



Eagle Realty USA

For Sale or Lease!

17 Tide Road, Tamaqua (Rush Twp.), Schuylkill County, PA

[Link to Google Aerial](#)



- For Sale or Lease
- Located at PA Route 309 & Tide Road, adjacent to the Walmart Super Center
- Minutes from Interstate 81
- +/- 4.30 Acres
- +/- 15,000 Sq Ft Building
- Utilities: Public Water, Public Sewer, Propane Heat
- Zoning: HC Highway Commercial
- Zoning Code: <https://www.rushtownship.org/wp-content/uploads/2016/01/zoning-ordinances.pdf>
- Zoning Map: <https://www.rushtownship.org/wp-content/uploads/2021/01/2019-Rush-Twp-Map.pdf>
- Traffic Count:
 - Total: 12,835 AADT
 - PA Route 309 North (Claremont Ave): 6,639 AADD
 - PA Route 309 South (Claremont Ave): 6,196 AADD
 - Source: PennDot

- Area Retailers Include: Walmart Super Center, AutoZone, AT&T, Verizon, Rent A Center, GNC, Subway, McDonalds, Dunkin Donuts, Domino's Pizza, Rita's Italian Ice, Turkey Hill Minit Market, Mauch Chuck Trust, Hidden River Credit Union, St. Jerome's Regional School
- Demos:

Radius:	Population:	Median Income:
3 Mile	9,706	\$39,915.00
5 Mile	16,593	\$40,674.00
10 Mile	73,934	\$38,055.00

Source: Demographix

Eagle Realty USA

Licensed Real Estate Broker
35 Righter Road, Suite B
Randolph, NJ 07869

"We Close Deals... That's the Bottom Line"

For More Information Please Contact:

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Member-Broker of Record

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All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



SITE TRAFFIC AERIAL

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Reciprocal cross easement through the Walmart shopping center

SITE

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TAX MAP

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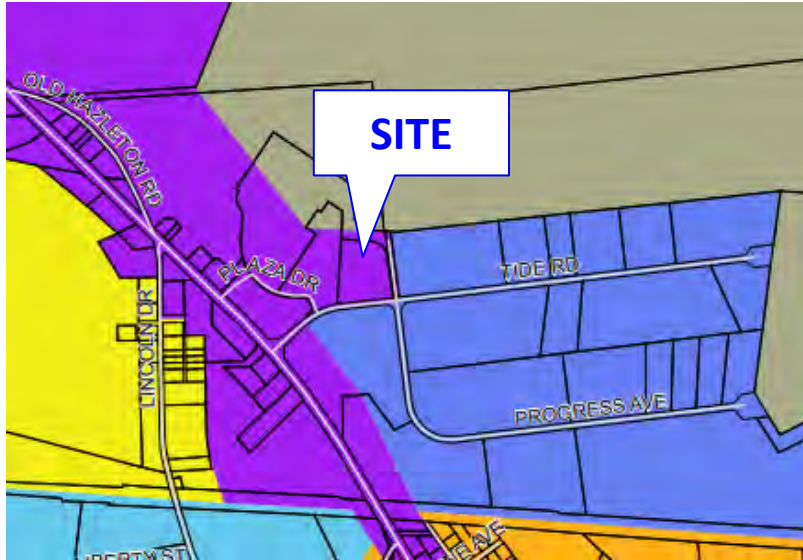




ZONING MAP

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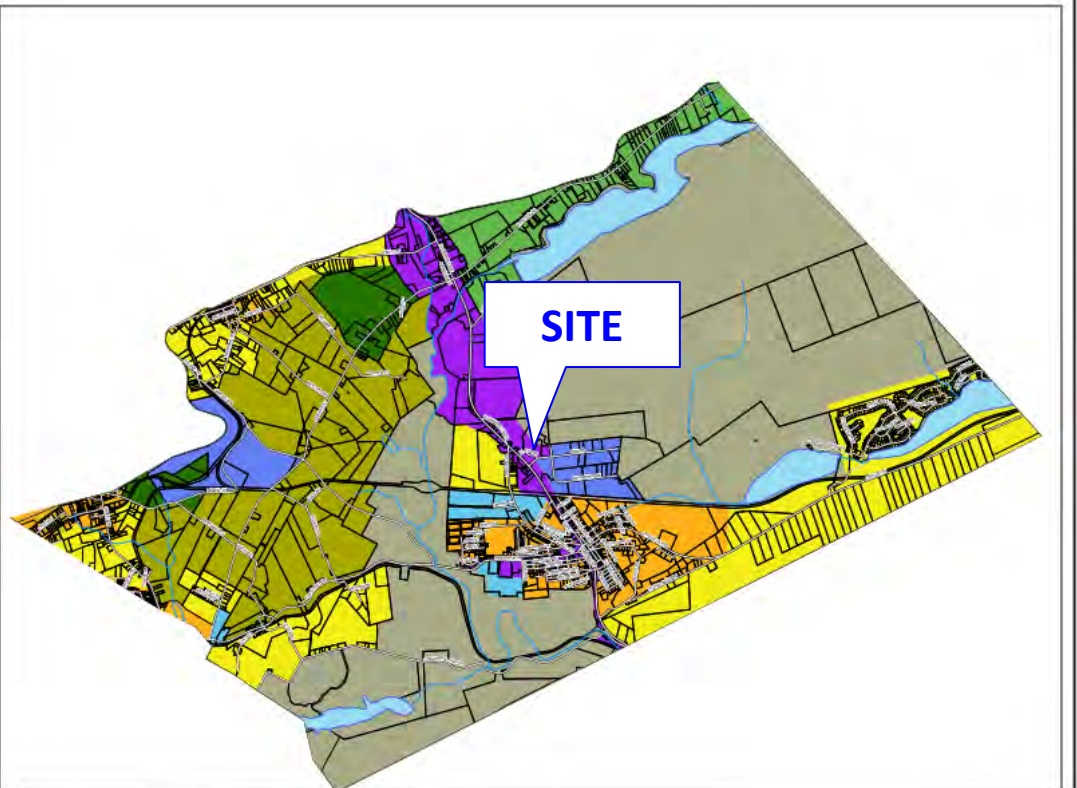


**Eastern Schuylkill Planning
Zoning Map
25
Rush Township**

ESP Zoning

- AP - Agricultural Preservation
- EAP - Enhanced Agricultural Preservation
- R-1 - Rural Agricultural, Low Density Rural
- R-2 - Residential, Low Density Suburban
- R-3 - Residential, Medium Density Suburban
- R-4 - Res. / Comm. Med. to High Density Suburban
- R-5 - Residential / Commercial, High Density Urban
- GC - General Commercial
- HC - Highway Commercial
- I - Light Industrial
- GI-1 - General Industrial
- GI-2 - General Industrial 2
- WP - Woodland Preservation

Municipal Boundary
Water Courses
Water Bodies
Roads
Parcels
Leased Grounds



[Zoning Map](#)

[Zoning Code](#)

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ZONING CODE

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Section 850. H-C (Highway Commercial) Zoning District

Section 851. Specific Intent. The specific intent of the Highway Commercial District is to provide for a variety of commercial and residential uses at acceptable and convenient locations along major highways and to promote well planned and designed commercial areas, as well as limited residential development.

Section 852. Uses Permitted by Right. The following, as a principal use, their accessory uses and no other, are permitted in the H-C Zoning District, provided that the use, type, dimensional, and all other applicable requirements of this Ordinance are satisfied.

- A. Vehicular and Mobile Home Sales, Rentals and Display, subject to Section 1646.
- B. Automobile Service Station – Minor and Major Repair, subject to Section 1645.
- C. Bakeries (limited to 1,000 sq. ft. production floor area) and retail baked goods
- D. Bank or other financial establishment with or without drive-through facilities
- E. Barber and Beauty Shops; Nail Salons
- F. Beverage Distributor
- G. Camera shop and photo finishing services
- H. Club or Lodge provided that all activities shall be conducted within buildings or structures
- I. Confectionary Store
- J. Convenience store with or without fuel sales, subject to Section 1642.
- K. Drug stores and pharmacies
- L. Dry goods and variety stores
- M. Flower, card, and gift shops
- N. Furniture and household supply stores (retail)
- O. Funeral Home
- P. Grocery Store and Specialty Grocery Store (both subject to Section 1642); meat, fish, poultry market; and produce and farmers market (all indoors)
- Q. Greenhouse/Nursery/Garden Supply (retail)
- R. Fitness/Health Center

[Zoning Code](#)



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- S. Haberdashery, apparel, shoe, and jewelry stores
- T. Hotel or Motel, subject to Section 1648.
- U. Hardware, plumbing, and electrical supplies (retail)
- V. Indoor places of amusement
- W. Liquor store
- X. Lumber and building materials supply establishment (retail)
- Y. Self-storage Facilities, subject to section 1677.
- Z. Municipal Use, subject to Section 1700.
- AA. Non-public Recreational Area
- BB. Office and stationery supply (retail)
- CC. Copy centers and job printers
- DD. Restaurant (General, Take-out, Fast-food), with or without drive through service, subject to Section 1649.
- EE. Self-service Laundromats, dry cleaners, tailors
- FF. Small appliance sales, repair, and service shop
- GG. Shoe repair shop
- HH. Shopping Center, subject to Section 1641.
- II. Sporting goods store
- JJ. Supermarket, subject to Section 1642.
- KK. Telecommunication Antennas and Telecommunication Equipment Buildings attached to existing structures, subject to Section 1678.C.
- LL. Toy and Hobby Shop
- MM. Theaters
- NN. Car and Vehicle Washing Facility, subject to Section 1644.
- OO. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

[Zoning Code](#)



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PP. No-impact Home-based Business, subject to Section 1601.

QQ. Forestry, subject to Section 1685.

Section 853. Special Exception Uses. The following uses are permitted in the H-C Zoning District when special exceptions are granted by the Zoning Hearing Board. Standards to be used in determining whether a special exception should be granted are found in the sections of the Ordinance indicated below as well as Section 2002 of this Ordinance.

A. Adult Business or Adult Establishment, subject to Section 1680.

B. Animal Hospital/Veterinarian Clinic, subject to Section 1675.

C. Business, Vocational, or Trade School, subject to Section 1631.

D. Child Day Care Facility, subject to Section 1627.

E. Farmers Market (outdoors), subject to Section 1643.

F. Flea Market (outdoors), subject to Section 1643.

G. Game Room/Video Arcade, subject to Section 1664.

H. Nightclub, subject to Section 1650.

I. Public Utility, subject to Section 1701.

J. Storage of fireworks and explosives, in accordance with Pennsylvania Code, Title 34. Labor and Industry, Chapter 5 Blasting, Demolition, Fireworks and Explosives, Subchapter "C". Fireworks, and Subchapter "D". Explosives.

K. New Telecommunication Towers with or without Telecommunication Antennas, subject to Section 1678.D.

L. Commercial Conversion, subject to Section 1607.

M. Home Occupation, subject to Section 1601.

[Zoning Code](#)