

OLD YORK ROAD

Old York Road & Fishing Creek Road | Lewisberry, PA | 17339

FOR SALE

± 1.05 - 8.74 ACRES AVAILABLE | FOR SALE



JOIN

Proposed

CVS **TRACTOR SUPPLY CO** **BRU-STER'S** real ice cream **Speedway**



PROJECT

Approximately 8.74 acres of commercial land for sale less than a half of mile from Interstate 83 in Central PA. Site is broken up in to two approximate one acre lots and a 6.62 acre lot at the corner of York Rd and Fishing Creek Rd. The two front lots could be combined to create 2.12 acres. Traffic light and road infrastructure is in place. Commercial zoning allows a large variety of uses including retail, professional office, general commercial, light industrial, storage units, and assisted living nursing facilities. Property was approved for a grocery anchored shopping center.

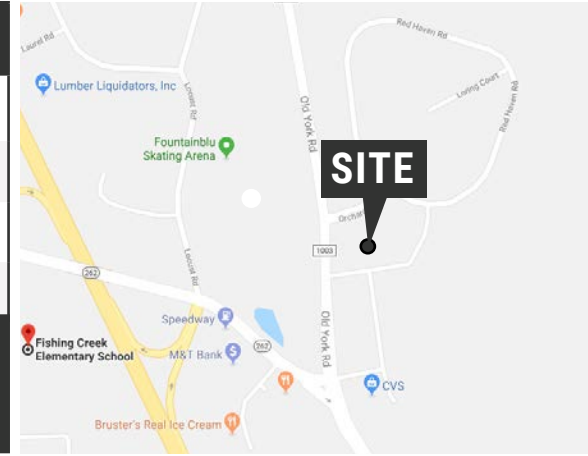
LOCATION

Located at the lighted intersection of Fishing Creek Rd and Old York Rd less than a quarter mile from Exit 36 of Interstate 83. Approximately 10 minutes from Harrisburg and 20 minutes from York. CVS Pharmacy is adjacent to the property. Tractor Supply is under agreement to build a 20,000 SF store behind CVS.

TRADE AREA

Located just 10 minutes from Harrisburg this area has experienced a large amount of residential growth over the past 15 years due to it's easy access to the interstate and close proximity to Harrisburg and York. There are approximately 15,364 people that live within 3 miles of the site. Less than two miles south is an industrial park that houses a variety of businesses and warehouses including Amazon and FedEx. The property is conveniently located in Central PA with highway access. Great location for professional office, retail, fast food, convenience store, bank, assisted living, and nursing home.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	15,364	61,757	156,589
TOTAL EMPLOYEES	4,456	23,120	123,744
AVERAGE HHI	\$89,242	\$78,576	\$71,400
TOTAL HOUSEHOLDS	6,209	25,176	64,509
TRAFFIC COUNTS			
	OLD YORK RD: 9,000 VPD FISHING CREED RD: 6,000 VPD		



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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