

# FOR SALE

## ± 9.10 ACRES OF INDUSTRIAL LAND Houston Run, Gap, PA



**5295 East Newport Road  
Gap, PA 17527**

**Scott D. Bradbury  
Senior Vice-President**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (O) • (717) 606-6555 (C) • (717) 735-6001 (F)

[scott@uscommercialrealty.net](mailto:scott@uscommercialrealty.net)

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

# SALIENT INFORMATION

**LOCATION:** 5295 East Newport Road, Gap, PA 17527  
Salisbury Township, Lancaster County

**LOT SIZE:** ± 9.10 Acres

**ZONING:** I - Industrial & GC - General Commercial

**SEWER / WATER:** Public - Three (3) EDU's available for the lot at a cost of \$12,833 total to buyer

**REAL ESTATE TAXES:** \$3,848 (2025)

<b>DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	1,561	8,796	22,257
Households	529	2,694	6,968
Average HH Income:	\$119,534	\$111,454	\$117,484

**TAX ID:** 560-01033-0-0000

**LIST PRICE:** **\$1,955,000**

**COMMENTS:** Site is currently approved for ± 85,545 SF manufacturing/warehouse building.

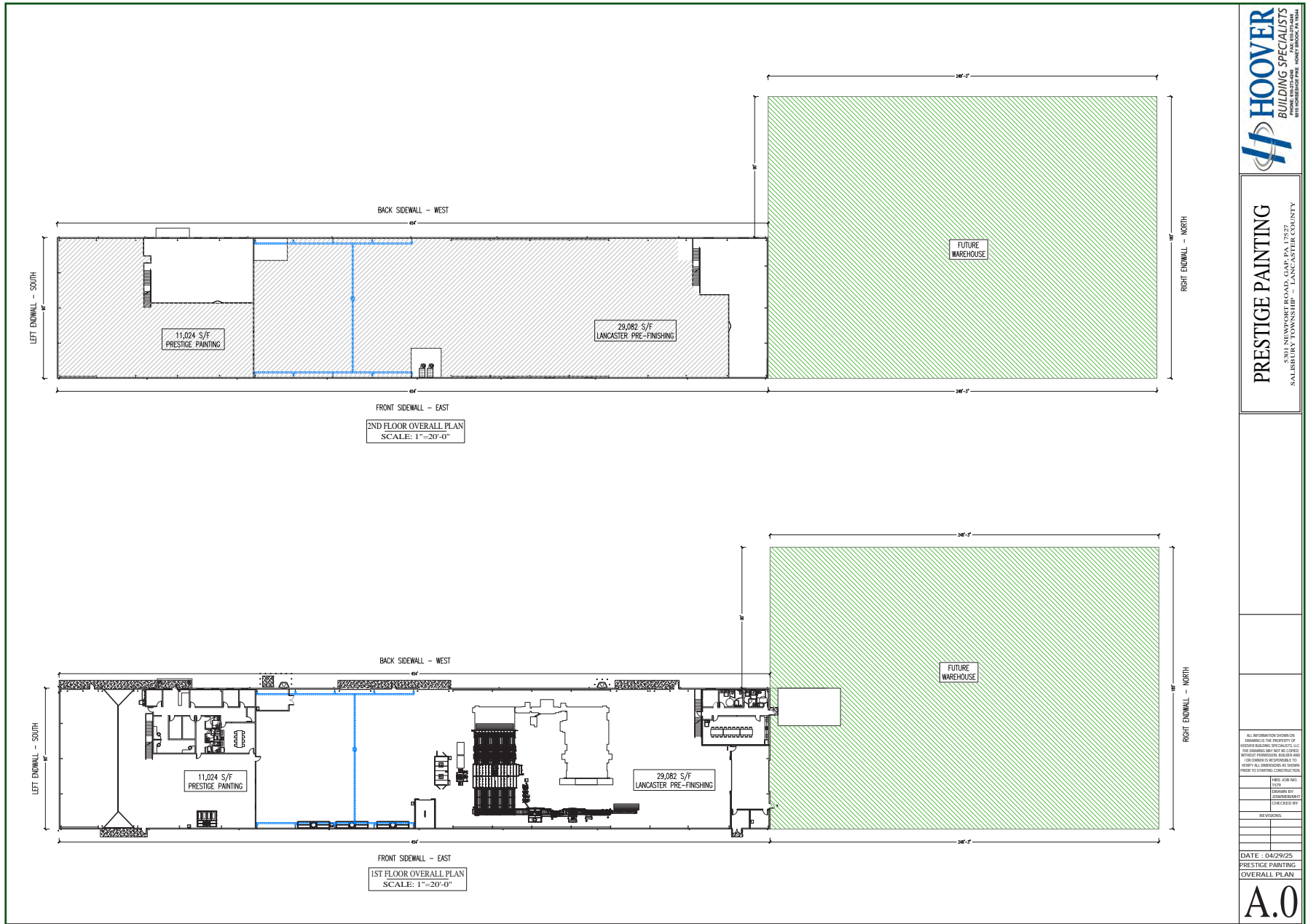
Site has an approved NPDES permit from DEP.

Site previously approved for a 100,000 SF manufacturing/warehouse building.

# AERIAL MAP



# BUILDING PLAN



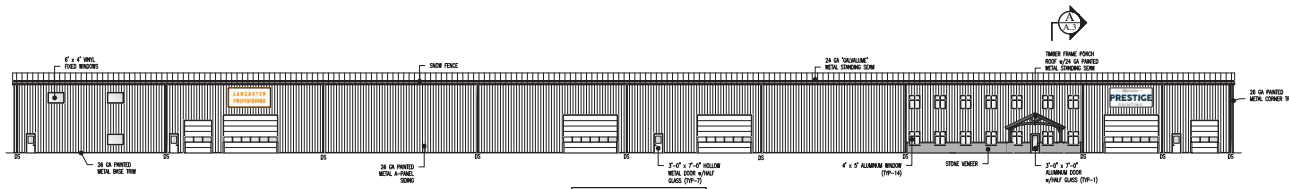
**PRESTIGE PAINTING**  
5301 NEWPORT ROAD, GAITHERSBURG, PA 17527  
SALISBURY TOWNSHIP - LANCASTER COUNTY

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF HOVER BUILDING SPECIALISTS. IT IS TO BE USED FOR THE PROJECT AND SITE ONLY. HOVER BUILDING SPECIALISTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS INFORMATION.

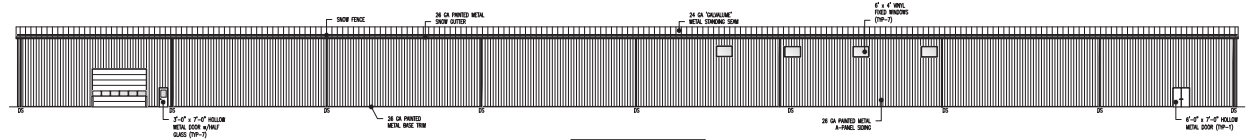
DATE	04/29/25
PROJECT	PRESTIGE PAINTING
OVERALL PLAN	
DATE	
PROJECT	
OVERALL PLAN	

**A.0**

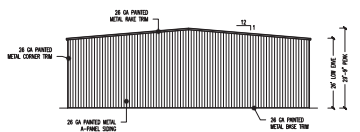
# ELEVATION PLAN



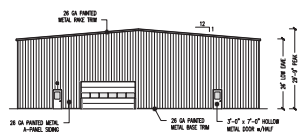
WEST ELEVATION  
SCALE: 1/16"=1'-0"



EAST ELEVATION  
SCALE: 1/16"=1'-0"



SOUTH ELEVATION  
SCALE: 1/16"=1'-0"



NORTH ELEVATION  
SCALE: 1/16"=1'-0"



**PRESTIGE PAINTING**  
5301 NEWPORT ROAD, GAITHERSBURG, PA 17527  
SALISBURY TOWNSHIP - LANCASTER COUNTY

ALL INFORMATION SHOWN IS  
CONSIDERED THE PROPERTY OF  
PRESTIGE PAINTING. NO PART OF  
THIS DRAWING MAY NOT BE COPIED  
WITHOUT PERMISSION. THE OWNER  
IS RESPONSIBLE TO VERIFY ALL  
DIMENSIONS AS SHOWN  
PRIOR TO STARTING CONSTRUCTION.

DATE: 04/29/25  
PRESTIGE PAINTING  
ELEVATIONS

**A.2**

# NPDES PERMIT

3800-PM-BCW0405d Rev. 8/2024  
PAG-02 Permit



Pennsylvania  
Department of  
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

**PAG-02  
AUTHORIZATION TO DISCHARGE UNDER THE  
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)  
GENERAL PERMIT FOR DISCHARGES OF  
STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES**

**NPDES PERMIT NO: PAC360367 A-16**

In compliance with the provisions of the Clean Water Act, 33 U.S.C.A. §§ 1251--1387 and the Clean Streams Law, as amended, 35 P.S. §§ 691.1--691.1001,

**Houston Run Properties, LLC  
1324 Main Street  
East Earl, PA 17519**

(permittee) is authorized to discharge from a project site known as **Houston Run Properties – Prestige Real Estate**, located in **Salisbury Township, Lancaster County** to **UNT to Pequea Creek** in accordance with the effluent limitations, monitoring and reporting requirements, best management practices (BMPs), stormwater control measures (SCMs) and other conditions set forth in Parts A, B, and C herein.

**APPROVAL OF COVERAGE TO DISCHARGE UNDER THIS GENERAL NPDES PERMIT IS AUTHORIZED BEGINNING ON SEPTEMBER 22, 2025 AND WILL EXPIRE ON DECEMBER 7, 2029. WHEN THE GENERAL PERMIT IS RENEWED, REISSUED OR MODIFIED, THE FACILITY OR ACTIVITY COVERED BY THE APPROVAL FOR COVERAGE MUST COMPLY WITH THE FINAL RENEWED, REISSUED OR MODIFIED GENERAL PERMIT.**

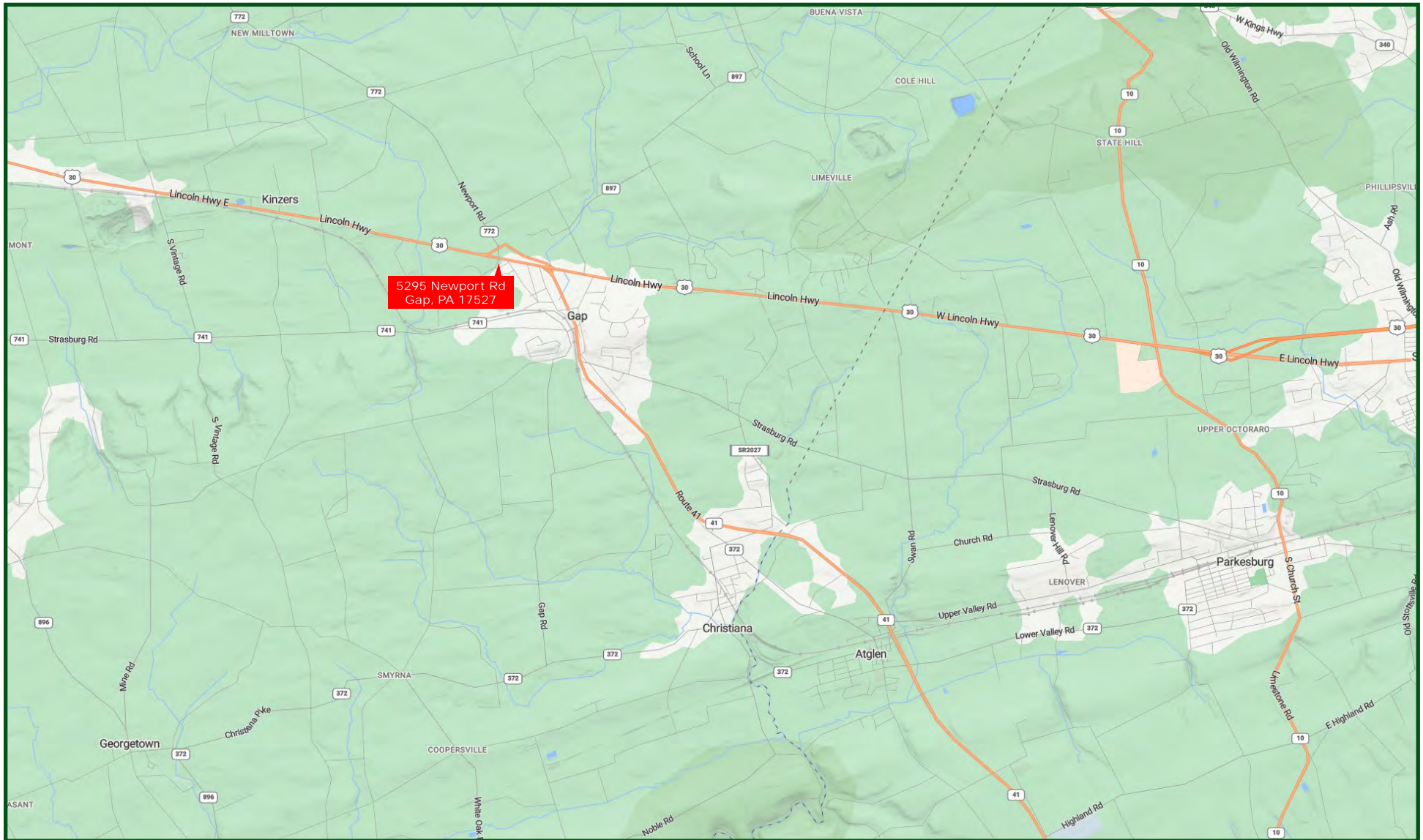
Coverage and authorization to discharge under the PAG-02 NPDES General Permit ("General Permit") are subject to the following conditions:

1. The permittee's Notice of Intent (NOI), Erosion and Sediment Control (E&S) Plan, and Post-Construction Stormwater Management (PCSM) Plan are incorporated into this approval of coverage.
2. If there is a conflict between the requirements in the NOI or its supporting documents and the terms and conditions of the General Permit, the permittee must comply with the terms and conditions of the General Permit.
3. The permittee's failure to comply with the terms, conditions, and effluent limitations of the General Permit is grounds for the Department of Environmental Protection (DEP) and/or a delegated county conservation district (CCD) to take an enforcement action, and/or to terminate or revoke coverage under this General Permit.

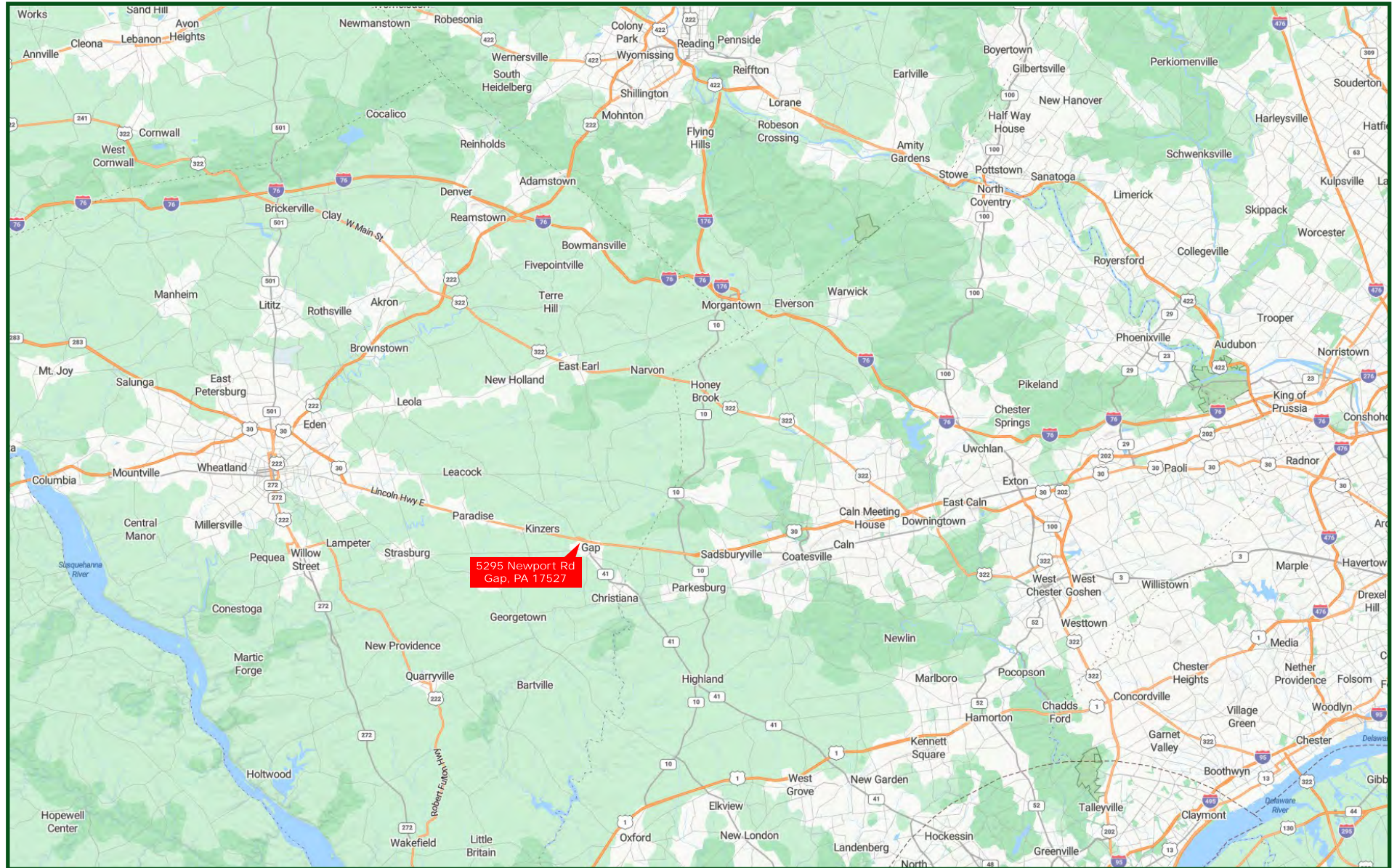
**Coverage under the PAG-02 General Permit is authorized by:**

**Christopher M. Thompson  
District Manager  
Lancaster County Conservation District**

# LOCATION MAP - LOCAL

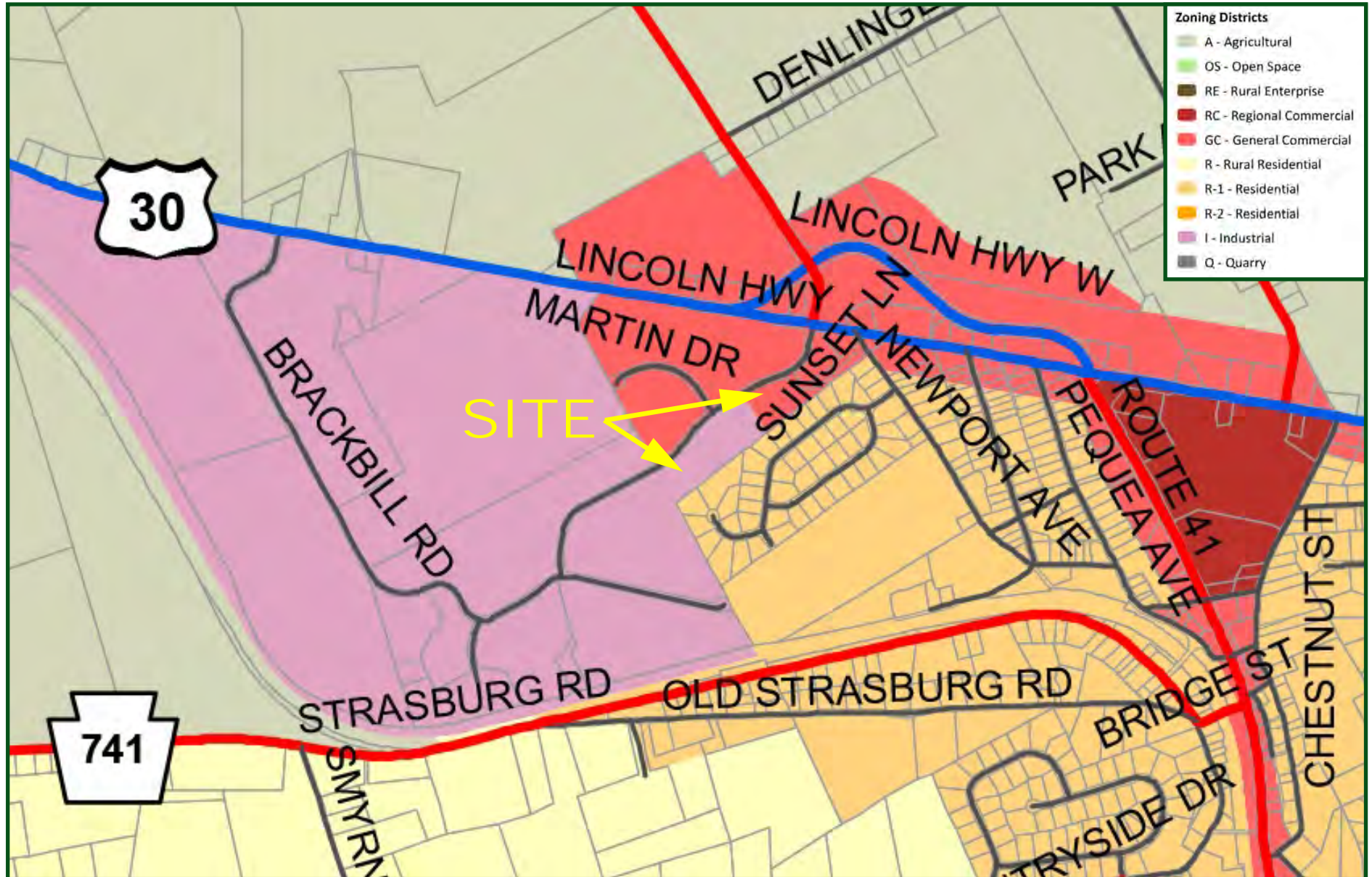


# LOCATION MAP - REGIONAL





# ZONING MAP (SALISBURY TOWNSHIP)



# ZONING ORDINANCE

Township of Salisbury, PA

## § 340-18. Industrial Zone (I).

- A. 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 startup 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.
- B. 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 § 340-18D of this chapter:
- (1) Laboratories for medical, scientific or industrial research and development.
  - (2) Manufacturing, packaging, storage and/or wholesaling of the following:
    - (a) Furniture, cabinets, fixtures, office supplies, and other household appointments.
    - (b) Scientific, specialized and technical instruments and equipment.
    - (c) Audiovisual components, computers, vending machines, electronic equipment and video games.
    - (d) Finished textile products.
    - (e) Brushes, brooms and combs.
    - (f) Hot tubs, spas, saunas and swimming pools.
    - (g) Jewelry and other precious metals.
    - (h) Photographic, lighting and timekeeping equipment.
    - (i) Small household appliances, excluding major appliances.
    - (j) Musical instruments and sporting equipment.
    - (k) Cosmetics, toiletries and pharmaceuticals.
    - (l) Optical, dental and medical supplies and equipment.
    - (m) Small or novelty products from prepared materials (excluding the use of sheet metals).
  - (3) Processing, packaging, storage and/or wholesaling of food products excluding Subsection B(3)(a) through (d), below, which shall only be permitted by conditional use under Subsection D of this section:

# ZONING ORDINANCE

Township of Salisbury, PA

§ 340-18

§ 340-18

- (a) Breweries and distilleries.
- (b) Pickling processes.
- (c) Rendering or slaughtering operations.
- (d) Sugar refineries.
- (4) Sales, storage and/or wholesaling of the following:
  - (a) Home- and auto-related fuels.
  - (b) Nursery and garden materials and stock.
  - (c) Contractor supplies.
  - (d) Plumbing, heating, air conditioning, electrical and other structural components of buildings.
- (5) Bookbinding, printing and publishing operations.
- (6) Machine shops.
- (7) Repair shops for products permitted to be manufactured in this zone.
- (8) Small engine repair shops.
- (9) Welding shops.
- (10) Sign makers.
- (11) Offices.
- (12) Public buildings and public utilities.
- (13) Agricultural support businesses including:
  - (a) Facilities for the commercial processing and warehousing of agricultural products.
  - (b) Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed or supplies.
  - (c) Veterinary offices and animal hospitals.
- (14) Vocational and mechanical trade schools.
- (15) 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 materials, goods or furnishings that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet.
- (16) Excavation contractor yards and shops.
- (17) Forestry uses subject to the requirements of § 340-47 of this chapter.

# ZONING ORDINANCE

Township of Salisbury, PA

§ 340-18

§ 340-18

(18) 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 3,000 square feet, whichever is less.

C. Special exception uses (see § 340-138C).

- (1) Mini warehouses (see § 340-95).
- (2) Automobile auctions and/or automobile storage compounds (see § 340-54).
- (3) Billboards (see § 340-117).
- (4) 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 § 340-87).
- (5) Warehousing and wholesale trade establishments (see § 340-116).
- (6) Heavy equipment sales, service and repair such as excavation machinery, boats, commercial trucks, buses, mobile homes, trailers, and other similar machinery (see § 340-86).
- (7) Junkyards (see § 340-92).
- (8) Truck stops and/or motor freight terminal (see § 340-114).
- (9) Recycling stations for paper, plastic, glass, and metal products (see § 340-104).
- (10) Solid waste handling facilities (see § 340-112).
- (11) Convenience commercial centers (see § 340-73).
- (12) Spent mushroom compost processing and/or commercial mushroom operations (see § 340-113).
- (13) Communication antennas, towers and equipment (see § 340-71).
- (14) Commercial stockyards or feedlots (see § 340-70).
- (15) Commercial produce operations (see § 340-68).
- (16) Off-track betting parlors (see § 340-99).
- (17) Convention centers (see § 340-75).
- (18) Public transportation depots (see § 340-101).
- (19) Slaughtering, processing, rendering, and packaging of products and by-products produced from animal remains (see § 340-111).
- (20) Churches (see § 340-61).
- (21) Accessory uses customarily incidental to the above uses. **[Added 9-6-2022 by Ord. No. 9-6-22-1]**

# ZONING ORDINANCE

Township of Salisbury, PA

§ 340-18

§ 340-18

- D. Conditional uses. Any of the uses permitted in § 340-18B that contain more than two acres in lot area. **[Amended 2-20-2018 by Ord. No. 2-20-18-1]**
- E. Lot area, lot coverage requirements. See the following table:

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

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

- F. Minimum setback requirements (principal and accessory uses).
- (1) 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 50 feet from any adjoining right-of-way.
  - (2) Side yard setbacks. All buildings, structures (except permitted signs), dumpsters and off-street loading areas shall be set back at least 30 feet from any side property line. All outdoor storage areas and off-street parking lots shall be set back at least 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.
  - (3) Rear yard setback. All buildings, structures, dumpsters and off-street loading areas shall be set back at least 35 feet from any rear property line. All outdoor storage areas and off-street parking lots shall be set back at least 25 feet from any rear lot lines.
  - (4) 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-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 50 feet from adjoining residentially zoned properties. All of these setback areas shall be devoted to landscaping (see § 340-36).
  - (5) Accessory recreation uses. These facilities can be developed in any side or rear yard to within 50 feet of any property line.
- G. Maximum permitted structural height. The height of any principal or accessory structure shall not exceed 50 feet, except that chimneys, flagpoles, water tanks and other mechanical appurtenances may be built to a height not exceeding 75 feet above the finished grade when

# ZONING ORDINANCE

Township of Salisbury, PA

§ 340-18

§ 340-18

erected upon or as an integral part of a building. All structures extending above 50 feet from grade (except permitted signs) shall be set back a distance at least equal to their height from all property lines.

- 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.
- K. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 340-32 of this chapter. All access driveways serving other uses shall be in accordance with § 340-33 of this chapter.
- L. 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 § 340-36 of this chapter).
- M. Landscaping.
  - (1) 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.)
  - (2) A minimum twenty-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.
- 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 75 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. 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 § 340-42 of this chapter.)
- P. Outdoor storage. Within the Industrial Zone (I), 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 feet in height shall be set back no less than 100

# ZONING ORDINANCE

Township of Salisbury, PA

§ 340-18

§ 340-18

feet from any non-industrially zoned property and/or streets. (See § 340-43 of this chapter.)

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

# ZONING ORDINANCE

Township of Salisbury, PA

## § 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 ORDINANCE

Township of Salisbury, PA

§ 340-16

§ 340-16

- (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:

# ZONING ORDINANCE

Township of Salisbury, PA

§ 340-16

§ 340-16

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

<sup>1</sup>

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.

# ZONING ORDINANCE

Township of Salisbury, PA

§ 340-16

§ 340-16

- 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

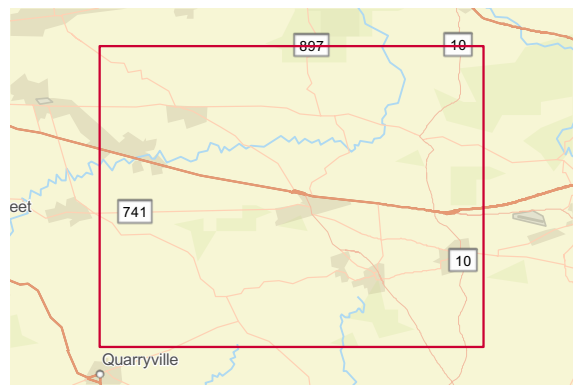
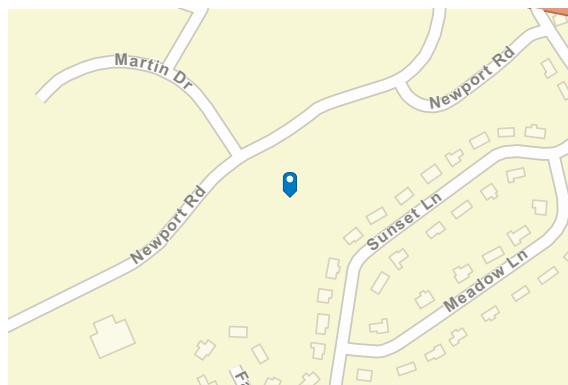
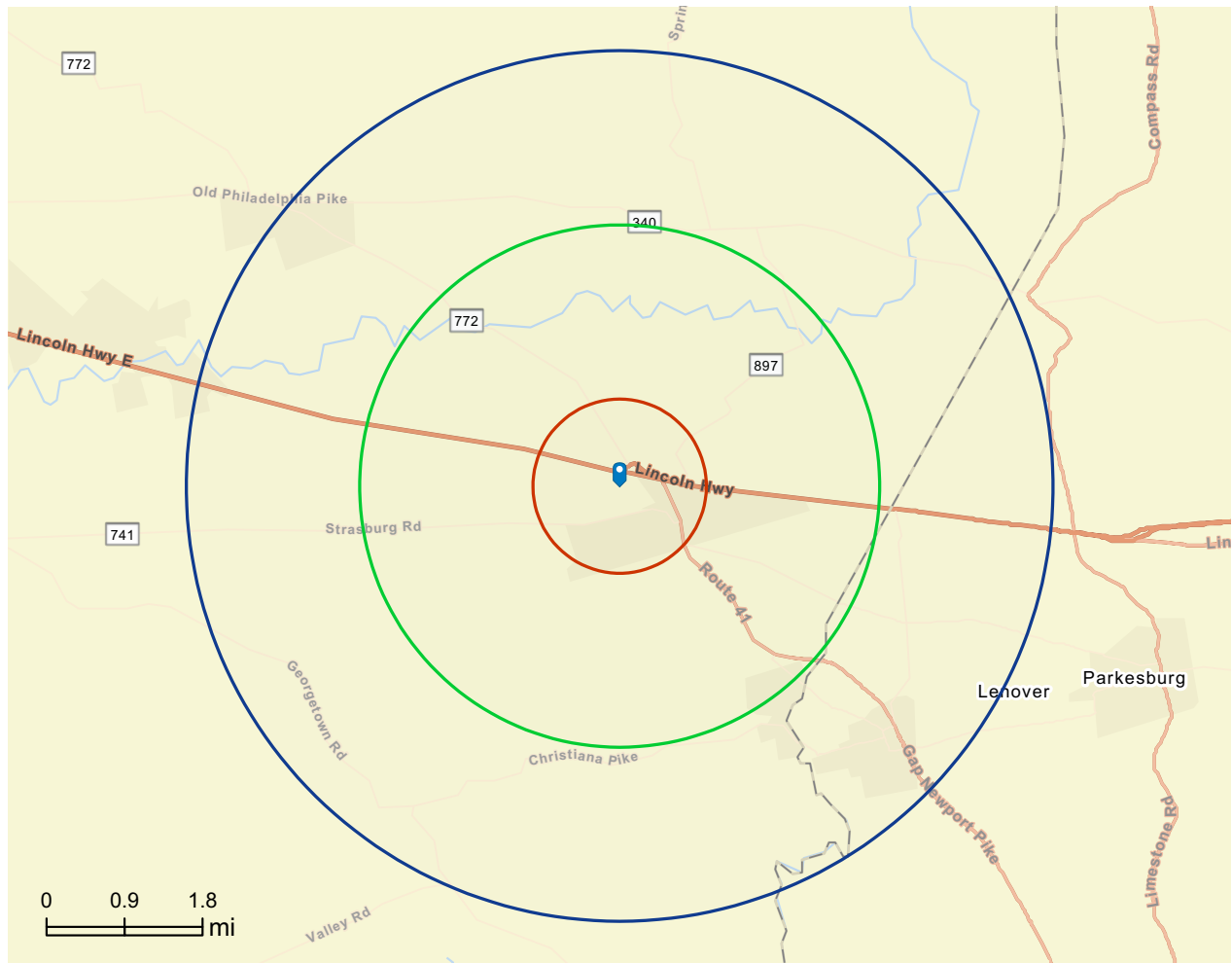
## Site Map

5295 Newport Rd, Gap, Pennsylvania, 17527

Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 39.99119  
Longitude: -76.03108



© 2026 Esri

# DEMOGRAPHICS

## Executive Summary

5295 Newport Rd, Gap, Pennsylvania, 17527



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	1,505	8,499	21,485
2020 Population	1,560	8,780	22,381
2025 Population	1,561	8,796	22,257
2030 Population	1,560	8,773	22,201
2010-2020 Annual Rate	0.36%	0.33%	0.41%
2020-2025 Annual Rate	0.01%	0.03%	-0.11%
2025-2030 Annual Rate	-0.01%	-0.05%	-0.05%

Age	1 mile	3 miles	5 miles
2025 Median Age	35.3	32.6	32.8
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	88.4%	90.9%	91.1%
Black Alone	3.3%	1.9%	2.0%
American Indian Alone	0.2%	0.1%	0.1%
Asian Alone	1.1%	0.6%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.8%	2.5%	2.4%
Two or More Races	4.2%	4.0%	3.9%
Hispanic Origin	5.9%	5.0%	4.7%
Diversity Index	30.2	24.9	24.2

Households	1 mile	3 miles	5 miles
2010 Total Households	508	2,537	6,514
2020 Total Households	526	2,672	6,908
2025 Total Households	529	2,694	6,968
2030 Total Households	530	2,700	6,997
2010-2020 Annual Rate	0.35%	0.52%	0.59%
2020-2025 Annual Rate	0.11%	0.16%	0.16%
2025-2030 Annual Rate	0.04%	0.04%	0.08%
2025 Average Household Size	2.95	3.24	3.17
Wealth Index	111	95	103

[Source](#): Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

# DEMOGRAPHICS

**Executive Summary** | 5295 Newport Rd, Gap, Pennsylvania, 17527 | Rings: 1, 3, 5 mile radii

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Rent		28.5%	27.4%

<b>Median Household Income</b>			
2025 Median Household Income	\$101,540	\$94,223	\$94,701
2030 Median Household Income	\$107,563	\$104,024	\$106,705
2025-2030 Annual Rate	1.16%	2.00%	2.42%


<b>Average Household Income</b>			
2025 Average Household Income	\$119,534	\$111,454	\$117,484
2030 Average Household Income	\$131,700	\$124,818	\$133,167

<b>Per Capita Income</b>			
2025 Per Capita Income	\$39,819	\$34,819	\$37,017
2030 Per Capita Income	\$43,950	\$39,194	\$42,228
2025-2030 Annual Rate	1.99%	2.40%	2.67%

<b>Income Equality</b>			
2025 Gini Index	37.9	39.3	41.4

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	51.6	48.3	46.2

<b>Housing Unit Summary</b>			
Housing Affordability Index	85	79	82
2010 Total Housing Units	530	2,629	6,762
2010 Owner Occupied Hus (%)	71.1%	71.6%	72.7%
2010 Renter Occupied Hus (%)	29.1%	28.3%	27.3%
2010 Vacant Housing Units (%)	4.2%	3.5%	3.7%
2020 Housing Units	557	2,793	7,202
2020 Owner Occupied HUs (%)	72.2%	71.1%	72.2%
2020 Renter Occupied HUs (%)	27.8%	28.9%	27.8%
Vacant Housing Units	5.2%	4.3%	4.3%
2025 Housing Units	561	2,818	7,261
Owner Occupied Housing Units	73.9%	72.8%	73.9%
Renter Occupied Housing Units	26.1%	27.2%	26.1%
Vacant Housing Units	5.7%	4.4%	4.0%
2030 Total Housing Units	561	2,822	7,291
2030 Owner Occupied Housing Units	397	1,994	5,242
2030 Renter Occupied Housing Units	133	706	1,755
2030 Vacant Housing Units	31	122	294

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

© 2026 Esri