

FOR SALE

+/- 2.97 ACRES INDUSTRIAL LOT **Paradise, PA**



Vintage Business Park

Scott D. Bradbury
Senior Vice President



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 Office • (717) 606-6555 Cell • (717) 735-6001 Fax

scott@uscommercialrealty.net
www.uscommercialrealty.net

SALIENT INFORMATION

PROPERTY:	120 Ola Way, Vintage Business Park, Paradise, PA 17562 Paradise Township, Lancaster County
TOTAL ACRES:	± 2.97 Acres
IMPROVEMENTS:	Road paved from Vintage Road to site.
ZONING:	C-I - Commercial Industrial
WATER:	Well
SEWER:	Public (at site)
ELECTRIC:	3-phase power to site
REAL ESTATE TAXES:	\$2,015 total (2025)
TAX ACCOUNT:	490-78678-0-0000
SALE PRICE:	\$965,250
COMMENTS:	Seller has received preliminary approval for a 26,220 SF building. Lot has NPDES Permit which is good through 2029. Seller will consider a "Build To Suit to Lease" on the lot.

TAX MAP



U.S. COMMERCIAL REALTY

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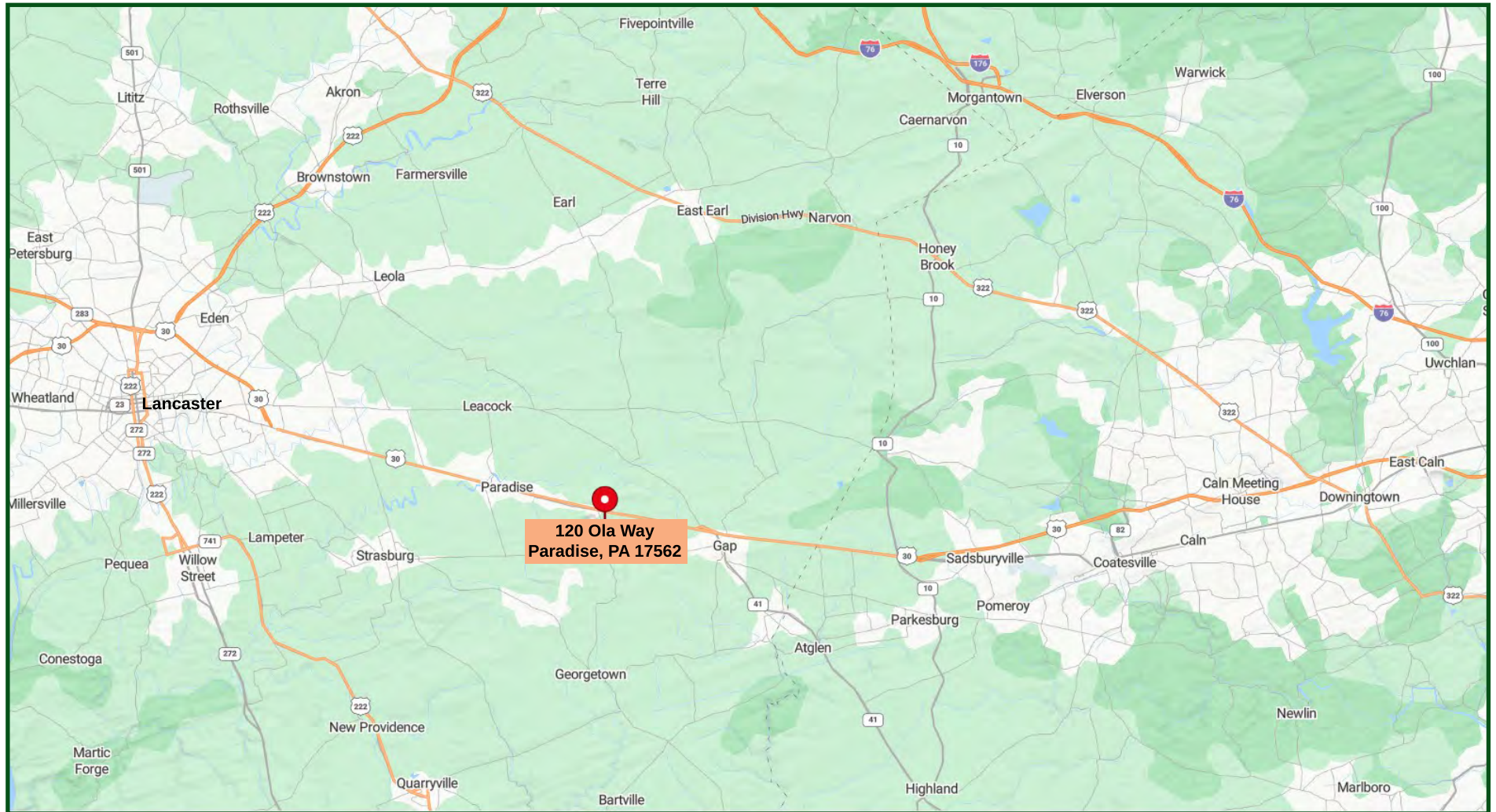


Route 30	1 mile
Route 222	14 miles
PA Turnpike	19 miles
Route 78	46 miles
Route 81	55 miles

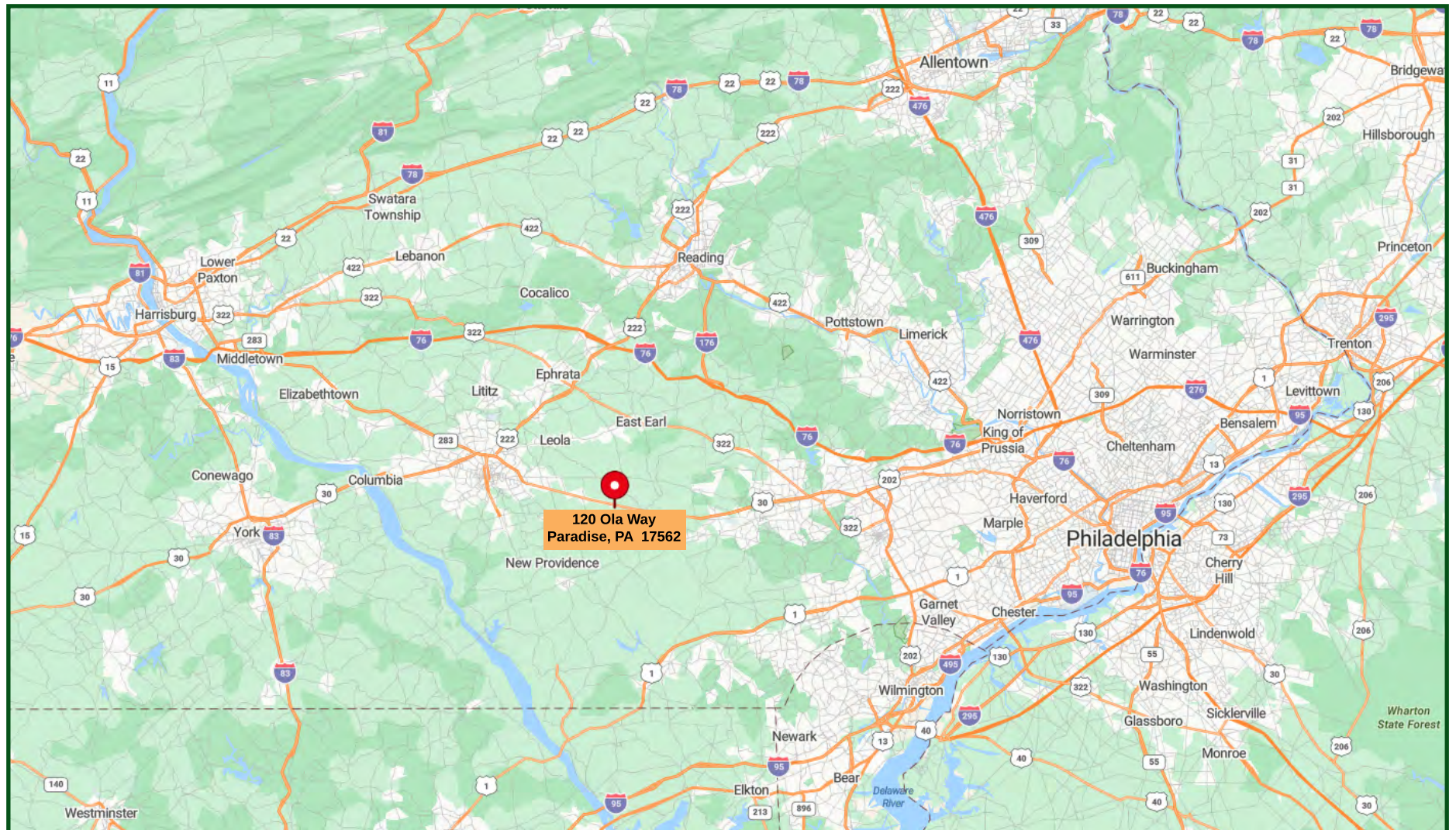
Harrisburg, PA	52 miles
Philadelphia, PA	55 miles
Baltimore, MD	83 miles
Washington, D.C.	120 miles
New York, NY	153 miles



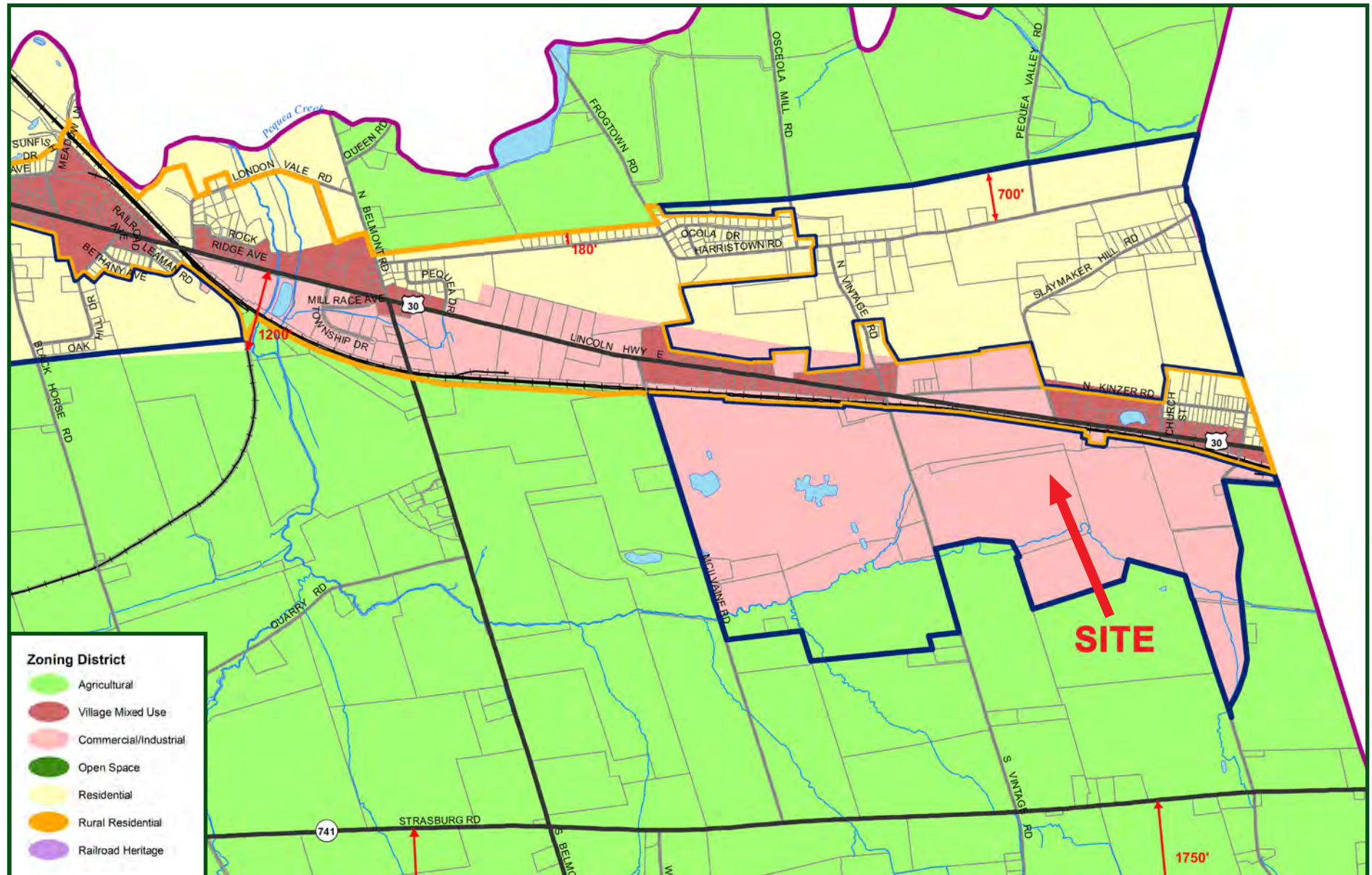
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Paradise Township)



ARTICLE XI

C-I – COMMERCIAL-INDUSTRIAL DISTRICT

1100. PERMITTED USES

Land, buildings and structures in the Commercial-Industrial District shall be used for the following purposes and no others:

1. Any form of agriculture or horticulture and related buildings and uses subject to the provisions of Section 1502 of this Ordinance.
2. Public utility service buildings.
3. Municipal Services.
4. Fire and ambulance houses and similar public buildings subject to the provisions in Section 1508 of this Ordinance.
5. Business or professional office.
6. Research, engineering or testing laboratory.
7. Bank and other financial institutions.
8. Warehouses and parking lots.
9. Dwellings in combination with a business use when located in the same building and occupied by the owner or manager of the business.
10. Motor vehicle sales and service establishments with or without gasoline dispensing facilities.
11. Roadside Stands not exceeding 32 sq. ft. and subject to the provisions of Section 1517 of this Ordinance.
12. Retail stores, shops, restaurants, motels, hotels and theaters.
13. Funeral homes.
14. Lumber, coal yards, building material storage and contractor's equipment storage.
15. Commercial greenhouses.
16. No-Impact Home-Based Occupations subject to the provisions of Section 1515 of this Ordinance.
17. Accessory buildings and uses customarily incidental to the above permitted uses.
18. Communications Antennas mounted on an existing Public Utility Transmission Tower, existing Building or other Structure, and existing Communications Equipment Buildings.
19. Existing residential uses subject to the design standards listed in Article VIII.

1101. SPECIAL EXCEPTIONS

The following uses may be permitted by the Zoning Hearing Board as a special exception in accordance with Section 1500:

1. Neighborhood shopping center subject to the provisions of Section 1514 of this Ordinance.
2. Industrial production, processing, manufacturing and assembly, storage and distribution of any non-hazardous materials.
3. Quarries and mines for the extraction of stone and minerals subject to the provisions of Section 1512.
4. Veterinary facilities.
5. Home Occupations subject to the provisions of Section 1515 of this Ordinance.
6. Roadside Stands greater than 32 sq. ft. and subject to the provisions of Section 1517 of this Ordinance.
7. Radio and television transmitting towers.
8. Motion picture drive-in theatres.
9. Mobile home parks subject to the provisions of Article XVIII of this Ordinance.
10. Private and public recreational clubs and structures including pools, tennis and racquetball courts, skating rinks and similar recreational uses.
11. Use with potentially detrimental impact. If, in the opinion of the Zoning Officer, any proposed commercial or industrial use could create a fire hazard, or emit smoke, noise, odor or dust, or could produce other results which could be obnoxious or detrimental to other properties either because of the productive process or the suitability of the site, the Zoning Officer shall refer the proposed use to the Zoning Hearing Board. The Board shall determine if any of these conditions would or would not be created by the proposed use. If the Board determines that any of these conditions would be created, it shall require assurances, by means of special design of the structure or processing procedures or equipment, that the detrimental conditions will not be created. Upon submittal of these assurances, the Board shall direct the Zoning Officer to issue a permit for the proposed use. The Board may require the posting of a sufficient bond, with corporate surety, or such other assurances that it may deem satisfactory to guarantee that such conditions will not be created or, if created, will be eliminated.
12. Communications Towers subject to the Standards for Communications Towers As Special Exceptions set forth in Article XV, Section 1506 and Communications Equipment Buildings.
13. Granny Flat.
14. Private schools.

1102. HEIGHT AND AREA REGULATIONS

1. Minimum Lot Area:
 - A. The minimum lot area, where not served by public sanitary sewer, shall be one (1) acre.
 - B. The minimum lot area, where served by public sanitary sewer, shall be ten thousand (10,000) square feet.
2. Minimum Lot Width:
 - A. The minimum lot width at the minimum building setback line, for those lots not served by public sanitary sewer, shall be one hundred seventy-five (175) feet.
 - B. The minimum lot width at the minimum building setback line, for those lots served by public sanitary sewer, shall be one hundred (100) feet.
3. Minimum Lot Depth:
 - A. The minimum lot depth, for those lots not served by public sanitary sewer, shall be two hundred (200) feet.
 - B. The minimum lot depth, for those lots served by public sanitary sewer, shall be one hundred (100) feet.
4. Minimum Front Yard:
 - A. The minimum building setback line from all streets shall be in compliance with the requirements of Article XIV, Section 1402; provided, however, that the minimum distance shall be seventy-five (75) feet from the centerline of the street unless served by public sanitary sewer then the minimum distance shall be fifty (50) feet. If the adjacent buildings have varying setback distances, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing adjacent buildings.
 - B. In developed areas where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings. If the adjacent buildings have varying setback distances, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing adjacent buildings.
5. Minimum Side Yard:
 - A. There shall be two (2) side yards each to be a minimum of twenty (20) feet, for those lots not served by public sanitary sewer.
 - B. There shall be two (2) side yards each to be a minimum of ten (10) feet, for those lots served by public sanitary sewer.
6. Minimum Rear Yard: The minimum rear yard shall be thirty (30) feet.
7. Maximum Coverage: Eighty (80) percent.

8. Height: An additional side yard setback of one (1) foot shall be provided for every two (2) feet, or fraction thereof, increase in height above thirty-five (35) feet. Buildings devoted to agricultural and horticultural uses shall be exempted from the height regulations set forth in this paragraph.
9. Shared Facilities: Applicants are encouraged to provide shared access, shared parking and shared storm water facilities, when feasible, to promote less impervious coverage and conservation of resources. If shared parking is utilized, along with a shared access or shared storm water, the required parking may be reduced by five (5%) percent.

1103. SCREENING

Screening shall be provided in accordance with Section 1412.

1104. PARKING

Parking shall be provided in accordance with Section 1602.

1105. OFF-STREET LOADING

Off-street loading shall be provided in accordance with Section 1604.

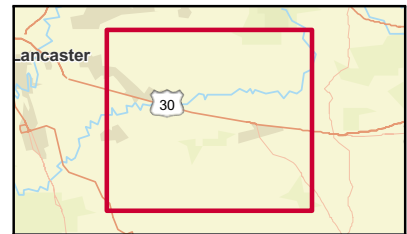
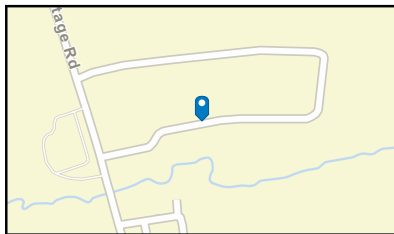
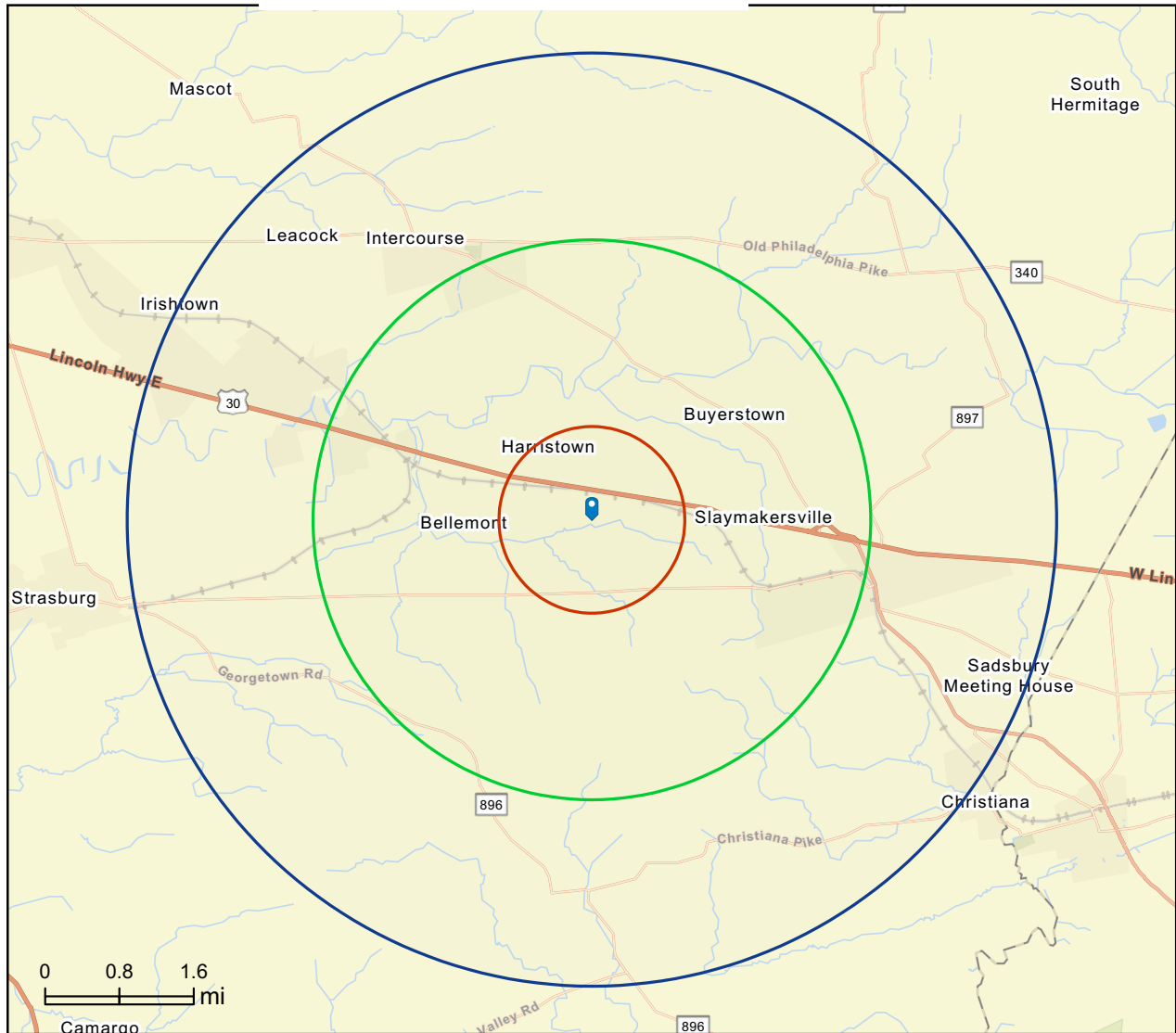
DEMOGRAPHICS



Site Map

120 Ola Way, Paradise, Pennsylvania, 17562
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99552
Longitude: -76.07526



May 21, 2025

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DEMOGRAPHICS



Executive Summary

120 Ola Way, Paradise, Pennsylvania, 17562
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99552
Longitude: -76.07526

	1 mile	3 miles	5 miles
Population			
2010 Population	746	7,668	20,260
2020 Population	793	8,385	21,545
2024 Population	806	8,413	21,502
2029 Population	800	8,390	21,376
2010-2020 Annual Rate	0.61%	0.90%	0.62%
2020-2024 Annual Rate	0.38%	0.08%	-0.05%
2024-2029 Annual Rate	-0.15%	-0.05%	-0.12%
2020 Male Population	50.9%	50.3%	50.1%
2020 Female Population	49.1%	49.7%	49.9%
2020 Median Age	30.4	32.8	31.8
2024 Male Population	52.1%	51.3%	50.9%
2024 Female Population	47.9%	48.7%	49.1%
2024 Median Age	30.9	33.2	32.2

In the identified area, the current year population is 21,502. In 2020, the Census count in the area was 21,545. The rate of change since 2020 was -0.05% annually. The five-year projection for the population in the area is 21,376 representing a change of -0.12% annually from 2024 to 2029. Currently, the population is 50.9% male and 49.1% female.

Median Age

The median age in this area is 32.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	91.3%	91.6%	92.4%
2024 Black Alone	1.9%	1.7%	1.4%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2024 Asian Alone	0.2%	0.6%	0.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.1%	2.5%	2.2%
2024 Two or More Races	3.2%	3.4%	3.3%
2024 Hispanic Origin (Any Race)	5.6%	5.0%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 19.6% 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 21.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	91	121	118
2010 Households	248	2,355	6,167
2020 Households	268	2,611	6,631
2024 Households	267	2,637	6,695
2029 Households	267	2,656	6,731
2010-2020 Annual Rate	0.78%	1.04%	0.73%
2020-2024 Annual Rate	-0.09%	0.23%	0.23%
2024-2029 Annual Rate	0.00%	0.14%	0.11%
2024 Average Household Size	3.02	3.19	3.20

The household count in this area has changed from 6,631 in 2020 to 6,695 in the current year, a change of 0.23% annually. The five-year projection of households is 6,731, a change of 0.11% annually from the current year total. Average household size is currently 3.20, compared to 3.24 in the year 2020. The number of families in the current year is 5,124 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 21, 2025

DEMOGRAPHICS



Executive Summary

120 Ola Way, Paradise, Pennsylvania, 17562
Rings: 1, 3, 5 mile radii

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Latitude: 39.99552
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	30.0%	25.1%	25.7%
Median Household Income			
2024 Median Household Income	\$91,743	\$102,172	\$97,075
2029 Median Household Income	\$104,049	\$112,617	\$109,536
2024-2029 Annual Rate	2.55%	1.97%	2.44%
Average Household Income			
2024 Average Household Income	\$109,477	\$125,224	\$125,094
2029 Average Household Income	\$128,447	\$145,881	\$145,762
2024-2029 Annual Rate	3.25%	3.10%	3.11%
Per Capita Income			
2024 Per Capita Income	\$34,171	\$39,719	\$38,896
2029 Per Capita Income	\$40,398	\$46,742	\$45,835
2024-2029 Annual Rate	3.40%	3.31%	3.34%
GINI Index			
2024 Gini Index	34.2	33.9	35.8
Households by Income			

Current median household income is \$97,075 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$109,536 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$125,094 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,762 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,896 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,835 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	77	92	90
2010 Total Housing Units	258	2,458	6,478
2010 Owner Occupied Housing Units	164	1,613	4,250
2010 Renter Occupied Housing Units	83	741	1,918
2010 Vacant Housing Units	10	103	311
2020 Total Housing Units	280	2,720	6,981
2020 Owner Occupied Housing Units	163	1,765	4,505
2020 Renter Occupied Housing Units	105	846	2,126
2020 Vacant Housing Units	12	118	317
2024 Total Housing Units	281	2,747	7,033
2024 Owner Occupied Housing Units	167	1,822	4,650
2024 Renter Occupied Housing Units	100	815	2,045
2024 Vacant Housing Units	14	110	338
2029 Total Housing Units	281	2,764	7,064
2029 Owner Occupied Housing Units	172	1,876	4,778
2029 Renter Occupied Housing Units	95	780	1,952
2029 Vacant Housing Units	14	108	333
Socioeconomic Status Index			
2024 Socioeconomic Status Index	47.6	47.8	48.2

Currently, 66.1% of the 7,033 housing units in the area are owner occupied; 29.1%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 6,981 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.17%. Median home value in the area is \$399,119, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.22% annually to \$445,374.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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