

238-240 YORK ROAD

238-240 York Road
Warminster, PA 18974



RETAIL PROPERTY FOR SALE & LEASE



PROPERTY DESCRIPTION

An amazing opportunity for redevelopment, existing investment, or your new business location. Prominent corner property located in the heart of Warminster. This property consists of 3 tax parcels with 2 buildings across nearly 8,000 sf. A great mix of flex space, showroom, auto, and retail offering many options. Currently used as a custom motorcycle shop. Parking for over 35+ vehicles. Incredible visibility with 43,000+ VPD.

PROPERTY HIGHLIGHTS

- Prominent corner property
- High visibility
- 43,000+ VPD
- Flex/Retail Space

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Each Office Independently Owned and Operated

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OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	Inquire with Broker
Available SF:	5,000 SF
Building Size:	7,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,399	32,308	68,870
Total Population	11,647	82,106	181,166
Average HH Income	\$68,278	\$75,081	\$88,421

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RETAIL SPACE BREAKOUT



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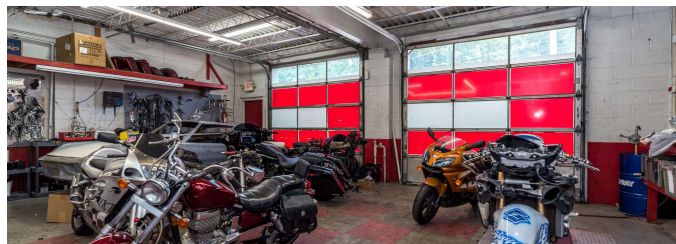
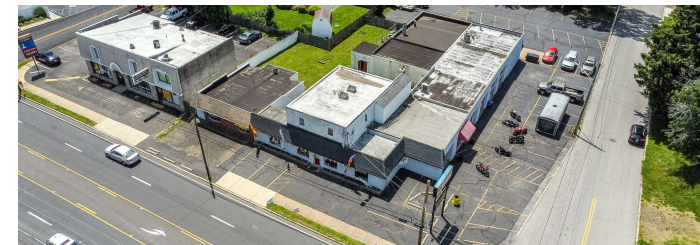
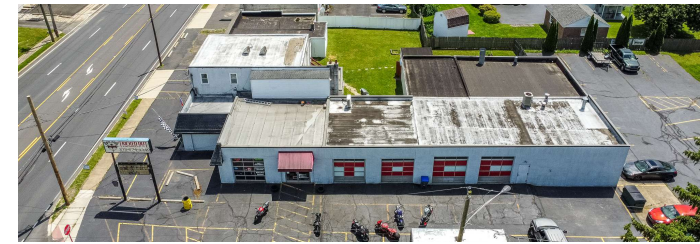
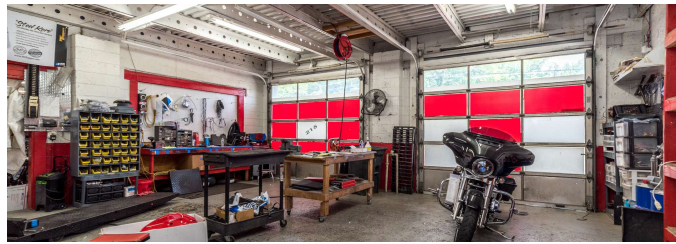
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ADDITIONAL PHOTOS



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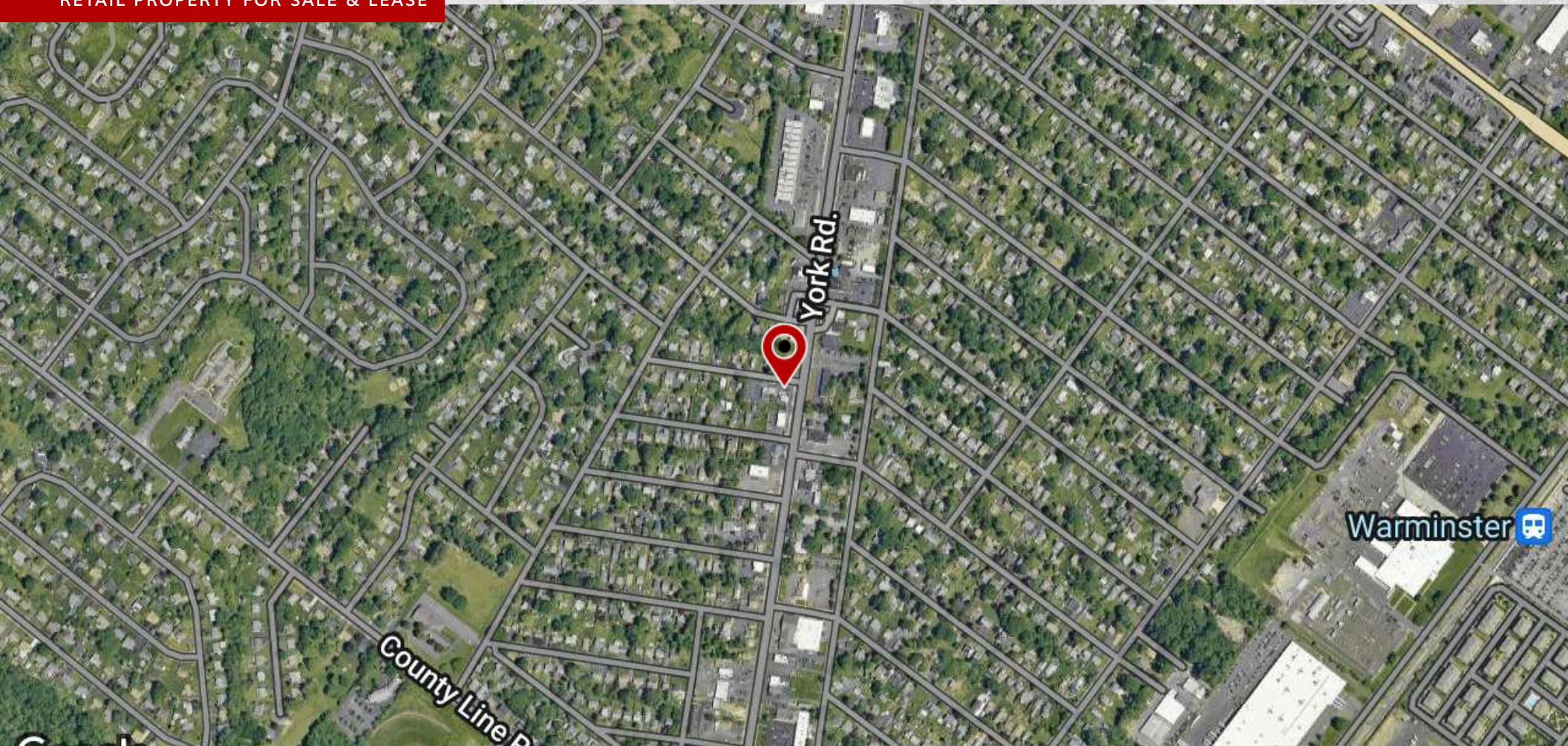
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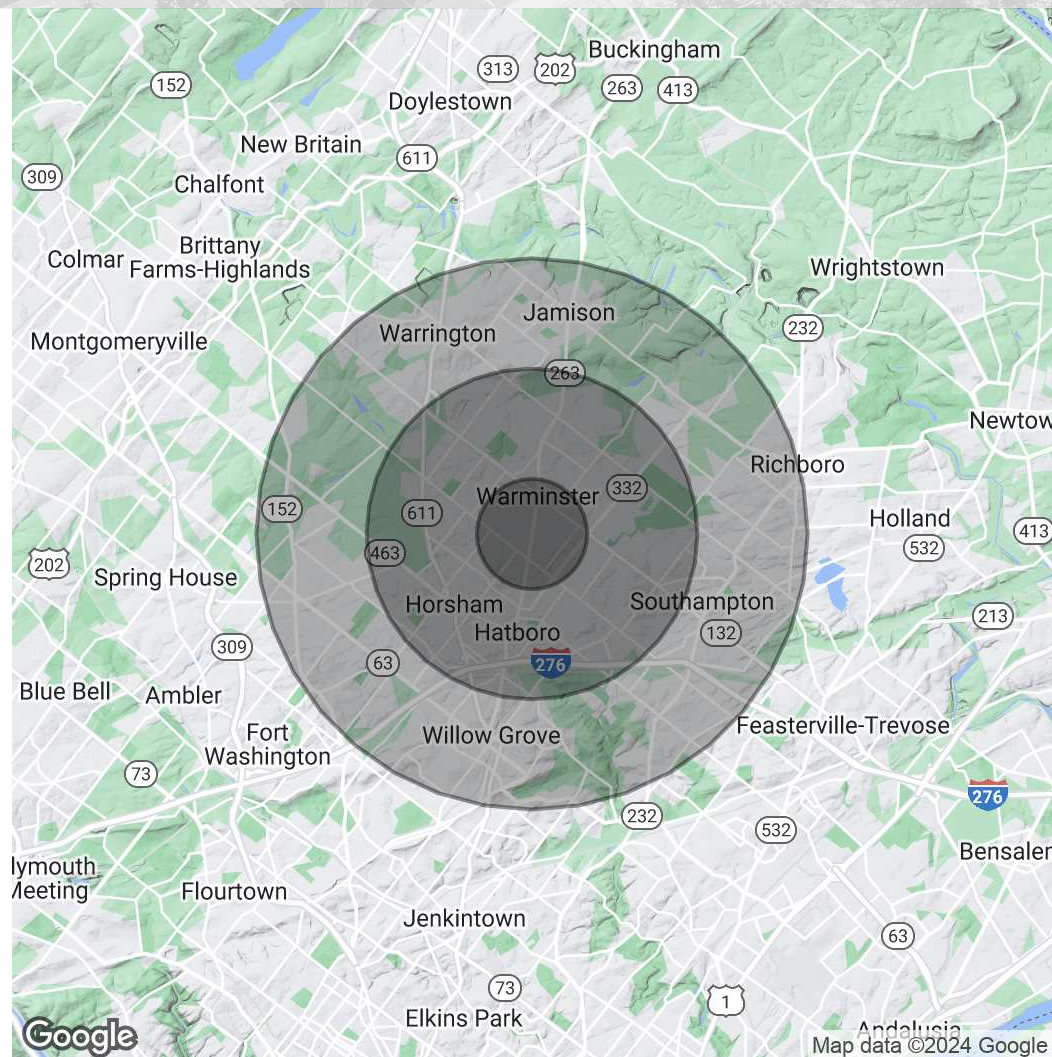
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,647	82,106	181,166
Average Age	39.9	41.2	41.3
Average Age (Male)	38.7	39.9	39.7
Average Age (Female)	40.9	42.4	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,399	32,308	68,870
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$68,278	\$75,081	\$88,421
Average House Value	\$244,803	\$281,071	\$341,596

* Demographic data derived from 2020 ACS - US Census



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Part 11
C-1 Commercial-1 Districts

§ 27-1100. Permitted uses. [Ord. 689, 9/10/2009]

A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

A. The following uses are permitted by right: [Amended by Ord. 737, 1/19/2017]

Use 2	Lawn and garden center
Use 10	Place of worship
Use 11	Public or private school
Use 12	Library or museum
Use 15	Private club or lodge
Use 16	Community center
Use 18	Adult day care
Use 20	Nursing home, personal care facility, assisted living facility, or convalescent home
Use 24	Medical or dental office/clinic
Use 25	Business or professional office
Use 27	Retail shop
Use 27a	Holiday or seasonal sales
Use 28	Service business
Use 29	Bank, savings-and-loan association
Use 30	Restaurant
Use 31	Repair shop
Use 32	Mortuary or funeral home
Use 33	Hotel
Use 34	Indoor commercial entertainment
Use 35	Outdoor private recreation
Use 37	Veterinary office
Use 42	Trade or professional school
Use 46	Banquet/catering facility
Use 48	Limited personal service

Use 49	Equipment rental or motor vehicle leasing
Use 50	Emergency services
Use 52	Railway/transportation station
Use 55	Utility operating facility
Use 80	Accessory drive-through facility

- B. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 26 of this chapter: **[Amended by Ord. 733, 9/15/2016]**

Use 23a	Sober living facility
Use 24a	Alternative therapy provider
Use 24b	Massage therapy center
Use 30a	Tavern use
Use 30b	Hookah bar/lounge use
Use 49a	Medical marijuana dispensary

- C. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the terms of Part 25 of this chapter:

Use 17	Day-care center
Use 38	Motor vehicle fueling station
Use 39	Car wash
Use 40	Motor vehicle sales
Use 41	Motor vehicle repair garage
Use 44	Large retail store
Use 47	Shopping center
Use 53	Public or private parking garage
Use 54	Wireless communications facility

**[Amended by
Ord. 718, 3/
20/2014]**

Use 74	Nonresidential accessory building or structure
Use 75	Motor vehicle fuel pumps
Use 77	Nonresidential wind-energy system

§ 27-1101. Area and dimensional requirements. [Ord. 689, 9/10/2009]

All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 16, Use Regulations, for the specific use, in which case the requirements of Part 16 shall apply:

- A. Minimum lot area. Each lot shall contain an area of not less than 15,000 square feet, with a width of not less than 80 feet at the front property line.
- B. Building area. Not more than 25% of the area of each lot shall be occupied by buildings.
- C. Front yards. There shall be a front yard along each street on which a lot abuts, which shall be not less than 35 feet in depth.
- D. Side yards. Unless otherwise provided in this chapter, each side yard shall be not less than 10 feet in width.
- E. Rear yard. Unless otherwise provided in this chapter, there shall be a rear yard on each lot, which shall be not less than 35 feet in depth.
- F. Buffer yards. Along any zoning district boundary line or use, a buffer yard shall be provided which shall be not less than 25 feet in width, measured from such boundary line or from the street line where such street constitutes the district boundary line, and shall be in accordance with the provisions of this chapter. Such buffer yards may be conterminous with any required yard in this district, and, in case of conflict, the largest yard requirement shall apply.
- G. Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this chapter.
- H. Impervious surface ratio. No more than 50% of the total lot area shall be covered with impervious surface.