

# FOR SALE

## COMMERCIAL MIXED USE COMPLEX Re-Development Opportunity



**3 Parcels located in Quarryville Borough  
Lancaster County, PA**

**Michael D. Wagner, CCIM**



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# SALIENT INFORMATION

<b>PROPERTIES:</b>	<u>North Church Street, Lot 2, Quarryville, PA 17566</u> <ul style="list-style-type: none"><li>• Vacant Land</li><li>• Tax Account 530-63177-0-0000</li><li>• +/- 1.10 acres</li></ul> <u>16 East State Street, Quarryville, PA 17</u> <ul style="list-style-type: none"><li>• +/- 4,836 SF manufacturing/warehouse</li><li>• +/- 8,312 SF shop, retail store, apartment &amp; storage</li><li>• Two parcels divided by driveway access</li><li>• Tax Account 530-78455-0-0000</li><li>• +/- 0.92 acre</li></ul>
<b>TOTAL ACRES:</b>	± 2.02 Acres
<b>WATER &amp; SEWER:</b>	Public
<b>HVAC:</b>	Oil fired hot water heat (retail store & apartment)
<b>ZONING:</b>	C/I - Commercial Industrial & MU - Mixed Use
<b>REAL ESTATE TAXES:</b>	\$6,999 total (2026)
<b>SALE PRICE:</b>	\$1,000,000
<b>COMMENTS:</b>	Offering mixed-use property parcels in Quarryville Borough. Currently used for animal grain and feed mill.  Re-development potential.

# PHOTOGRAPHS (Retail Store)



# PHOTOGRAPHS (Shop & Storage)



# PHOTOGRAPHS (Apt & Misc)



# AERIAL PHOTO



# TAX MAP



# FLOOD MAP

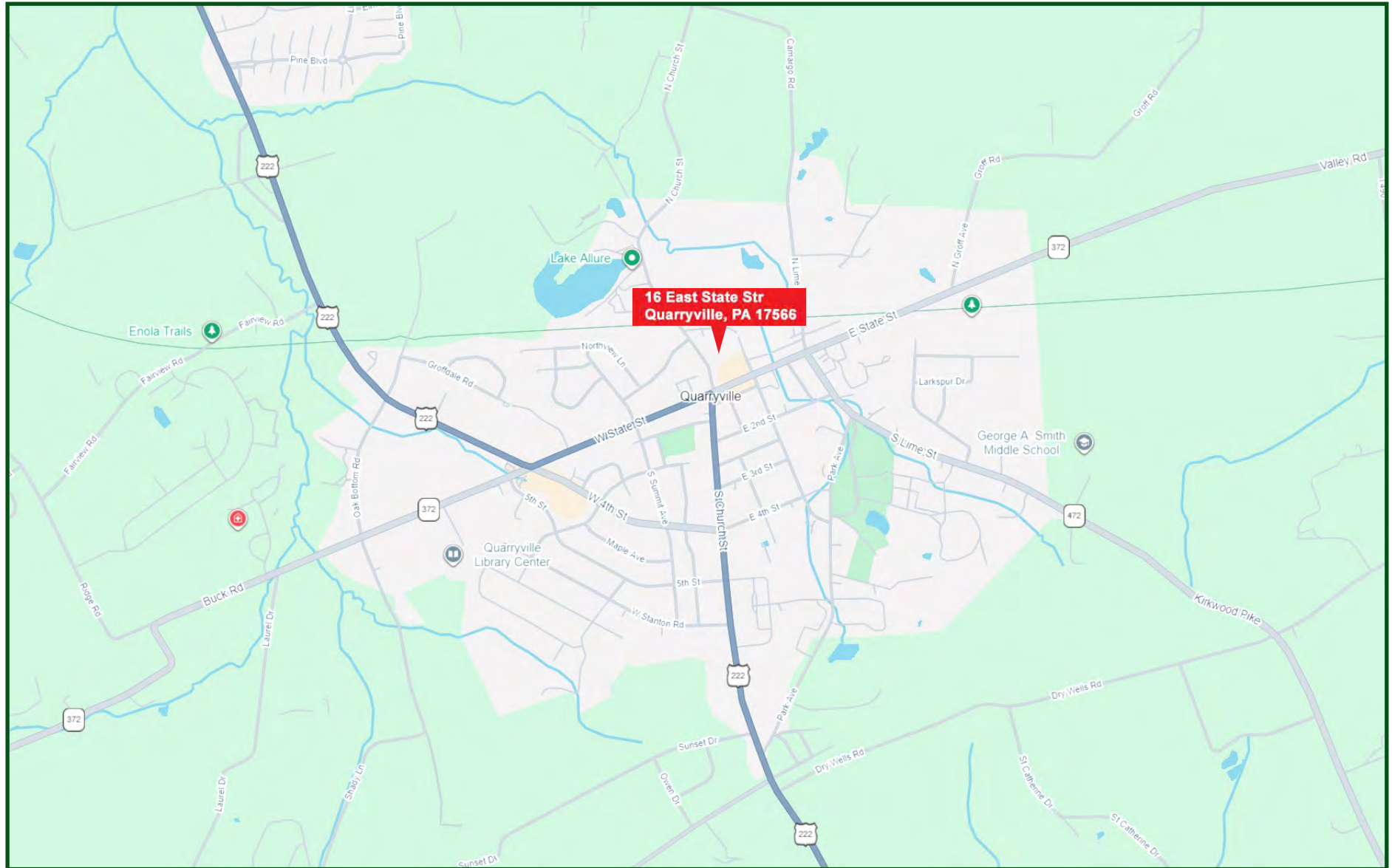


USGS, USDA, The National Map: Orthoimagery. March 12, 2025.

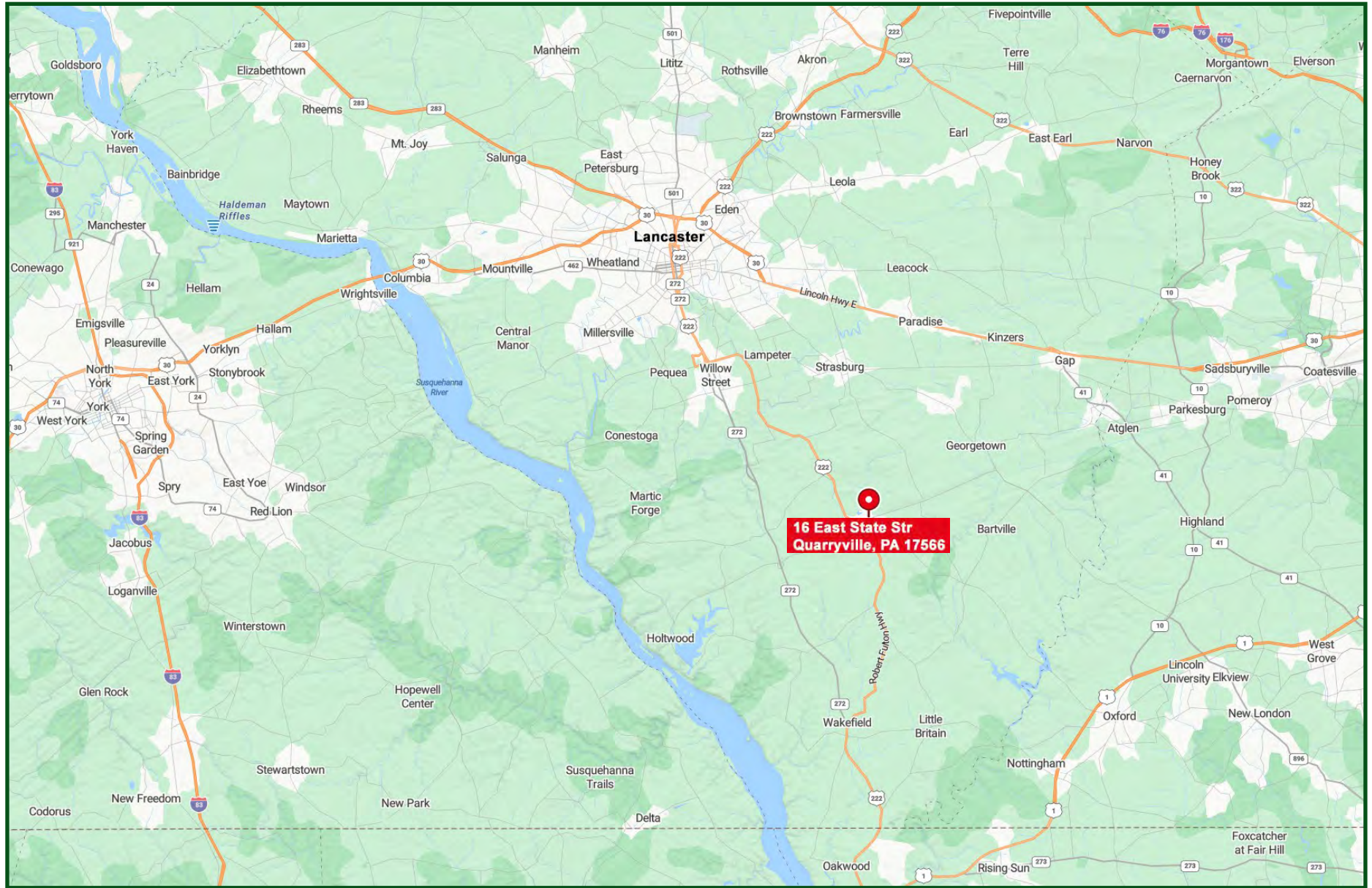
Powered by Esri

<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> 17.5 Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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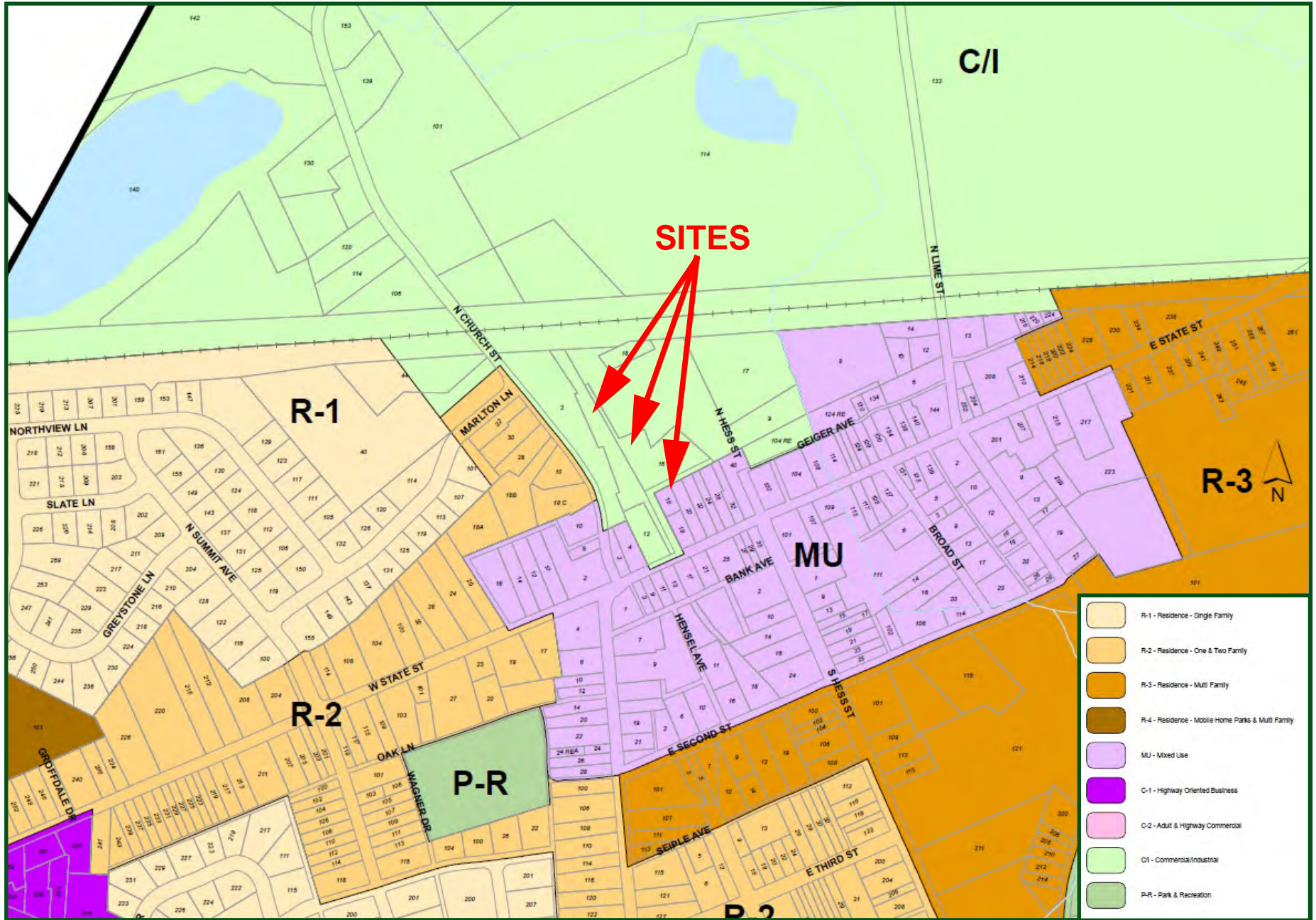
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (Quarryville Borough)



## § 420-901. Purpose and general regulations.

- A. Purpose. It is the intent of this article and this zoning district is to provide for commercial and industrial uses as individual uses and groups of uses developed pursuant to an overall plan. The negative aspects of strip commercial development are to be avoided. Campus-type designs and designs that coordinate surrounding and proposed uses are to be used. Such designs should provide shared parking, limited access points, and screening and internal circulation. Compatibility with neighboring land uses must be shown.
- B. Regulations. Within the C/I District, a building may be erected, altered or used and a lot or premises may be used when it is in accordance with the conditions of this chapter and the specific use area and design regulations of this district.

## § 420-902. Uses permitted by right and special exception.

- A. Uses permitted by right. In a C/I District, the following uses are permitted by right and are subject to Article XI:
  - (1) Administrative offices, associated with one of the other uses permitted within this section.
  - (2) Agriculture, intensive.
  - (3) Agriculture, extensive.
  - (4) Agricultural support businesses, including:
    - (a) Facilities for the commercial processing and warehousing of agricultural products.
    - (b) Facilities for warehousing, sales and service of agricultural equipment, vehicles, feed or supplies.
    - (c) Veterinary offices, animal hospitals and kennels.
    - (d) Automotive accessories.
  - (5) Automobile repair/service station.
  - (6) Automobile sales and service.
  - (7) Commercial recreation.
  - (8) Contractors/construction facilities.
  - (9) Crafts, skilled.
  - (10) Dwellings occupied by individuals or families actively engaged in the management of, employment of, or retirement from uses associated with agricultural uses.
  - (11) Farm equipment sales.
  - (12) Light manufacturing.

- (13) Lumber yards.
  - (14) Printing.
  - (15) Repair shop.
  - (16) Residential accessory building.
  - (17) Service business.
  - (18) Wholesale, warehousing, storage.
  - (19) Forestry.
- B. Uses permitted by special exception. The following uses are permitted by special exception and are subject to the requirements of Article XI of this chapter:
- (1) Bed-and-breakfast inn.
  - (2) Cemetery.
  - (3) Office/commercial center.
  - (4) Drive-ins and other restaurants.
  - (5) Emergency services.
  - (6) Fuel storage.
  - (7) Heavy manufacturing.
  - (8) Hotel/motel.
  - (9) Industrial park.
  - (10) Junkyard/landfill.
  - (11) Kennel.
  - (12) Laboratories for industrial research and development.
  - (13) Mini-warehouse.
  - (14) Shopping center.
  - (15) Tavern.
  - (16) Truck terminal.

**§ 420-903. Area and bulk regulations.**

- A. Minimum requirements.
- (1) Minimum lot area (square feet): one acre.
  - (2) Minimum lot width: 200 feet.

- (3) Minimum front yard: 65 feet.
  - (4) Minimum side yard: 35 feet.
  - (5) Minimum rear yard: 50 feet.
  - (6) Minimum building spacing: 40 feet.
- B. Maximum requirements.
- (1) Building height: 40 feet.
  - (2) Building coverage: 40%.
  - (3) Impervious surface: 70%.
- C. General standards for the Commercial/Industrial District.
- (1) A minimum one-hundred-foot setback shall be provided between access driveways located on the same side of the street. This setback shall apply to the driveways contained on the same lot and those contained on adjoining lots, unless a common driveway is furnished for the two adjoining uses.
  - (2) All permitted outdoor storage areas shall be screened from adjoining roads and any adjoining land zoned for or a residential use. Such screening can include "sight-tight" fencing, or walls, berms, vegetation or a combination thereof. At a minimum, all screens must include ornamental plantings. These screening requirements shall not apply to outdoor display of agricultural machinery, automobiles and other items for sale that are typically located outside.

## § 420-601. Purpose and general regulations.

### A. Purpose.

- (1) It is the intent of this article and this zoning district to provide for a mix of commercial, retail and residential uses. This district also provides for continuing the existing commercial area of East State Street as a place providing commercial, service, business and eating uses to serve the community.
- (2) The district regulations are intended to provide a suitable environment for existing residential uses and to allow for residential use of buildings which are used for commercial purposes on the street level. The regulations of this district are intended to allow existing buildings to be used in a way that will support their proper maintenance and maximize their value. These regulations recognize that multiple uses are appropriate for many buildings in this district and that space for private parking is limited.

### B. Regulations. Within the Mixed-Use District, a building may be erected, altered or used, and a lot or premises may be used when it is in conformance with the conditions of this chapter and the specific use, area and design regulations of this district.

## § 420-602. Uses permitted by right and special exception.

### A. Uses permitted by right. In an MU District, the following uses are permitted by right, and are subject to Article XI of this chapter:

- (1) Medical office.
- (2) Office.
- (3) Retail store.
- (4) Service business.
- (5) Financial establishment.
- (6) Restaurant.
- (7) Repair shop.
- (8) Apartment (upper level).
- (9) Municipal use.
- (10) Single-family dwelling unit.
- (11) Accessory uses, provided that they are customarily incidental and subordinate to the uses permitted by right and special exception.
- (12) Home occupation, no-impact home-based.
- (13) Forestry.

### B. Uses permitted by special exception. In an MU District, the following uses are permitted by

special exception and are subject to the requirements of Article XI of this chapter.

- (1) Automotive sales and service.
- (2) Bed-and-breakfast inn.
- (3) Community center.
- (4) Crafts, skilled.
- (5) Day-care center.
- (6) Emergency services.
- (7) Funeral home or mortuary.
- (8) Home occupation.
- (9) Library.
- (10) Place of worship.
- (11) Private club.
- (12) Tavern.
- (13) Utilities.
- (14) Short-term rentals. [Added 4-1-2024 by Ord. No. 455]

### § 420-603. Area and bulk regulations.

The following area and bulk regulations shall apply to uses permitted under the MU District, unless specifically set forth herein:

- A. Minimum regulations.
  - (1) Lot area/unit: 5,000 square feet.
  - (2) Lot width: 50 feet.
  - (3) Front yard: zero feet.
  - (4) Rear yard: 20 feet.
  - (5) Side yard: six feet.
  - (6) Parking area setback: three feet from the property line.
- B. Maximum regulations.
  - (1) Building height: 40 feet.
  - (2) Building coverage: 75%.
  - (3) Impervious surface: 90%.

# DEMOGRAPHICS

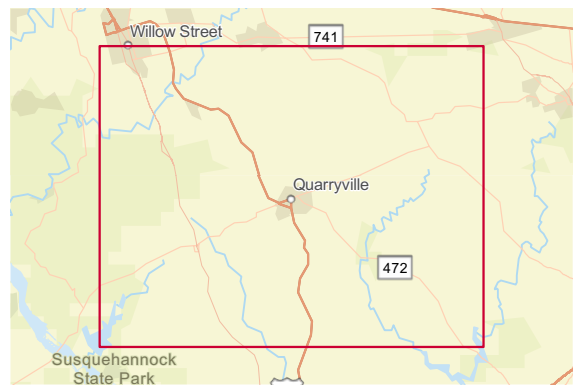
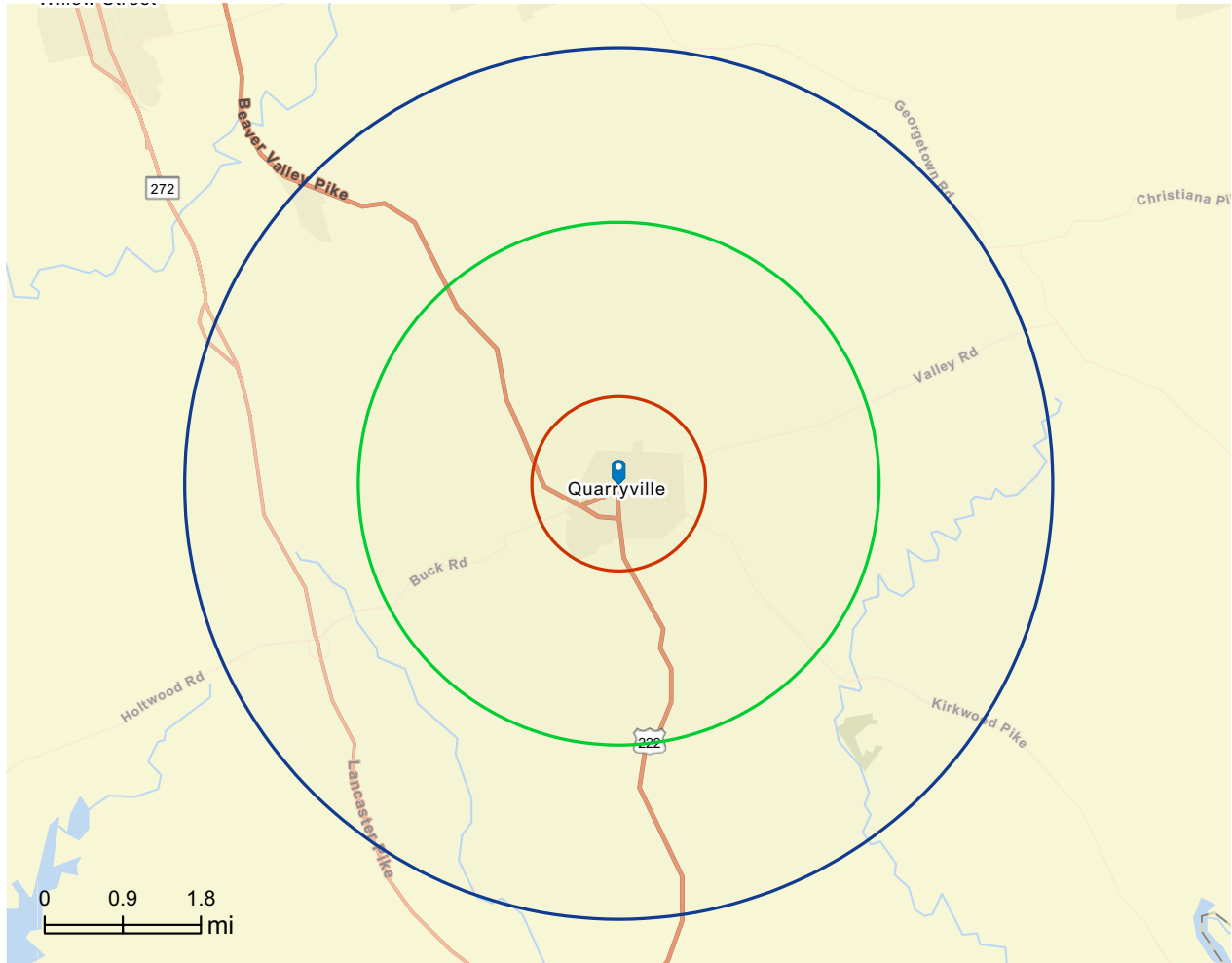
## Site Map

16 E State St, Quarryville, Pennsylvania, 17566

Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 39.89838  
Longitude: -76.16311



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# DEMOGRAPHICS

## Executive Summary

16 E State St, Quarryville, Pennsylvania, 17566




Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	3,534	9,090	19,248
2020 Population	3,816	9,569	20,203
2025 Population	3,879	9,914	20,562
2030 Population	3,909	10,005	20,646
2010-2020 Annual Rate	0.77%	0.51%	0.49%
2020-2025 Annual Rate	0.31%	0.68%	0.34%
2025-2030 Annual Rate	0.15%	0.18%	0.08%

Age	1 mile	3 miles	5 miles
2025 Median Age	39.7	39.2	37.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	87.5%	91.9%	93.1%
Black Alone	1.6%	0.9%	0.8%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	0.7%	0.4%	0.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.9%	2.3%	1.8%
Two or More Races	6.1%	4.3%	3.8%
Hispanic Origin	8.7%	5.2%	4.0%
Diversity Index	35.2	23.6	19.8

Households	1 mile	3 miles	5 miles
2010 Total Households	1,297	3,338	6,581
2020 Total Households	1,345	3,373	6,704
2025 Total Households	1,362	3,522	6,884
2030 Total Households	1,379	3,578	6,951
2010-2020 Annual Rate	0.36%	0.10%	0.19%
2020-2025 Annual Rate	0.24%	0.83%	0.51%
2025-2030 Annual Rate	0.25%	0.32%	0.19%
2025 Average Household Size	2.75	2.74	2.93
Wealth Index	71	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 | 16 E State St, Quarryville, Pennsylvania, 17566 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Rent		26.0%	28.9%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$76,867	\$77,133	\$81,154
2030 Median Household Income	\$84,004	\$83,829	\$89,854
2025-2030 Annual Rate	1.79%	1.68%	2.06%


Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$92,504	\$95,384	\$102,041
2030 Average Household Income	\$102,800	\$105,516	\$113,013

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$34,495	\$34,193	\$34,940
2030 Per Capita Income	\$38,430	\$38,008	\$38,894
2025-2030 Annual Rate	2.18%	2.14%	2.17%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	39.9	39.0	39.7

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	48.0	47.3	48.3

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	88	86	78
2010 Total Housing Units	1,377	3,488	6,837
2010 Owner Occupied Hus (%)	62.3%	71.7%	75.4%
2010 Renter Occupied Hus (%)	37.7%	28.3%	24.6%
2010 Vacant Housing Units (%)	5.8%	4.3%	3.7%
2020 Housing Units	1,400	3,494	6,918
2020 Owner Occupied HUs (%)	60.7%	72.4%	76.0%
2020 Renter Occupied HUs (%)	39.3%	27.6%	24.1%
Vacant Housing Units	3.1%	3.2%	3.1%
2025 Housing Units	1,411	3,635	7,085
Owner Occupied Housing Units	63.2%	74.6%	77.7%
Renter Occupied Housing Units	36.8%	25.4%	22.3%
Vacant Housing Units	3.5%	3.1%	2.8%
2030 Total Housing Units	1,428	3,686	7,146
2030 Owner Occupied Housing Units	891	2,709	5,467
2030 Renter Occupied Housing Units	488	869	1,484
2030 Vacant Housing Units	49	108	195

 [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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