

FOR SALE / LEASE

**+ 3,200 SF COMMERCIAL PROPERTY
PRIME LOCATION ALONG ROUTE 41**



**864 Route 41
Gap, PA 17527**

Dwight E. Wagner, CCIM

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SALIENT INFORMATION

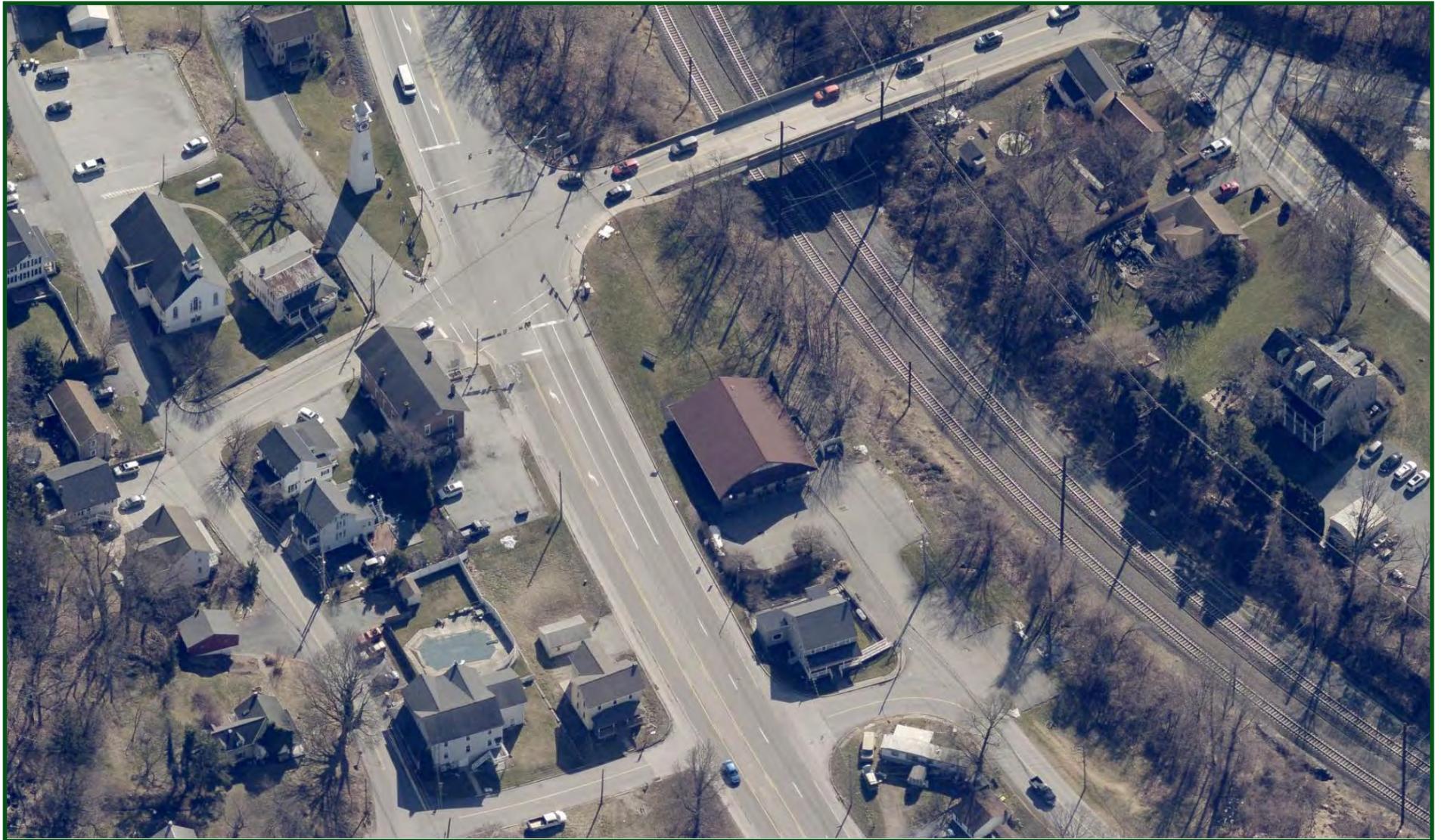
PROPERTY:	864 Route 41, Gap, PA 17527 Salisbury Township, Lancaster County	
SITE SIZE:	1.25 Acres	
BUILDING SIZE:	± 3,138 SF	
CIRCA:	1792	
UTILITIES:	Water: Well Sewer: Public	
ZONING:	GC General Commercial	
PARKING:	16 Spaces	
LANDLORD RESPONSIBILITIES:	Structure and Roof (2021)	
TENANT RESPONSIBILITIES:	Real Estate Taxes, Insurance, All Utilities, Snow Removal and Landscaping	
INCOME:	Apartment (2 Bed/1 Bath)	\$1,100/mo.
	Hair Salon	\$ 700/mo.
REAL ESTATE TAXES:	\$8,186 Total (2025)	
TAX ACCOUNT:	560-68311-0-0000	
LEASE RATE:	\$4,000 / Month NNN	
SALE PRICE:	\$750,000	
COMMENTS:	<p>Welcome to the former Village Arms gun and sporting goods store. This approximately 3,200 SF space feature a large retail floorplan with a few smaller breakout rooms and offices.</p> <p>Conveniently located in Gap, PA, directly on Route 41 with exposure to over 17,336*, making this stand-alone building a perfect fit for retail businesses.</p>	

* May be lower than usual due to Covid-19.

TAX MAP



AERIAL PHOTO



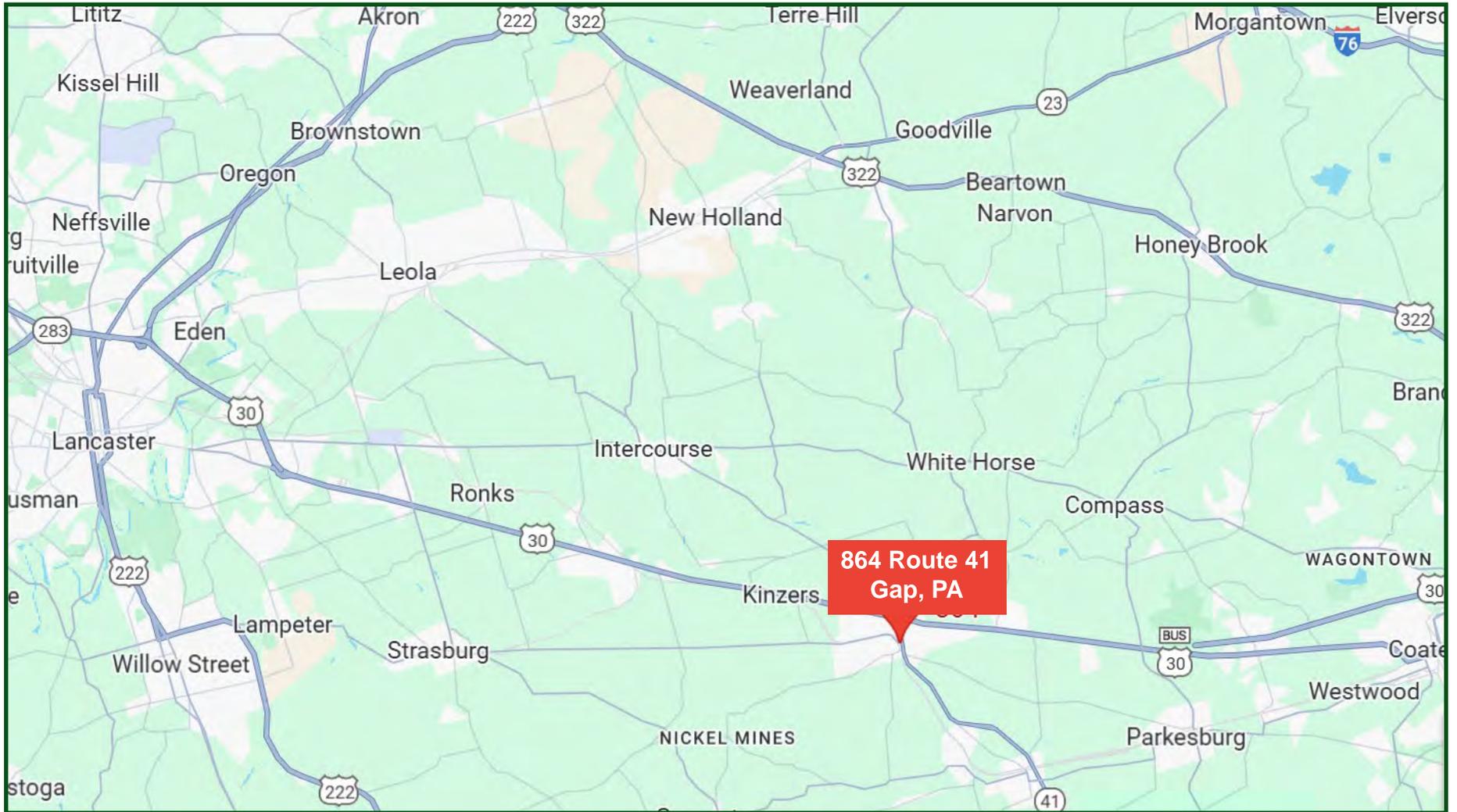
PHOTOGRAPHS



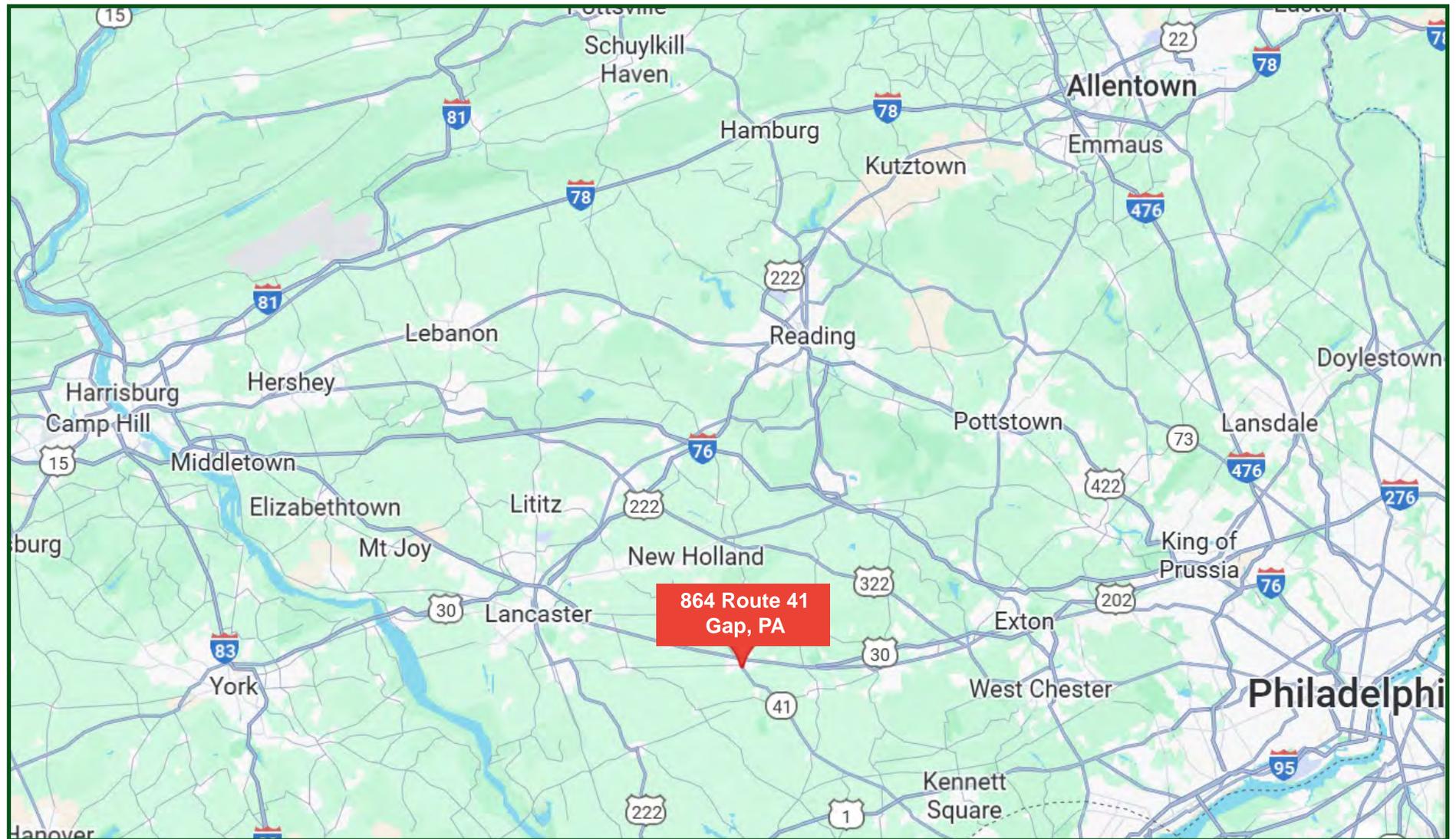
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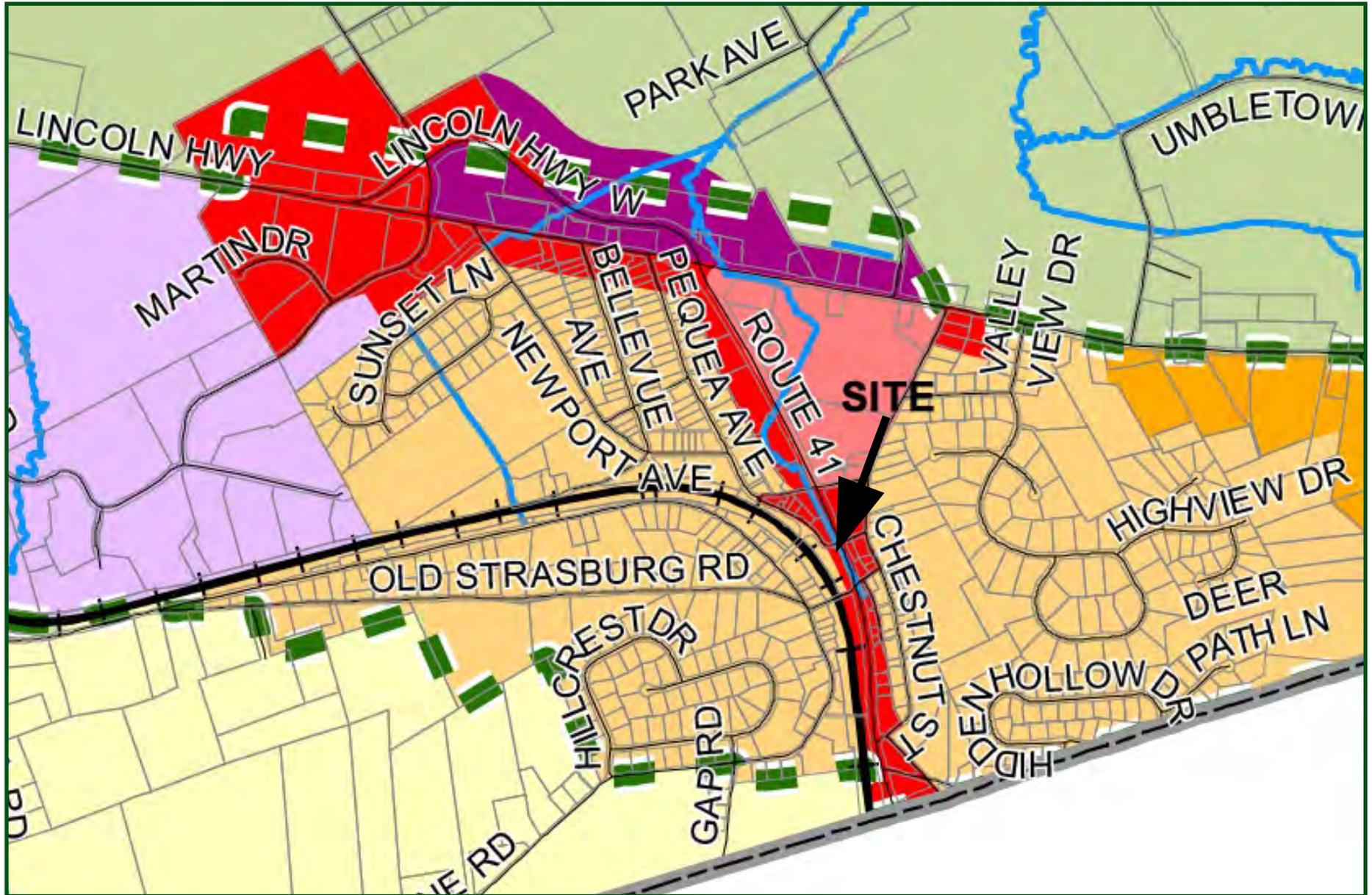
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Salisbury Twp.)



§ 340-16. General Commercial Zone (GC).

- A. Purpose. This zone provides suitable locations for highway-oriented retail, service, and entertainment businesses. The uses often involve outdoor activities and/or storage areas such as automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents as well as those motorists passing through the Township. Access to these areas is provided by adjoining major streets. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties and landscaping requirements should help to create an attractive site appearance. Finally, certain design incentives are provided for integrated uses that share access, parking, loading, signage, etc. These zones also allow for apartments above ground floor commercial uses. Strict design standards have been imposed to keep uses in this zone compatible with nearby homes. **[Amended 2-20-2018 by Ord. No. 2-20-18-1]**
- B. Permitted uses.
- (1) Offices.
 - (2) Banks and similar financial institutions.
 - (3) Restaurants and taverns (but not including drive-through or fast-food restaurants, nor nightclubs).
 - (4) Retail sale of goods and services (including auto parts stores, without installation).
 - (5) Hotels, motels and similar lodging facilities.
 - (6) Automobile, boat, farm machinery, mobile home and trailer sales.
 - (7) Theaters and auditoriums.
 - (8) Public uses and utilities.
 - (9) Private and commercial schools (excluding vocational and mechanical trade schools).
 - (10) Dry cleaners, laundries and laundromats (see § 340-77).
 - (11) Churches (see § 340-61).
 - (12) Funeral homes, mortuaries and crematoriums.
 - (13) Clubhouses for private clubs.
 - (14) Forestry uses subject to the requirements of § 340-47 of this chapter.
 - (15) Accessory uses customarily incidental to the above permitted uses.
 - (16) Recycling collection facilities, 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 300 square feet.

ZONING

Township of Salisbury, PA

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- (17) Medical or dental clinics.
- C. Special exception uses (subject to the procedures presented in § 340-138C of this chapter).
 - (1) Adult-related facilities (see § 340-51).
 - (2) Amusement arcades (see § 340-53).
 - (3) Automobile, boat, trailer, truck, farm machinery and mobile home service and repair facilities, including, but not limited to, auto mechanics, drive-through lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio and upholstery shops (see § 340-55).
 - (4) Automobile filling stations (including minor incidental repair)(see § 340-56).
 - (5) Billboards (see § 340-117).
 - (6) Car washes (see § 340-60).
 - (7) Commercial day-care facilities (see § 340-65).
 - (8) Commercial recreation facilities (see § 340-69).
 - (9) Drive-through and/or fast-food restaurants (see § 340-76).
 - (10) Farmers and/or flea markets (see § 340-79).
 - (11) Health and fitness clubs (see § 340-85).
 - (12) Home improvement and building supply stores (see § 340-89).
 - (13) Hospitals (see § 340-90).
 - (14) Mini warehouses (see § 340-95).
 - (15) Nightclubs (see § 340-97).
 - (16) Two-family conversions (see § 340-115).
 - (17) Convenience store (see § 340-74).
 - (18) Apartments above ground floor commercial uses (see § 340-50). **[Added 2-20-2018 by Ord. No. 2-20-18-1]**
 - (19) Accessory uses customarily incidental to the above uses. **[Added 9-6-2022 by Ord. No. 9-6-22-1]**
- D. Conditional uses (subject to the procedures presented in § 340-147 of this chapter).
 - (1) Shopping centers involving any use permitted in this zone (see § 340-109).
- E. Lot area, lot width and lot coverage requirements. See following table:

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Utilized Public Utilities	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)
None	43,560 ¹	200	40
Public water	32,670 ¹	150	50
Public sewer	20,000	125	60
Both public sewer and public water	15,000	100	70

¹ All uses relying upon on-lot sewers must comply with § 340-39 of this chapter.

F. Minimum setback requirements.

- (1) Front yard setback. All buildings, structures (except permitted signs) loading areas shall be set back at least 35 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way.
- (2) Side yard setback. All buildings and structures shall be set back at least 20 feet from the side lot lines. Off-street parking lots, loading areas and outdoor storage areas shall be set back at least 10 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances one of the side yard setbacks can be waived for a joint parking lot only. **[Amended 2-20-2018 by Ord. No. 2-20-18-1]**
- (3) Rear yard setback. All buildings, structures, off-street parking lots, loading areas and outdoor storage areas shall be set back at least 20 feet from the rear lot line except as provided in Subsection F(4) below.
- (4) Residential buffer strip. Any lot developed with a nonresidential use adjoining land within a residential zone or a lot containing a residential use shall maintain a thirty-five-foot setback from any lot line for buildings, structures, off-street parking lots, loading areas and outdoor storage areas from the residentially zoned parcel or lot containing a residential use. Such area shall be used for a landscape strip and screen in accordance with this § 340-16. **[Amended 9-6-2022 by Ord. No. 9-6-22-1]**

G. Maximum permitted height: 35 feet.

H. Off-street loading. Off-street loading shall be provided as specified in § 340-35 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.

I. Off-street parking. Off-street parking shall be provided as specified in § 340-34 of this chapter.

J. Signs. Signs shall be permitted as specified in § 340-37 of this chapter.

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- K. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 340-32 of this chapter. All access drives serving other uses shall be in accordance with § 340-33 of this chapter.
- L. Screening. A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 340-36 of this chapter.)
- M. Landscaping. 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 § 340-36 of this chapter.)
- N. Waste products.
 - (1) 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 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed.
 - (2) All uses permitted within this zone shall also comply with the general provisions in Article III of this chapter.
- O. Commercial operations standards. All commercial 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 § 340-42 of this chapter.)
- P. Outdoor storage. Within this zone, the outdoor storage of vehicles, trailers, recreational vehicles, mobile homes, nursery and garden stock, sheds, playground equipment, pet houses and other similar outdoor appurtenances is permitted, provided all outdoor storage areas are screened from adjoining streets and properties, and the outdoor storage areas comply with the setbacks imposed within this section. The outdoor storage areas for automobile sales uses need not be screened from adjoining streets. Any outdoor storage of goods or materials that exceeds six feet in height shall be set back no less than 100 feet from any residentially zoned land and/or street. (See § 340-43 of this chapter for additional requirements.)
- Q. All uses must have Pennsylvania Department of Labor and Industry approval prior to building permit approval.

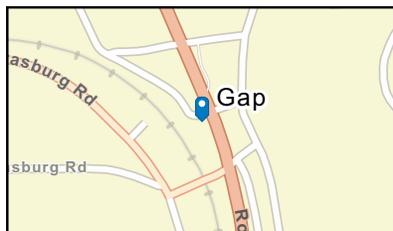
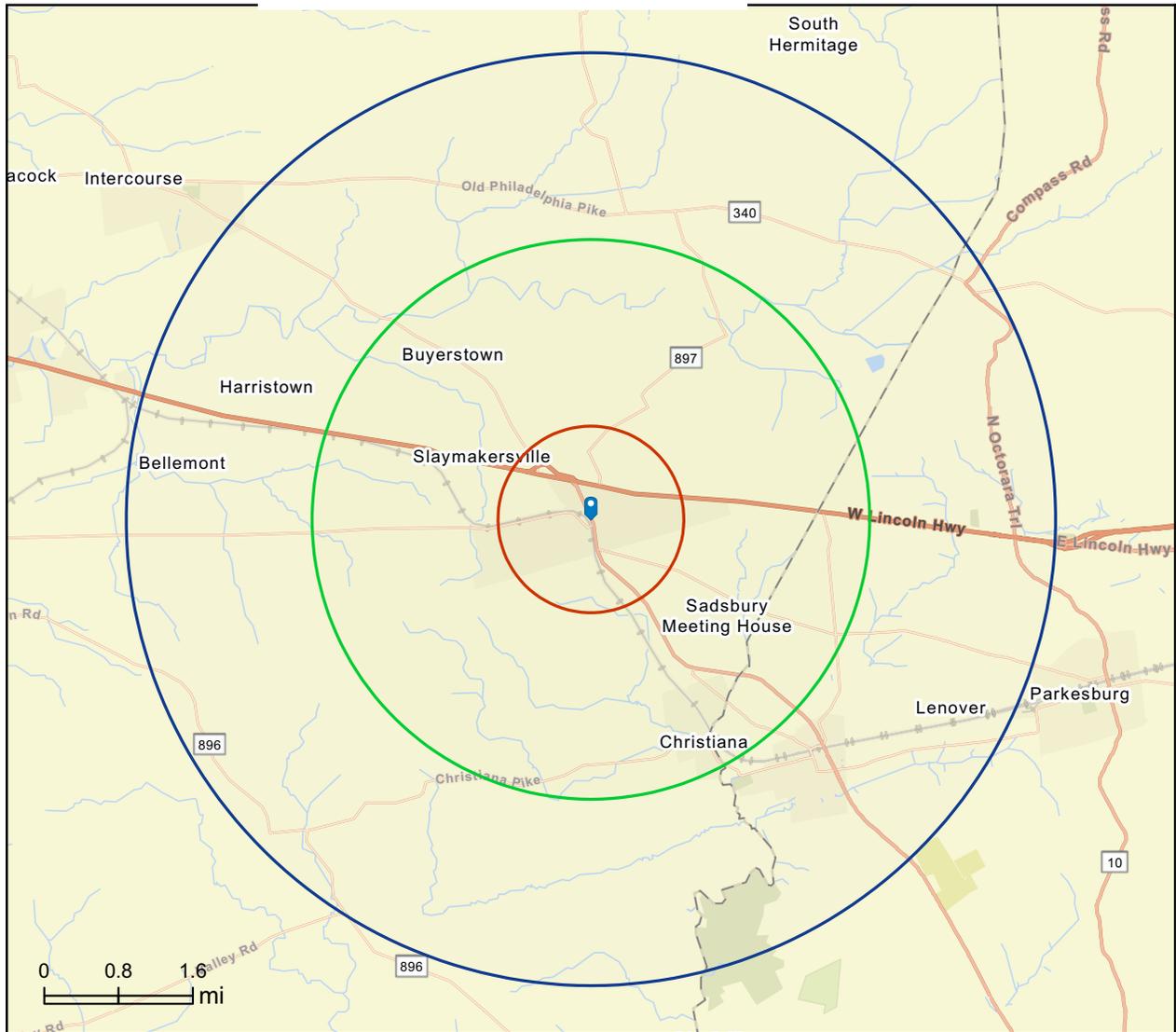
DEMOGRAPHICS



Site Map

864 Route 41, Gap, Pennsylvania, 17527
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.98629
Longitude: -76.01835



September 25, 2025

DEMOGRAPHICS



Executive Summary

864 Route 41, Gap, Pennsylvania, 17527
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.98629
Longitude: -76.01835

	1 mile	3 miles	5 miles
Population			
2010 Population	2,102	9,489	19,985
2020 Population	2,166	9,715	20,584
2025 Population	2,181	9,733	20,430
2030 Population	2,178	9,695	20,382
2010-2020 Annual Rate	0.30%	0.24%	0.30%
2020-2025 Annual Rate	0.13%	0.04%	-0.14%
2025-2030 Annual Rate	-0.03%	-0.08%	-0.05%
2020 Male Population	51.4%	50.2%	50.4%
2020 Female Population	48.6%	49.8%	49.6%
2020 Median Age	37.0	33.6	32.8
2025 Male Population	52.1%	50.7%	50.9%
2025 Female Population	47.9%	49.3%	49.1%
2025 Median Age	36.3	33.4	32.9

In the identified area, the current year population is 20,430. In 2020, the Census count in the area was 20,584. The rate of change since 2020 was -0.14% annually. The five-year projection for the population in the area is 20,382 representing a change of -0.05% annually from 2025 to 2030. Currently, the population is 50.9% male and 49.1% female.

Median Age

The median age in this area is 32.9, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	87.8%	90.3%	90.7%
2025 Black Alone	3.3%	2.0%	2.2%
2025 American Indian/Alaska Native Alone	0.2%	0.1%	0.1%
2025 Asian Alone	1.1%	0.6%	0.4%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	3.0%	2.6%	2.4%
2025 Two or More Races	4.6%	4.4%	4.2%
2025 Hispanic Origin (Any Race)	6.1%	5.0%	4.8%

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 19.7% 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 25.1 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	108	98	103
2010 Households	737	2,967	5,995
2020 Households	760	3,099	6,275
2025 Households	763	3,121	6,337
2030 Households	763	3,126	6,370
2010-2020 Annual Rate	0.31%	0.44%	0.46%
2020-2025 Annual Rate	0.08%	0.13%	0.19%
2025-2030 Annual Rate	0.00%	0.03%	0.10%
2025 Average Household Size	2.84	3.08	3.20

The household count in this area has changed from 6,275 in 2020 to 6,337 in the current year, a change of 0.19% annually. The five-year projection of households is 6,370, a change of 0.10% annually from the current year total. Average household size is currently 3.20, compared to 3.26 in the year 2020. The number of families in the current year is 4,884 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 25, 2025

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	24.7%	27.9%	27.6%
Median Household Income			
2025 Median Household Income	\$100,720	\$93,694	\$94,225
2030 Median Household Income	\$107,053	\$104,524	\$106,067
2025-2030 Annual Rate	1.23%	2.21%	2.40%
Average Household Income			
2025 Average Household Income	\$118,460	\$113,866	\$117,731
2030 Average Household Income	\$130,677	\$128,137	\$133,542
2025-2030 Annual Rate	1.98%	2.39%	2.55%
Per Capita Income			
2025 Per Capita Income	\$40,066	\$35,935	\$37,252
2030 Per Capita Income	\$44,250	\$40,657	\$42,557
2025-2030 Annual Rate	2.01%	2.50%	2.70%
GINI Index			
2025 Gini Index	37.4	39.9	42.0
Households by Income			
Current median household income is \$94,225 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$106,067 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$117,731 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$133,542 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$37,252 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$42,557 in five years, compared to \$50,744 for all U.S. households.			
Housing			
2025 Housing Affordability Index	91	81	81
2010 Total Housing Units	754	3,073	6,250
2010 Owner Occupied Housing Units	533	2,170	4,416
2010 Renter Occupied Housing Units	205	797	1,580
2010 Vacant Housing Units	17	106	255
2020 Total Housing Units	790	3,238	6,582
2020 Owner Occupied Housing Units	552	2,244	4,579
2020 Renter Occupied Housing Units	208	855	1,696
2020 Vacant Housing Units	41	141	287
2025 Total Housing Units	795	3,262	6,639
2025 Owner Occupied Housing Units	567	2,314	4,731
2025 Renter Occupied Housing Units	196	807	1,606
2025 Vacant Housing Units	32	141	302
2030 Total Housing Units	795	3,266	6,675
2030 Owner Occupied Housing Units	575	2,350	4,821
2030 Renter Occupied Housing Units	188	777	1,548
2030 Vacant Housing Units	32	140	305
Socioeconomic Status Index			
2025 Socioeconomic Status Index	52.5	48.7	46.4

Currently, 71.3% of the 6,639 housing units in the area are owner occupied; 24.2%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 6,582 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.16%. Median home value in the area is \$415,592, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.93% annually to \$480,250.

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Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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