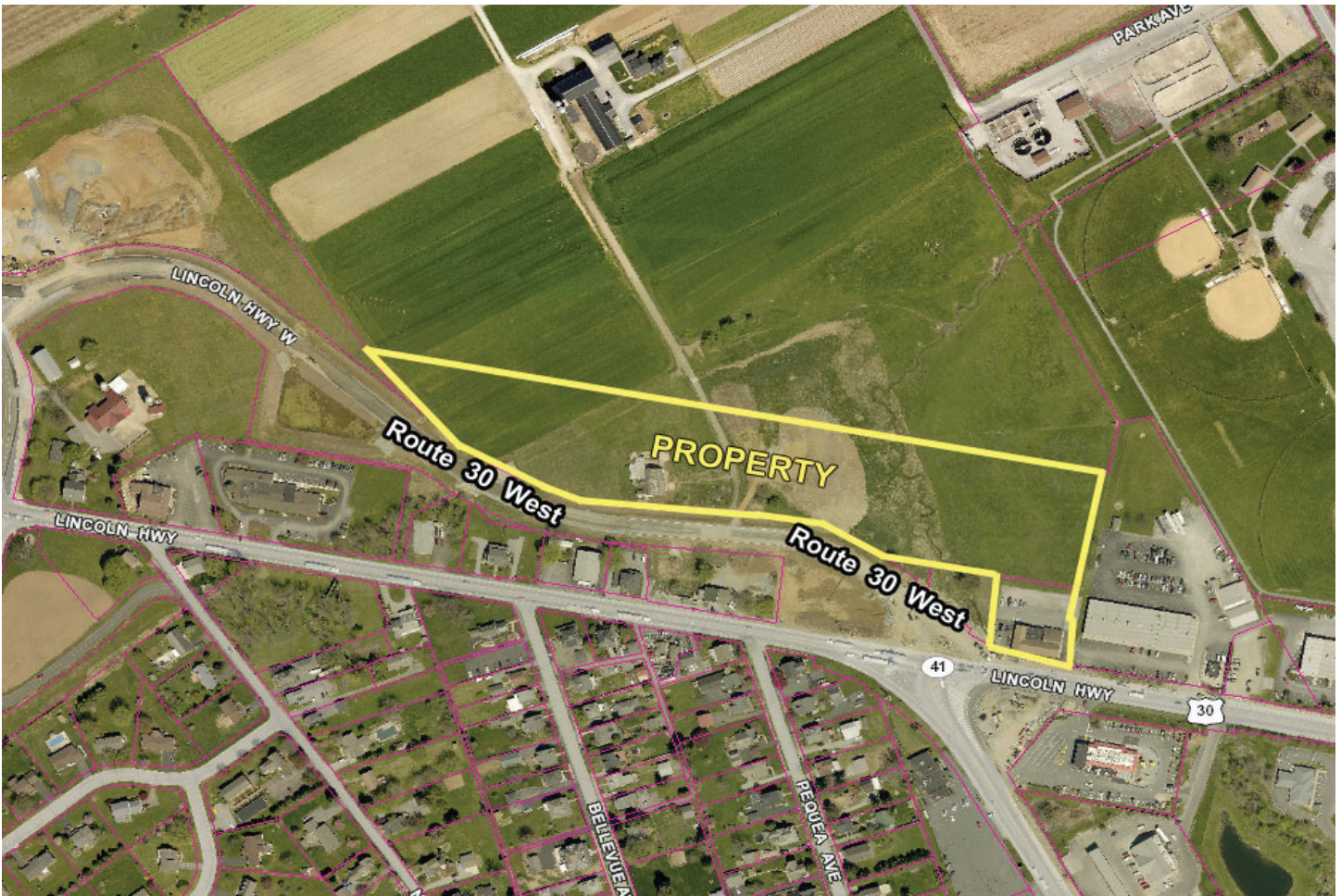


**AVAILABLE**  
**COMMERCIAL REAL ESTATE**



**5325 LINCOLN HIGHWAY EAST**  
**GAP, PA 17527**

**ZONING:** G-C General Commercial

**LOT SIZE:** ± 9.422

**TRAFFIC COUNTS:** Lincoln Highway: 24,491 VPD (both directions)  
Route 772: 6,548 VPD (both directions)  
Route 41: 16,964 VPD (both directions)

**PRICE:** \$1,250,000 (± 9.422 Acres) Call for lease or partial sale pricing.



# SALIENT INFORMATION

**LOCATION:** 5325 Lincoln Highway East, Salisbury Township, Lancaster County, Gap, PA 17529

**SITE SIZE:** ± 9.422 Acres

**ZONING:** G-C General Commercial District (± 20 acres) *permitted uses include:* Offices, banks and similar financial institutions, restaurants and taverns, retail sale of goods and services, hotels, motels, automobile, boat, farm machinery, mobile home, private and commercial schools, dry cleaners, laundries and laundromats, churches, funeral homes, recycling collection facilities, medical or dental clinics, among others.

**UTILITIES:** Salisbury Township:

Sewer: Public sewer is at the site with capacity, EDU cost: \$3,911.

Water: On-site wells

Electric: PPL

Cable: Comcast

Data: Frontier

**TRAFFIC COUNTS:**

Lincoln Highway East:	24,419 VPD (both directions)
Route 772:	6,548 VPD (both directions)
Route 41:	16,964 VPD (both directions)

**ROAD FRONTAGES:**

Route 30 - North Side	± 1,000 feet
Route 30 - South Side	± 500 feet
Route 772 - West Side	± 1,350 feet
Route 772 - East Side	± 500 feet

**COMMENTS:** Property is subdividable. Land lease and build to suit opportunities also available on all or part of the property.

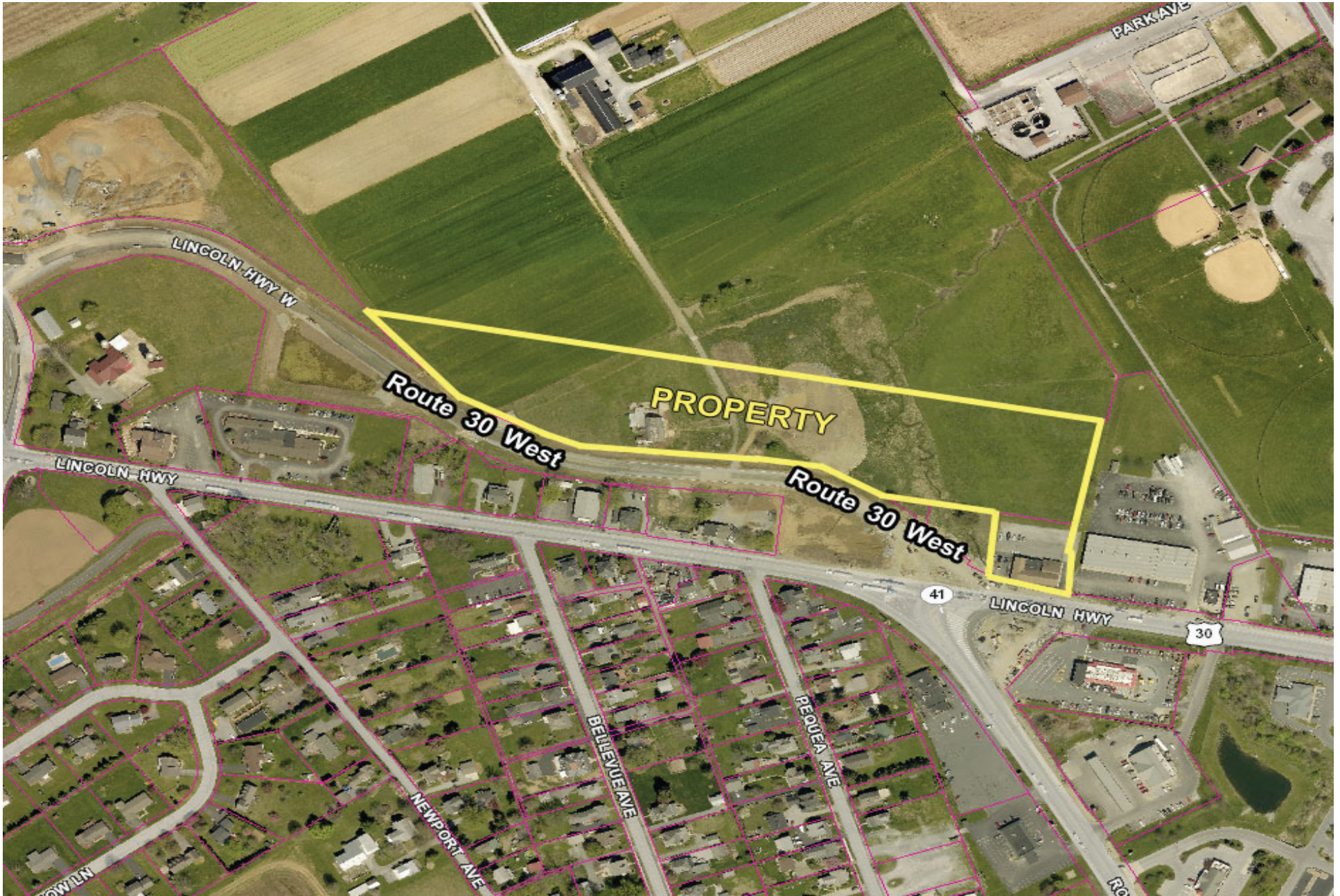
**PRICE:** \$1,250,000 (± 9.422 Acres) Call for lease or partial sale pricing.

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.





# AERIAL





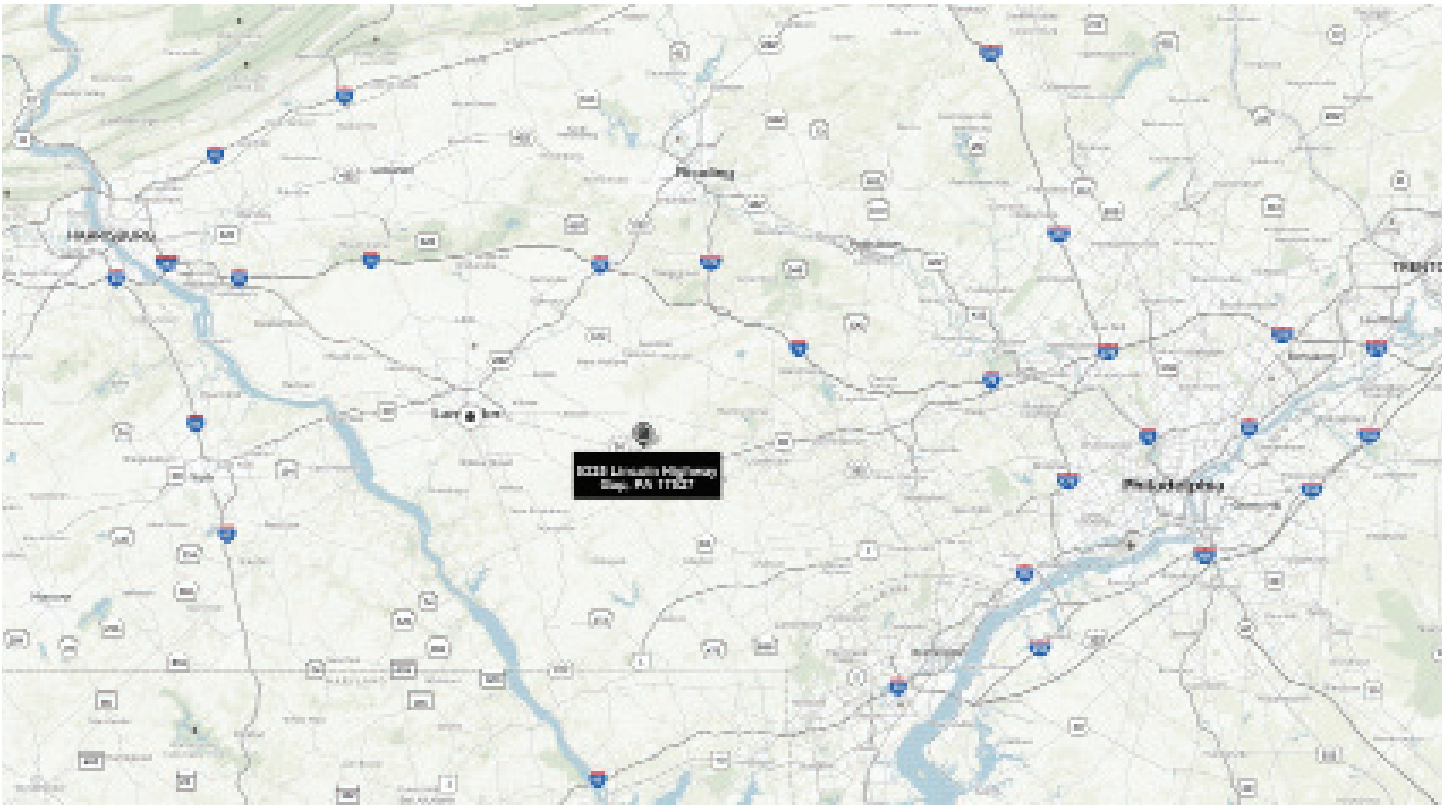




# LOCAL MAP

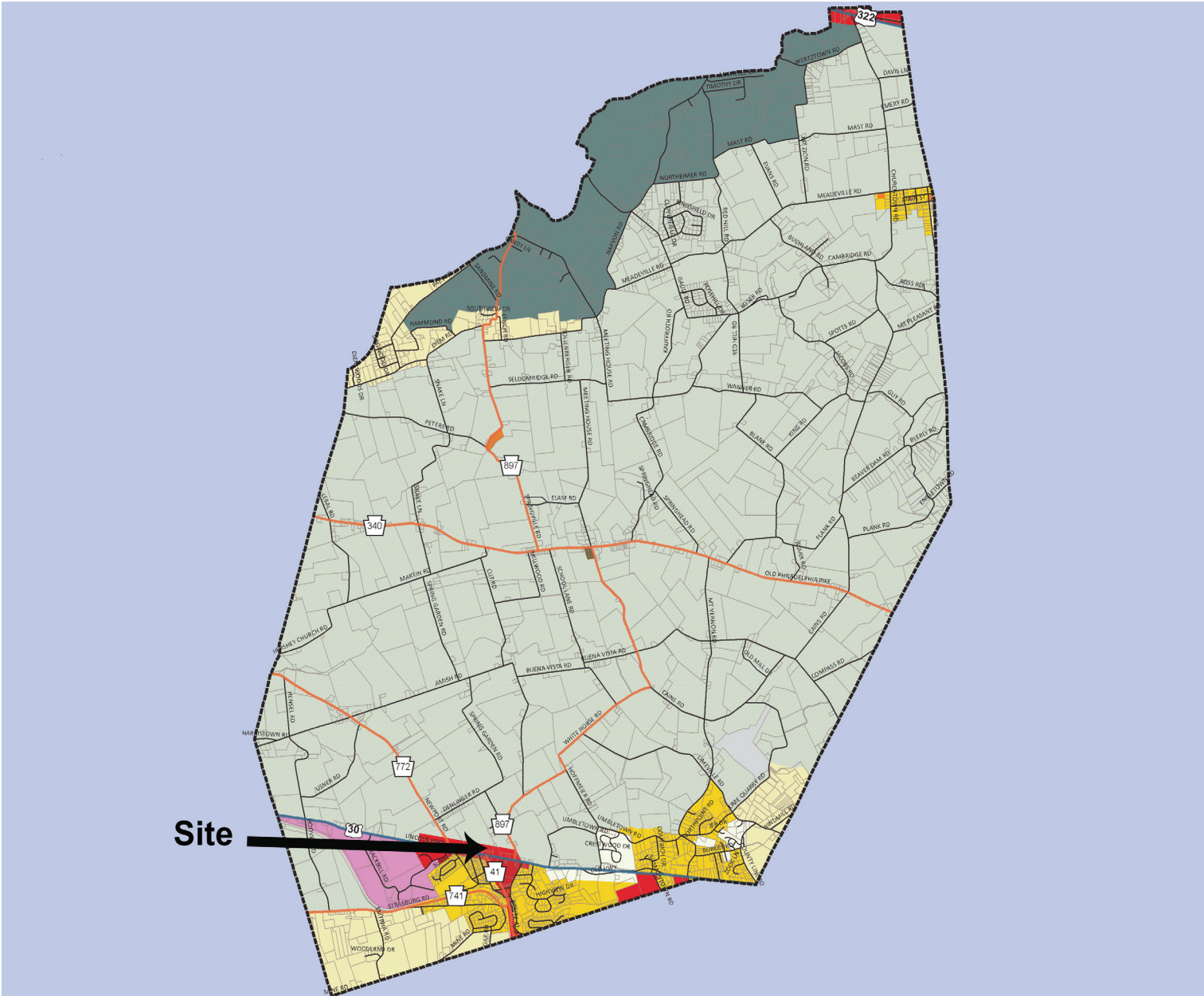


# REGIONAL MAP





# ZONING MAP



## Salisbury Township Zoning

### Legend

- Salisbury Township
- PA Turnpike (I-76)
- Federal Roads
- State Roads (PA 10 - PA 999)
- Minor Roads

Parcels

### ZONING

- A - AGRICULTURAL
- FS - FARM SUPPORT
- OS - OPEN SPACE
- Q - QUARRY
- I - INDUSTRIAL
- RC - REGIONAL COMMERCIAL
- GC - GENERAL COMMERCIAL
- NC - NEIGHBORHOOD COMMERCIAL
- R - RURAL RESIDENTIAL
- R-1 - RESIDENTIAL
- R-2 - RESIDENTIAL



Source: Lancaster County GIS, Copyright (c) 2015.  
 This map 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.

September 10, 2015

**Site**





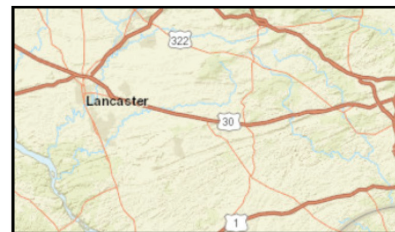
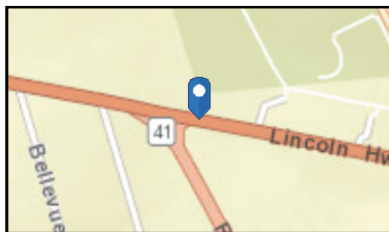
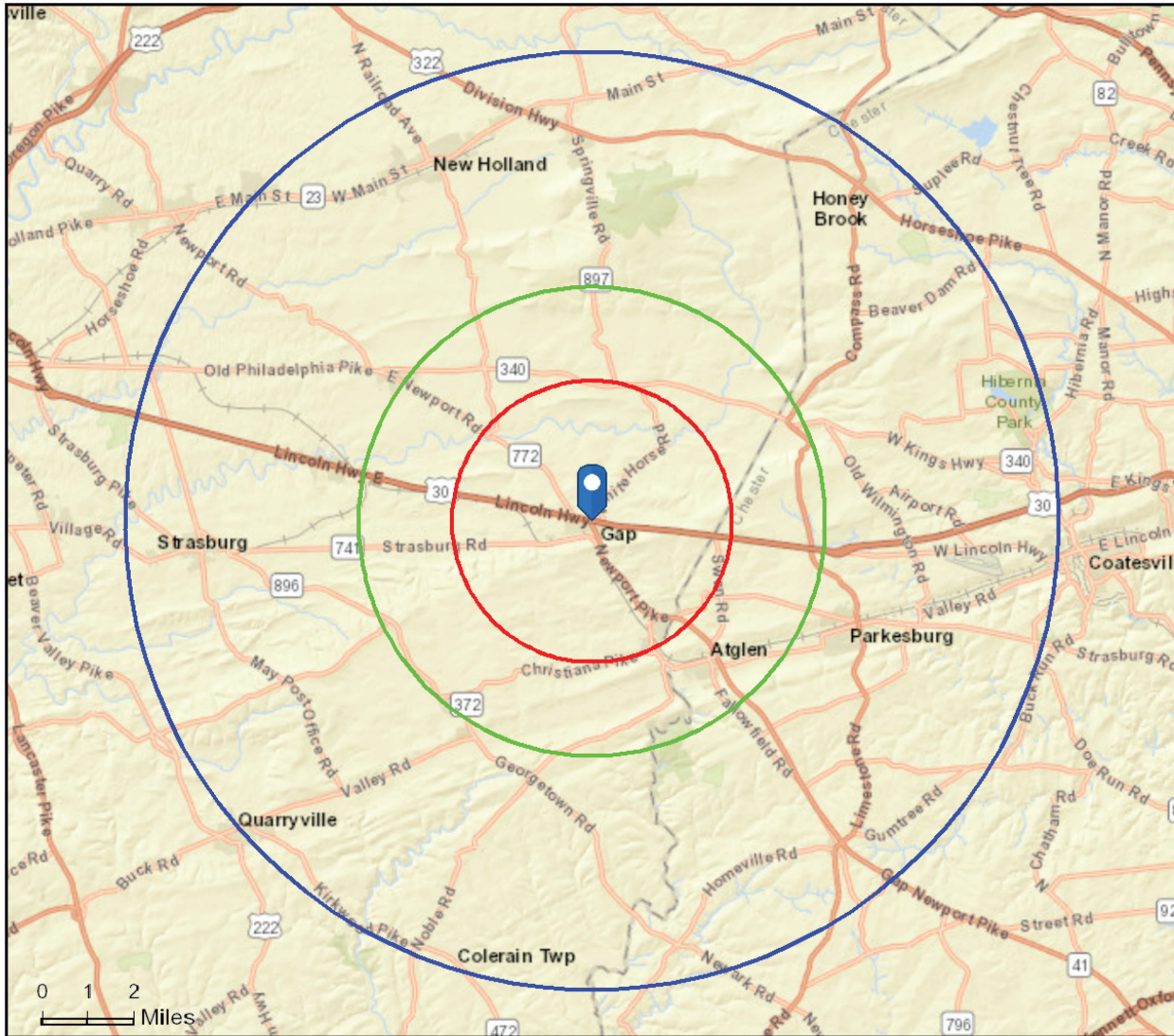
# DEMOGRAPHICS



## Site Map

5325 Lincoln Hwy, Gap, Pennsylvania, 17527  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 39.99213  
Longitude: -76.02105



April 16, 2018



# DEMOGRAPHICS



## Executive Summary

5325 Lincoln Hwy, Gap, Pennsylvania, 17527  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 39.99213  
Longitude: -76.02105

	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	7,848	18,841	87,494
2010 Population	8,870	20,760	99,975
2017 Population	9,418	22,244	105,247
2022 Population	9,777	23,212	108,990
2000-2010 Annual Rate	1.23%	0.97%	1.34%
2010-2017 Annual Rate	0.83%	0.96%	0.71%
2017-2022 Annual Rate	0.75%	0.86%	0.70%
2017 Male Population	49.6%	49.9%	49.5%
2017 Female Population	50.4%	50.1%	50.5%
2017 Median Age	32.4	32.3	36.2

In the identified area, the current year population is 105,247. In 2010, the Census count in the area was 99,975. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 108,990 representing a change of 0.70% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 32.4, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	94.0%	94.1%	90.2%
2017 Black Alone	2.3%	2.5%	4.6%
2017 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2017 Asian Alone	0.7%	0.5%	1.3%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	1.3%	1.2%	1.6%
2017 Two or More Races	1.7%	1.5%	2.1%
2017 Hispanic Origin (Any Race)	3.9%	3.5%	4.9%

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 18.1% 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 26.0 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	2,506	5,795	29,198
2010 Households	2,712	6,230	33,826
2017 Total Households	2,849	6,623	35,436
2022 Total Households	2,948	6,894	36,639
2000-2010 Annual Rate	0.79%	0.73%	1.48%
2010-2017 Annual Rate	0.68%	0.85%	0.64%
2017-2022 Annual Rate	0.69%	0.81%	0.67%
2017 Average Household Size	3.26	3.33	2.95

The household count in this area has changed from 33,826 in 2010 to 35,436 in the current year, a change of 0.64% annually. The five-year projection of households is 36,639, a change of 0.67% annually from the current year total. Average household size is currently 2.95, compared to 2.94 in the year 2010. The number of families in the current year is 26,886 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

April 16, 2018



# DEMOGRAPHICS



## Executive Summary

5325 Lincoln Hwy, Gap, Pennsylvania, 17527  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 39.99213  
Longitude: -76.02105

	3 miles	5 miles	10 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$61,366	\$63,728	\$66,299
2022 Median Household Income	\$72,029	\$75,198	\$77,237
2017-2022 Annual Rate	3.26%	3.37%	3.10%
<b>Average Household Income</b>			
2017 Average Household Income	\$77,371	\$81,957	\$83,969
2022 Average Household Income	\$90,392	\$96,230	\$97,751
2017-2022 Annual Rate	3.16%	3.26%	3.09%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$23,747	\$24,970	\$28,517
2022 Per Capita Income	\$27,584	\$29,227	\$33,123
2017-2022 Annual Rate	3.04%	3.20%	3.04%

### Households by Income

Current median household income is \$66,299 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$77,237 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$83,969 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$97,751 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,517 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,123 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,569	5,939	30,252
2000 Owner Occupied Housing Units	1,867	4,373	22,159
2000 Renter Occupied Housing Units	639	1,422	7,040
2000 Vacant Housing Units	63	144	1,053
2010 Total Housing Units	2,809	6,474	35,397
2010 Owner Occupied Housing Units	1,958	4,557	24,885
2010 Renter Occupied Housing Units	754	1,673	8,941
2010 Vacant Housing Units	97	244	1,571
2017 Total Housing Units	2,953	6,877	36,988
2017 Owner Occupied Housing Units	2,007	4,721	25,432
2017 Renter Occupied Housing Units	842	1,902	10,005
2017 Vacant Housing Units	104	254	1,552
2022 Total Housing Units	3,052	7,118	38,197
2022 Owner Occupied Housing Units	2,068	4,911	26,286
2022 Renter Occupied Housing Units	880	1,983	10,353
2022 Vacant Housing Units	104	224	1,558

Currently, 68.8% of the 36,988 housing units in the area are owner occupied; 27.0%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 35,397 housing units in the area - 70.3% owner occupied, 25.3% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 1.97%. Median home value in the area is \$242,074, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.38% annually to \$259,256.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

April 16, 2018



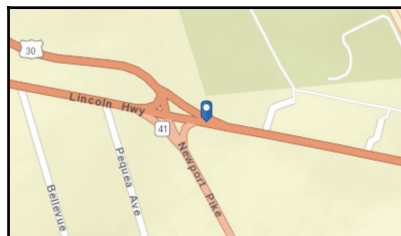
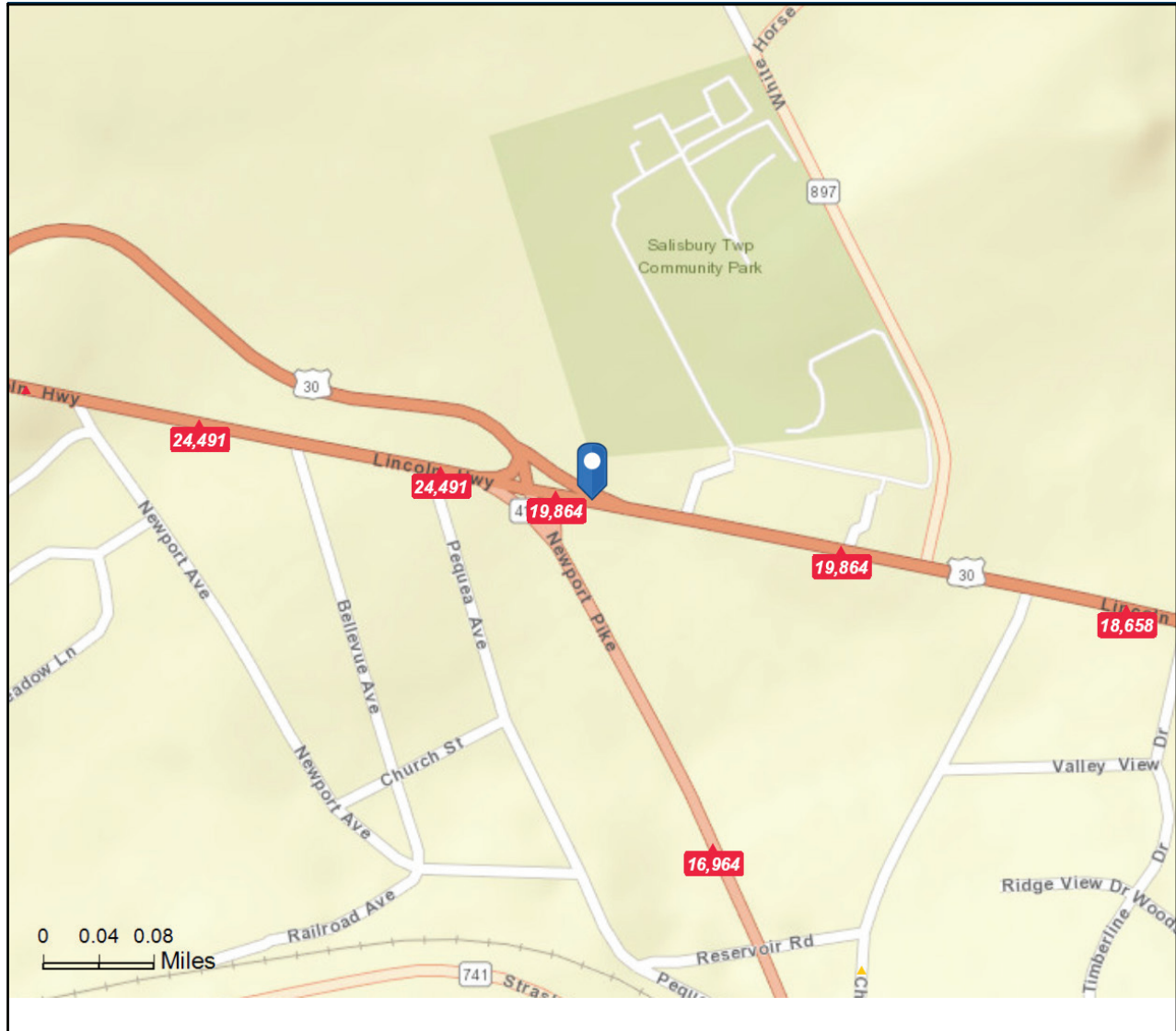
# DEMOGRAPHICS



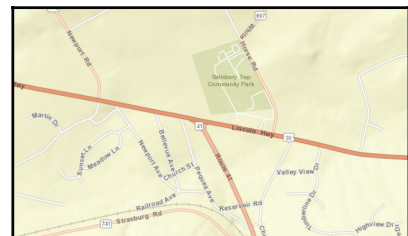
## Traffic Count Map - Close Up

5325 Lincoln Hwy, Gap, Pennsylvania, 17527  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 39.99213  
Longitude: -76.02105



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).





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**717-371-2021 Cell**



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**www.uscommercialrealty.net**

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