

# FOR SALE

## BANK / RETAIL PAD SITE

High Traffic Intersection



2132 Marietta Avenue  
Lancaster, PA 17603

Daniel Berger, Jr., CCIM, SIOR



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

(717) 735-6000 (717) 735-6001 Fax

[danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

# SALIENT INFORMATION

<b>PROPERTY:</b>	2132 Marietta Avenue, Lancaster, PA 17603 East Hempfield Township, Lancaster County	
<b>SALE PRICE:</b>	\$695,000	
<b>SITE SIZE:</b>	± 0.69 acre	
<b>BUILDING:</b>	+ 3,826 SF (Additional 1,448 SF Unfinished Basement)	
<b>DRIVE-THRU LANES:</b>	Three (3)	
<b>PARKING:</b>	21 Spaces (Includes 2 Handicap)	
<b>WATER / SEWER:</b>	Pubic	
<b>HVAC:</b>	Natural Gas Forced Air, Central Air Conditioning	
<b>REAL ESTATE TAXES:</b>	\$15,264 (2025)	
<b>ZONING:</b>	VC - Village Center Zone	
<b>TAX ID:</b>	290-61274-0-0000	
<b>TRAFFIC COUNTS:</b>	Marietta Avenue (Route 23)	14,739 vehicles per day (2024)
	Rohrerstown Road (Route 741)	22,437 vehicles per day (2023)
<b>COMMENTS:</b>	Freestanding two (2) story branch bank/office building at a high-traffic intersection with three (3) drive-thru lanes including an ATM lane. First floor consists of open lobby with teller stations, private offices and a conference room. Second floor is comprised of a lunchroom, additional office space and a restroom. Property is contaminated with black mold and will require substantial renovation or redevelopment.	

# PHOTOGRAPHS - Exterior



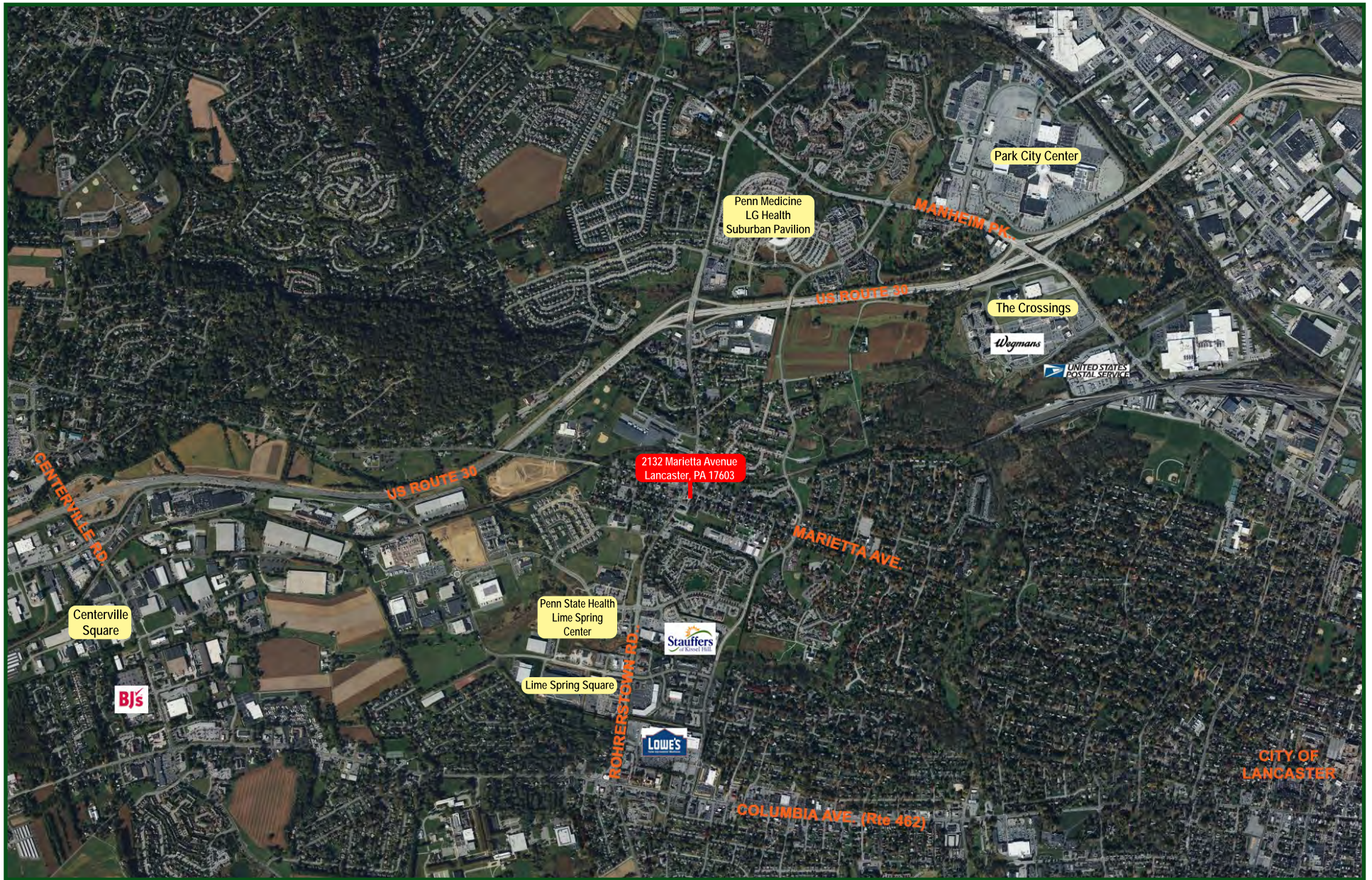
# PHOTOGRAPHS - Interior



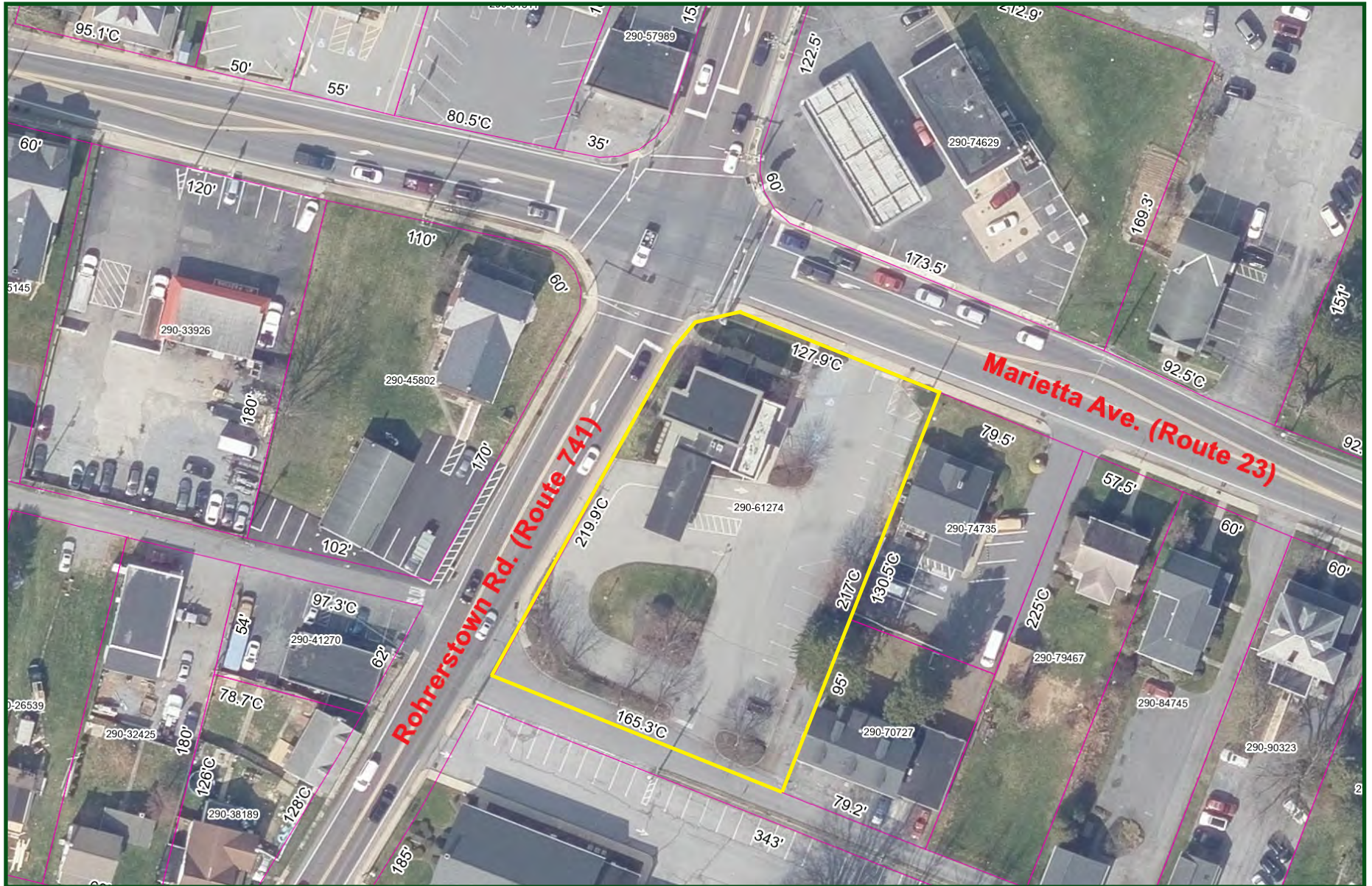
# PHOTOGRAPHS - Interior



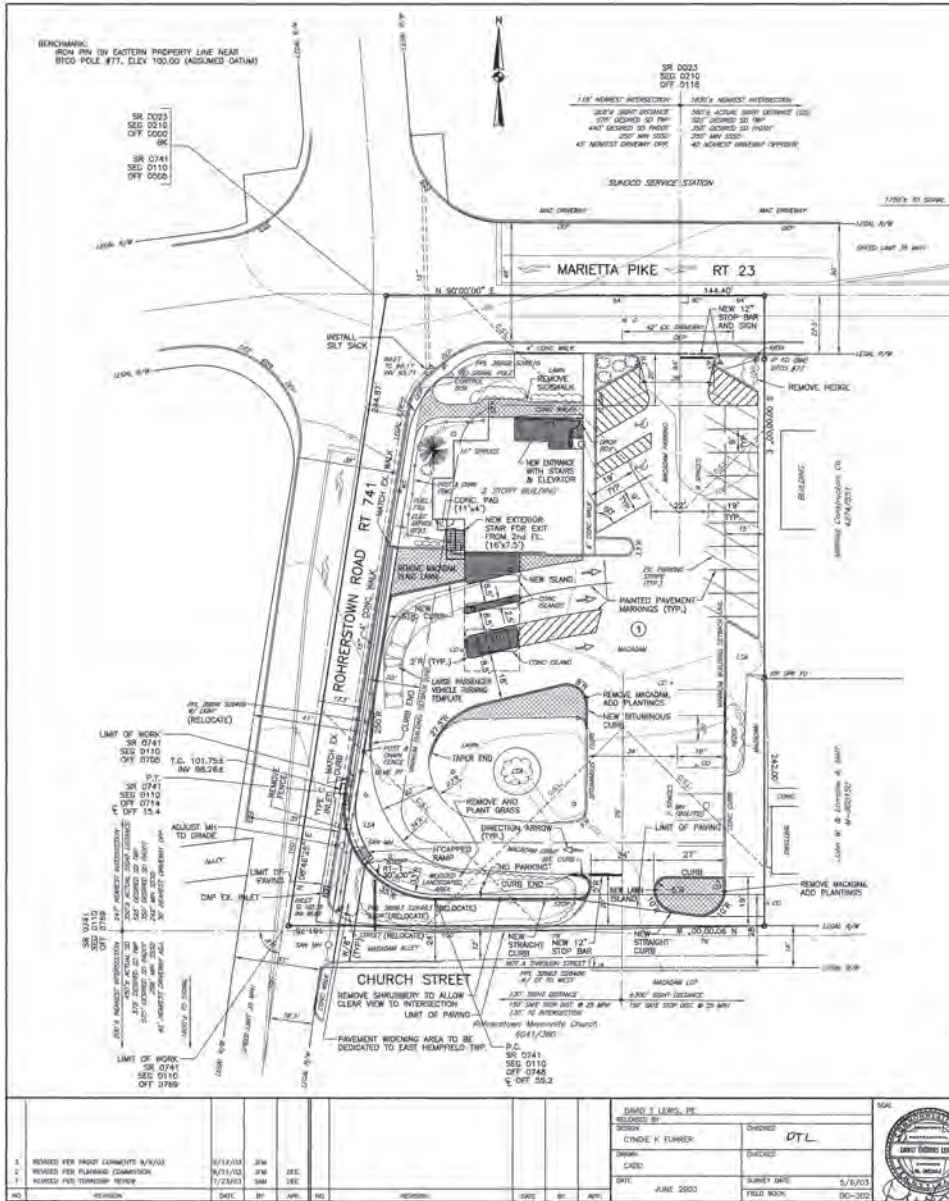
# AERIAL MAP



# AERIAL TAX MAP



# SITE PLAN



## ACT NO. 187

ARRO CONSULTING, INC. HEREBY STATES THAT PURSUANT TO THE PROVISIONS OF ACT NO. 38 OF 1980 AS AMENDED BY ACT 187 OF 1996 OF THE PENNSYLVANIA LEGISLATURE, IT HAS COMPLETED THE DESIGNER'S DUTIES AND OBLIGATIONS OF THE ACT IN PREPARING THESE DRAWINGS REQUIRING EDUCATION OR EDUCATION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS.

DATE: 9-16-03 BY: JACOB F. MILLER

PA ONE CALL SERIAL NO: 2585771



PENNSYLVANIA ACT 56(1991/1971)(1988) REQUIRES NOTIFICATION OF EDUCATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISSEMINATE THE MAP/S SURFACE ANYWHERE IN THE COMMONWEALTH.

- LEGEND**
- # UTILITY PILE
  - LOT/STRECH
  - PILE
  - NEWLY CLASSIFIED
  - MANHOLE
  - STORM MANHOLE
  - ONE HOUSING UNIT
  - LANDSCAPED AREA
  - DRIVE OF MACADAM
  - DRIVE OF GRAVEL
  - DRIVE
  - PROPERTY LINE
  - LEGAL E.P.A. LINE
  - CONCRETE CURB
  - METAL SIGN
  - SIGNAGE
  - DEPRESSION PILE
  - CONCRETE PILE

### LESSEE/APPLICANT

DOMEDA FINANCIAL SERVICES, INC.  
1190 RIVER ROAD  
AMHURST, PA 17417

### OWNER

PA SICKLIVILLE ASSOCIATES, LP  
476 AMBER L GLOSSER  
3004 ESEN ROAD  
LANCASTER, PA 17601  
SOURCE OF TITLE - 8929993  
TAX MAP NO. - 12912-8-1, 2, 26, 21  
DISTRICT - 296

### NOTE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 803 OF THE ACT OF JUNE 1, 1945 (P.L. 192, NO. 438), KNOWN AS THE STATE HIGHWAY LAW, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY OCCUPANCY PERMIT, AND THE BOARD'S APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED. (403.05g).

### STORM DRAINAGE PLAN CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREIN ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST HEMPFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Sept 23, 03 *David*



LOCATION MAP  
SCALE: 1"=5000'

### LANCASTER COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON 9/23/03. A COPY OF THE REVIEW IS FILED AT THE OFFICE OF THE PLANNING COMMISSION IN LOT# FILE NO. 03-03. THE CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OF PENNSYLVANIA, OR THE FEDERAL GOVERNMENT.

*Mark S. ...*

### TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON Sept. 17, 2003, THE EAST HEMPFIELD TOWNSHIP BOARD OF SUPERVISORS APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF MAP AND INFORMATION WHICH ARE FILED WITH THE SUPERVISORS IN FILE NUMBER 03-03-03. I HAVE GIVEN MY CONSENT TO THE STRANGERS OF THE EAST HEMPFIELD TOWNSHIP SUPERVISORY AND LAND DEVELOPMENT ORDINANCE.

*Richard ...*

### CERTIFICATE OF OWNERSHIP ACKNOWLEDGMENT OF PLAN AND QUES OF REDUCTION

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS 24 DAY of September, 2003, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY PRESENTED TO ME THE LESSEE/APPLICANT, BEING ONE OF THE PARTIES ACCORDING TO LAW, DEFENSES AND SAID THAT THE DEPARTMENT IS THE ... OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN HAS BEEN MADE AT HIS REQUEST, THAT IT ACCORDS WITH THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER RIGHTS IDENTIFIED AS PROPOSED PUBLIC INFRASTRUCTURE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC.

*Mark S. ...*

MY COMMISSION EXPIRES: *Mark S. ...*

### CERTIFICATE OF ACCURACY PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST HEMPFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Sept 23, 03 *David*

### CERTIFICATE OF ACCURACY SURVEY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST HEMPFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Sept 23, 03 *David*

### RECORDED BY DEEDS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE DEEDS AND EDP FOR LANCASTER COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK 1754, VOLUME PAGE 24, HAVE BEEN FILED IN HAND AND SEALED OFFICE FILE NUMBER DAY OF OCTOBER 20, 2003.

*David*



1	REVISED PER FIRST COMMENTS 8/19/03	8/19/03	JFM	SEE
2	REVISED FOR PLANNING COMMISSION	8/21/03	JFM	SEE
3	REVISED PER TOWNSHIP REVIEW	7/23/03	JFM	SEE
NO.	REVISION	DATE	BY	APPR. NO.

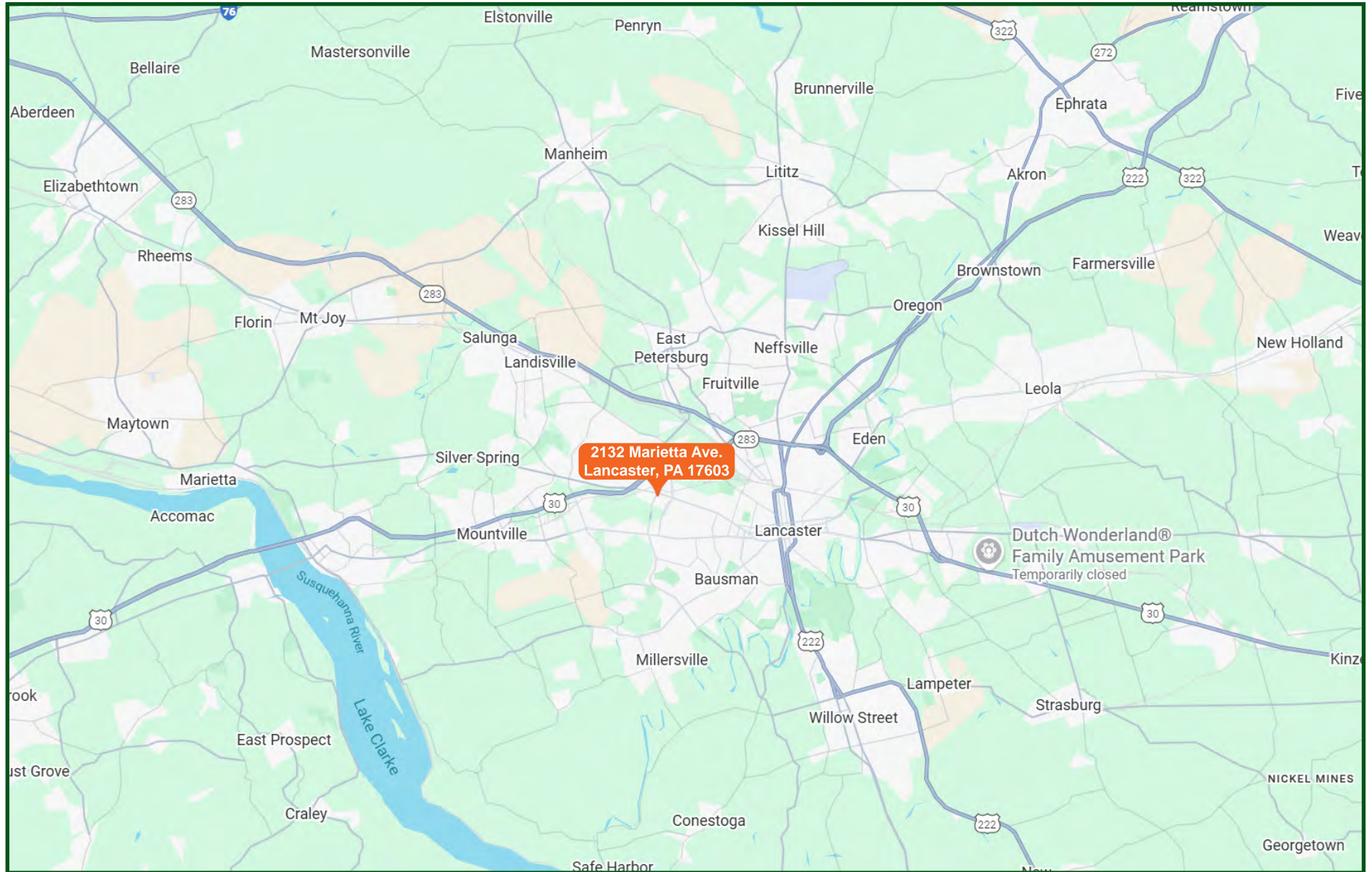
DESIGNED BY	DAVID J. LEWIS, PE	SCALE	AS SHOWN
CHECKED BY	CYNDE K. FURBER	DATE	JUNE 2000
DRAWN BY		SURVEY DATE	5/6/03
CHECKED BY		FIELD BOOK	DC-302

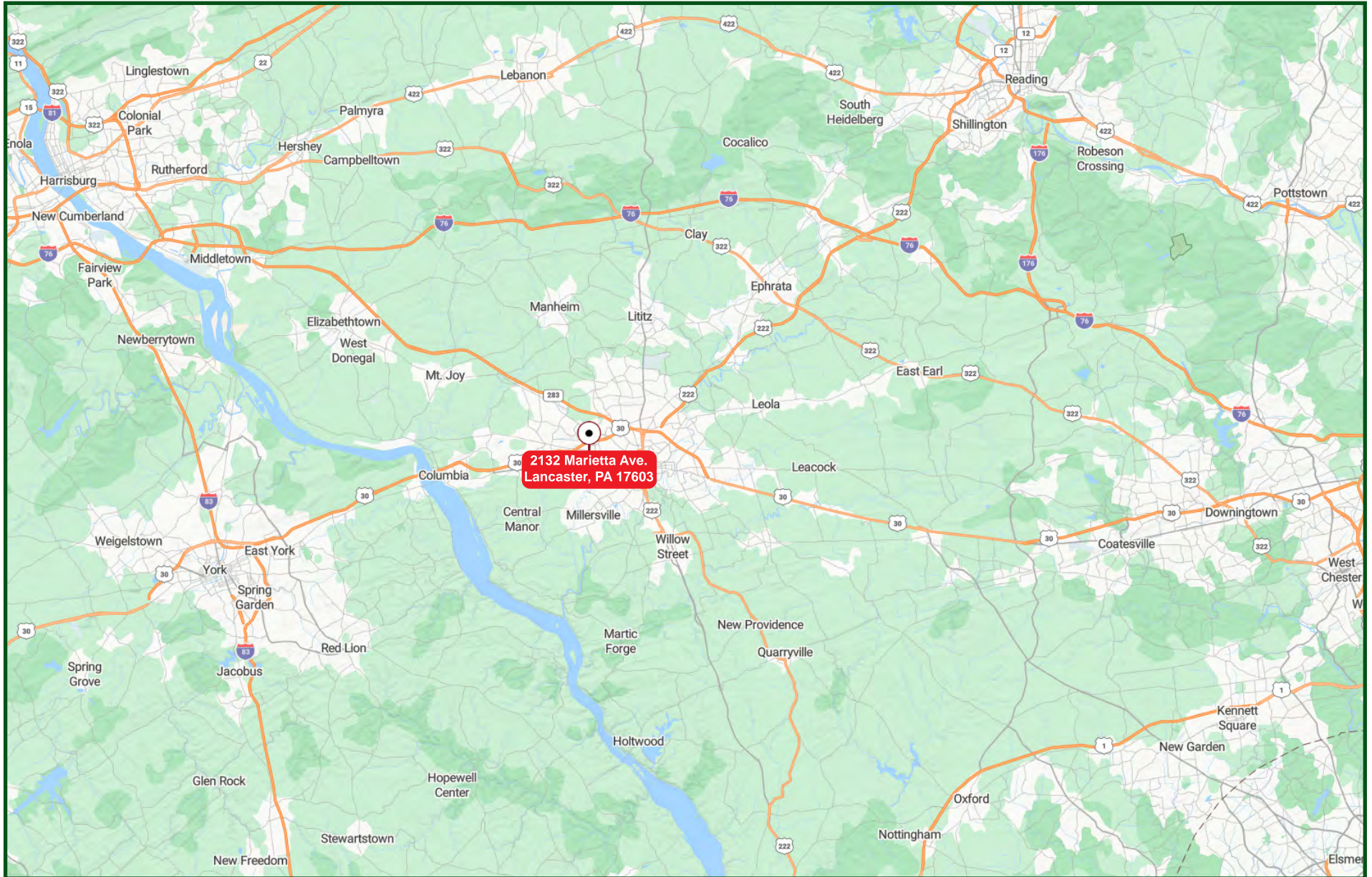
OWNER & PROJECT	DOMEDA FINANCIAL SERVICES, INC. 1190 RIVER ROAD AMHURST, PA 17417
FINAL LAND DEVELOPMENT PLAN	EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PA
PROJECT NO.	05607.01
SHEET NO.	1 OF 3
DATE	9/16/03



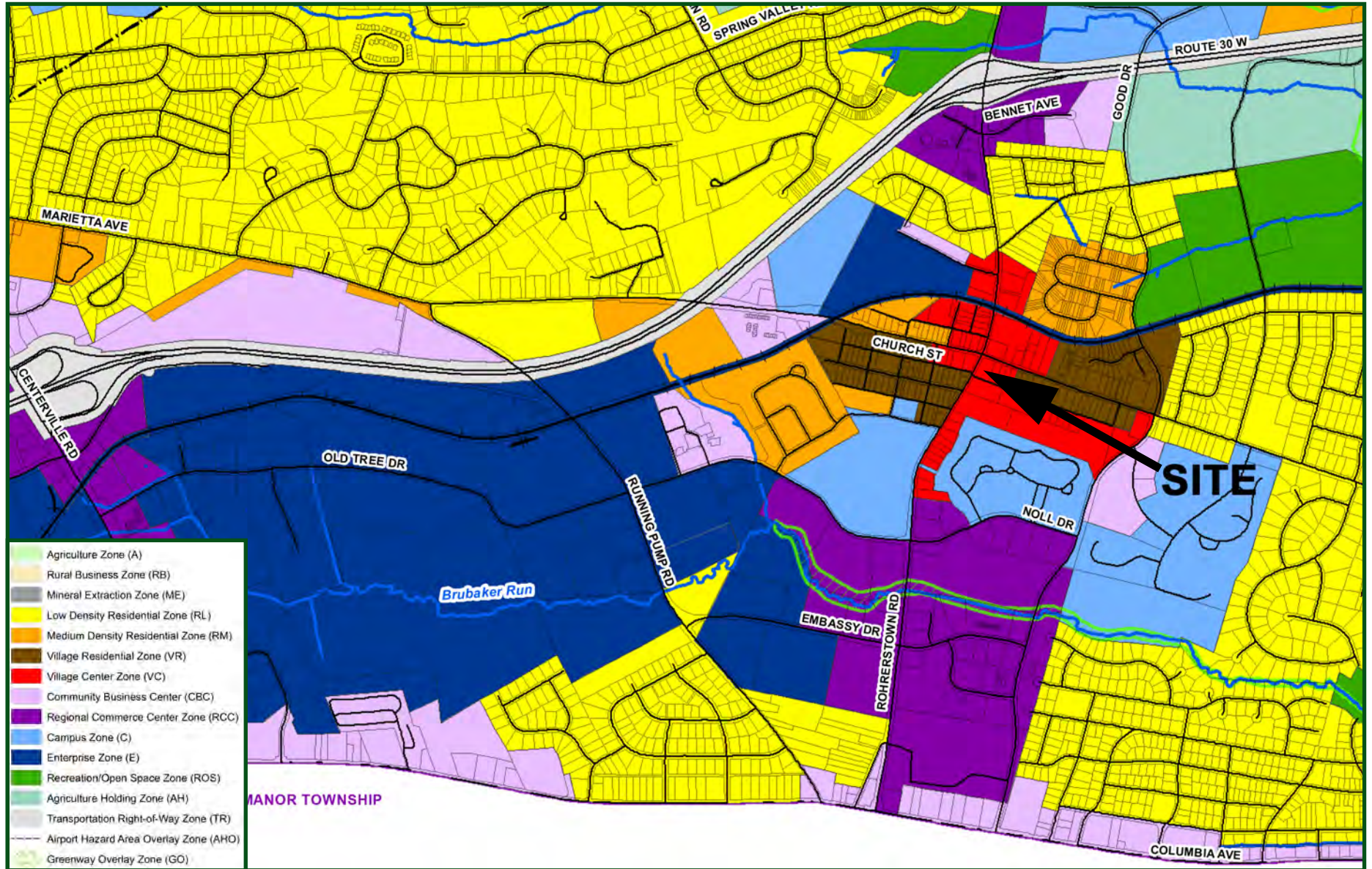
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (East Hempfield Township)



## § 270-3.8. Village Center Zone (VC).

- A. Statement of intent: This zone recognizes East Hempfield Township's original residential, commercial and mixed-use settlement pattern within its village areas. This established pattern of development includes higher intensities of development that integrates a mix of business and residential uses. The Village Center Zone provides opportunities for redevelopment, infill and reuse of existing, particularly historic structures.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
    - (a) Forestry activities.
    - (b) Horticultural operations.
  - (2) Residential uses:
    - (a) Group home.
    - (b) Multifamily dwelling.
    - (c) Single-family detached dwelling unit.
    - (d) Single-family semidetached dwelling (duplex).
    - (e) Townhouse.
    - (f) Two-family conversions.
  - (3) Business uses:
    - (a) Amusement, fitness, and entertainment businesses.
    - (b) Bed-and-breakfasts.
    - (c) Conveniences stores.
    - (d) Day-care services, commercial.
    - (e) Finance and insurance.
    - (f) Funeral homes.
    - (g) Grocery store.
    - (h) Industrial, light.
    - (i) Lodging and overnight accommodations.
    - (j) Mixed-use building.
    - (k) Bars/taverns. [Added 2-2-2022 by Ord. No. 2022-02<sup>1</sup>]

# ZONING

Township of East Hempfield, PA

§ 270-3.8

§ 270-3.8

- (l) Performing arts and related industry.
  - (m) Private club.
  - (n) Professional, scientific and technical offices.
  - (o) Restaurants.
  - (p) Retail sales, service and repair.
  - (q) Shopping complex.
  - (r) Veterinary clinic.
  - (s) Car wash and detailing. **[Added 5-1-2019 by Ord. No. 2019-07]**
- (4) Civic/social/utility uses:
- (a) Community activity buildings.
  - (b) Municipal use.
  - (c) Park and recreation facilities, public.
  - (d) Place of worship, local.
  - (e) Public use.
  - (f) Public utilities.
  - (g) School, K-9 and 9-12.
  - (h) School, post-secondary.
  - (i) WF collocations and ROW WF collocations. **[Added 7-15-2020 by Ord. No. 2020-03]**
  - (j) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03]**
- (5) Accessory uses customarily incidental to the above permitted uses:
- (a) Alternative energy systems, accessory.
  - (b) Home-based business, no-impact.
  - (c) Accessory dwelling units. **[Amended 2-2-2022 by Ord. No. 2022-02]**
  - (d) Home-based business, impact. **[Added 9-7-2022 by Ord. No. 2022-12]**
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.

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1. Editor's Note: Former Subsection B(3)(k), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.

# ZONING

Township of East Hempfield, PA

§ 270-3.8

§ 270-3.8

- (1) Heavy timber warehouse conversions.<sup>2</sup>
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
  - (1) (Reserved)<sup>3</sup>
  - (2) (Reserved)<sup>4</sup>
  - (3) (Reserved)<sup>5</sup>
  - (4) Boarding homes.
  - (5) Cemeteries.
  - (6) (Reserved)<sup>6</sup>
  - (7) (Reserved)<sup>7</sup>
  - (8) Small cell WFs and macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03]**
- E. Design standards (see also Article 4 for modifications and exceptions):
  - (1) Minimum lot area: **[Amended 8-19-2020 by Ord. No. 2020-04]**
    - (a) All permitted residential uses: 8,700 square feet per dwelling unit.
    - (b) Municipal use: none.
    - (c) All other permitted uses: 1/2 acre.
  - (2) Not more than one principal residential use may be erected on a single lot. **[Added 8-19-2020 by Ord. No. 2020-04<sup>8</sup>]**
  - (3) Minimum setbacks for principal uses, accessory uses, and accessory dwelling units:

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2. Editor's Note: Former Subsection C(2), Nightclubs, which immediately followed this subsection, was repealed 8-19-2020 by Ord. No. 2020-04.

3. [Editor's Note: Former Subsection D(1), Accessory dwelling units, was repealed 2-2-2022 by Ord. No. 2022-02.

4. Editor's Note: Former Subsection D(2), Assisted living facilities, was repealed 8-19-2020 by Ord. No. 2020-04.

5. [Editor's Note: Former Subsection D(3), Bars/taverns, was repealed 2-2-2022 by Ord. No. 2022-02.

6. Editor's Note: Former Subsection D(6), Communication antennas, was repealed 8-19-2020 by Ord. No. 2020-04.

7. Editor's Note: Former Subsection D(8), which immediately followed this subsection, Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07. Former Subsection D(7), home-based business, impact, was repealed 9-7-2022 by Ord. No. 2022-12.

8. Editor's Note: This ordinance also redesignated former Subsection E(2) through (23) as Subsection E(3) through (24).

# DEMOGRAPHICS

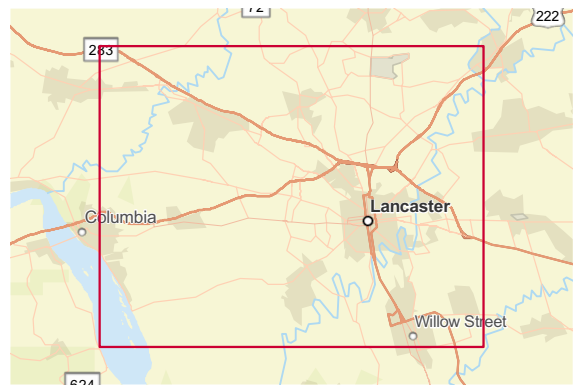
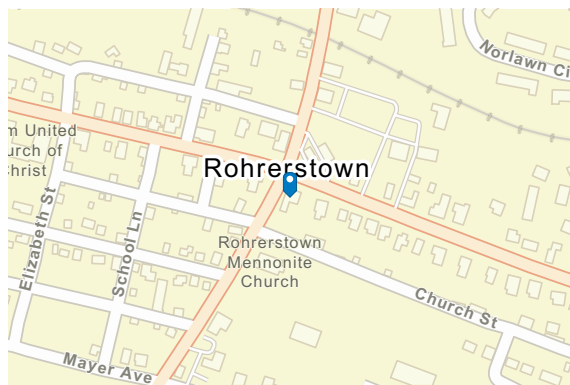
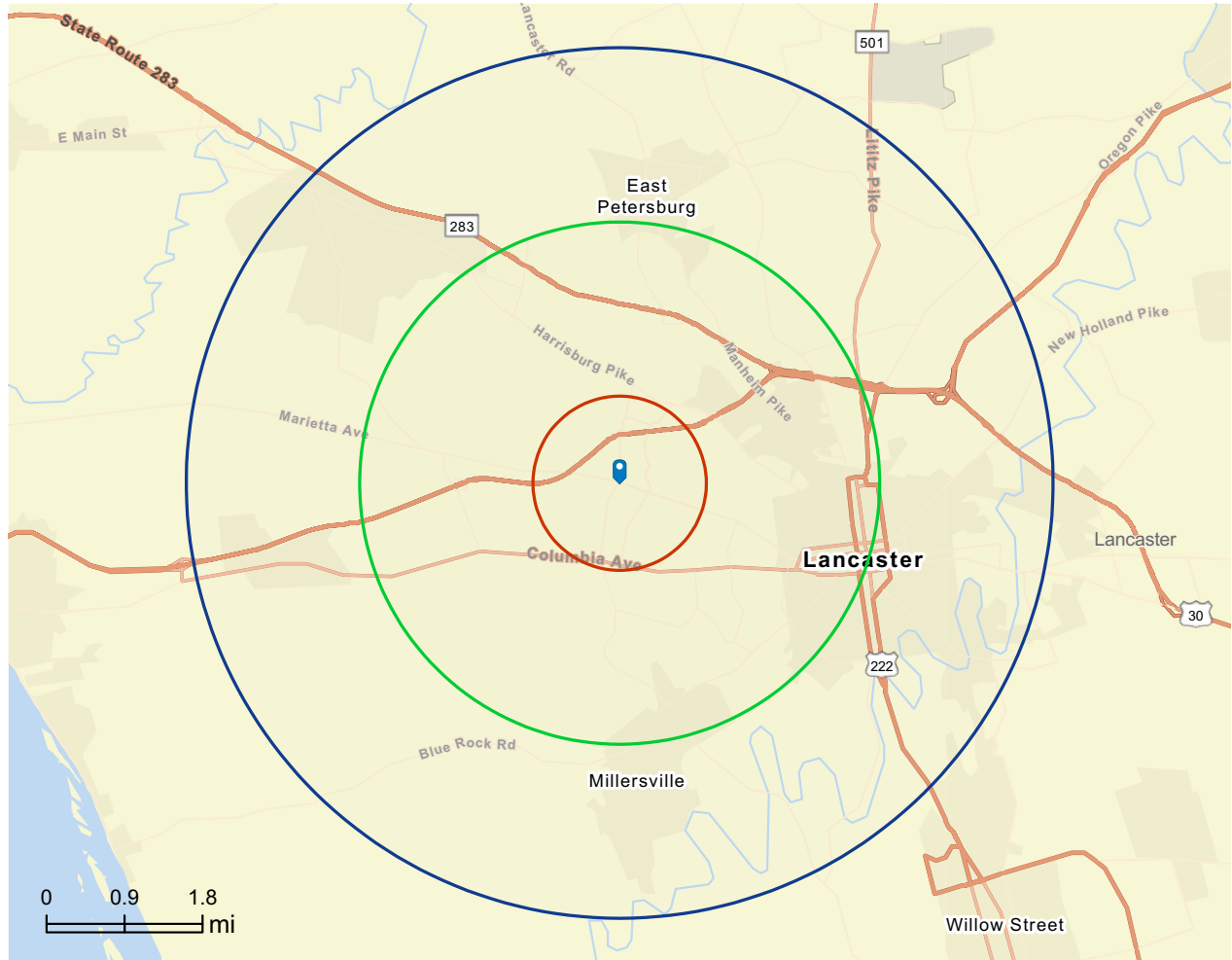
## Site Map

2132 Marietta Ave, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 40.05261  
Longitude: -76.35997



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# DEMOGRAPHICS

## Executive Summary

2132 Marietta Ave, Lancaster, Pennsylvania, 17603




Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	5,528	72,787	170,657
2020 Population	5,754	77,109	182,534
2025 Population	6,026	78,959	186,977
2030 Population	6,119	80,311	189,419
2010-2020 Annual Rate	0.40%	0.58%	0.68%
2020-2025 Annual Rate	0.88%	0.45%	0.46%
2025-2030 Annual Rate	0.31%	0.34%	0.26%

Age	1 mile	3 miles	5 miles
2025 Median Age	46.6	39.7	38.8
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	74.9%	65.5%	64.5%
Black Alone	3.4%	8.2%	8.9%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	8.6%	6.0%	5.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	5.6%	9.6%	10.7%
Two or More Races	7.0%	10.3%	10.3%
Hispanic Origin	12.2%	21.0%	22.7%
Diversity Index	54.7	69.3	70.9

Households	1 mile	3 miles	5 miles
2010 Total Households	2,204	29,714	65,247
2020 Total Households	2,220	31,071	69,437
2025 Total Households	2,321	31,847	71,358
2030 Total Households	2,364	32,604	72,806
2010-2020 Annual Rate	0.07%	0.45%	0.62%
2020-2025 Annual Rate	0.85%	0.47%	0.52%
2025-2030 Annual Rate	0.37%	0.47%	0.40%
2025 Average Household Size	2.52	2.39	2.49
Wealth Index	144	85	90

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# DEMOGRAPHICS

Executive Summary | 2132 Marietta Ave, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Rent		25.6%	25.7%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$107,948	\$78,793	\$79,412
2030 Median Household Income	\$115,687	\$85,259	\$86,366
2025-2030 Annual Rate	1.39%	1.59%	1.69%


Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$142,648	\$103,363	\$106,117
2030 Average Household Income	\$152,947	\$111,774	\$115,237

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$55,525	\$41,952	\$40,878
2030 Per Capita Income	\$59,678	\$45,636	\$44,669
2025-2030 Annual Rate	1.45%	1.70%	1.79%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	43.0	43.0	44.1

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	64.4	49.4	48.7

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	101	87	87
2010 Total Housing Units	2,314	31,419	68,613
2010 Owner Occupied Hus (%)	75.3%	60.0%	62.5%
2010 Renter Occupied Hus (%)	24.6%	40.0%	37.5%
2010 Vacant Housing Units (%)	4.8%	5.4%	4.9%
2020 Housing Units	2,349	33,027	73,160
2020 Owner Occupied HUs (%)	75.1%	58.2%	61.0%
2020 Renter Occupied HUs (%)	24.9%	41.8%	39.0%
Vacant Housing Units	4.4%	5.8%	5.1%
2025 Housing Units	2,451	33,925	75,359
Owner Occupied Housing Units	77.2%	59.1%	62.3%
Renter Occupied Housing Units	22.8%	40.9%	37.7%
Vacant Housing Units	5.3%	6.1%	5.3%
2030 Total Housing Units	2,494	34,741	76,886
2030 Owner Occupied Housing Units	1,852	19,246	45,624
2030 Renter Occupied Housing Units	513	13,359	27,182
2030 Vacant Housing Units	130	2,137	4,080

 [Source](#): Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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