



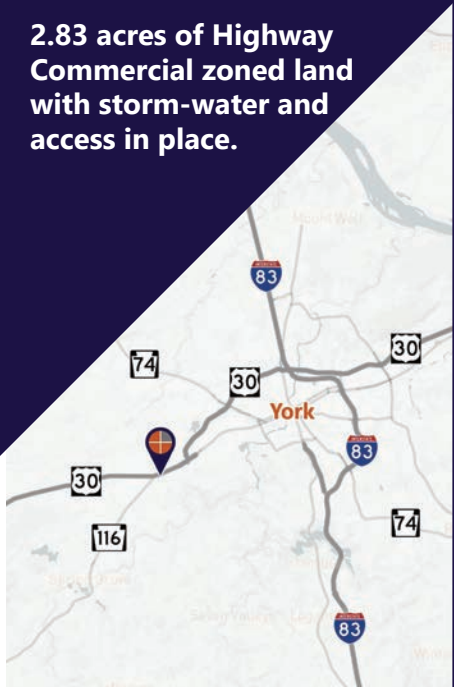
# 2.83 ACRES | ROUTE 30 NEXT TO WAWA

West Manchester Twp. | York County

4545 W. Market St. York, PA 17408

## FOR SALE OR GROUND LEASE

2.83 acres of Highway Commercial zoned land with storm-water and access in place.



**Ben Chiaro, CCIM**  
Cell: 717.683.3316  
ben@truecommercial.com

**Gordon Kauffman**  
Cell: 717.880.7301  
gordon@truecommercial.com

**David Albright**  
Cell: 717.870.3097  
david@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

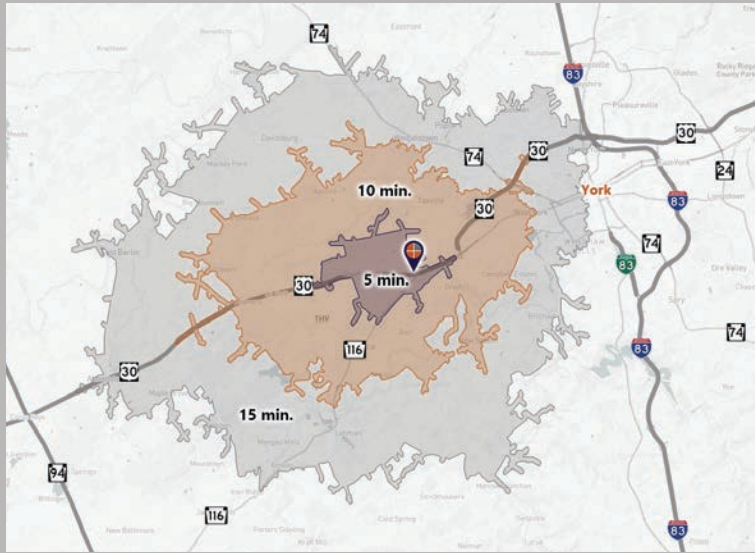
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# 2.83 ACRES | ROUTE 30 NEXT TO WAWA

## DEMOGRAPHICS

Variable	Route 30 @ S. Salem Church Rd. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	3,031	27,628	96,194
Population Density (Per Sq. Mile)	587.7	641.9	807.8
Total Daytime Population	3,384	24,937	91,916
Total Households	1,159	11,020	37,884
Per Capita Income	\$30,576	\$41,397	\$38,965
Average Household Income	\$77,589	\$103,946	\$98,046
Average Disposable Income	\$64,304	\$80,481	\$75,872
Aggregate Disposable Income	\$74,528,272	\$886,898,209	\$2,874,335,947
Total (SIC01-99) Businesses	86	789	2,788
Total (SIC01-99) Employees	1,569	13,268	41,375
Total (SIC01-99) Sales	\$839,252,521	\$2,560,719,475	\$6,321,270,228
Annual Budget Expenditures	\$80,171,441	\$1,001,873,887	\$3,266,165,341
Retail Goods	\$27,896,051	\$335,148,087	\$1,084,786,188

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

For sale or ground lease: 2.83 acres of Highway Commercial zoned land located next to the brand-new Wawa (Now Open). The location is conveniently positioned along Route 30 at the intersection of South Salem Church Road and Route 116, providing excellent visibility and accessibility.

The site benefits from shared access to a signalized intersection through the neighboring Wawa. Additionally, there is a fully constructed on-site storm-water retention system, ensuring compliance with environmental regulations and efficient water management.

With traffic counts exceeding 38,000 vehicles per day (combined) in the area, this property presents a unique opportunity for various commercial ventures. It is well-suited for businesses such as car washes, retail establishments, banks, medical facilities, and auto-related services.

## PROPERTY DETAILS

- Land/Lot Size: .....2.83 acre
- Sale Price: ..... \$1,250,000
- Lease Rate: .....Negotiable
- Lease Terms: .....Negotiable
- Zoning: ..... HC - Highway Commercial
- Topography: ..... Level
- Heating: .....Gas
- Electric: ..... Met-Ed
- Water: .....Public
- Sewer: .....Public

## TRAFFIC COUNTS

- W. Market St./US Route 30: ..... 15,434 VPD
- Hanover Rd./Route 116: ..... 16,602 VPD
- S. Salem Church Rd.: ..... 6,763 VPD

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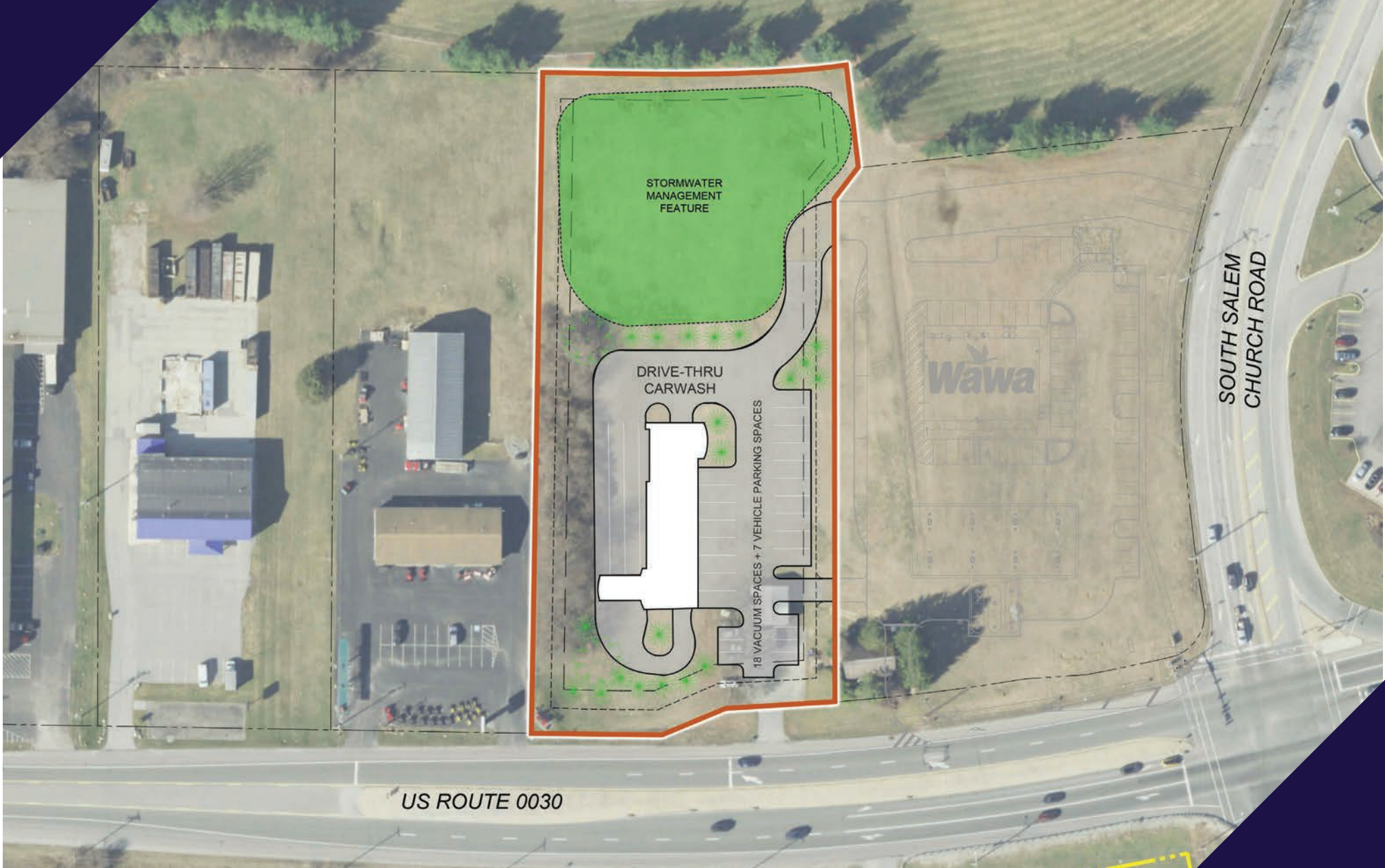


# SITE PLAN | WITH ADJOINING WAWA



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# CONCEPT PLAN | DRIVE-THRU CAR WASH



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# ESTABLISHED REGIONAL AREA MAP | WIDE



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# ESTABLISHED REGIONAL AREA MAP | UP CLOSE



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# AERIAL DRONE PHOTO



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# AERIAL DRONE PHOTOS



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