



FOR SALE

MUSHROOM/INDUSTRIAL FACILITY

WITH RENTAL INCOME



1057 NEWARK ROAD | TOUGHKENAMON, PA 19374

PROPERTY HIGHLIGHTS

- Seller Prefers to Sell Together with 1069 Newark Road
- 4.6 Acres - New Garden Township
- +/- 8,000 SF Mushroom House (Three Doubles) with Loading Dock and Breezeway
- +/- 1,000 SF Storage Building
- Five (5) Residential Homes all Rented—Current Monthly Income of \$5,475
- (VC) Village Commercial Zoning in upcoming new NG Zoning - Residential and Commercial Possibilities
- Covered Land Play with existing High Impervious Coverage
- All Mushroom Facility Improvements to Remain



SALE PRICE: \$925,000

PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION:

1 MILE

5 MILES

10 MILES

2020 Population

1,896

54,052

212,338

2025 Population

1,758

54,729

217,776

2030 Population Projection

1,772

56,239

224,061

HOUSEHOLDS:

1 MILE

5 MILES

10 MILES

2020 Households

556

18,627

78,121

2025 Households

512

18,852

79,772

2030 Household Projection

516

19,397

82,191

HOUSEHOLD INCOME:

1 MILE

5 MILES

10 MILES

2025 Average Income

\$139,386

\$164,479

\$149,774

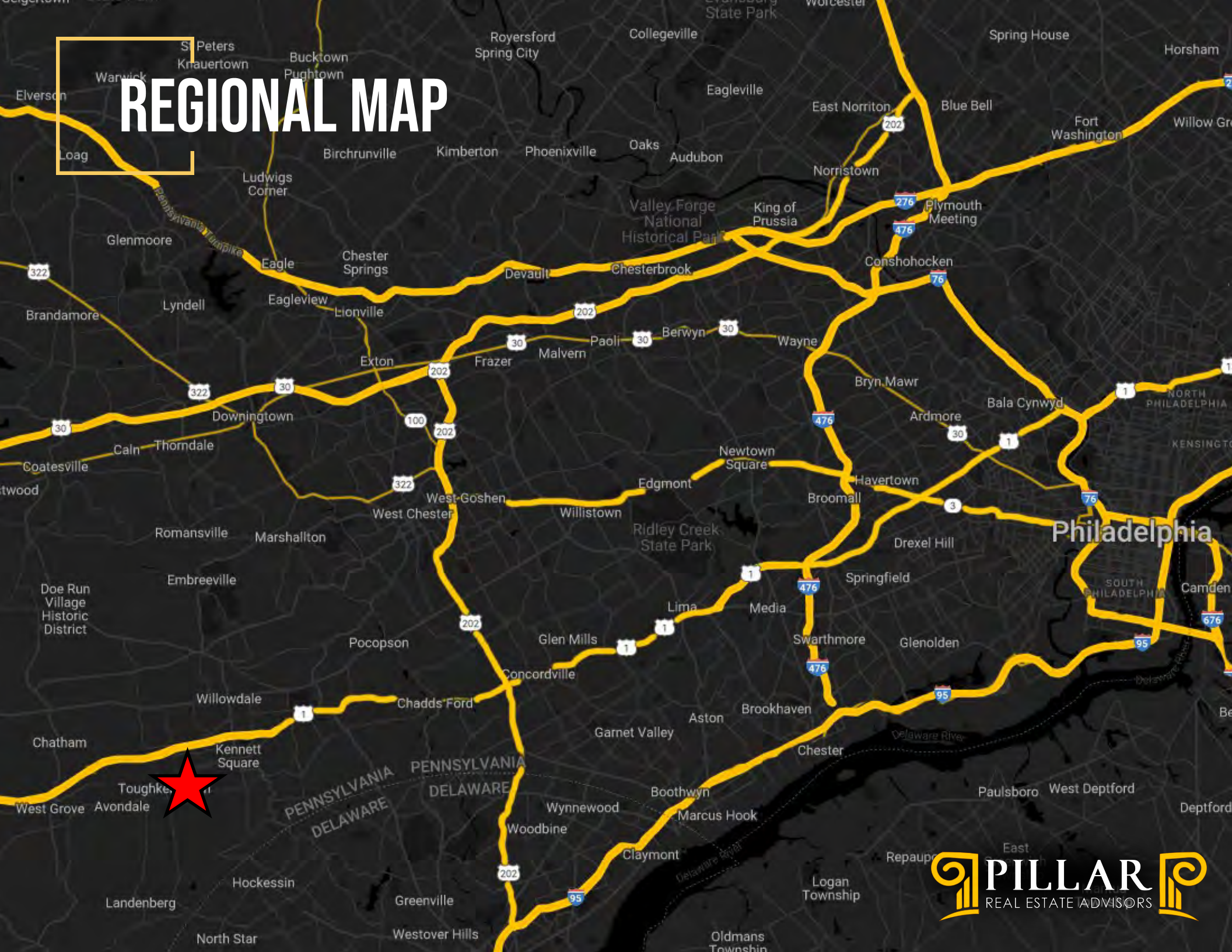
2025 Median Income

\$119,067

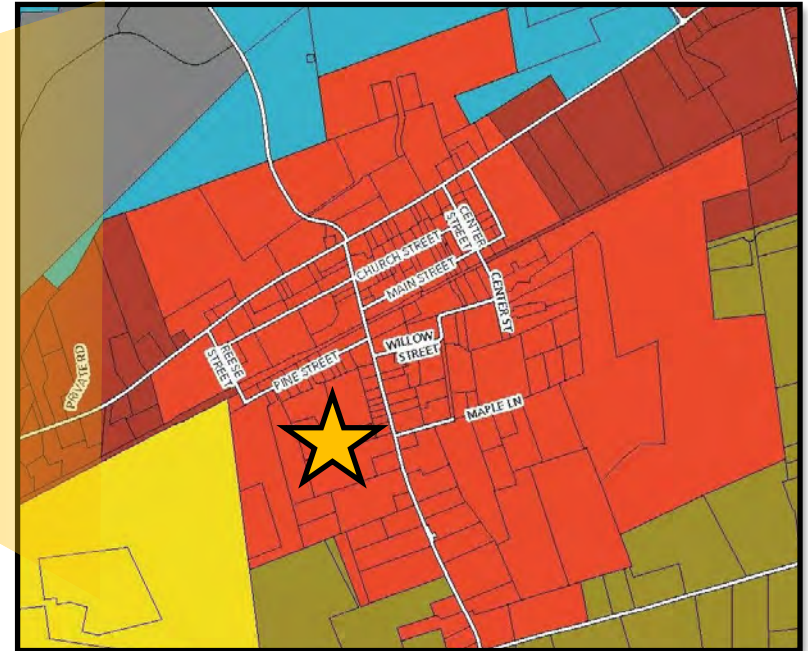
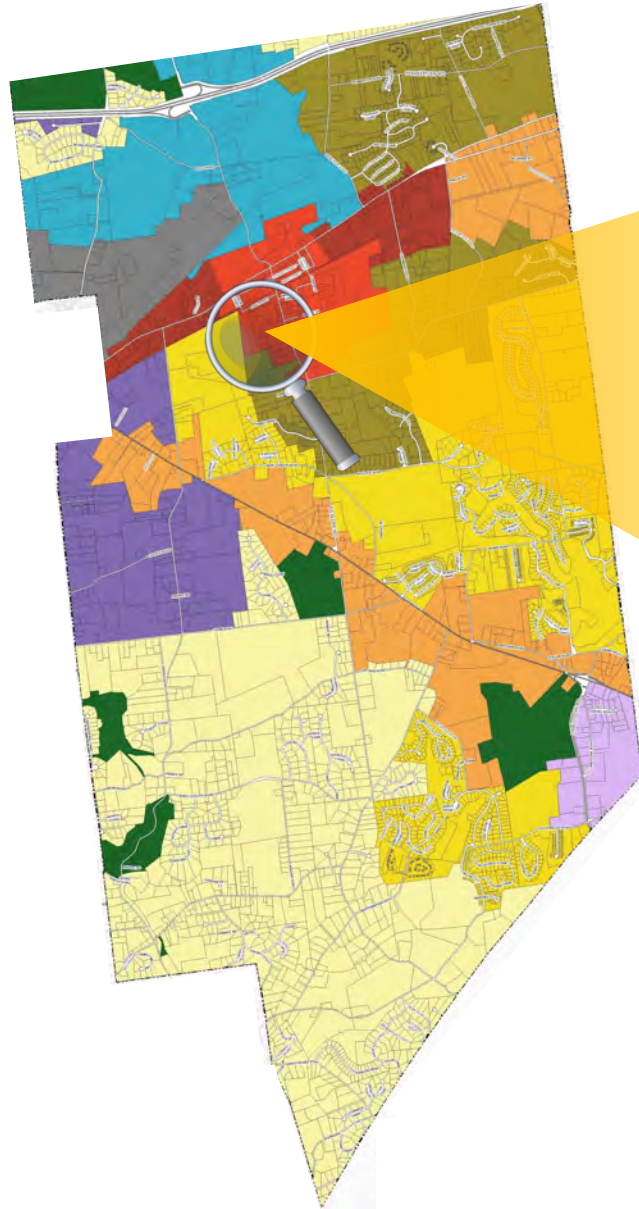
\$135,056

\$120,700

REGIONAL MAP



ZONING MAP



ZONING: VC VILLAGE CENTER

(Under New NG Zoning Code—Currently R1)

**All zoning information should be independently verified with governing municipality

ZONING CODE

DRAFT NEW GARDEN TOWNSHIP ZONING ORDINANCE

§200-310 VC- Village Center

- A. ***Intent.*** Village Center (VC) is intended to provide an area in and around Toughkenamon Village that establishes an area, accessible for Township residents and others, that provides for a variety of residential, retail, and personal service Uses. This is accomplished by:
- 1) Allowing for several retail and personal service Uses that provide value to the surrounding homes and help foster a walkable village feel.
 - 2) Promoting pedestrian connectivity as a priority for both new and infill Development.
 - 3) Focusing on Uses and standards that allow for a cohesive transition to the surrounding Commercial and residential areas.

B. ***Dimensional Requirements.***

Figure 200-3-8, Dimensional Requirements in the VC Zoning District

Dimension	Requirement
Minimum Lot Size by Use	
Dwelling; Single-Unit Detached	4,000 square feet
Dwelling; Single-Unit Semi-Attached	2,000 square feet
Dwelling; Townhouse	1,000 square feet
Dwelling; Two-Unit	4,000 square feet
Dwelling; Multi-Unit	1,000 square feet per unit
Nonresidential use	10,000 square feet
Minimum Lot Width	
Dwelling; Single-Unit Detached	30 feet
Dwelling; Single-Unit Semi-Attached	25 feet
Dwelling; Two-Unit	25 feet
Dwelling; Townhouse	18 feet
Dwelling; Multi-Unit	30 feet
Non-Residential Use	30 feet
Minimum Principal Structure Setbacks	
Front	5 feet minimum, 25 feet maximum 10 feet minimum, 40 feet maximum for Lots with Frontage on Baltimore Pike or Newark Road
Side	5 feet
Rear	10 feet
Minimum Accessory Structure Setbacks ¹	
Front	25 feet
Side	5 feet
Rear	10 feet
Maximum Building Height	45 feet
Maximum Impervious Lot Coverage	80%

¹ All dimensional standards of Accessory Structures must comply with the [§ 200-413-A, General Provisions](#).

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1057 NEWARK ROAD | TOUGHKENAMON, PA 19382

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