

SALE/LEASE

Turnkey Retail Property With Drive-Through 2,940 SF, Zoned CBD In Mount Joy Borough

1 West Main Street, Mount Joy, PA



For More Information, or a personal tour, Call:

Justin Geisenberger, CCIM
717-208-3204 Direct



SABLE
Commercial Realty

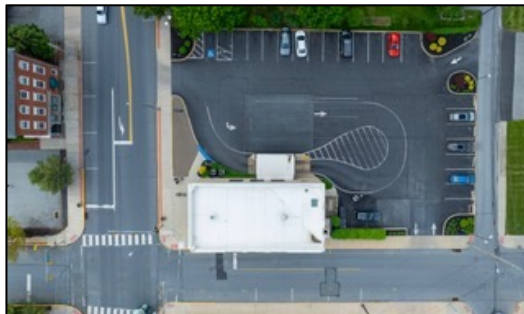
See more properties here:
SableCommercialRealty.com

245 Butler Avenue, Suite 220
Lancaster, PA 17601

717-399-9361

Move-in Ready Opportunity For Restaurant, Coffee Shop, Retail, Events Venue

Welcome to 1-7 West Main St. Mount Joy where historical elegance meets chic modern minimalist. This 2,940 SF turnkey retail site in the heart of downtown Mount Joy sits along well traveled Rt. 230; just steps from the recent \$27.5M renovation of the Mount Joy Amtrak station. The site features a drive-thru lane with take-out window plus a parking lot for 21 vehicles in addition to on-street parking. The property was renovated top to bottom in 2022 with no expense spared. The building is turn-key with everything a new user could desire. No need for land development or renovation! Additional features include 3 Phase Power, 50 lb grease trap, and HME system. As an added bonus, the next owner will receive \$16,500 in annual rent from Wells Fargo for a walk-up ATM. This property will not last long - call Sable Commercial Realty today to schedule your showing!



FEATURES:

- Turn-key food/beverage establishment with HME drive through order system
- Total renovation in 2022
- Soaring ceilings and 2nd floor loft room
- New mechanicals, 3 Phase power, ADA restrooms, water treatment system
- Seating for approximately 35-40 ppl
- Parking for 21+ vehicles on site plus on street parking
- Huge basement with built-in storage
- CBD zoning permits a wide variety of business uses
- Traffic counts 9,800-11,000 per day
- 2 min. walk to Mount Joy Amtrak

FOR SALE @ \$1,295,000

FOR LEASE @ \$90,000 Abs. Net

Information herein is deemed reliable but not guaranteed. Property offered As-Is. Owner and Listing Agent make NO REPRESENTATION as to allowable uses. Please confirm uses permitted under CBD Zoning with the Mount Joy Borough Zoning officer prior to purchase or lease. Neither Owner or Broker shall be liable for errors or omissions. Buyer/Tenant is responsible for verifying all property facts prior to purchase.

Property Summary

PROPERTY SUMMARY 1-7 W. Main St. Mount Joy, PA 17522	
MUNICIPALITY:	Mount Joy Boro
TAX PARCEL ID#:	450-07991-0-0000 / 450-14577-0-0000
DEED REFERENCE #:	6706061
CONSTRUCTION:	Brick and formed concrete
YEAR BUILT:	1911
# STORIES:	Two; includes a large enclosed 2nd floor loft with separate meeting/private dining room and restroom
SQUARE FOOTAGE TOTAL:	2,940
ACREAGE	0.53
ZONING	CBD - Commercial Business District
REAL ESTATE TAXES 2025	\$15,522.92; based on combined assessment of both parcels of \$570,100.
CEILING HEIGHTS	22'
PARKING	Total of 21 lined parking spaces + available street parking.
UTILITIES	Electric, Natural Gas, Public Water and Sewer.
HVAC	Heat Pump
ELECTRIC	3 Phase / 600 Amps
ROOF	Flat - Rubber
RESTROOMS	2 Separate Men's and Women's single stall handicap accessible restrooms and a 2nd floor half bath.
CURRENT USE	Retail Restaurant/coffee shop with drive thru
SPRINKLERED:	No
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.
ADDITIONAL FEATURES:	<ul style="list-style-type: none"> • Large Pylon Sign w. excellent visibility. • +/- 10,000 VPD Traffic Count • Future Income from proposed Wells Fargo ATM • Just steps away from Mt. Joy Amtrak Station.
EXCLUSIONS FROM SALE:	Any Tenant owned equipment, furniture, or supplies.
DEEDED OWNER:	SILT PROPERTIES LLC

Aerial Views



Site Map - 1, 3 and 5-mile Radius

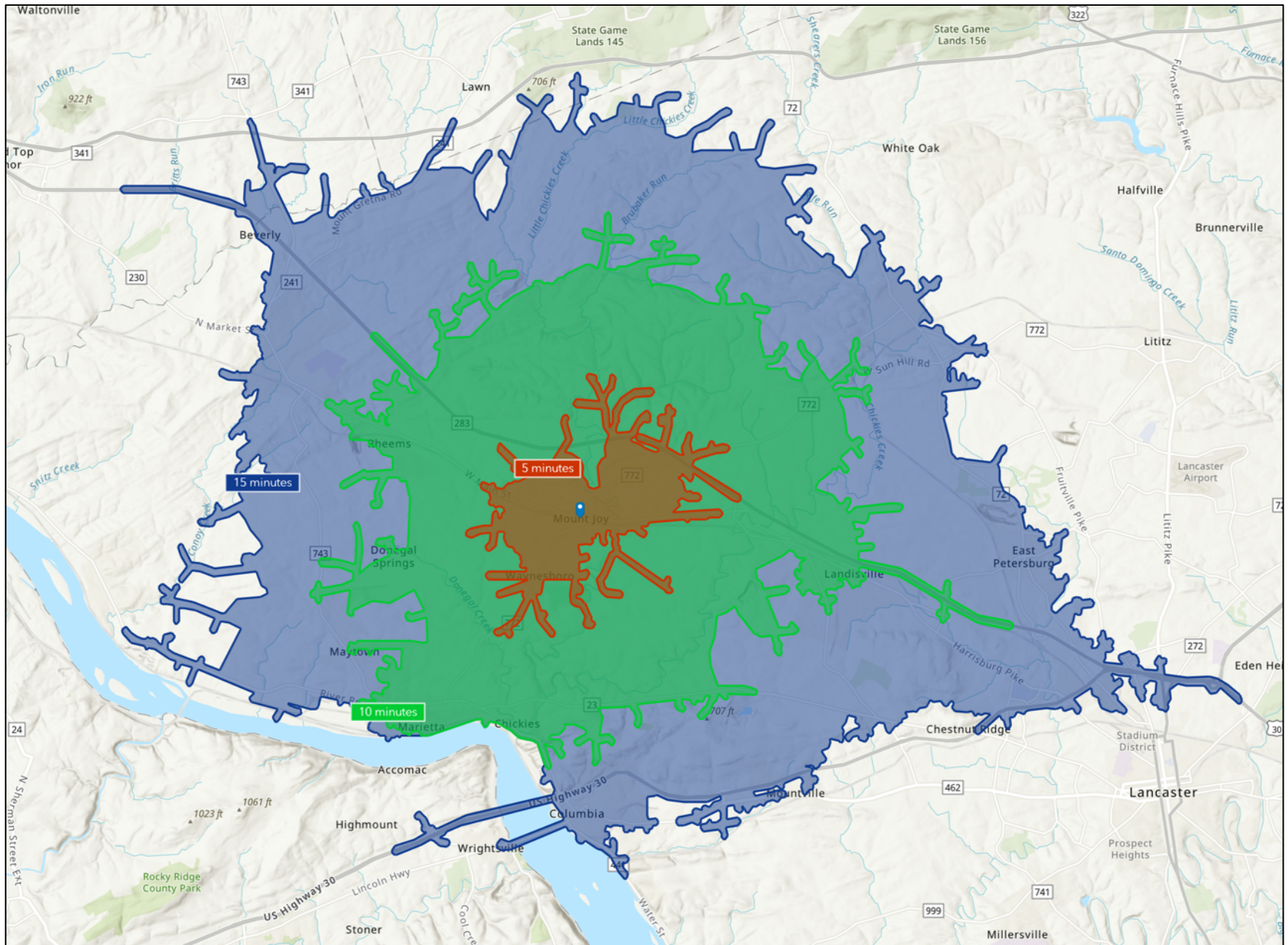


FOR SALE/LEASE

1 – 7 W. Main Street, Mount Joy, PA



Location Map – 5, 10, & 15 Minute Drive Time Radius



FOR SALE/LEASE

1 - 7 W. Main Street, Mount Joy, PA

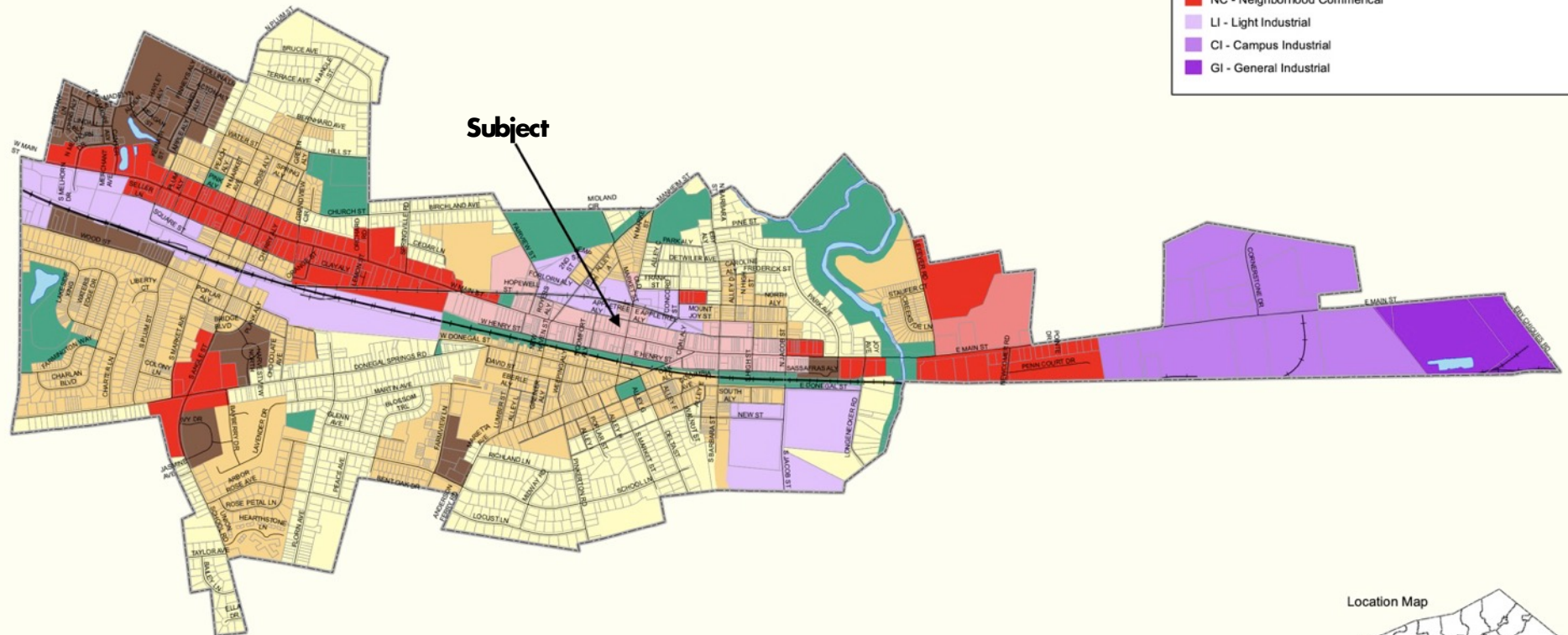


Site/Tax Parcel
#450-07991-0-0000/450-14577-0-0000
.53 Acres



Zoning

Zoning Map of Mount Joy Borough



Zoning Districts

- | | |
|---|---|
| ■ C - Conservation | ■ Water Features |
| ■ LDR - Low Density Residential | □ Parcels |
| ■ MDR - Medium Density Residential | — Roads |
| ■ MHDR - Medium High Density Residential | — Railroads |
| ■ CBD - Commercial Business | |
| ■ GC - General Commercial | |
| ■ NC - Neighborhood Commercial | |
| ■ LI - Light Industrial | |
| ■ CI - Campus Industrial | |
| ■ GI - General Industrial | |

Source: Lancaster County ITGIS, Copyright (c) 2021.

This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.

For complete disclaimer see <http://www.co.lancaster.pa.us/gis/disclaimer...>

ZLL 07/12/2021

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0 1,300 2,600
Feet

Location Map



Table of Permitted Uses

Borough of Mount Joy

Table of Permitted Uses: Primarily Nonresidential Districts
[Amended 6-5-2017 by Ord. No. 2-17]

Key:
 P = Permitted by right (zoning decision by Zoning Officer)
 CU = Conditional use (zoning decision by Borough Council)
 SE = Special exception use (decision by Zoning Hearing Board)
 N = Not permitted
 § 270-6 = See additional requirements in § 270-62
 § 270-63 = See additional requirements in § 270-63

Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
A. Residential Uses						
Single-family detached dwelling (including manufactured/mobile home [§ 270-62], except within a National Register or state-certified historic district)	SE	P	N	N	N	N
Semidetached dwelling, with each dwelling unit on its own lot	N	P	N	N	N	N
Townhouse/row house (§ 270-62)	N	P	N	N	N	N
Apartments (§ 270-62)	P ¹	P ¹	N	N ²	N ²	N
Conversion of an entire building into a single dwelling unit	SE	N	N	N	N	N
Boardinghouse or rooming house (§ 270-62)	N	N	SE	N	N	N
Group Home within a lawful preexisting dwelling unit (§ 270-62), not including a treatment center	P	P	P	N	N	N
B. Commercial Uses						
Adult use (§ 270-62)	N	N	N	N	N	SE
After-hours club (Note: This use is effectively prohibited by State Act 219 of 1990.)	N	N	N	N	N	N
Amusement arcade	N	SE	P	N	N	N
Auto repair garage or service station (§ 270-62)	N	SE	SE	N	N	N
Auto, boat or mobile/manufactured home sales (§ 270-62)	N	SE	P	N	N	N
Bakery, retail	P	P	P	N	N	N
Bed-and-breakfast inn (§ 270-62)	P	P	P	N ²	N ²	N
Beverage distributor, which may include retail and/or wholesale sales	N	SE	P	N	N	N
Car wash (§ 270-62)	N	SE	P	N	N	N
Catering, custom, for off-site consumption	P	P	P	P	P	P
Communications tower/antennas, commercial (§ 270-62)						
Meeting section § 270-62M(1) pertaining to accessory structures	P	P	P	P	P	P
Other, such as a freestanding tower	N	N	SE	N	SE	SE
Communication antennas, towers and/or equipment located within a public or private street right-of-way (§ 270-62SS)	N	N	N	SE	SE	SE

Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
Conference center	P	N	P	P	P	N
Construction company or tradeperson's headquarters (including but not limited to landscaping, janitorial or pest control contractor)(See also as a home occupation). (Accessory outdoor storage shall be permitted provided it meets the plant screening requirements of § 270-113 and § 270-114.)	P	SE	P	P	P	P
Crafts or artisan's studio (see also as home occupation)	P	P	P	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	P	P	P	P	P	P
Exercise club	P	P	P	P	P	P
Financial institution, including banks (§ 270-62), with any drive-through facilities meeting § 270-63	P ⁴	P ⁴	P	N ²	N ²	N
Flea market/auction house	P	N	P	N ²	N ²	N
Funeral home (§ 270-62)	P	P	P	N ²	N ²	N
Gas station (See "auto service station")						
Greenhouse or garden center	N	N	P	P	P	P
Kennel (§ 270-62)	N	N	N	N	N	SE
Laundromat	SE	P	P	N ²	N ²	N
Laundry, commercial or industrial	N	N	P	P	P	P
Lumber yard	N	N	P	N	P	P
Massage therapy, certified (See "personal services")						
Motel or hotel (§ 270-62)	P	N ³	P	P	N ²	N
Office	P	P	P	P	P	P
Pawn shop	SE	SE	SE	N	N	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair, certified massage therapy, and closely similar uses) (See also as home occupation)	P	P	P	N ²	N ²	N
Picnic grove, private (§ 270-62)	P	P	P	N	N	N
Plant nursery, which may include a greenhouse and/or on-site sales	P	P	P	N	P	P
Recreation, indoor (§ 270-62) (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately)	P	N	P	N ²	N ²	N
Recreation, outdoor (including miniature golf course, golf driving range, amusement park, boating, fishing, and closely similar uses; other than uses listed separately)	N	N	P	N	N	N
Repair service, household appliance	P	P	P	P	P	P
Restaurant (§ 270-62) with drive-through service (§ 270-63)	N	N	P	N	N	N
Restaurant (§ 270-62) without drive-through service	P ⁶	P ⁶	P	N ⁷	N ⁷	N
Retail store (not including uses listed individually in this table)	P ⁵	P ⁵	P	N ⁷	N ⁷	N
Self-storage development (see under "industrial uses")						

Please refer to Mt. Joy's Zoning Ordinance for additional permitted uses. This table has been provided as a courtesy but should not be relied upon alone when determining permitted use. Please contact the Mount Joy Zoning officer for all use-related questions.

Demographics - Executive Summary – 1, 3 and 5 Mile Radius



Executive Summary

1 W Main St, Mount Joy, Pennsylvania, 17552 2
 1 W Main St, Mount Joy, Pennsylvania, 17552
 Rings: 1, 3, 5 mile radii

Latitude: 40.11014
 Longitude: -76.50347

	1 mile	3 miles	5 miles
Population			
2010 Population	5,933	15,006	40,426
2020 Population	6,362	17,649	44,927
2024 Population	6,396	17,918	45,727
2029 Population	6,669	18,327	46,380
2010-2020 Annual Rate	0.70%	1.64%	1.06%
2020-2024 Annual Rate	0.13%	0.36%	0.42%
2024-2029 Annual Rate	0.84%	0.45%	0.28%
2020 Male Population	48.2%	48.5%	48.9%
2020 Female Population	51.8%	51.5%	51.1%
2020 Median Age	43.0	44.4	41.8
2024 Male Population	49.0%	49.3%	49.8%
2024 Female Population	51.0%	50.7%	50.2%
2024 Median Age	42.8	44.4	42.2

In the identified area, the current year population is 45,727. In 2020, the Census count in the area was 44,927. The rate of change since 2020 was 0.42% annually. The five-year projection for the population in the area is 46,380 representing a change of 0.28% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 42.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	86.0%	87.9%	87.4%
2024 Black Alone	2.9%	2.4%	2.5%
2024 American Indian/Alaska Native Alone	0.5%	0.4%	0.2%
2024 Asian Alone	1.2%	1.4%	1.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.5%	2.6%	2.7%
2024 Two or More Races	5.9%	5.3%	5.8%
2024 Hispanic Origin (Any Race)	9.1%	7.3%	7.3%

Persons of Hispanic origin represent 7.3% 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 33.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	91	106	99
2010 Households	2,495	6,268	15,784
2020 Households	2,717	7,554	17,839
2024 Households	2,759	7,731	18,312
2029 Households	2,913	8,006	18,808
2010-2020 Annual Rate	0.86%	1.88%	1.23%
2020-2024 Annual Rate	0.36%	0.55%	0.62%
2024-2029 Annual Rate	1.09%	0.70%	0.54%
2024 Average Household Size	2.30	2.31	2.47

The household count in this area has changed from 17,839 in 2020 to 18,312 in the current year, a change of 0.62% annually. The five-year projection of households is 18,808, a change of 0.54% annually from the current year total. Average household size is currently 2.47, compared to 2.49 in the year 2020. The number of families in the current year is 12,700 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.

May 26, 2025



Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	26.1%	24.4%	22.2%
Median Household Income			
2024 Median Household Income	\$75,188	\$84,035	\$91,057
2029 Median Household Income	\$80,842	\$94,096	\$102,780
2024-2029 Annual Rate	1.46%	2.29%	2.45%
Average Household Income			
2024 Average Household Income	\$100,828	\$111,908	\$111,395
2029 Average Household Income	\$113,933	\$126,971	\$127,040
2024-2029 Annual Rate	2.47%	2.56%	2.66%
Per Capita Income			
2024 Per Capita Income	\$43,953	\$48,205	\$44,579
2029 Per Capita Income	\$50,371	\$55,367	\$51,478
2024-2029 Annual Rate	2.76%	2.81%	2.92%
GINI Index			
2024 Gini Index	38.5	36.6	34.6

Households by Income

Current median household income is \$91,057 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,780 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$111,395 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$127,040 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$44,579 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$51,478 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	89	95	104
2010 Total Housing Units	2,645	6,620	16,585
2010 Owner Occupied Housing Units	1,578	4,327	11,767
2010 Renter Occupied Housing Units	917	1,940	4,017
2010 Vacant Housing Units	150	352	801
2020 Total Housing Units	2,839	7,828	18,479
2020 Owner Occupied Housing Units	1,728	5,231	13,039
2020 Renter Occupied Housing Units	989	2,323	4,800
2020 Vacant Housing Units	119	273	637
2024 Total Housing Units	2,884	8,010	18,992
2024 Owner Occupied Housing Units	1,796	5,465	13,528
2024 Renter Occupied Housing Units	963	2,266	4,784
2024 Vacant Housing Units	125	279	680
2029 Total Housing Units	3,042	8,241	19,425
2029 Owner Occupied Housing Units	1,975	5,817	14,168
2029 Renter Occupied Housing Units	938	2,190	4,640
2029 Vacant Housing Units	129	235	617

Socioeconomic Status Index

2024 Socioeconomic Status Index	54.1	58.8	59.4
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Currently, 71.2% of the 18,992 housing units in the area are owner occupied; 25.2%, 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 18,479 housing units in the area and 3.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.65%. Median home value in the area is \$323,666, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.99% annually to \$357,246.

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.

May 26, 2025

TO POTENTIAL BUYERS/TENANTS AND BUYER AGENTS:**This Property is sold AS-IS and not based upon any representation or information provided by Seller or Agent.**

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It is strongly recommended that any prospective buyer or tenant verify information and details that are important to them in any intended purchase of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Seller nor Seller's Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Buyer or Tenant should never rely on marketing materials alone to verify property facts or conditions. Seller cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be fully up to date. Neither Seller nor Agent shall be liable for any errors or omissions in the aforesaid information. Buyer should rely on its own advisors, inspections and investigations to determine if the property is suitable for their purpose.

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We welcome cooperation with Buyer's Agents. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly if you are requesting compensation as an agent.

Please note our Co-Broker policy requires Buyer and Tenant Agents to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Buyer follow-up, in order to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective buyer, an after-the-fact request by a Buyer Agent for compensation may be forfeited or reduced to one-half the above fee if we have already taken your prospect through the property.

BUYERS/TENANTS: If you intend to be represented by an Agent, you must have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Buyer's Agent should always verify any co-broke fee prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may be applicable.