

FOR LEASE

INDUSTRIAL / WAREHOUSE SPACE ± 30,423 SF



**182 Orlan Road
New Holland, PA 17557**

**Scott D. Bradbury
Senior Vice President**



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

**scott@uscommercialrealty.net
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SALIENT INFORMATION

PROPERTY:	182 Orlan Road, New Holland, PA 17557 Earl Township, Lancaster County
LEASE AREA:	± 30,423 SF (25,375 SF warehouse and 5,048 SF two-story office space)
PROPERTY AREA:	± 2.36 Acres
CEILING HEIGHTS:	24'
WAREHOUSE FLOORS:	6" Concrete Slab
GRADE DOORS:	Three (16' x 16')
LOADING DOCKS:	One (9' x 10') Dock Door with Leveler
ROOF:	Metal
PARKING:	± 25 Car Spaces
HVAC:	Office - Heat Pump Warehouse - Gas
SPRINKLERS:	Yes
WATER & SEWER:	Public
ELECTRIC:	800 Amp; 277/480 Volt; 3-Phase
REAL ESTATE TAXES:	\$34,089 (2026)
TAX ID NO.:	190-67795-0-0000
ZONING:	I - Industrial
LEASE RATE:	\$10.50 PSF NNN
COMMENTS:	Space is available on a sub-lease through August 31, 2028

PHOTOGRAPHS



PHOTOGRAPHS



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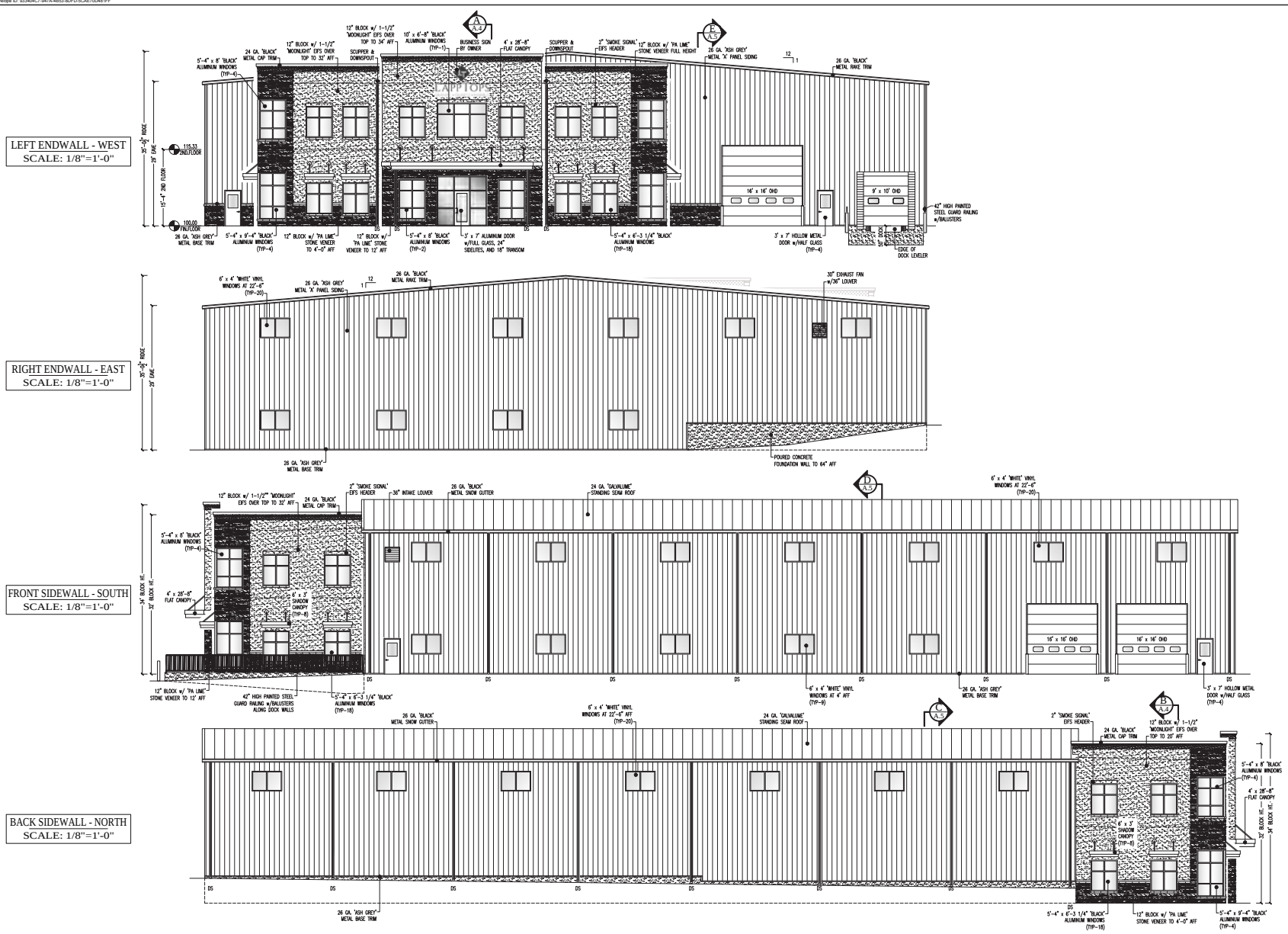
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ELEVATION PLAN



HOOVER
BUILDING SPECIALISTS
PHONE: 610-273-4348 FAX: 610-372-4268
9610 HOBSESHOE PIKE HONEY BROOK, PA 19344

LAPTOPS

EARL TOWNSHIP ~ LANCASTER COUNTY

Fengel Architects
3854 Uncin Highway East
Lancaster, PA 17602
(717) 392-8021, fax 392-7140



4/13/2021

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PRIOR TO STARTING CONSTRUCTION.

LA. JOB NO. 0307	HBS JOB NO. 1310
LA. REVIEW FILE	DRAWN BY R.D.Z. / J.M.R.
	CHECKED BY J.M.R.
REVISIONS	

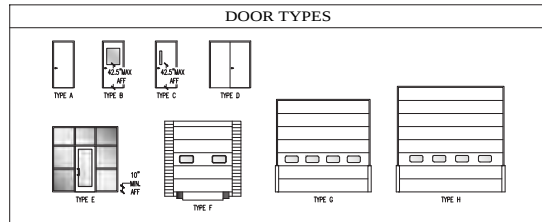
DATE : 04/08/21
LAPPTOPS
ELEVATIONS

A.3

SECOND FLOOR PLAN

Door/Window Schedule: 10/24/2017 10:44:40 AM 10/24/2017 10:44:40 AM

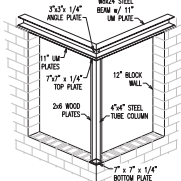
DOOR SCHEDULE													
DOOR #	LOCATION ROOM NAME	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	FRAME	ROUGH OPENING	FINISH	GLASS	KEYING	HARDWARE	REMARKS NOTES	DOOR	
				SEE BELOW	WOOD SOLID CORE HOLLOW METAL ALUMINUM OVERHEAD	WOOD HOLLOW METAL ALUMINUM 4" H-HEAD CEE SUB-FRAME WARP AROUND FRAME E.O.P.	PRE-FINISHED BLACK ANODIZED CLEAR ALUMINUM FIELD PAINTED	1/2" GLASS 4" x 20" GLASS FOLLOW THE GLASS 2 1/2" x 12" VERMICULITE	SEE KEY BELOW				
101	SHOW ROOM	5' x 7'	E	●	●	●	●	●	AM	4.5/7.0	-	101	
102	WAREHOUSE	5' x 7'	B	●	●	●	●	●	AM	3.6/7.0	-	102	
103	WOMEN'S RESTROOM	5' x 7'	A	●	●	●	●	●	-	2.10	-	103	
104	WOMEN'S RESTROOM	5' x 7'	A	●	●	●	●	●	-	2.10	-	104	
105	IT ROOM	5' x 7'	C	●	●	●	●	●	-	1.2/10	-	105	
106	IT ROOM	5' x 7'	C	●	●	●	●	●	-	1.2/10	-	106	
106	HALL	5' x 7'	B	●	●	●	●	●	-	1.2/10	-	106	
107	OFFICE #2	5' x 7'	C	●	●	●	●	●	-	1.10	-	107	
108	OFFICE #1	5' x 7'	C	●	●	●	●	●	-	1.10	-	108	
109	OFFICE #3	5' x 7'	C	●	●	●	●	●	-	1.10	-	109	
110	SPRINKLER ROOM	6' x 7'	D	●	●	●	●	●	-	1.10	-	110	
111	UTILITY ROOM	5' x 7'	A	●	●	●	●	●	-	1.11	-	111	
112	WAREHOUSE AREA	5' x 7'	B	●	●	●	●	●	AM	3.6/7.0	-	112	
112A	WAREHOUSE AREA	14' x 14'	G	-	-	-	-	-	-	-	H-LIFT ROOF PITCH JACK SHUNT OPERATOR	112A	
112B	WAREHOUSE AREA	14' x 14'	G	-	-	-	-	-	-	-	H-LIFT ROOF PITCH JACK SHUNT OPERATOR	112B	
112C	WAREHOUSE AREA	5' x 7'	B	●	●	●	●	●	AM	3.6/7.0	-	112C	
112D	WAREHOUSE AREA	8' x 10'	F	●	●	●	●	●	-	-	H-LIFT JACK SHUNT OPERATOR	112D	
112E	WAREHOUSE AREA	5' x 7'	B	●	●	●	●	●	AM	3.6/7.0	-	112E	
112F	WAREHOUSE AREA	14' x 14'	H	-	-	-	-	-	-	-	H-LIFT JACK SHUNT OPERATOR	112F	
DOOR #	LOCATION ROOM NAME	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	FRAME	ROUGH OPENING	FINISH	GLASS	KEYING	HARDWARE	REMARKS NOTES	DOOR	
201	BREAK ROOM	5' x 7'	B	●	●	●	●	●	-	1.2/10	-	201	
202	UNDER RESTROOM	5' x 7'	A	●	●	●	●	●	-	2.10	-	202	
203	OFFICE OFFICE AREA	5' x 7'	B	●	●	●	●	●	-	1.2/10	-	203	
204	OFFICE #4	5' x 7'	C	●	●	●	●	●	-	1.10	-	204	
205	OFFICE #5	5' x 7'	C	●	●	●	●	●	-	1.10	-	205	
206	OFFICE OFFICE AREA	5' x 7'	C	●	●	●	●	●	-	1.10	-	206	
207	AIR COMPRESSOR ROOM	5' x 7'	A	●	●	●	●	●	-	1.10	-	207	
DOOR #	LOCATION ROOM NAME	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	FRAME	ROUGH OPENING	FINISH	GLASS	KEYING	HARDWARE	REMARKS NOTES	DOOR	



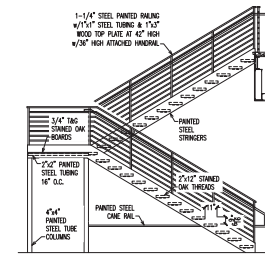
HARDWARE KEY	
1. PASSAGE LEVER	9. ADA THRESHOLD
2. PINCH LEVER	10. WALL STOP
3. LEVER LOCKSET	11. FLOOR STOP
4. PUSH/PULL	12. ASTRAVAL
5. CYLINDER LOCK - THUMB TURN INTERIOR	13. ELECTRIC STRIKE
6. PAN PANIC BAR	14. MAGNETIC LOCK
7. CLOSER (PARALLEL ARM MOUNT - U.S.A.)	15. PUSH BUTTON KEYLESS ENTRY
8. WEATHERSTRIP	16. COND. READER / SWIPE SENSOR

KEYING	
AM MASTER	AM3
AM1	AM4
AM2	AM5

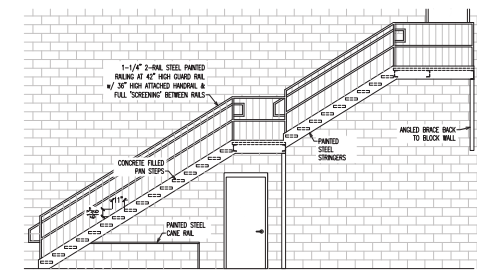
WINDOW TYPES	
A	5'-0" x 6'-3 1/4" BLACK ALUMINUM FIXED WINDOWS IN THERMAL-BREAK ALUMINUM FRAME WITH 1" INSULATED SOLARWAX OR SOLARWAX / CLEAR LOW E-GLASS (TYP-10) SILL HEIGHT = 2'-4 3/4" AFF. & 17'-8 3/4" AFF.
B	5'-0" x 6'-0" BLACK ALUMINUM FIXED WINDOWS IN THERMAL-BREAK ALUMINUM FRAME WITH 1" INSULATED SOLARWAX OR SOLARWAX / CLEAR LOW E-GLASS (TYP-6) SILL HEIGHT = 1'-4" AFF. & 17'-4" AFF.
C	5'-0" x 6'-0" BLACK ALUMINUM FIXED WINDOWS IN THERMAL-BREAK ALUMINUM FRAME WITH 1" INSULATED SOLARWAX OR SOLARWAX / CLEAR LOW E-GLASS (TYP-4) SILL HEIGHT = 1'-4" AFF.
D	6'-0" x 6'-0" WHITE VINYL FIXED WINDOW USING CLEAR GLASS (TYP-20) SILL HEIGHTS = 4" AFF. & 27'-4" AFF.
E	10'-0" x 6'-11 1/4" 1/4" BLACK ALUMINUM FIXED WINDOWS IN THERMAL-BREAK ALUMINUM FRAME WITH 1" INSULATED SOLARWAX OR SOLARWAX / CLEAR LOW E-GLASS (TYP-1) SILL HEIGHT = 17'-8 3/4" AFF.
F	8'-0" x 4'-0" WHITE PAINTED ALUMINUM INTERIOR SLIDER WINDOWS IN ALUMINUM FRAME WITH 1/4" UNANNELED CLEAR GLASS (TYP-1) SILL HEIGHT = 10'-0" AFF.
G	5'-0" x 4'-0" WHITE PAINTED ALUMINUM INTERIOR SLIDER WINDOW IN ALUMINUM FRAME WITH 1/4" UNANNELED CLEAR GLASS (TYP-8) FINISHED SILL HEIGHT = 36" AFF.



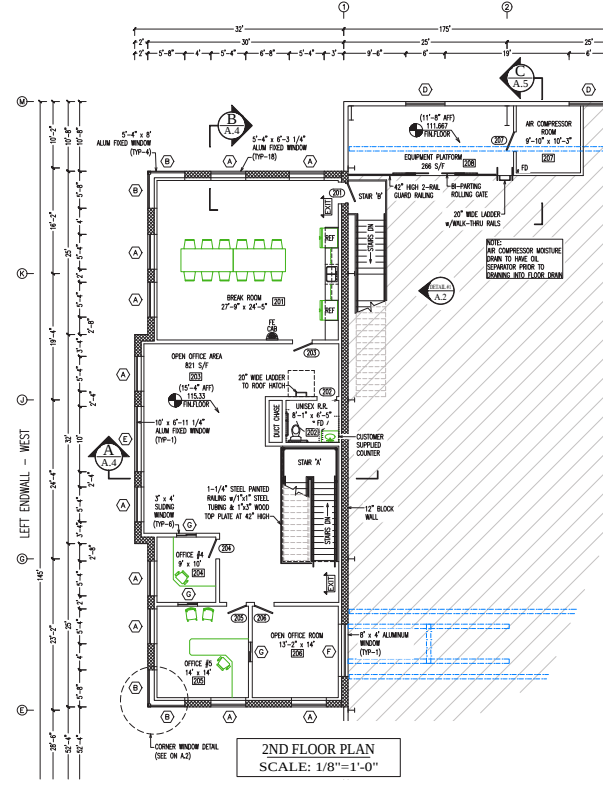
CORNER WINDOW DETAIL
SCALE: 1/4"=1'-0"



DETAIL #2
SCALE: 1/4"=1'-0"



DETAIL #1
SCALE: 1/4"=1'-0"



2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



LAPTOPS

182 ORLAND ROAD, NEW HANOVER, PA 17357
EARL TOWNSHIP - LANCASTER COUNTY



E.A. JOB NO. 2007	
E.A. REVIEW	DATE: 04/08/21
K.L.E.	LAPTOPS
	2ND FLOOR PLAN & EQUIP. PLAN

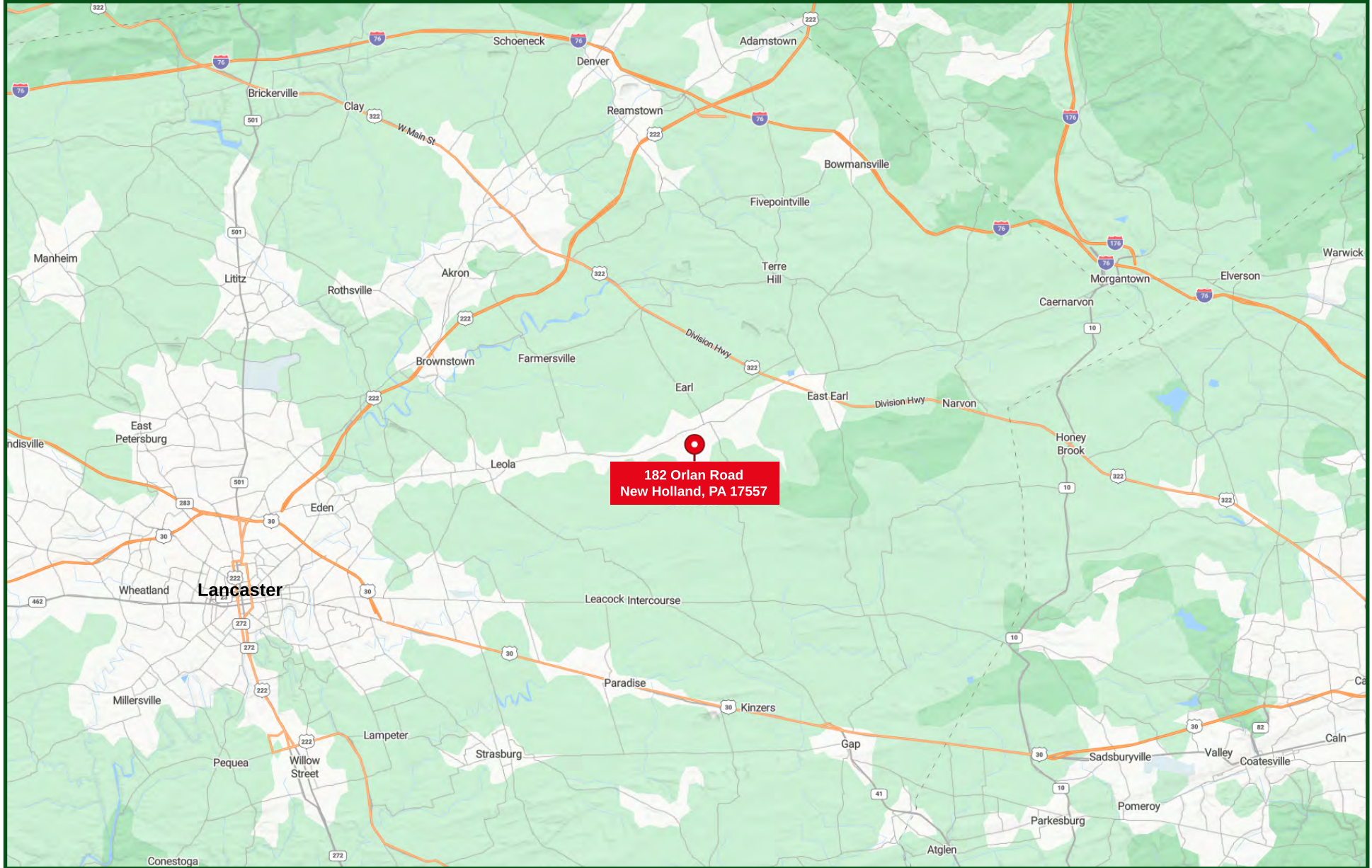
A.2



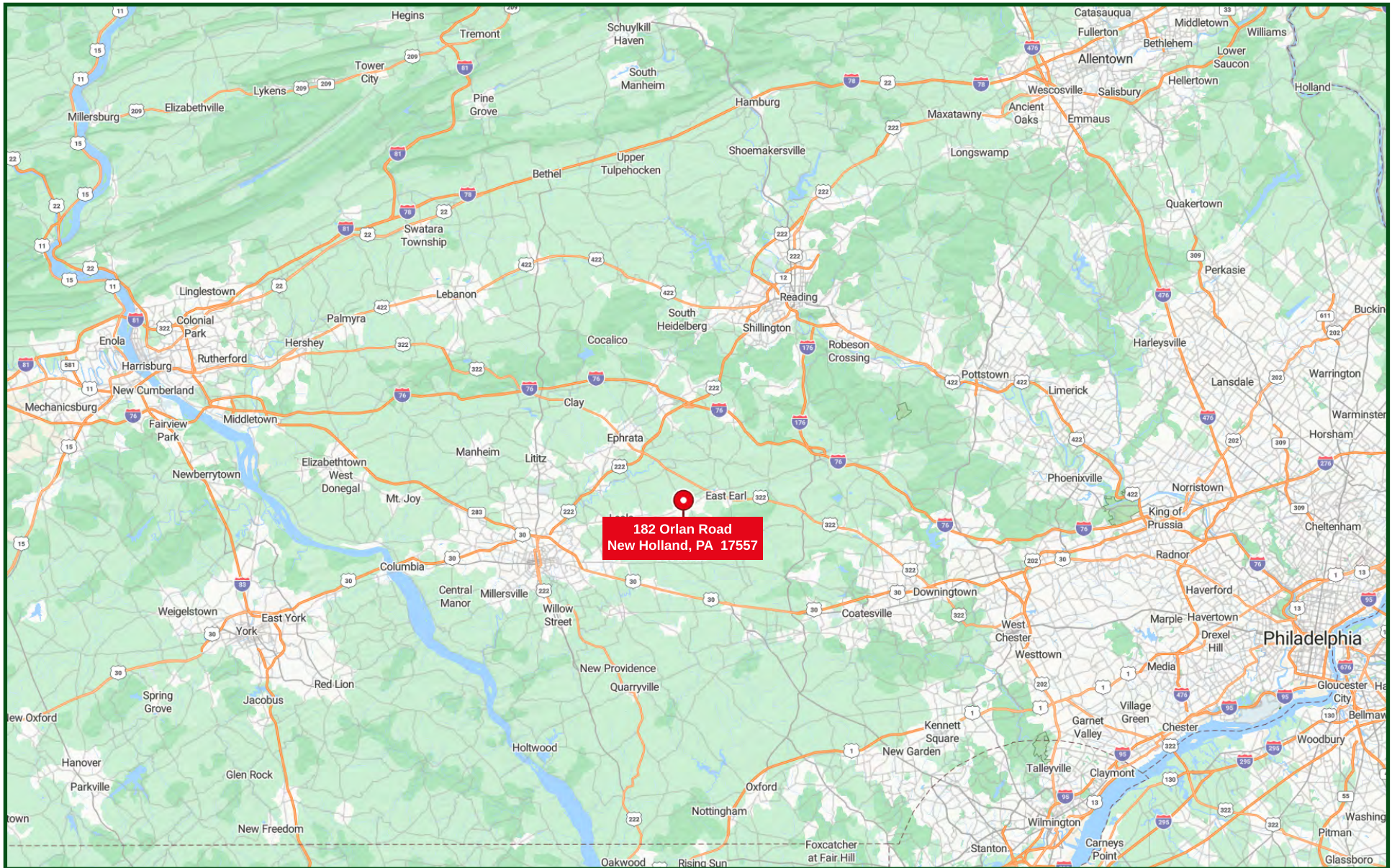
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LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



DISTANCES TO MAJOR HIGHWAYS AND CITIES

Distances to Highways:

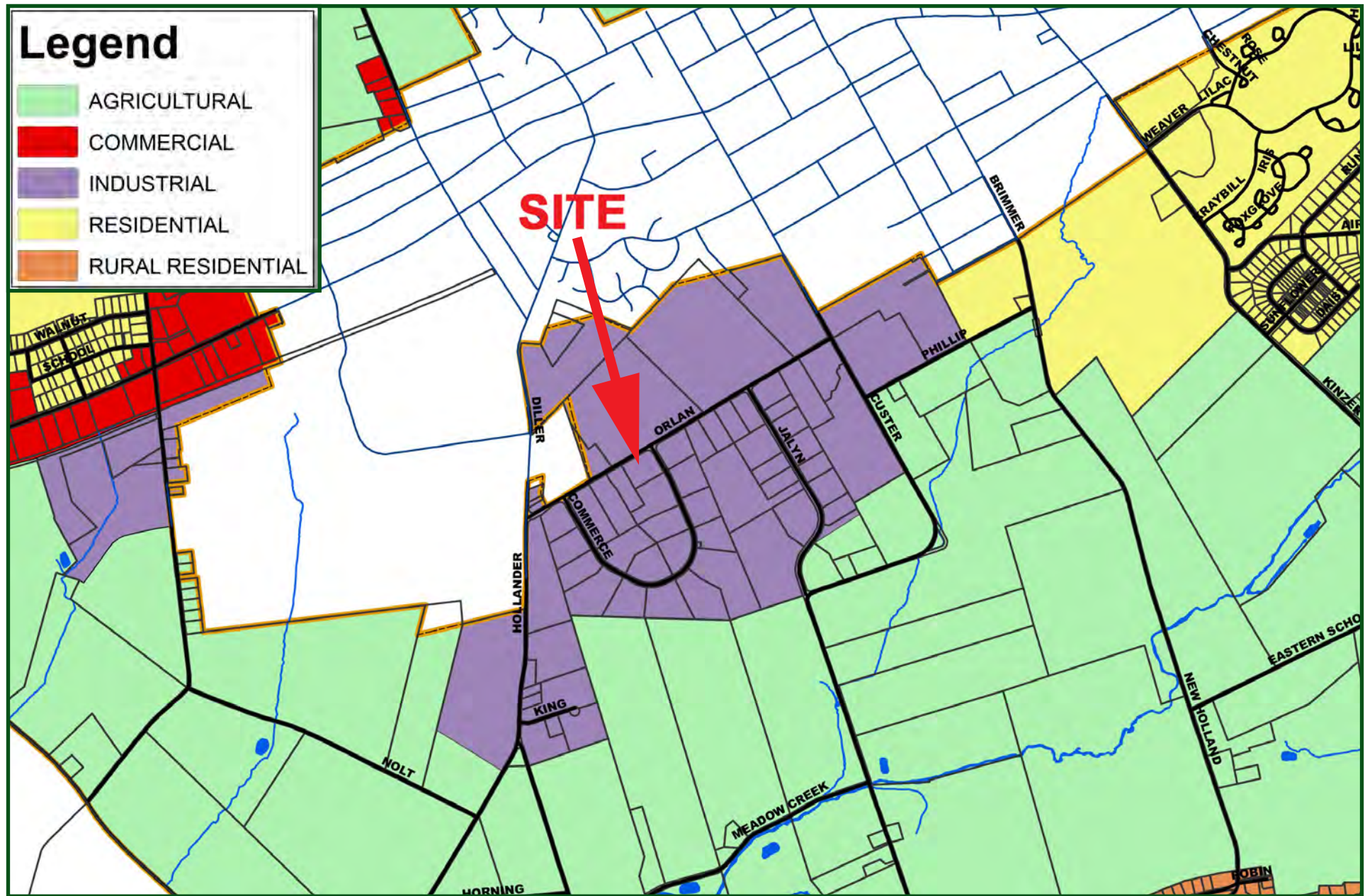
Route 30	8 miles
Route 222	7 miles
PA Turnpike	14 miles
Route 83	41 miles
Route 78	43 miles

Distances to Major Cities:

Harrisburg, PA	54 miles
Philadelphia, PA	62 miles
Baltimore, MD	95 miles
Washington, D.C.	124 miles
New York, NY	145 miles



ZONING MAP (Earl Township)



ZONING ORDINANCE

§ 27-801

ZONING

§ 27-802

PART 8

I — INDUSTRIAL DISTRICT

§ 27-801. Intent. [Ord. 11/4/1996, § 800]

The I — Industrial District seeks to provide areas in the Township for various types of industrial uses, including both light and heavy industrial uses. These land uses are subject to industrial performance standards whereby public health and safety shall be maintained through controls on noise, smoke, odors or other potentially hazardous or dangerous conditions. Additional screening and landscaping controls exist to promote a safe and attractive site design and to minimize objectionable impacts associated with industrial uses.

§ 27-802. Permitted Uses. [Ord. 11/4/1996, § 801; as amended by Ord. 3-1999, 5/3/1999, § 1; by Ord. 3-2005, 9/6/2005, § 7(1-3); and by Ord. 2011-02, 8/1/2011]

Land and buildings in the I — Industrial District shall be used only for the following purposes:

A. Administrative office buildings, provided that:

- (1) The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle backups onto existing abutting streets.
- (2) All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Board of Supervisors.
- (3) The maximum building coverage shall be no greater than 25%.
- (4) The maximum lot coverage shall be no greater than 70%.
- (5) The minimum landscape area shall be no less than 30%.
- (6) No building shall be placed closer than 30 feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.

B. Automobile filling stations, provided that;

- (1) The subject property shall be at least 300 feet from the property line of any parcel containing a school, day care facility, playground, library or nursing, rest or retirement home.
- (2) Any vehicle not receiving repair work within the preceding seven days shall be removed.

ZONING ORDINANCE

§ 27-802

EARL CODE

§ 27-802

- (3) Gasoline pump islands shall be at least 30 feet from the street right-of-way line.
- (4) Entrances and exits shall be a minimum of 30 feet in width.
- (5) All ventilation equipment associated with fuel storage tanks shall be at least 100 feet from any adjoining residential property or residentially-zoned property.
- (6) All uses involving drive-through service shall provide sufficient on-site stacking lanes to prevent vehicle backups on adjoining roads.

C. Automobile, truck, boat, farm equipment, and other motor vehicle sales, service and repair facilities, provided that:

- (1) All sales, service and/or repair activities shall be conducted within a single, wholly-enclosed building.
- (2) No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded as part of the service operation shall be permitted. Materials discarded as part of the service operation shall be contained within wholly-enclosed dumpster equipment.
- (3) All exterior vehicle storage areas shall be screened from adjoining residential and residentially-zoned property.
- (4) All ventilation equipment associated with fuel storage tanks shall be at least 100 feet and oriented away from any adjoining residential property or residentially-zoned property.
- (5) All vehicles shall be repaired and removed from the premises as promptly as possible. Any vehicle not receiving repair work within the preceding seven days shall be removed.
- (6) The demolition or storage of junked vehicles is prohibited.

D. Car washes, provided that:

- (1) Public sewer and water facilities shall be provided.
- (2) Each car wash bay shall allow for a stacking of three vehicles.
- (3) All structures shall have a minimum setback of 100 feet from any street right-of-way line, 50 feet from any rear property line, and 25 feet from any side lot line.
- (4) The site shall be kept debris and trash free with the owner or manager of the car wash responsible for site maintenance.
- (5) All lighting facilities shall be designed and located so as to not produce a glare or direct illumination onto abutting properties.

5/5/2014

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ZONING ORDINANCE

§ 27-802

ZONING

§ 27-802

E. Farm buildings, farming and agricultural uses, provided that:

- (1) Poultry houses for housing more than 500 birds shall not be located closer than 300 feet from all property lines and street right-of-way lines except as provided for in Subsection A(3) of this Section.
- (2) Structures for housing more than 25 head of livestock shall not be located closer than 300 feet from all property lines and street right-of-way lines except as provided for in Subsection A(3) of this Section.
- (3) If the owner of the proposed structure owns the land on the other side of the road opposite the location of the proposed structure, such structure need only be setback 100 feet from the street right-of-way line; provided, however, that the structure shall not be closer than 300 feet to the property line.

F. Grain and feed processing operations, provided that:

- (1) The applicant shall demonstrate that the grain and feed processing operation allows for the safe and efficient movement of all vehicles associated with the operation.
- (2) All proposed entrances and exits to the grain and feed processing operation shall be designed and improved in a manner which does not allow mud or gravel to be deposited or accumulate on or along abutting public streets.
- (3) Any commercial structure in excess of 35 feet shall be set back from all property lines a distance of two times the height of the structure.
- (4) When determined by the Board of Supervisors, suitable buffering shall be provided when any structure, access drive, and parking, loading, or unloading areas are located within 150 feet of adjacent residential structures.

G. Laboratories for scientific or industrial research and development.

- (1) The applicant shall demonstrate compliance with all applicable industrial performance standards stated in § 27-805 of this Chapter.
- (2) All animals used in research shall be housed in an enclosed all-weather protective structure between the hours of 8:00 p.m. and 7:00 a.m. each day.

H. Mini-warehouses, provided that.

- (1) One off-street parking space shall be provided for each 25 storage units, plus one space per 250 square feet of office space.

ZONING ORDINANCE

§ 27-802

EARL CODE

§ 27-802

- (2) Parking shall also be provided along the driving lanes adjacent to the building(s). These lanes shall be at least 26 feet wide when storage units open onto one side of the lane only, and at least 30 feet wide when storage units open onto both sides of the lane.
- (3) Additional external storage area may be provided for the storage of privately-owned travel trailers and/or boats, so long as such external storage area is screened from adjoining residential and/or residentially-zoned property and adjoining roads and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, inoperative or unlicensed/unregistered vehicles.
- (4) All storage shall be kept within an enclosed building, except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatus relying upon such fuels shall only be stored in an external storage area as described above.
- (5) The repair, construction or reconstruction of any boat, engine, motor vehicle or furniture is prohibited.
- (6) The applicant shall demonstrate how any door openings for any mini-warehouse storage unit facing any residential and/or residentially-zoned property shall not have an adverse effect upon that property.
- (7) Mini-warehouses shall be used solely for the dead storage of property. The following are examples of uses expressly prohibited upon the site:
 - (a) Auctions, commercial wholesale or retail sales or garage sales.
 - (b) The servicing, repair or fabrication of motor vehicles boats, trailers, lawn mowers, appliances or other similar equipment.
 - (c) The operation of power tools, spray-painting equipment, table saws, lathes, compressors welding equipment, kilns or other similar equipment.
 - (d) The establishment of a transfer and storage business.
 - (e) Any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations.
- (8) The applicant shall adequately demonstrate that all mini-warehouse rental and/or use contracts shall specifically prohibit these uses.

I. Municipal uses.

5/5/2014

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ZONING ORDINANCE

§ 27-802

ZONING

§ 27-803

- J. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same lot.
- K. Industrial activities involving processing, production, repair, packaging, or testing of materials, goods and/or products involving those industries primarily performing conversion, assembly or nontoxic chemical operations.
- L. Wholesale distribution of industrial products, including lumber and coal yards, building material storage yards, contractors' equipment and storage yards and commercial warehouses.
- M. Forestry activities.
- N. Geothermal uses.
[Added by Ord. 2013-07, 5/6/2013]
- O. Small solar energy systems.
[Added by Ord. 2013-07, 5/6/2013]
- P. Small wind energy systems.
[Added by Ord. 2013-07, 5/6/2013]

§ 27-803. Special Exceptions. [Ord. 11/4/1996, § 802; as amended by Ord. 3-1999, 5/3/1999, § 2; and by Ord. 3-2005, 9/6/2005, § 7(4)]

The establishment and/or expansion of the following uses are permitted when special exceptions are granted by the Zoning Hearing Board in conformance with Part 16 and other provisions of this Chapter:

- A. Adult-oriented businesses.
- B. Communications towers and antennas for the purpose of facilitating communications services and attendant support structures in accordance with § 27-1412.
- C. Junkyards.
- D. Recycling centers.
- E. Truck or motor freight terminal.
- F. Large solar energy production systems.
[Added by Ord. 2013-07, 5/6/2013]
- G. Large wind energy production systems.
[Added by Ord. 2013-07, 5/6/2013]

ZONING ORDINANCE

§ 27-804

EARL CODE

§ 27-804

§ 27-804. Area and Dimensional Regulations. [Ord. 11/4/1996, § 803; as amended by Ord. 3-1997, 6/2/1997, § 1]

1. **Minimum Lot Area.** The minimum lot area for each principal use shall be 20,000 square feet or the minimum area as dictated by the Department of Environmental Protection as being necessary for approval of sewage disposal facilities.
2. **Minimum Lot Width.** One hundred feet at the building setback line.
3. **Minimum Lot Depth.** One hundred and fifty feet.
4. **Yards.** Part of the required yard area may be used for the purpose of meeting off-street parking requirements subject to the requirements of § 27-1202(8). Yards of the following minimum sizes shall be provided:
 - A. **Front Yard Minimum Depth.** The minimum building setback line for lands abutting PA Route 23 and US Route 322 shall be the greater of either 100 feet from the center line of the road or 50 feet from the existing right-of-way line. The minimum building setback line from all other streets shall be 65 feet from the center line of the street. When a residential district is across the street from the I — Industrial District, the minimum building setback line for lands in the I — Industrial District shall be 100 feet from the center line of the street.
 - B. **Side Yard.** The minimum side yard shall be 20 feet except that this requirement may be waived when a rail siding is to be provided to serve two properties and further as provided for in Subsection D of this Section.
 - C. **Rear Yard.** Rear yards shall be a minimum of 30 feet in depth, except that this requirement may be waived when a rail siding is to be provided, and further as provided in Subsection D of this Section.
 - D. **When lands within the I — Industrial District are adjacent to another type of district,** there shall be a minimum side yard and rear yard requirement of 50 feet along such adjacent side, except that the Zoning Hearing Board may grant a variance of this requirement when it is clearly evident that this requirement would create a hardship by prohibiting the use of the tract of ground because of its limited size.
 - E. **Maximum Lot Coverage.** Not more than 80% shall be covered by buildings, parking facilities, pedestrian ways or other impervious areas.
 - F. **No building shall exceed 40 feet in height except as provided in § 27-1402 of this Chapter.**

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§ 27-805

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§ 27-805

§ 27-805. Industrial Performance Standards. [Ord. 11/4/1996, § 804]

1. 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.
2. In addition, no building may be erected, altered or used, and no lot or premises may be used for any use, except for farming in its usual sense, which is noxious or offensive by reason of odor, dust, smoke, vibration, illumination or noise; or which constitutes a public hazard whether by fire, explosion or otherwise in the immediately surrounding area.
 - A. In determining whether a proposed use is or may become noxious, hazardous or offensive, the applicant shall demonstrate compliance with the below standards:
 - (1) The proposed activity shall not constitute a nuisance, or damage to health, livestock, vegetables or any other property by reason of noxious, toxic or corrosive fumes, gases, smoke, odor or dust in the immediately surrounding area.
 - (2) The proposed activity shall not result in noise or vibration clearly exceeding the average intensity of noise or vibration occurring from other causes at the property line.
 - (3) The proposed activity shall not endanger surrounding areas by reason of fire or explosion.
 - (4) The proposed activity shall not produce objectionable heat or glare beyond the property line.
 - (5) The proposed activity shall not result in electrical disturbance or adversely affect the operation of equipment other than on the property on which the disturbance is located.
 - (6) The proposed activity shall not discharge any untreated sewage or industrial waste into any stream, or onto any land, or otherwise contribute to the pollution of surface or underground waters.
 - (7) The proposed activity shall not create an objectionable condition on a public street or in an adjacent area.
 - (8) The proposed activity shall not endanger the underground water level or supply to other properties.
 - (9) The proposed activity shall not create any other objectionable condition which will endanger the public health and safety or be detrimental to the proper use of the surrounding area.

ZONING ORDINANCE

§ 27-805

EARL CODE

§ 27-807

- B. The applicant shall demonstrate that adequate provisions will be made to reduce and minimize any potentially objectionable elements to the degree necessary to insure that the proposed use will not be noxious, hazardous or offensive as defined above.

§ 27-806. Landscaping and Screening. [Ord. 11/4/1996, § 805]

1. Landscaping and planting shall be provided for a depth of 15 feet along all residential lots, district boundaries and street rights-of-way exclusive of access locations. Landscape screening shall be provided along the side and rear of any industrial lot adjoining any residential lot and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening. Landscape screening shall also be provided around outside storage areas with the commercial property.
2. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low level and high level screen within a strip of land with a minimum width of 10 feet. The high level screen shall consist of evergreen trees of not less than four feet in height at the time of planting, planted at intervals of not more than 10 feet. The low level screen shall consist of evergreen shrubs of not less than two feet in height at the time of planting, planted at intervals of not more than five feet. The screening shall be permanently maintained, and any plants and screening materials which have been dead for more than six months shall be replaced.
3. Any part or portion of a site which is not used for building or other structures, loading, parking spaces and aisles, sidewalks and designated storage areas shall be planted with an all season ground cover. It shall be maintained to provide an attractive appearance and all nonsurviving plants shall be promptly replaced.

§ 27-807. Supplemental Regulations. [Ord. 11/4/1996, § 806]

Refer to separate Parts of this Chapter which address signs, off-street parking, general regulations and nonconforming uses, structures, buildings and lots for additional use regulations and requirements.

5/5/2014

27:76

DEMOGRAPHICS

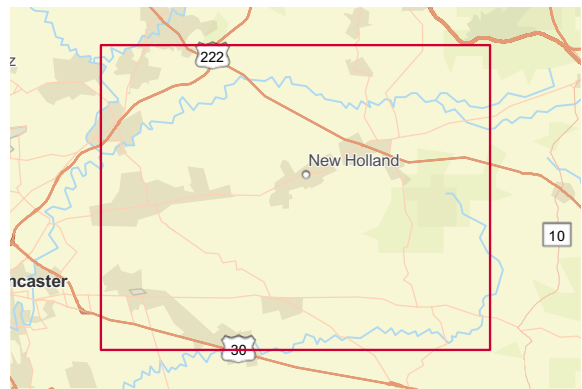
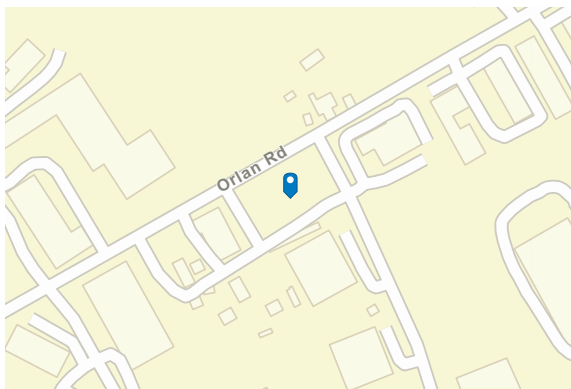
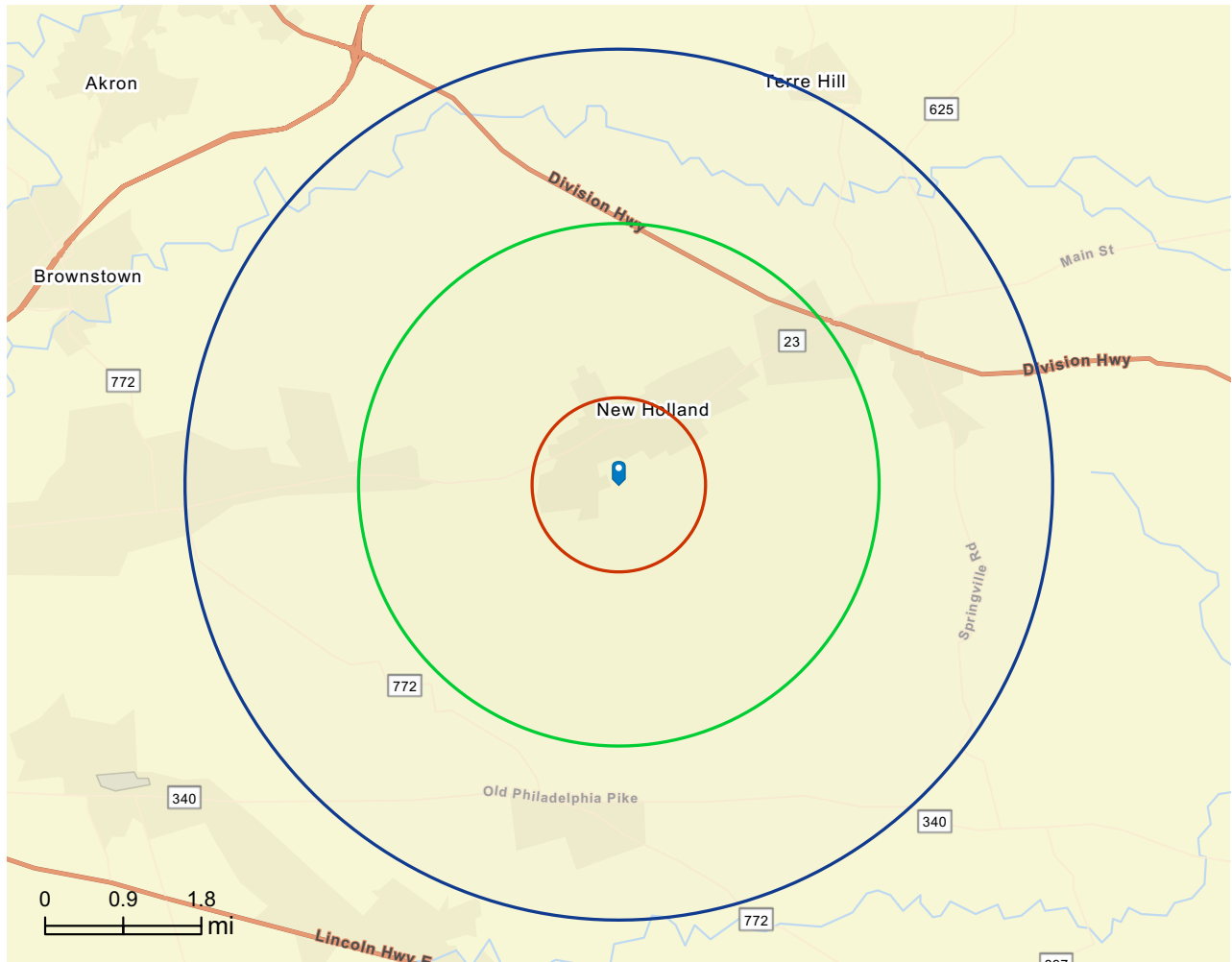
Site Map

182 Orlan Rd, New Holland, Pennsylvania, 17557

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.09119
Longitude: -76.09441



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Executive Summary

182 Orlan Rd, New Holland, Pennsylvania, 17557

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	3,819	14,304	30,334
2020 Male Population	48.3%	48.8%	49.0%
2020 Female Population	51.7%	51.2%	51.0%
2026 Population	3,826	14,669	30,633
2026 Male Population	49.0%	49.5%	49.6%
2026 Female Population	51.0%	50.5%	50.4%
2031 Population	3,823	14,750	30,666
2031 Male Population	49.0%	49.5%	49.5%
2031 Female Population	51.0%	50.5%	50.5%
2010-2020 Annual Rate	0.45%	0.44%	0.48%
2020-2026 Annual Rate	0.03%	0.40%	0.16%
2026-2031 Annual Rate	-0.02%	0.11%	0.02%

In the identified area, the current year population is **30,633**. In 2020, the Census count in the area was **30,334**. The rate of change since 2020 was **0.16%** annually. The five-year projection for the population in the area is **30,666** representing a change of **0.02%** annually from 2026 to 2031. Currently, the population is **49.6%** male and **50.4%** female.

Median Age

2026 Median Age	41.6	40.8	37.6
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The median age in this area is **37.6**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	77.6%	88.0%	89.6%
2026 Black Alone	4.2%	1.9%	1.6%
2026 American Indian Alone	0.2%	0.2%	0.2%
2026 Asian Alone	4.0%	2.3%	2.2%
2026 Pacific Islander Alone	0.0%	0.0%	0.1%
2026 Some Other Race Alone	6.5%	3.2%	2.5%
2026 Two or More Races	7.5%	4.4%	3.9%
2026 Hispanic Origin	12.8%	7.4%	6.1%
2026 Diversity Index	52.2	32.9	28.7

Persons of Hispanic origin represent **6.1%** of the population in the identified area compared to **19.9%** 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 **28.7** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 182 Orlan Rd, New Holland, Pennsylvania, 17557 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	61	87	94
2010 Total Households	1,507	5,040	9,767
2020 Total Households	1,540	5,273	10,364
2026 Total Households	1,561	5,457	10,624
2031 Total Households	1,565	5,517	10,702
2010-2020 Annual Rate	0.22%	0.45%	0.60%
2020-2026 Annual Rate	0.22%	0.55%	0.40%
2026-2031 Annual Rate	0.05%	0.22%	0.15%
2026 Average Household Size	2.44	2.65	2.85

The household count in this area has changed from **10,364** in 2020 to **10,624** in the current year, a change of **0.40%** annually. The five-year projection of households is **10,702**, a change of **0.15%** annually from the current year total. Average household size is currently **2.85**, compared to **2.89** in the year 2020. The number of families in the current year is **7,820** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	19.3%	24.0%	24.2%
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Median Household Income

2026 Median Household Income	\$67,508	\$82,802	\$90,040
2031 Median Household Income	\$76,375	\$95,237	\$104,717
2026-2031 Annual Rate	2.50%	2.84%	3.07%

Average Household Income

2026 Average Household Income	\$81,992	\$104,310	\$112,015
2031 Average Household Income	\$92,994	\$117,575	\$127,350
2026-2031 Annual Rate	2.55%	2.42%	2.60%

Per Capita Income

2026 Per Capita Income	\$34,518	\$38,723	\$38,873
2031 Per Capita Income	\$39,224	\$43,884	\$44,452
2026-2031 Annual Rate	2.59%	2.53%	2.72%

Income Equality

2026 Gini Index	45.1	41.7	40.6
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DEMOGRAPHICS

Executive Summary | 182 Orlan Rd, New Holland, Pennsylvania, 17557 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **\$90,040** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$104,717** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$112,015** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$127,350** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$38,873** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$44,452** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	115	93	93
2010 Total Housing Units	1,601	5,270	10,153
2010 Owner Occupied	929	3,281	6,588
2010 Renter Occupied	577	1,759	3,179
2010 Vacant	94	230	386
2020 Housing Units	1,612	5,510	10,775
2020 Owner Occupied	891	3,385	6,919
2020 Renter Occupied	649	1,888	3,445
2020 Vacant	69	231	449
2026 Housing Units	1,622	5,679	11,009
2026 Owner Occupied	931	3,597	7,242
2026 Renter Occupied	630	1,860	3,382
2026 Vacant	61	222	385
2031 Total Housing Units	1,628	5,749	11,106
2031 Owner Occupied	941	3,688	7,367
2031 Renter Occupied	624	1,829	3,335
2031 Vacant	63	232	404

Socioeconomic Status

2026 Socioeconomic Status Index	49.5	48.3	48.2
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Currently, **57.4%** of the **11,009** housing units in the area are owner occupied; **38.8%** renter occupied; and **3.8%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **10,775** housing units in the area and **69** vacant housing units. The annual rate of change in housing units since 2020 is **0.34%**. Median home value in the area is **\$369,922**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.65%** annually to **\$240,941**.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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