal, as needed, HVAC maintenance, repair and/or replacement.
TENANT RESPONSIBILITIES:	All utilities, real estate taxes and building insurance.
TENANT EXPENSES:	\$6.09 PSF (\$938 per month) (estimated)
PARKING:	15 spaces
TRAFFIC COUNT:	West Church Street: ± 11,000 vehicles both directions
TAX MAP NO.:	080-63811-0-0000
LEASE PRICE:	\$11.95 PSF NNN (\$1,840 per month)
SALE PRICE:	\$449,000
COMMENTS:	High-profile Norlanco/Denver area location. Available immediately. General Commercial zoning, including medical office, retail and financial. Many more uses available with a Special Exception. Only a 6-minute drive to PA Turnpike and Rte 222 (Denver Interchange). Fifteen (15) space dedicated parking lot. Two bathrooms (1 guest and 1 private).

PHOTOGRAPHS

MAIN ENTRANCE



**EXTERIOR VIEW
FROM WEST
CHURCH STREET**



PHOTOGRAPHS

RECEPTION AREA



CONFERENCE ROOM

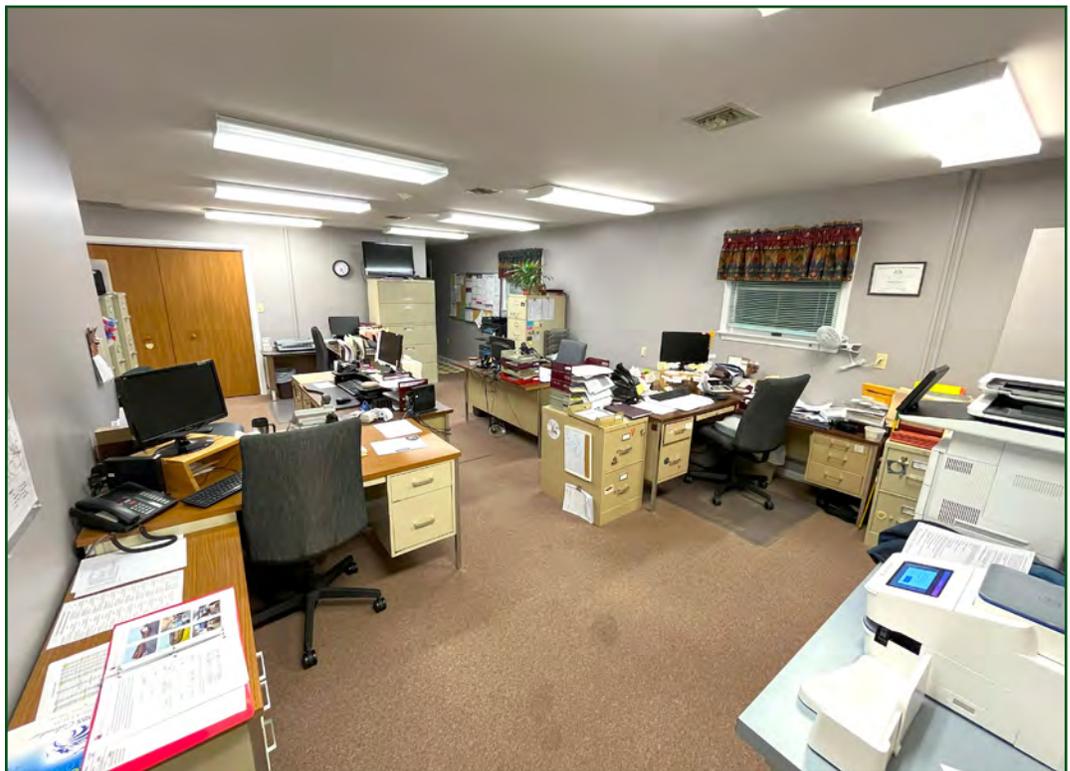


PHOTOGRAPHS

PRIVATE OFFICE



SHARED OFFICE

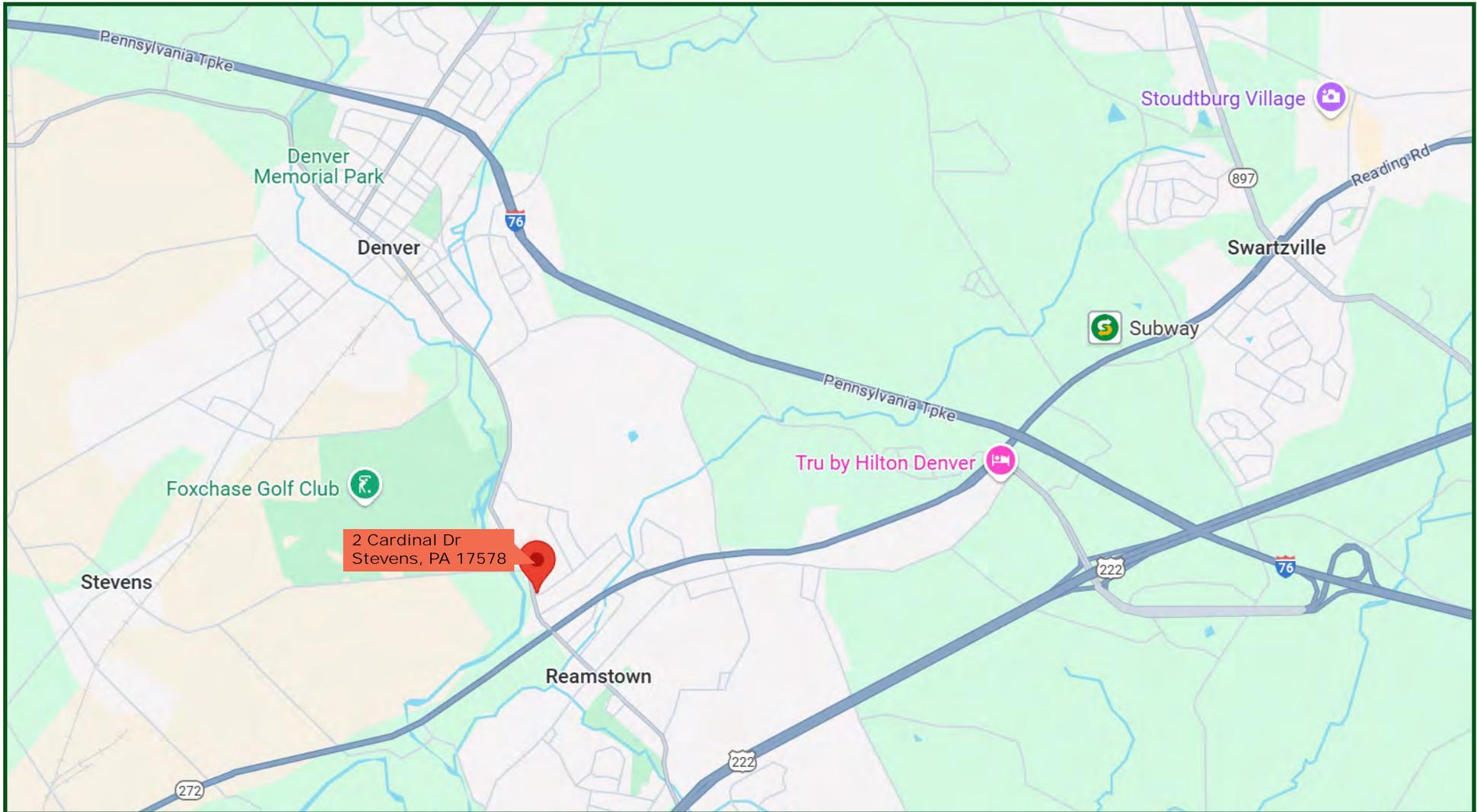


PHOTOGRAPHS

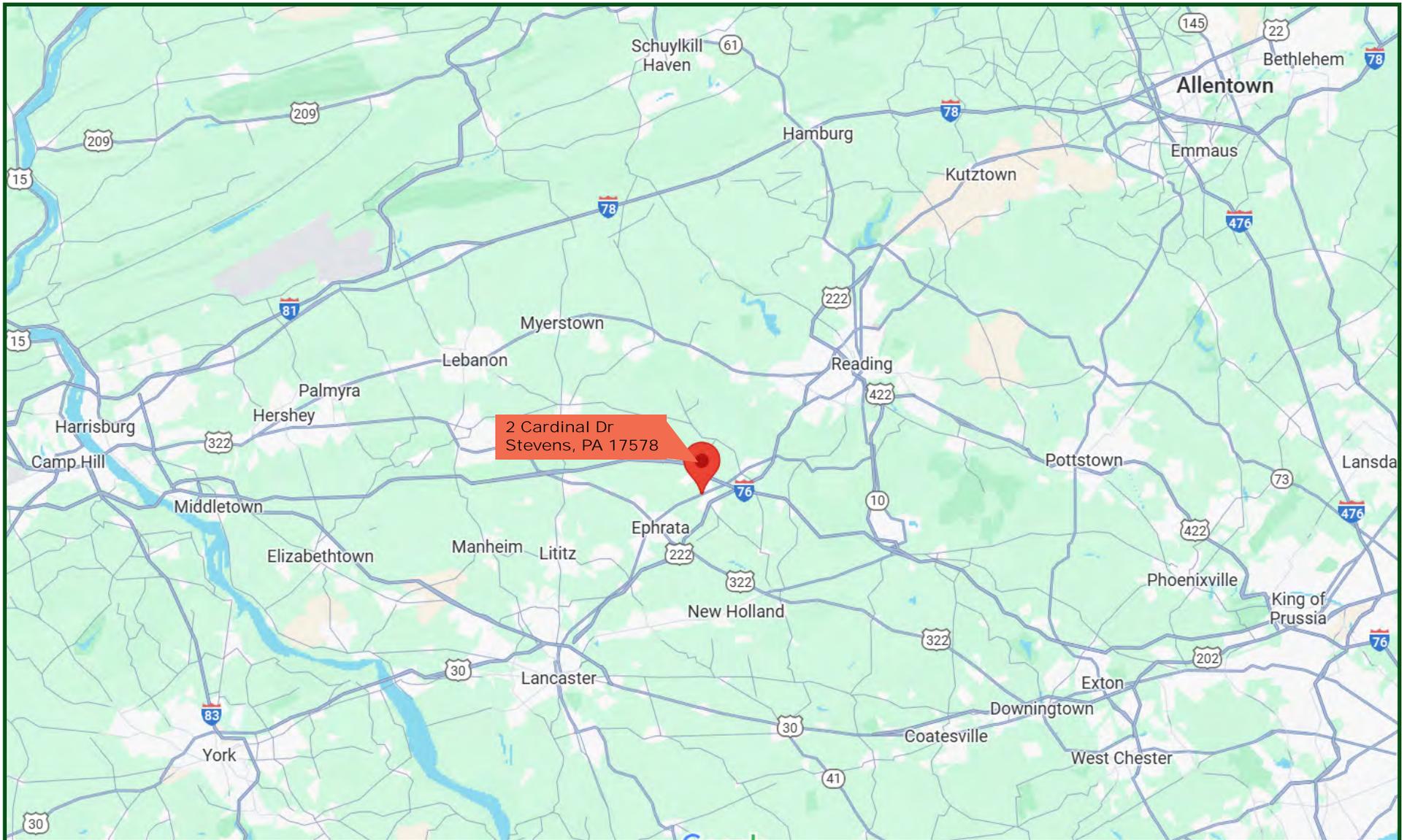
KITCHENETTE



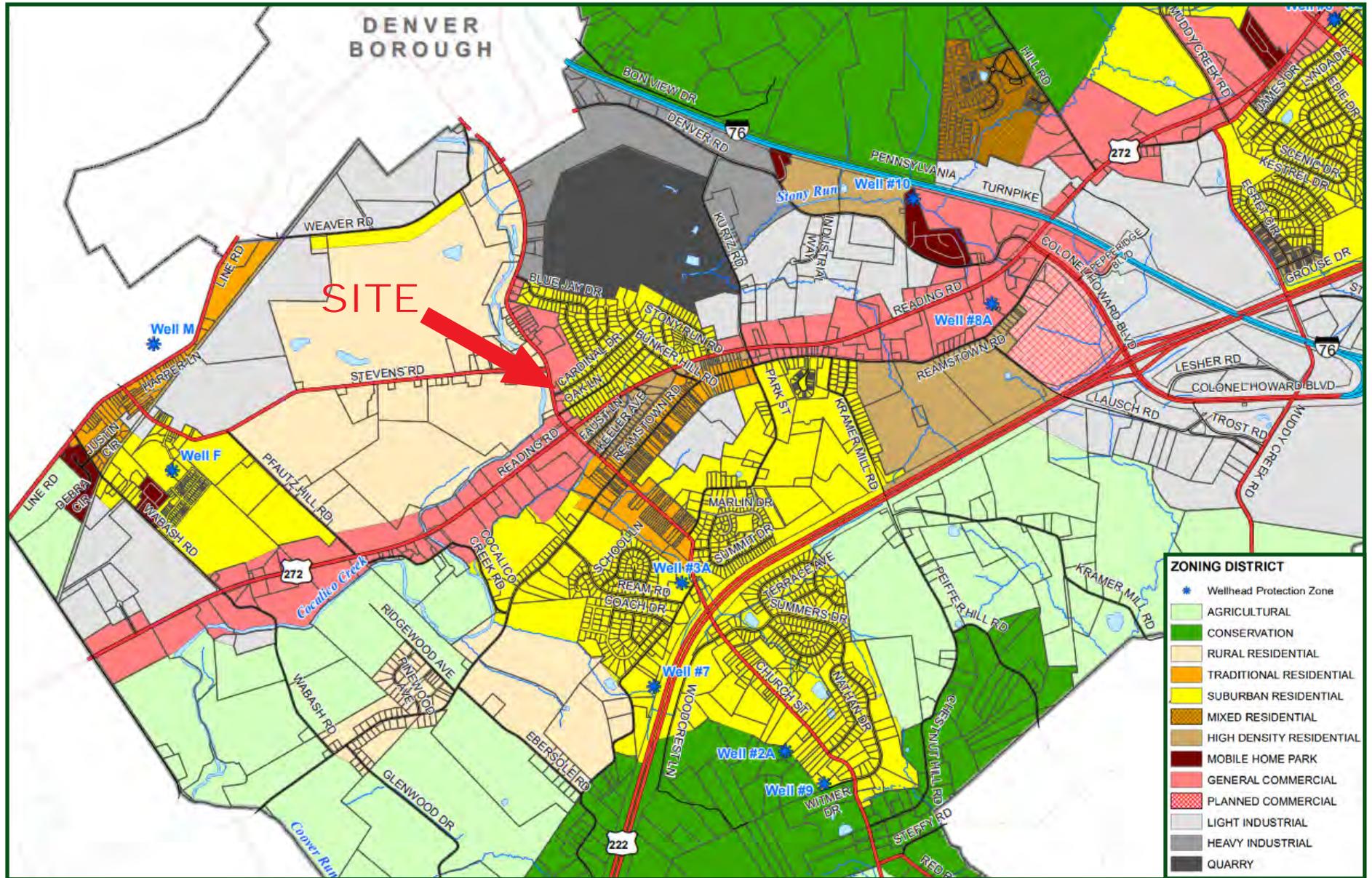
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



LOCATION MAP - ZONING MAP



ZONING (East Cocalico Township)

Township of East Cocalico, PA

§ 220-21. General Commercial Zone (C-1).

- A. Purpose. This zone provides suitable locations for highway-oriented retail, service and entertainment businesses. The uses may 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. Because of the high volumes of traffic on these adjoining roads, careful vehicular access is required. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties. Lot sizes will be determined by the availability of public utilities.



- B. Permitted uses. [Amended 10-5-2005 by Ord. No. 2005-03; 2-15-2006 by Ord. No. 2006-03; 10-1-2008 by Ord. No. 2008-03]

- (1) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § 220-129.1. of this chapter.
- (2) Agricultural (excluding commercial livestock and/or commercial produce operations, horticultural and forestry uses) subject to the standards listed in § 220-12 of this chapter;
- (3) Banks and similar financial institutions;
- (4) Churches and related uses;
- (5) Dry cleaners, laundries and laundromats;
- (6) Forestry uses;
- (7) Hotels, motels and similar lodging facilities;
- (8) Laboratories;
- (9) Municipal services and/or public utilities structures;
- (10) Offices;
- (11) Recycling collection facilities as an accessory use, 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;

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- (12) Restaurants and taverns (but not including drive-through or fast-food restaurants or nightclubs);
 - (13) Retail sale and/or rental of goods and services, when conducted within a completely enclosed building (including auto parts stores, without installation);
 - (14) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings;
 - (15) Theaters and auditoriums;
 - (16) Nursery and garden centers;
 - (17) Minor municipal service or utility facilities;
 - (18) Veterinary offices, excluding animal hospitals as defined herein;
 - (19) Local planned centers (see § 220-121.1);
 - (20) Home occupations (see § 220-96);
 - (21) Parking lots as an accessory use to a manufacturing or warehousing facility, provided the parking is located on a split-zoned property partially located in the I-1 or I-2 District. When such parking lots are used for truck or trailer parking, appropriate landscape buffers (such as evergreens, including trees, hedges, or shrubs, in combination with earth berms) must be installed to screen the parking area from view of adjacent street rights-of-way, except in situations where the parking lot is abutted by a limited access highway, in which case the aforementioned screening shall not be required. The applicant must demonstrate that the proposed landscape buffer, once fully mature, will adequately screen the proposed parking facilities, taking into consideration any topographic differences between the right-of-way and the facilities. **[Added 11-18-2021 by Ord. No. 2021-04¹]**
 - (22) Accessory uses customarily incidental to the above permitted uses, including but not limited to accessory day-care facilities, as defined herein and the occupancy of a single dwelling unit within the same building as a principal commercial use, provided the building existed as a principal detached residence on October 6, 2008.
- C. Special exception uses (subject to the review procedures of § 220-142C).
- (1) Amusement arcades (see § 220-65);
 - (2) Automobile filling stations (including minor incidental repair) (see § 220-68);
 - (3) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § 220-69); **[Amended 10-1-2008 by Ord. No. 2008-03]**
 - (4) Car washes (see § 220-74);

1. Editor's Note: This ordinance also redesignated former Subsection B(21) as Subsection B(22).

ZONING

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- (5) Commercial and private schools (see § 220-77);
 - (6) Commercial day-care facilities (see § 220-79);
 - (7) Commercial recreation facilities (see § 220-81);
 - (8) Convenience stores (see § 220-83);
 - (9) Drive-through and/or fast-food restaurants (see § 220-85);
 - (10) Farmers', antiques and/or flea markets (see § 220-89);
 - (11) Funeral homes (see § 220-90);
 - (12) Health and recreation clubs (see § 220-93);
 - (13) Home improvement and building supply stores (see § 220-95);
 - (14) Mass transportation depots (see § 220-104);
 - (15) Mini-warehouses (see § 220-106);
 - (16) Municipal service ventures (see § 220-129);
 - (17) Nightclubs (see § 220-109);
 - (18) Nursing, rest or retirement homes (see § 220-111); and
 - (19) Two-family conversions (see § 220-125).
 - (20) Regional planned center (see § 220-121.1). [Added 10-1-2008 by Ord. No. 2008-03²]
 - (21) Farm occupations (see § 220-87). [Added 1-21-2021 by Ord. No. 2021-02]
- D. Conditional uses (subject to the review procedures of § 220-151).
- (1) Local shopping center. (See § 220-121). [Amended 10-18-2006 by Ord. No. 2006-08]
- E. Lot area, lot width, and lot coverage requirements. See the following table:

Required Public Utilities	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft. ¹	200 feet	55%
Public Water	32,670 sq. ft. ^{1,2}	150 feet	60%
Public Sewer	20,000 sq. ft. ²	125 feet	65%
Both Public Sewer and Public Water	20,000 sq. ft. ²	125 feet	70%

2. Editor's Note: This ordinance also repealed former Subsection C(20), added 10-5-2005 by Ord. No. 2005-03, which listed automobile, boat, farm machinery, and trailer sales as special exception uses.

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NOTES:

¹All uses relying upon on-lot sewers shall comply with § 220-47 of this chapter.

²All uses with lot sizes of less than one acre shall be required to make use of a shared access drive and shared off-street parking with one or more adjoining uses.

F. Minimum setback requirements (principal and accessory uses).

- (1) Front yard setback. All buildings, structures (except permitted signs) and outdoor 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. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § 220-60 of this chapter for additional information.
- (2) Side yard setback. All buildings and structures (except permitted signs) shall be set back at least 25 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 joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
- (3) Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 15 feet from the rear lot line.
- (4) Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a twenty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen.

G. Maximum permitted height: 35 feet, except that buildings up to 50 feet in height are permitted when set back at a distance at least equal to their height from all property lines. Prior to granting approval for any occupied structure over 35 feet in height, the applicant shall be required to obtain a letter from the Fire Chief of the "primary call" fire company determining that the building has adequate fire suppression equipment and/or that adequate fire-fighting and rescue capabilities exist to serve such a structure.

H. Off-street loading. Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

I. Off-street parking. Off-street parking shall be provided, as specified in § 220-42 of this chapter.

J. Signs. Signs shall be permitted, as specified in § 220-45 of this chapter.

K. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 220-40 of this chapter. All access drives serving other uses shall be in accordance with § 194-28 of Chapter 194, Subdivision and Land Development, except that

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a use shall be limited to one access drive per road frontage, unless said frontage exceeds 300 feet, in which case, one additional access drive shall be permitted.

- L. Screening. A visual screen must be provided along any existing residential use and any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 220-44 of this chapter.)
- M. Landscaping.
 - (1) 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 § 220-44 of this chapter.)
 - (2) A minimum ten-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- N. 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 within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- 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. For a listing of some regulations, refer to § 220-48 of this chapter.
- P. Outdoor storage. Within this zone, only the outdoor storage of vehicles, heavy equipment trailers, recreational vehicles, mobile homes, nursery and garden stock, sheds, playground equipment, pet houses and other similar outdoor appurtenances is permitted, provided all outdoor storage areas comply with the setbacks imposed within this section.
- Q. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.

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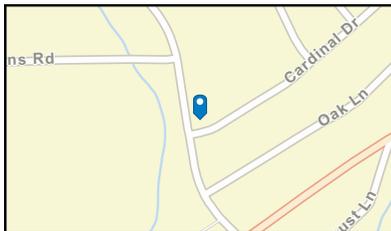
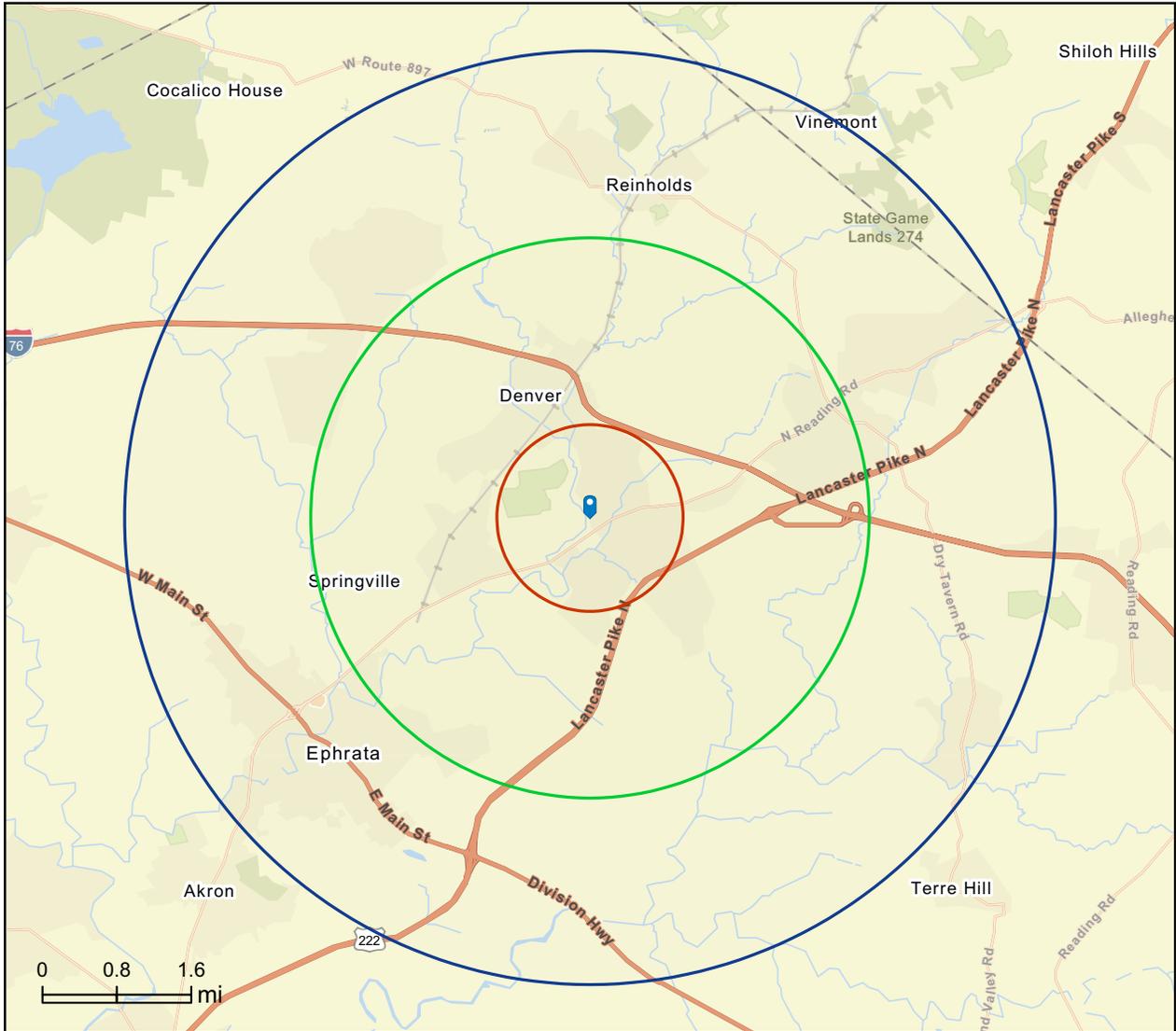
DEMOGRAPHICS



Site Map

2 Cardinal Dr, Stevens, Pennsylvania, 17578
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.21575
Longitude: -76.12736



February 14, 2025

DEMOGRAPHICS



Executive Summary

2 Cardinal Dr, Stevens, Pennsylvania, 17578
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.21575
Longitude: -76.12736

	1 mile	3 miles	5 miles
Population			
2010 Population	2,787	17,642	49,160
2020 Population	2,772	18,502	51,474
2024 Population	2,876	18,699	52,408
2029 Population	3,354	19,438	53,453
2010-2020 Annual Rate	-0.05%	0.48%	0.46%
2020-2024 Annual Rate	0.87%	0.25%	0.42%
2024-2029 Annual Rate	3.12%	0.78%	0.40%
2020 Male Population	50.5%	49.9%	49.5%
2020 Female Population	49.5%	50.1%	50.5%
2020 Median Age	42.9	40.0	39.3
2024 Male Population	51.0%	50.7%	50.3%
2024 Female Population	49.0%	49.3%	49.7%
2024 Median Age	43.5	40.1	39.4

In the identified area, the current year population is 52,408. In 2020, the Census count in the area was 51,474. The rate of change since 2020 was 0.42% annually. The five-year projection for the population in the area is 53,453 representing a change of 0.40% annually from 2024 to 2029. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	91.3%	90.2%	89.3%
2024 Black Alone	1.0%	1.1%	1.4%
2024 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2024 Asian Alone	2.2%	2.4%	1.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.4%	1.6%	2.1%
2024 Two or More Races	4.0%	4.6%	5.1%
2024 Hispanic Origin (Any Race)	3.5%	4.8%	5.8%

Persons of Hispanic origin represent 5.8% 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 28.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	94	117	97
2010 Households	1,038	6,331	18,284
2020 Households	1,061	6,735	19,338
2024 Households	1,115	6,858	19,842
2029 Households	1,325	7,251	20,522
2010-2020 Annual Rate	0.22%	0.62%	0.56%
2020-2024 Annual Rate	1.17%	0.43%	0.61%
2024-2029 Annual Rate	3.51%	1.12%	0.68%
2024 Average Household Size	2.58	2.71	2.61

The household count in this area has changed from 19,338 in 2020 to 19,842 in the current year, a change of 0.61% annually. The five-year projection of households is 20,522, a change of 0.68% annually from the current year total. Average household size is currently 2.61, compared to 2.64 in the year 2020. The number of families in the current year is 13,895 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.

February 14, 2025

DEMOGRAPHICS



Executive Summary

2 Cardinal Dr, Stevens, Pennsylvania, 17578
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.21575
Longitude: -76.12736

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	23.5%	20.4%	24.5%
Median Household Income			
2024 Median Household Income	\$75,000	\$94,540	\$81,582
2029 Median Household Income	\$89,708	\$105,802	\$95,738
2024-2029 Annual Rate	3.65%	2.28%	3.25%
Average Household Income			
2024 Average Household Income	\$103,344	\$119,395	\$106,531
2029 Average Household Income	\$118,937	\$136,135	\$123,002
2024-2029 Annual Rate	2.85%	2.66%	2.92%
Per Capita Income			
2024 Per Capita Income	\$40,708	\$43,970	\$40,223
2029 Per Capita Income	\$47,812	\$50,975	\$47,098
2024-2029 Annual Rate	3.27%	3.00%	3.21%
GINI Index			
2024 Gini Index	38.3	34.7	36.8
Households by Income			
Current median household income is \$81,582 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$95,738 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$106,531 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$123,002 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$40,223 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,098 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	99	113	94
2010 Total Housing Units	1,106	6,564	19,016
2010 Owner Occupied Housing Units	752	5,047	13,506
2010 Renter Occupied Housing Units	285	1,284	4,778
2010 Vacant Housing Units	68	233	732
2020 Total Housing Units	1,145	6,987	20,068
2020 Owner Occupied Housing Units	764	5,364	14,102
2020 Renter Occupied Housing Units	297	1,371	5,236
2020 Vacant Housing Units	68	247	728
2024 Total Housing Units	1,200	7,116	20,574
2024 Owner Occupied Housing Units	821	5,537	14,731
2024 Renter Occupied Housing Units	294	1,321	5,111
2024 Vacant Housing Units	85	258	732
2029 Total Housing Units	1,426	7,535	21,253
2029 Owner Occupied Housing Units	1,049	6,001	15,630
2029 Renter Occupied Housing Units	276	1,249	4,892
2029 Vacant Housing Units	101	284	731
Socioeconomic Status Index			
2024 Socioeconomic Status Index	52.4	52.3	53.0

Currently, 71.6% of the 20,574 housing units in the area are owner occupied; 24.8%, renter occupied; and 3.6% 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 20,068 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.59%. Median home value in the area is \$319,809, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.46% annually to \$361,087.

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