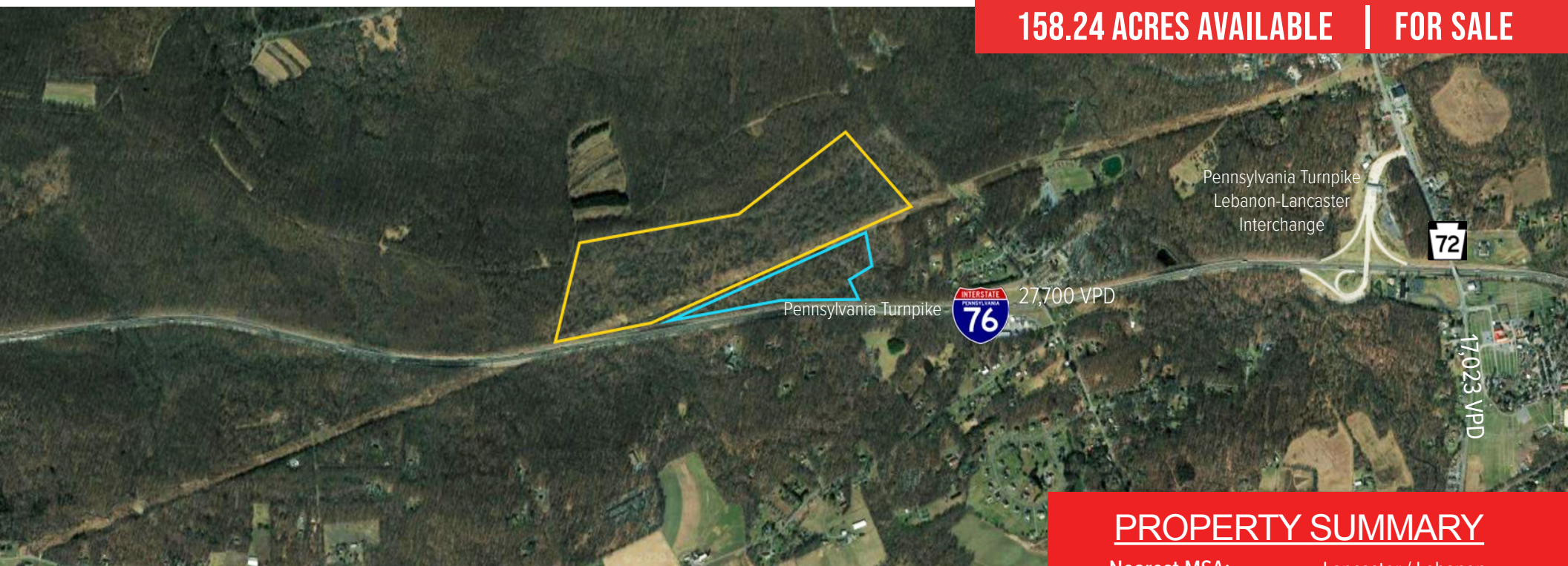


# PINCH ROAD | MANHEIM, PA 17545

**158.24 ACRES AVAILABLE | FOR SALE**




## PROPERTY SUMMARY

Nearest MSA:	Lancaster / Lebanon
Zoning:	Rural   Forest   Conservation
Land Size:	158.24 Acres
Sale Price:	\$1,500,000
Sale Terms:	Cash to Seller
Property Visibility:	Excellent
Available Utilities:	Electric
Possible Uses:	Agriculture

## PROPERTY OVERVIEW


158 acres of woodlands straddling the Lebanon/Lancaster county line. Possible uses include single family homes, forestry, agriculture, and recreation. Frontage along Pinch Road. 5 minutes from PA Turnpike access. Property is nearby PA State Gamelands, Mt. Gretna Lake, Governor Dick Park, and numerous campgrounds.

## 20 MINUTE DRIVE TIME DEMOGRAPHICS

  
POPULATION  
**72,921**

  
MEDIAN HH INCOME  
**\$79,372**

  
OF EMPLOYEES  
**33,314**

  
# OF HOUSEHOLDS  
**28,882**

TRAFFIC COUNT  
PA TURNPIKE: 27,700 VPD

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**RETAIL** BROKERS NETWORK



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