

# FOR SALE

Investment Opportunity  
**3-UNIT APARTMENT BUILDING**  
Leola, Lancaster County, PA



**344-348 East Main Street**  
**Leola, PA 17540**

**Daniel A. Berger, Jr., CCIM, SIOR**



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# SALIENT INFORMATION

<b>PROPERTY:</b>	344-348 East Main Street, Leola PA 17540 Upper Leacock Township, Lancaster County
<b>SALE PRICE:</b>	<b>\$395,000</b>
<b>BUILDING SIZE:</b>	± 2,535 SF (Additional 1,343 SF Basement Area)
<b>2026 PROJECTED NOI:</b>	\$25,250
<b>ROOF:</b>	Composite Shingle
<b>HVAC:</b>	Electric Baseboard Heat, Central A/C
<b>WATER / SEWER:</b>	Public
<b>PARKING:</b>	Five (5) Dedicated Parking Spaces
<b>ZONING:</b>	I-1 Light Industrial
<b>REAL ESTATE TAXES:</b>	\$3,523 (2025)
<b>TAX ACCOUNT:</b>	360-13538-1-0003 (Condominium Unit)
<b>TRAFFIC COUNTS:</b>	East Main Street - 18,435 vehicles per day (Aug., 2025)
<b>COMMENTS:</b>	Freestanding apartment building comprised of three (3) units. This property is part of a site-condominium association. Tenant's pay their own utilities. Excellent investment opportunity.

# PHOTOGRAPHS



# RENT ROLL

## Tri-Town Investments, LP

344 - 348 East Main Street - Rent Roll

As of 02/12/26

### Monthly

<u>Customer Name</u>	<u>Apt #</u>	<u>Sq Ft</u>	<u>Rent</u>	<u>Trash</u>	<u>Sewer</u>	<u>Total</u>	<u>Lease Start</u>	<u>Lease End</u>	<u>Options</u>
Tenant #1	344	1,353	1,300	20	46	1,366	10/1/2025	9/30/2026	none
Tenant #2	346	400	600	20	46	666	6/16/2013	1/31/2028	none
Tenant #3	348	782	1,045	20	46	1,111	7/24/2022	7/31/2026	none
		<u>2,535</u>	<u>2,945</u>	<u>60</u>	<u>138</u>	<u>3,143</u>			
Current Occupancy		<u>100%</u>							

Tenants pay their own utilities. Water is separately metered for each apartment and is bill by the Landlord when the water bill is received.

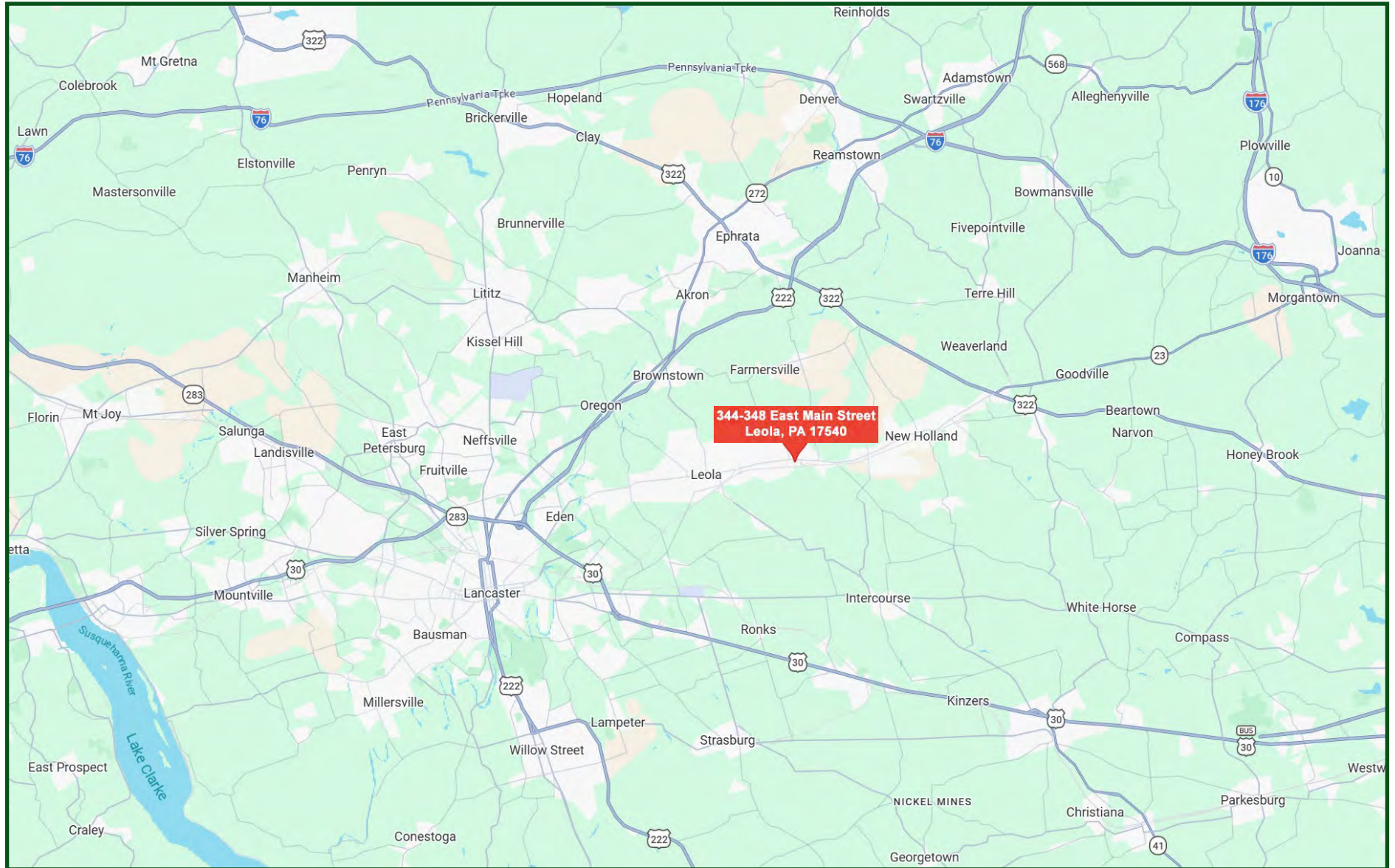
# AERIAL PHOTOGRAPH



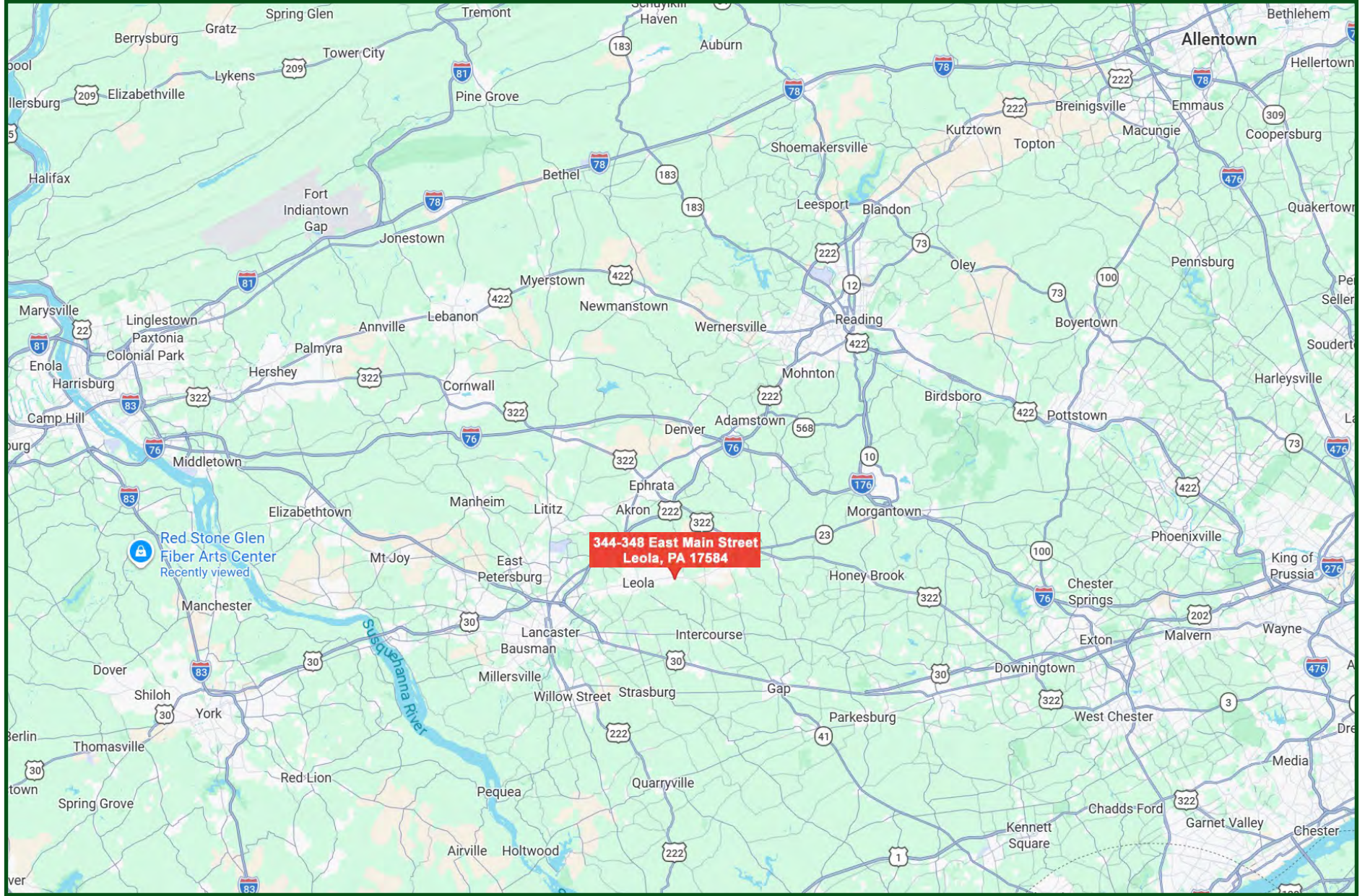
# TAX MAP



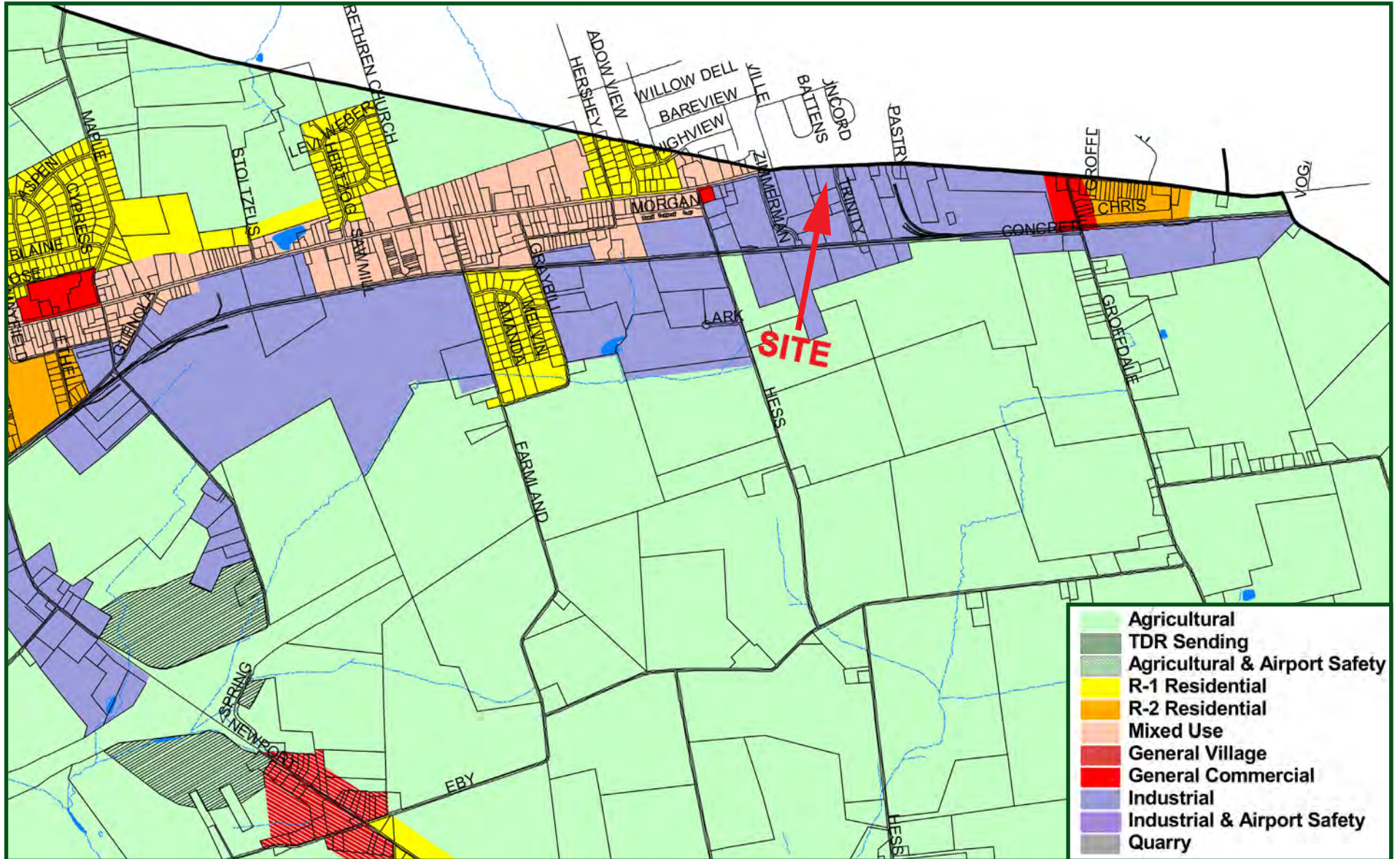
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (Upper Leacock Township)



## Section 220

### I-1: LIGHT INDUSTRIAL ZONE

#### 220.A. PURPOSE

This Zone provides for a wide range of industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries have also been permitted. This Zone provides for light industrial uses as permitted by right, but requires obtaining of a conditional use for heavier and potentially more-objectionable types of industrial uses. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences. Finally, specified large-scale industrial uses are required to incorporate multi-story building and off-street parking to make more efficient use of these valuable industrially-zoned lands and reduce sprawl.



#### 220.B. PERMITTED USES

1. **Uses permitted by right with conventional site design in accordance with Section 220.H. of this Ordinance:**
  - A. **Agriculture and horticulture**, including one dwelling single family detached dwelling unit as a component of the principal use contained on the site subject to the requirements of Sections 200.L of this Ordinance. This use shall expressly exclude:
    1. **Concentrated animal feeding operations (CAFOs)** and, **Concentrated animal operations (CAOs)** both as defined herein.
    2. **Commercial produce operations** as defined herein.
  - B. **Areas and structures devoted to the conservation of open space, water, soil and wildlife resources**, subject to the requirements of Sections 200.L. of this Ordinance.
  - C. **Forestry uses** subject to the requirements of Sections 200.L. and 516 of this Ordinance.
  - D. **Commercial greenhouses.**
  - E. **Governmental and municipal uses** as defined herein.
  - F. **Parks and playgrounds**, subject to the requirements of Sections 200.L. of this Ordinance.

# ZONING ORDINANCE

- G. **Public utilities structures**, subject to the requirements of Sections 200.L. of this Ordinance.
- H. **Adaptive reuse** with more than one principal use of a building that existed on September 22, 2015; or adaptive reuse with more than one principal use of a building that gained land development approval after September 22, 2015; both, subject to the requirements listed in Section 403 of this Ordinance.
- I. **Bookbinding, printing, and publishing operations;**
- J. **Collocation of communication towers and equipment** that comply with the Pennsylvania Wireless Broadband Collocation Act, subject to all applicable requirements contained therein;
- K. **Facilities for the commercial processing, and warehousing of agricultural products;**
- L. **Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed or supplies;**
- M. **Machine, tool and die and metal fabrication shops;**
- N. **Manufacturing, packaging, storage and/or wholesaling of the following:**
  - 1. Furniture, cabinets, fixtures, office supplies, and other household appointments;
  - 2. Wooden or composite sheds, dog houses, gazebos, footbridges lawn furniture, fences, and similar products;
  - 3. Structural components of buildings;
  - 4. Scientific, specialized and technical instruments and equipment;
  - 5. Audio visual components, computers, vending machines, electronic equipment and video games;
  - 6. Finished textile products;
  - 7. Brushes, brooms and combs;
  - 8. Hot tubs, spas, saunas, and swimming pools;
  - 9. Jewelry, and other precious metals;
  - 10. Photographic, lighting and timekeeping equipment;
  - 11. Small household appliances, excluding major appliances;
  - 12. Musical instruments and sporting equipment;
  - 13. Cosmetics, toiletries and pharmaceuticals;
  - 14. Optical, dental, and medical supplies and equipment; and,
  - 15. Small or novelty products from prepared materials (excluding the use of sheet metals).
- O. **Microbreweries;**
- P. **Processing, packaging, storage and/or wholesaling of food products excluding:**
  - 1. Breweries and distilleries;

# ZONING ORDINANCE

2. Pickling processes;
3. Rendering or slaughtering operations; and,
4. Sugar refineries.
- Q. **Repair shops** for products permitted to be manufactured in this Zone;
- R. **Retail sales, service and rental of recreation equipment and supplies;**
- S. **Sales, storage and/or wholesaling of the following:**
  1. Home and auto related fuels;
  2. Nursery and garden materials, and stock;
  3. Contractor supplies; and,
  4. Plumbing, heating, air conditioning, electrical and other structural components of buildings.
- R. **Shops, offices and showrooms for contractors** of painting, power-washing, plumbing, heating, air conditioning, electrical, electronic, telephone, antennas and cable, communications, roofing, flooring, drywall and plaster, basement waterproofing, carpet, countertops, glass and windows, insulation, gutters and downspouts, well drilling and septic system installation, maintenance and pumping, woodworking, carpentry and cabinet-making, swimming pools, hot tubs and spas, lawn care and landscaping, masonry, concrete and paving, pest control and snow removal.
- S. **Sawmills;**
- T. **Sign makers;**
- U. **Small engine repair shops;**
- V. **Welding shops;**
2. **Uses permitted by right with compact multi-story site design in accordance with Section 220.H. of this Ordinance:**
  - A. **Laboratories** for medical, scientific or industrial research and development;
  - B. **Medical, dental, vision and counseling clinics;**
  - C. **Offices;**
  - D. **Public, private and commercial schools and training centers;**
  - E. **Animal hospitals, veterinary offices and kennels;**
  - F. **Vocational, technical and mechanical trade schools;**
3. **Accessory uses that are customarily incidental to the above permitted uses:**
  - A. **Accessory retail sales** of products produced on-site so long as the retail sales area is no more than ten percent (10%) of the total building area or three thousand (3,000) square feet, whichever is less;
  - B. **Cafeterias and restaurants** contained completely within a principal industrial building;
  - C. **Commercial day care facilities;**
  - D. **Fences and walls**, subject to the requirements of Section 434 of this Ordinance.
  - E. **Garages** for personal vehicles and property.

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- F. **No-impact home based businesses;**
- G. **One caretaker dwelling unit** in accordance with the requirements of the R-2 Medium Density Residential Zone;
- H. **Ornamental ponds and wading pools**, subject to the requirements of Section 461 of this Ordinance.
- I. **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 473 of this Ordinance.
- J. **Recreation facilities;** and,
- K. **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 three hundred (300) square feet.

## **220.C. USES PERMITTED BY CONDITIONAL USE (Subject to the review procedures of Section 905 of this Ordinance).**

1. **Automobile service and repair facilities** including but not limited to auto mechanics, drive-thru lubrication services and tire, auto paint, brake, muffler, transmission, windshield, autobody, car radio, and upholstery shops, subject to the requirements listed in Section 411 of this Ordinance;
2. **Billboards**, subject to the requirements listed in Section 414 of this Ordinance;
3. **Convenience commercial centers** subject to the requirements listed in Section 424 of this Ordinance;
4. **Freestanding telecommunication and wireless communications facilities** subject to the requirements listed in Section 436 of this Ordinance;
5. **Heavy equipment sales, leasing, rental, service and repair** such as excavation machinery, commercial trucks, buses, farm equipment, manufactured homes, trailers and other similar machinery subject to the requirements listed in Section 440 of this Ordinance;
6. **Heavy industrial uses** not listed in Section 220.B, 220.C or 221 that, in the opinion of the Board of Supervisors is similar to and will generate impacts like those uses permitted within this Zone subject to the requirements listed in Section 441 of this Ordinance;
7. **Helicopter pad, private**, subject to the requirements of Section 442 of this Ordinance.
8. **Methadone treatment facility**, subject to the requirements of Section 452 of this Ordinance.
9. **Miniwarehouses**, subject to the requirements listed in Section 454 of this Ordinance;
10. **Oil or gas well sites, natural gas compressor stations and natural gas processing plants** subject to the requirements listed in Section 460 of this Ordinance;
11. **Power generation facilities**, subject to the requirements listed in Section 467 of this Ordinance;
12. **Principal waste handling, recycling, processing, transfer and disposal facilities** subject to the requirements listed in Section 468 of this Ordinance.
13. **Recycling facilities for electronics, paper, plastic, glass and metal products**

# ZONING ORDINANCE

subject to the requirements listed in Section 470 of this Ordinance;

14. **Slaughtering, processing, rendering, and packaging of meat products and their by-products**, subject to the requirements of Section 480 of this Ordinance.
15. **Septage and spent mushroom compost processing and/or commercial mushroom operations** subject to the requirements listed in Section 478 of this Ordinance;
16. **Sales of compost, mulch, wood chips and coal** subject to the requirements listed in Section 475 of this Ordinance; and,
17. **Warehousing and wholesale trade establishments** subject to the requirements listed in Section 482 of this Ordinance.
18. **Wind and/or solar farms**, subject to the requirements of Section 483 of this Ordinance.

**220.D. LOT AREA REQUIREMENTS** - Unless otherwise specified, each use within this Zone shall have a minimum lot size of forty-three thousand, five hundred sixty (43,560) square feet.

**220.E. MAXIMUM LOT COVERAGE & FLOOR AREA RATIO** - Seventy percent (70%); however, in accordance with Article 6 of this Ordinance, the successful transfer of each development right (TDR) shall enable the applicant to develop two-thousand (2,000) square feet of lot coverage up to a maximum permitted lot coverage and floor area ratio of eighty percent (80%).

**220.F. MINIMUM LOT WIDTH** - Two hundred (200) feet.

**220.G. MINIMUM SETBACK REQUIREMENTS** - (Principal and Accessory Uses)

1. Front yard setback – The following table lists required front yard setbacks from the street right-of-way of the various road types listed in Section 321 of this Ordinance:

Road Type	Required Front Yard Setbacks for structures except signs	Required Front Yard Setbacks for off-street parking
Arterial	50 feet	20 feet
Collector	50 feet	20 feet
Minor	50 feet	20 feet
Marginal access	50 feet	20 feet
Cul-de-sac turnaround	50 feet	20 feet

2. Side yard setbacks - All buildings, structures, (except permitted signs) dumpsters, and off-street loading areas shall be set back at least thirty (30) feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty (20) feet from any side lot lines, except that joint parking and/or loading facilities shared by adjoining uses may extend to the property line in the side yard along one side of the site.
3. Rear yard setback - All buildings, structures, dumpsters and off-street loading areas shall be set back at least thirty-five (35) feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five (25) feet from any rear lot lines.
4. Residential Buffer Strip - Any use adjoining land within a (R-1, R-2, VO or MU) Zone, or across a road from land within a (R-1, R-2, VO or MU) Zone, shall maintain a seventy-five (75) foot setback for buildings, structures (including but not limited to freestanding signs), dumpsters, outdoor storage areas, and off-street loading areas from the (R-1, R-2, VO or MU) Zone. Off-street parking lots shall be set back at least fifty (50) feet from

# DEMOGRAPHICS

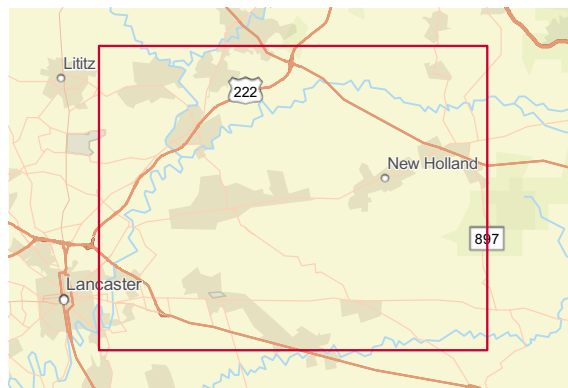
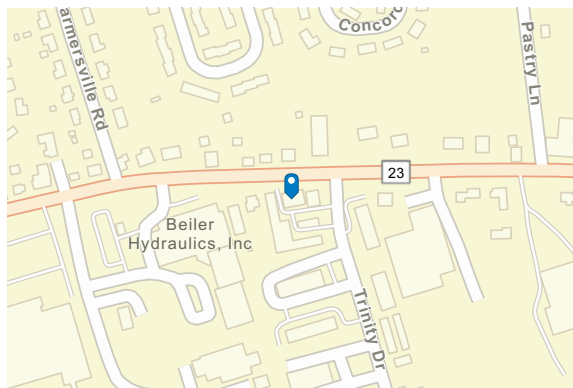
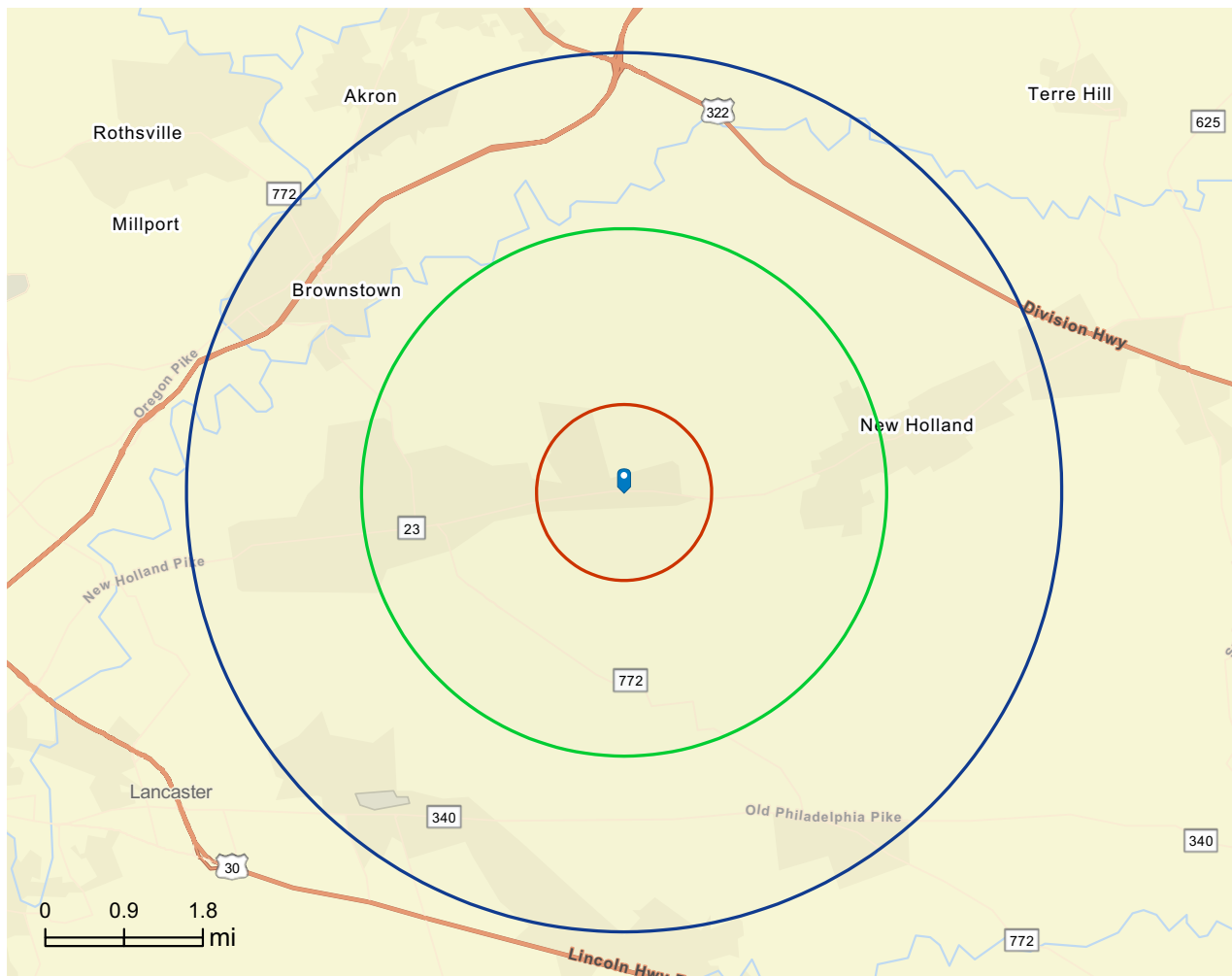


## Site Map

342 E Main St, Leola, Pennsylvania, 17540

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.09256  
Longitude: -76.15010



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# DEMOGRAPHICS

## Executive Summary

342 E Main St, Leola, Pennsylvania, 17540



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,498	12,136	36,029
2020 Population	2,690	12,517	37,896
2025 Population	2,716	12,506	38,239
2030 Population	2,710	12,499	38,336
2010-2020 Annual Rate	0.74%	0.31%	0.51%
2020-2025 Annual Rate	0.18%	-0.02%	0.17%
2025-2030 Annual Rate	-0.04%	-0.01%	0.05%

### Age


2025 Median Age	37.1	36.5	37.4
U.S. median age is 39.1			

### Race and Ethnicity

White Alone	84.8%	85.7%	87.1%
Black Alone	2.3%	2.3%	2.0%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	4.8%	3.2%	2.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.4%	3.4%	3.0%
Two or More Races	5.5%	5.2%	5.1%
Hispanic Origin	7.9%	8.3%	7.5%
Diversity Index	38.0	37.2	34.3

### Households

2010 Total Households	862	4,036	12,506
2020 Total Households	960	4,235	13,202
2025 Total Households	976	4,307	13,513
2030 Total Households	981	4,332	13,630
2010-2020 Annual Rate	1.08%	0.48%	0.54%
2020-2025 Annual Rate	0.32%	0.32%	0.44%
2025-2030 Annual Rate	0.10%	0.12%	0.17%
2025 Average Household Size	2.76	2.87	2.80
Wealth Index	90	80	88

 **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** | 342 E Main St, Leola, Pennsylvania, 17540 | Rings: 1, 3, 5 mile radii

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	22.1%	28.7%	27.8%

<b>Median Household Income</b>			
2025 Median Household Income	\$100,759	\$76,242	\$80,506
2030 Median Household Income	\$105,700	\$87,404	\$92,003
2025-2030 Annual Rate	0.96%	2.77%	2.71%

<b>Average Household Income</b>			
2025 Average Household Income	\$108,760	\$101,905	\$104,704
2030 Average Household Income	\$119,794	\$114,087	\$116,218

<b>Per Capita Income</b>			
2025 Per Capita Income	\$37,113	\$35,620	\$36,846
2030 Per Capita Income	\$41,145	\$40,097	\$41,127
2025-2030 Annual Rate	2.08%	2.40%	2.22%


<b>Income Equality</b>			
2025 Gini Index	36.5	44.1	42.4

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	52.9	46.7	48.8

<b>Housing Unit Summary</b>			
Housing Affordability Index	101	78	81
2010 Total Housing Units	897	4,210	13,007
2010 Owner Occupied Hus (%)	77.6%	65.5%	67.0%
2010 Renter Occupied Hus (%)	22.4%	34.5%	33.0%
2010 Vacant Housing Units (%)	3.9%	4.1%	3.9%
2020 Housing Units	993	4,398	13,723
2020 Owner Occupied HUs (%)	78.7%	63.6%	66.5%
2020 Renter Occupied HUs (%)	21.4%	36.4%	33.5%
Vacant Housing Units	2.7%	3.7%	3.9%
2025 Housing Units	1,007	4,456	14,004
Owner Occupied Housing Units	79.7%	65.3%	68.2%
Renter Occupied Housing Units	20.3%	34.7%	31.8%
Vacant Housing Units	3.1%	3.3%	3.5%
2030 Total Housing Units	1,010	4,476	14,111
2030 Owner Occupied Housing Units	783	2,865	9,466
2030 Renter Occupied Housing Units	198	1,468	4,164
2030 Vacant Housing Units	29	144	481

 **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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