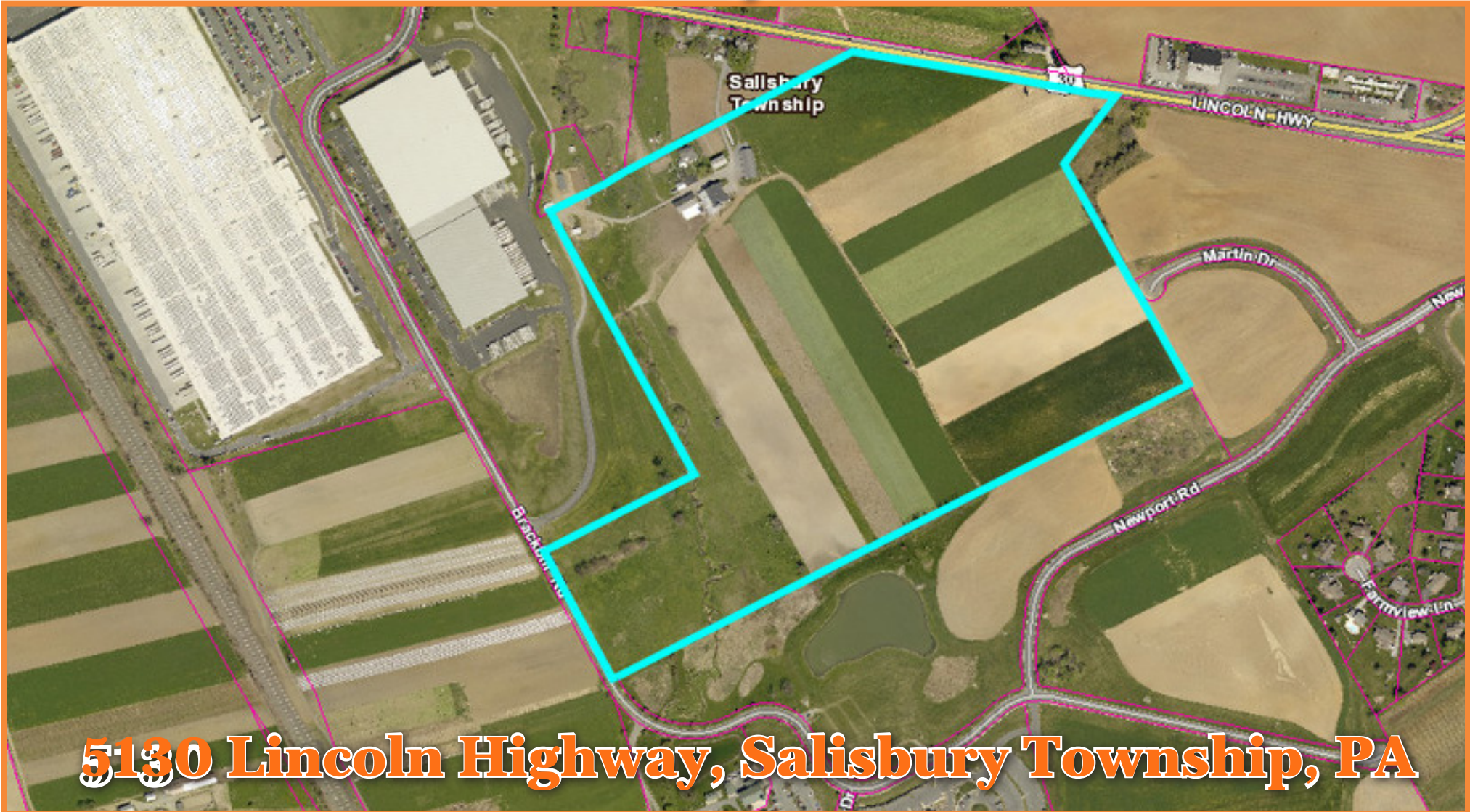


FOR SALE
± 66 ACRES OF INDUSTRIAL LAND
GAP, PA



U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

SALIENT INFORMATION

LOCATION: 5130 Lincoln Highway, Salisbury Township, Gap, PA 17527

TAX ID: 560-98501-0-0000

DEED REFERENCE: 5776921 dated April 27, 2009

LOT SIZE: ± 66 Acres of Industrial land

ZONING: Industrial

WATER: Public

SEWER: Public

TRAFFIC COUNTS: Lincoln Highway: 14,323 Vehicles Per Day (both directions)

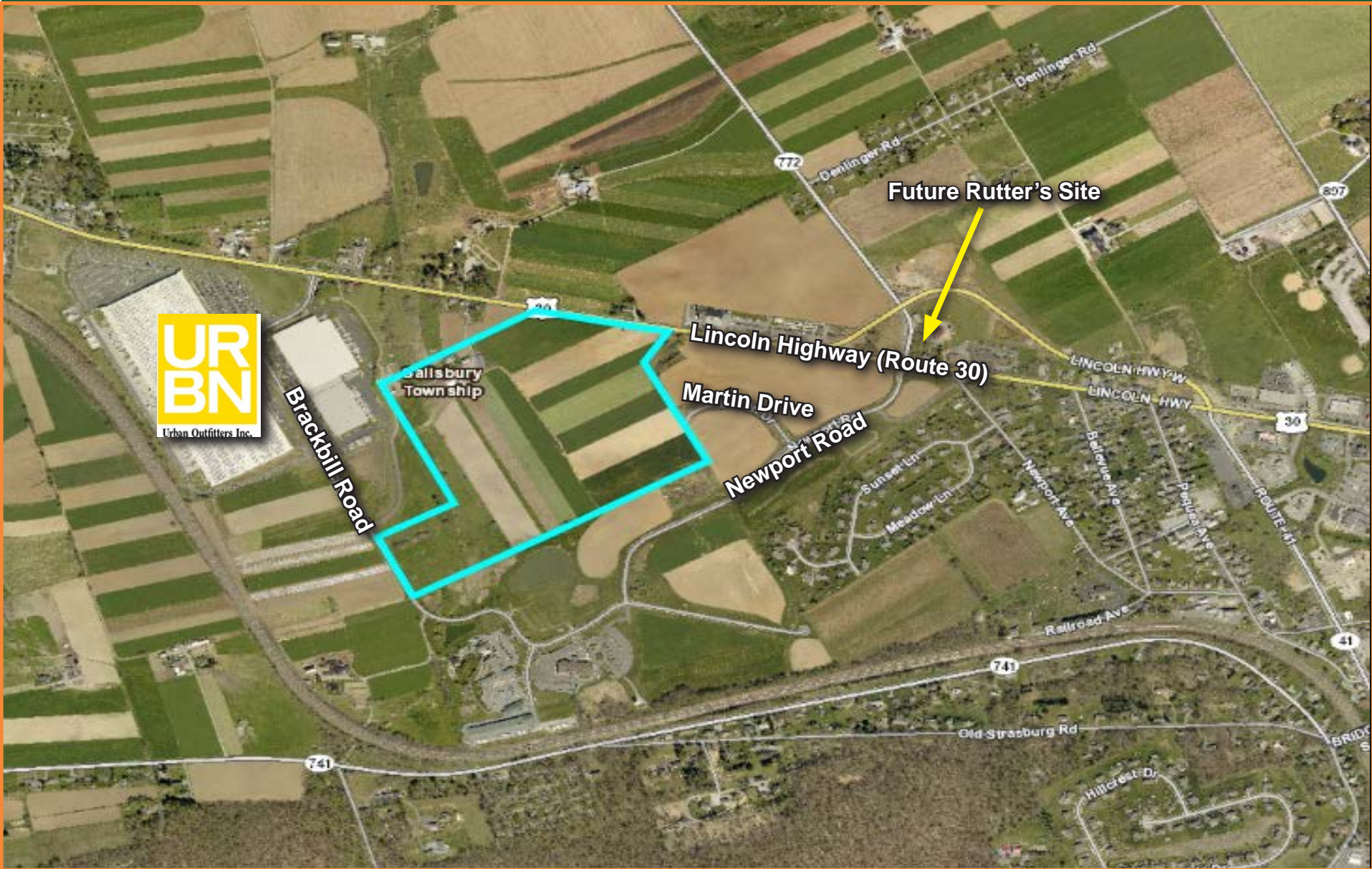
DISTANCE TO:	Route 1:	± 17 Miles	Philadelphia:	± 55 Miles
	Route 30/10:	± 6 Miles	Harrisburg:	± 56 Miles
	Route 222:	± 14 Miles	Baltimore:	± 79 Miles
	PA Turnpike:	± 24 Miles	New York:	± 141 Miles

DEMOGRAPHICS:		<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
	Population	1,433	8,358	23,882
	Households	458	2,453	7,187
	Average HH Income	\$91,979	\$89,913	\$91,654

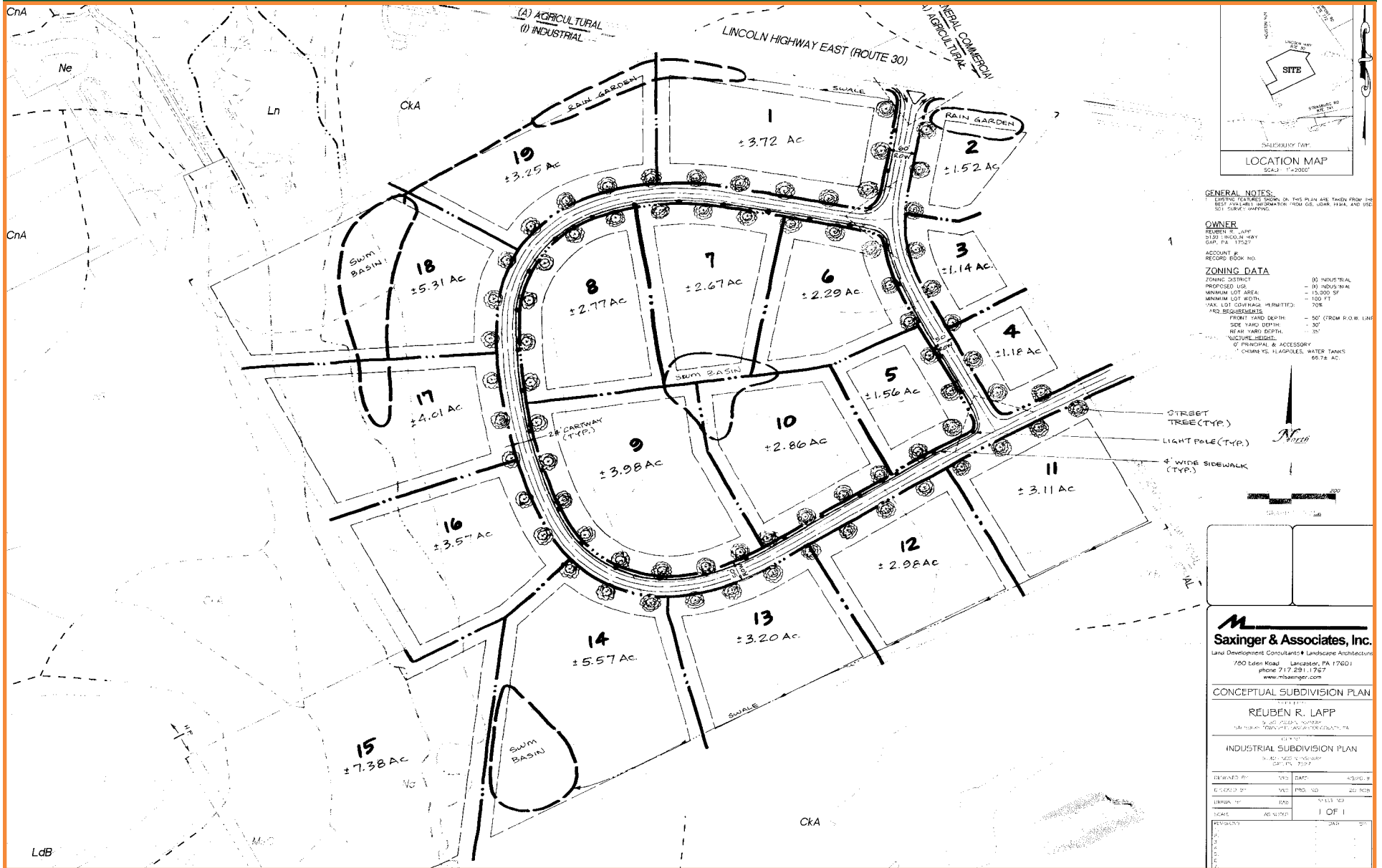
LIST PRICE: \$5,600,000.00 (± \$86,000 per acre)

COMMENTS: Prime industrial development opportunity. Multiple sites at the crossroads of Route 41 and Route 30, the eastern gateway to Lancaster County. Superior hard work ethic labor force among demographics to support business growth.

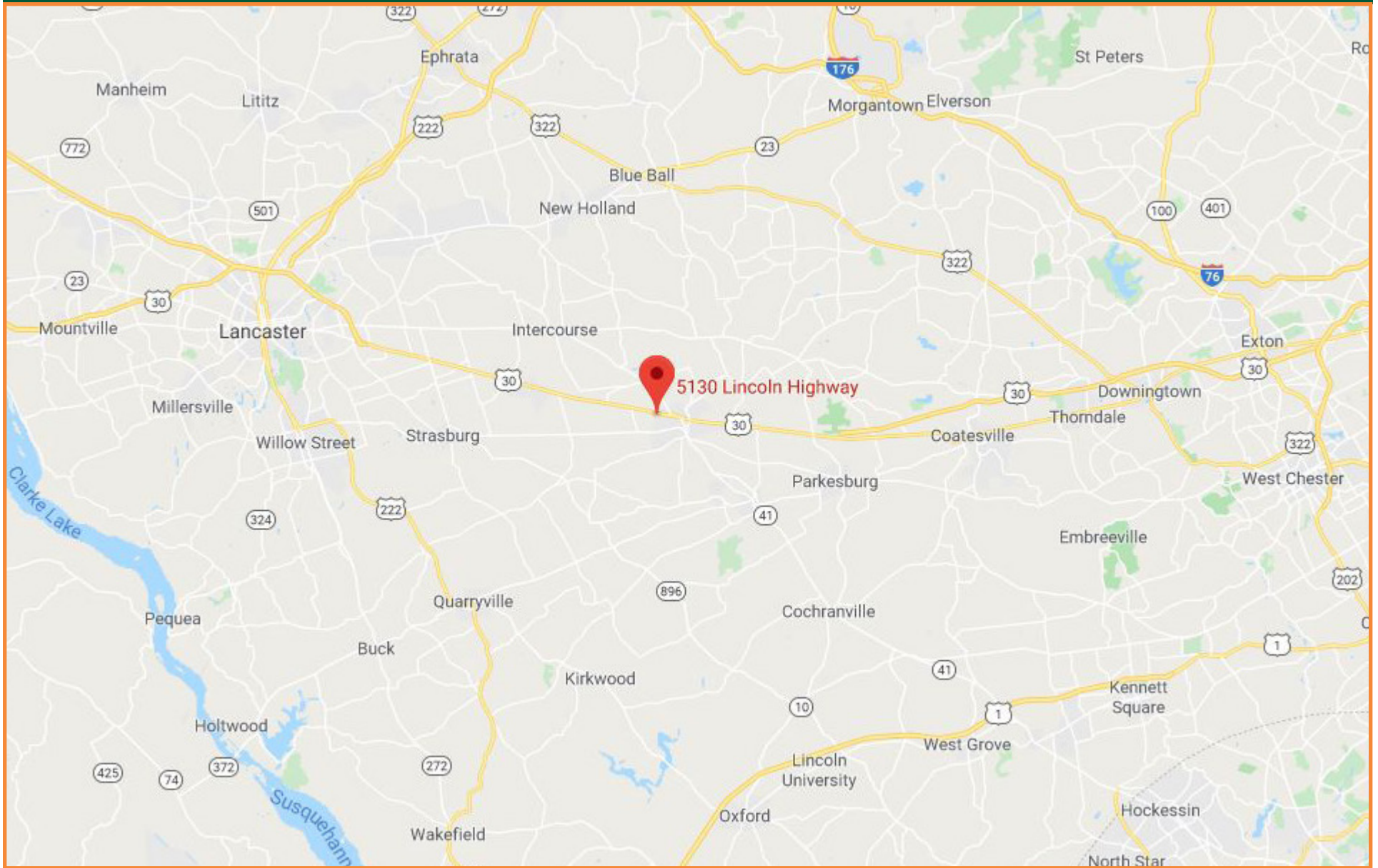
AERIAL



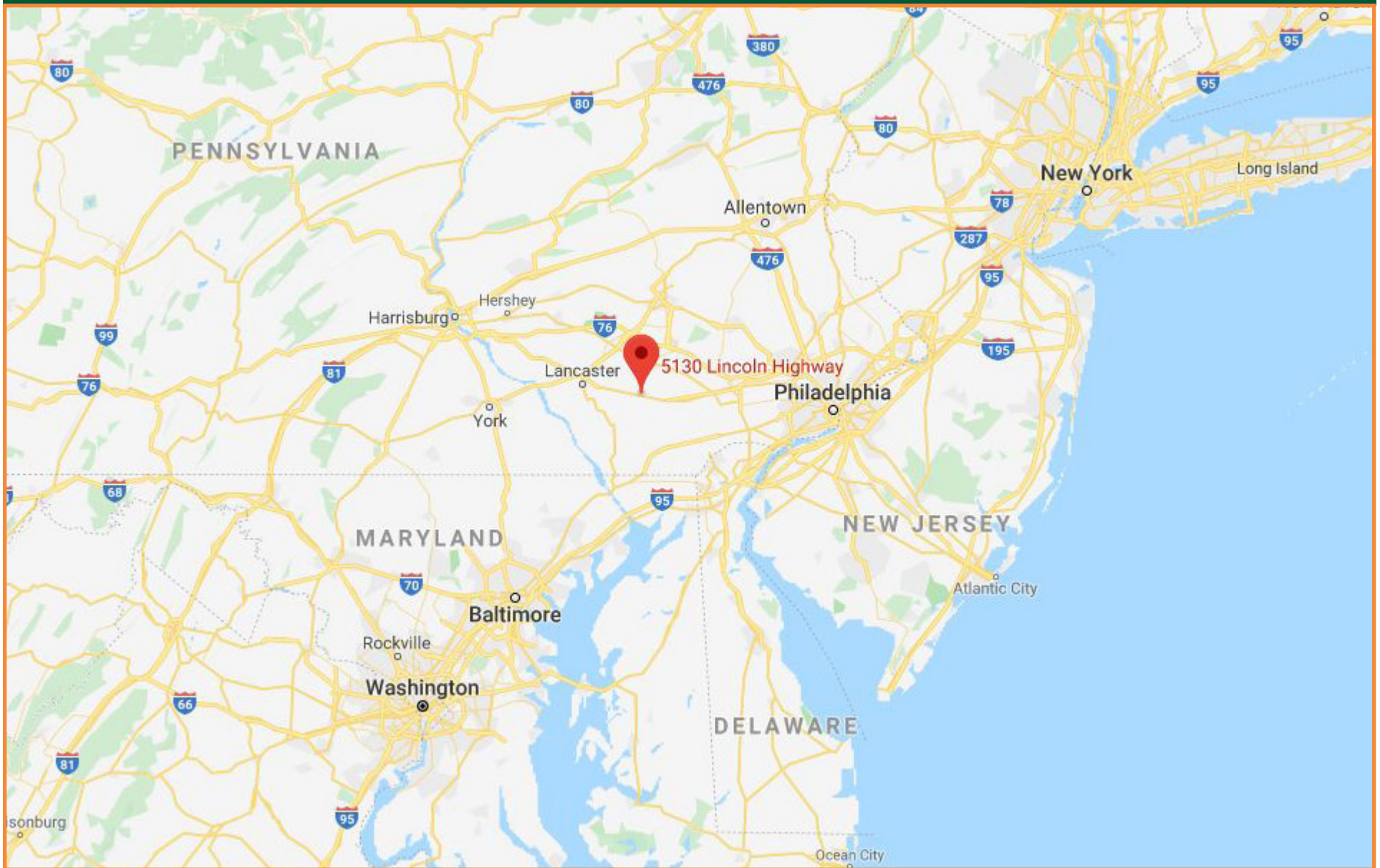
CONCEPTUAL PLAN



LOCAL MAP



REGIONAL MAP



U.S. COMMERCIAL REALTY

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ZONING MAP

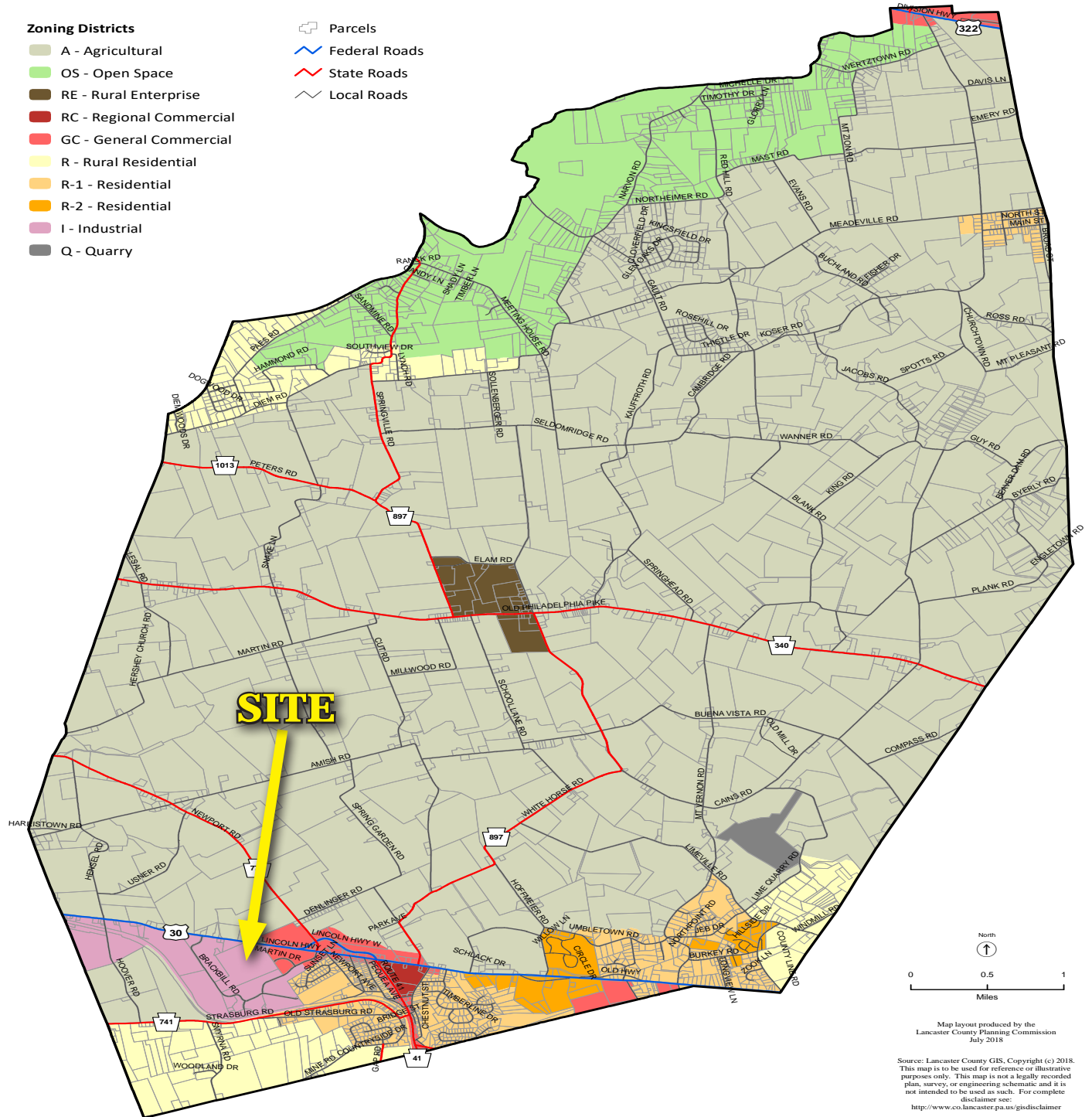
Zoning Map

Salisbury Township

Zoning Districts

- A - Agricultural
- OS - Open Space
- RE - Rural Enterprise
- RC - Regional Commercial
- GC - General Commercial
- R - Rural Residential
- R-1 - Residential
- R-2 - Residential
- I - Industrial
- Q - Quarry

- Parcels
- Federal Roads
- State Roads
- Local Roads



Map layout produced by the Lancaster County Planning Commission July 2018

Source: Lancaster County GIS, Copyright (c) 2018. 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/gisdisclaimer>

ZONING

§208. INDUSTRIAL ZONE (I).

Purpose. This zone provides for a wide range of industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries have also been permitted. This zone provides for light industrial uses as permitted by right, but requires obtainment of a special exception for heavier and potentially more objectionable types of industrial uses. These areas have been located near existing public utility service areas and along major streets. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.

(Note: The above Section 208.1. was amended on February 2, 1999, by Ordinance No. 2-2-99-2 and revised on February 15, 2000, by Ordinance No. 2-15-00-3.)

Permitted Uses. Uses permitted within this zone include the following provided the total lot area devoted to such use does not exceed two acres. Any of the following uses that require more than two acres of lot area shall be regulated as conditional uses according to Section 208.4 of this Chapter.

(Note: The above Section 208.2. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

- A. Laboratories for medical, scientific or industrial research and development.
- B. Manufacturing, packaging, storage and/or wholesaling of the following:
 - (1) Furniture, cabinets, fixtures, office supplies, and other household appointments.
 - (2) Scientific, specialized and technical instruments and equipment.
 - (3) Audio visual components, computers, vending machines, electronic equipment and video games.

ZONING

- (4) Finished textile products.
 - (5) Brushes, brooms and combs.
 - (6) Hot tubs, spas, saunas and swimming pools.
 - (7) Jewelry and other precious metals.
 - (8) Photographic, lighting and timekeeping equipment.
 - (9) Small household appliances, excluding major appliances.
 - (10) Musical instruments and sporting equipment.
 - (11) Cosmetics, toiletries and pharmaceuticals.
 - (12) Optical, dental and medical supplies and equipment.
 - (13) Small or novelty products from prepared materials (excluding the use of sheet metals).
- C. Processing, packaging, storage and/or wholesaling of food products excluding subsections (1) through (4), below, which shall only be permitted by conditional use under subsection (8)(4)(B):
- (1) Breweries and distilleries.
 - (2) Pickling processes.
 - (3) Rendering or slaughtering operations.
 - (4) Sugar refineries.
- D. Sales, storage and/or wholesaling of the following:
- (1) Home and auto related fuels.
 - (2) Nursery and garden materials and stock.
 - (3) Contractor supplies.
 - (4) Plumbing, heating, air conditioning, electrical and other structural components of buildings.
- E. Bookbinding, printing and publishing operations.
- F. Machine shops.

ZONING

- G. Repair shops for products permitted to be manufactured in this zone.
- H. Small engine repair shops.
- I. Welding shops.
- J. Sign makers.
- K. Offices.
- L. Public buildings and public utilities.
- M. Agricultural support businesses including:
 - (1) Facilities for the commercial processing and warehousing of agricultural products.
 - (2) Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed or supplies.
 - (3) Veterinary offices and animal hospitals.
- N. Vocational and mechanical trade schools.
- O. Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet.
- P. Excavation contractor yards and shops.
- V. Forestry uses subject to the requirements of Section 325 of this Chapter.
- R. Accessory uses customarily incidental to the above permitted uses, including accessory retail sales of products produced on-site, so long as the sales area is no more than 10% of the total building area or three thousand (3,000) square feet, whichever is less.

ZONING

Special Exception Uses (See §605(C)).

- A. Mini-warehouses (see §446).
- B. Automobile auctions and/or automobile storage compounds (see §406).
- C. Billboards (see §468).
- D. Heavy industrial uses involving processing, packaging, production, repair or testing of materials, foods, goods and products, including those industries performing conversion, assembly or nontoxic chemical operations (see §438).
- E. Warehousing and wholesale trade establishments (see §467).
- F. Heavy equipment sales, service and repair such as excavation machinery, boats, commercial trucks, buses, mobile homes, trailers, and other similar machinery (see §437).
- G. Junkyards (see §443).
- H. Truck stops and/or motor freight terminal (see §465).
- I. Recycling stations for paper, plastic, glass, and metal products (see §455).
- J. Solid waste handling facilities (see §463).
- K. Convenience commercial centers (see §424).
- L. Spent mushroom compost processing and/or commercial mushroom operations (see §464).
- M. Communication antennas, towers and equipment (see §423).
- N. Commercial stockyards or feedlots (see §422).
- O. Commercial produce operations (see §420).
- P. Off-track betting parlors (see §450).
- Q. Convention centers (see §426).
- R. Public transportation depots (see §452).
- S. Slaughtering, processing, rendering, and packaging of products and by-products produced from animal remains (see §462).
- T. Churches (see §413).

ZONING

(Note: The above Section 208.3. was amended on February 2, 1999, by Ordinance No. 2-2-99-2. The above Sections D-S were renumbered by Ordinance 4-20-04-1.)

Conditional Uses

A. Retirement Housing (See §470)

(Note: The above section was added on April 1, 2003, by Ordinance No. 4-1-03-1.)

B. Any of the uses permitted in Subsection 208.2 that contain more than two (2) acres in lot area.

(Note: Section 208.4.B was added by Ordinance 4-20-04-1.)

Lot Area, Lot Coverage Requirements. See the following table:

Utilized Public Utilities	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft. ¹	200 ft.	40%
Public Water	32,670 sq. ft. ¹	150 ft.	50%
Public Sewer	20,000 sq. ft.	125 ft.	60%
Both Public Sewer and Public Water	15,000 sq. ft.	100 ft.	70%

¹All uses relying upon on-lot sewers must comply with §317 of this Chapter.

Minimum Setback Requirements (Principal and Accessory Uses).

- A. **Front Yard Setback.** All buildings, structures (except permitted signs), off-street loading areas, dumpsters, outdoor storage areas and parking lots shall be set back at least fifty (50) feet from any adjoining right-of-way.
- B. **Side Yard Setbacks.** All buildings, structures, (except permitted signs) dumpsters and off-street loading areas, shall be set back at least thirty (30) feet from any side property line. All outdoor storage areas and off-street parking lots shall be set back at least fifteen (15) feet from any side lot line, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
- C. **Rear Yard Setback.** All buildings, structures, dumpsters and off-street loading areas shall be set back at least thirty-five (35) feet from any rear property line. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five (25) feet from any rear lot lines.

ZONING

- D. **Residential Buffer Strip.** Any use adjoining land within a residential zone, or across a street from land within a residential zone, shall maintain a seventy-five (75) foot setback for buildings, structures, dumpsters, outdoor storage areas, and off-street loading areas from the residential zone. Off-street parking lots shall be set back at least fifty (50) feet from adjoining residentially-zoned properties. All of these setback areas shall be devoted to landscaping. (See §314).

(Note: The above Section 208.5.D. was revised on February 15, 2000, by Ordinance No. 2-15-00-3.)

- E. **Accessory Recreation Uses.** These facilities can be developed in any side or rear yard to within fifty (50) feet of any property line.

Maximum Permitted Structural Height. The height of any principal or accessory structure shall not exceed fifty (50) feet, except that chimneys, flagpoles, water tanks and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. All structures extending above fifty (50) feet from grade (except permitted signs) shall be set back a distance at least equal to their height from all property lines.

(The above section was amended on April 1, 2003, by Ordinance No. 4-1-03-1.)

Off-Street Loading. Off-street loading shall be provided as specified in §313 of this Chapter. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

Off-Street Parking. Off-street parking shall be provided as specified in §312 of this Chapter.

Signs. Signs shall be permitted as specified in §315 of this Chapter.

Driveway and Access Drive Requirements. All driveways serving single-family dwellings shall be in accordance with §310 of this Chapter. All access driveways serving other uses shall be in accordance with §311 of this Chapter.

Screening. A visual screen must be provided along any lands adjoining a residential zone, regardless of whether or not the residentially-zoned parcel is developed (see §314 of this Chapter).

Landscaping.

- A. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See §314 of this Chapter.)
- B. A minimum twenty (20) foot wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.

ZONING

Waste Products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining streets or properties. All dumpsters shall be set back a minimum of seventy-five (75) feet from any adjoining residentially-zoned properties. All waste receptacles shall be completely enclosed.

(Note: The above Section 208.13. was revised on February 15, 2000, by Ordinance No. 2-15-00-3.)

All uses permitted within this zone shall also comply with the general provisions in Part 3 of this Chapter.

Industrial Operations Standards. All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies. (See §320 of this Chapter.)

(Note: The above Section 208.15. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

Outdoor Storage. Within the (I) Zone, outdoor storage is permitted provided all outdoor storage areas are screened from adjoining streets and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this Section. Any outdoor storage of goods or materials that exceeds six (6) feet in height shall be set back no less than one hundred (100) feet from any nonindustrially-zoned property and/or streets. (See §321 of this Chapter.)

(Note: The above Section 208.16. was amended on February 2, 1999, by Ordinance No. 2-2-99-2 and revised on February 15, 2000, by Ordinance No. 2-15-00-3.)

All industrial uses must have approval from the Pennsylvania Department of Labor and Industry prior to approval of building permit.

(Note: The above Section 208 was amended on November 20, 1990, by Ordinance No. 11-20-1990, §208; Section 208.4.-17. renumbered on February 2, 1999, by Ordinance No. 2-2-99-2. The above sections were renumbered on April 1, 2003, by Ordinance No. 4-1-03-1.)

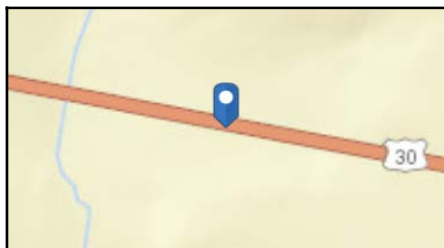
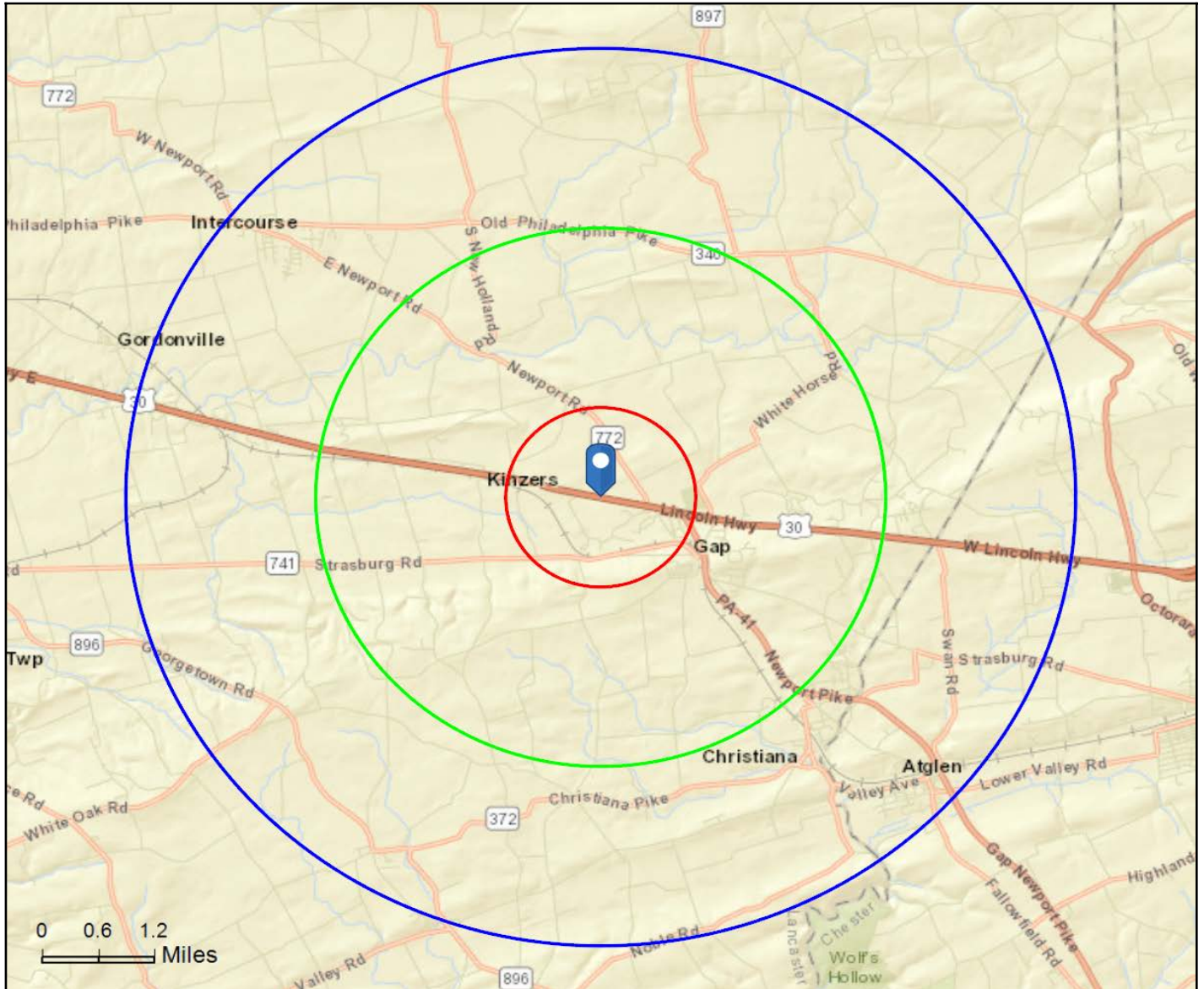
DEMOGRAPHICS



Site Map

5130 Lincoln Hwy, Gap, Pennsylvania, 17527
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 39.99461
Longitude: -76.03813



DEMOGRAPHICS



Executive Summary

5130 Lincoln Hwy, Gap, Pennsylvania, 17527
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 39.99461
Longitude: -76.03813

	1 mile	3 miles	5 miles
Population			
2000 Population	1,130	6,714	20,001
2010 Population	1,331	7,603	21,989
2019 Population	1,433	8,358	23,882
2024 Population	1,486	8,724	24,833
2000-2010 Annual Rate	1.65%	1.25%	0.95%
2010-2019 Annual Rate	0.80%	1.03%	0.90%
2019-2024 Annual Rate	0.73%	0.86%	0.78%
2019 Male Population	50.7%	50.2%	50.1%
2019 Female Population	49.2%	49.8%	49.9%
2019 Median Age	34.4	31.8	32.3

In the identified area, the current year population is 23,882. In 2010, the Census count in the area was 21,989. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 24,833 representing a change of 0.78% annually from 2019 to 2024. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	93.2%	94.5%	94.3%
2019 Black Alone	1.6%	1.7%	2.2%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2019 Asian Alone	1.6%	0.8%	0.5%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.6%	1.3%	1.2%
2019 Two or More Races	2.0%	1.7%	1.5%
2019 Hispanic Origin (Any Race)	3.9%	3.5%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 18.6% 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 17.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	94	95	102
2000 Households	384	2,077	6,218
2010 Households	432	2,260	6,677
2019 Total Households	458	2,453	7,187
2024 Total Households	473	2,552	7,452
2000-2010 Annual Rate	1.18%	0.85%	0.71%
2010-2019 Annual Rate	0.63%	0.89%	0.80%
2019-2024 Annual Rate	0.65%	0.79%	0.73%
2019 Average Household Size	3.13	3.39	3.30

The household count in this area has changed from 6,677 in 2010 to 7,187 in the current year, a change of 0.80% annually. The five-year projection of households is 7,452, a change of 0.73% annually from the current year total. Average household size is currently 3.30, compared to 3.27 in the year 2010. The number of families in the current year is 5,734 in the specified area.



DEMOGRAPHICS



Executive Summary

5130 Lincoln Hwy, Gap, Pennsylvania, 17527
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 39.99461
Longitude: -76.03813

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.5%	18.3%	18.6%
Median Household Income			
2019 Median Household Income	\$78,281	\$71,174	\$69,564
2024 Median Household Income	\$94,756	\$83,414	\$82,226
2019-2024 Annual Rate	3.89%	3.22%	3.40%
Average Household Income			
2019 Average Household Income	\$91,979	\$89,913	\$91,654
2024 Average Household Income	\$109,580	\$104,232	\$108,340
2019-2024 Annual Rate	3.56%	3.00%	3.40%
Per Capita Income			
2019 Per Capita Income	\$28,853	\$26,760	\$27,763
2024 Per Capita Income	\$34,234	\$30,932	\$32,735
2019-2024 Annual Rate	3.48%	2.94%	3.35%

Households by Income

Current median household income is \$69,564 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$82,226 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$91,654 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$108,340 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,763 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,735 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	125	118	113
2000 Total Housing Units	401	2,131	6,385
2000 Owner Occupied Housing Units	273	1,513	4,630
2000 Renter Occupied Housing Units	111	564	1,588
2000 Vacant Housing Units	17	54	167
2010 Total Housing Units	451	2,343	6,958
2010 Owner Occupied Housing Units	300	1,587	4,797
2010 Renter Occupied Housing Units	132	673	1,880
2010 Vacant Housing Units	19	83	281
2019 Total Housing Units	479	2,549	7,501
2019 Owner Occupied Housing Units	299	1,619	4,903
2019 Renter Occupied Housing Units	159	834	2,284
2019 Vacant Housing Units	21	96	314
2024 Total Housing Units	495	2,652	7,780
2024 Owner Occupied Housing Units	306	1,667	5,042
2024 Renter Occupied Housing Units	168	884	2,410
2024 Vacant Housing Units	22	100	328

Currently, 65.4% of the 7,501 housing units in the area are owner occupied; 30.4%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 6,958 housing units in the area - 68.9% owner occupied, 27.0% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 3.40%. Median home value in the area is \$264,294, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.96% annually to \$291,188.



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