



- Highly visibility intersection at median break.
- All utilities to site.
- 850 feet of frontage on Route 17
- Across from York High School and New Senior Community

## OFFERING DETAILS

<i>1.24 Acre Parcel:</i>	\$215,000
<i>2.7 Acre Parcel:</i>	\$470,000
<b>BOTH PARCELS:</b>	<b>\$685,000</b>
<b>ZONING:</b>	<b>LB (Limited Business)</b>

DEMOGRAPHICS	1 mile	5 miles	10 miles
<b>Total Households:</b>	485	24,355	97,735
<b>Total Population:</b>	1,281	63,539	258,839
<b>Average Income:</b>	\$78,951	\$71,148	\$74,615
<b>Traffic Count:</b>	35,000 VPD /George Washington Memorial Hwy		

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

**Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at [jguion@midatlanticcommercial.com](mailto:jguion@midatlanticcommercial.com).**

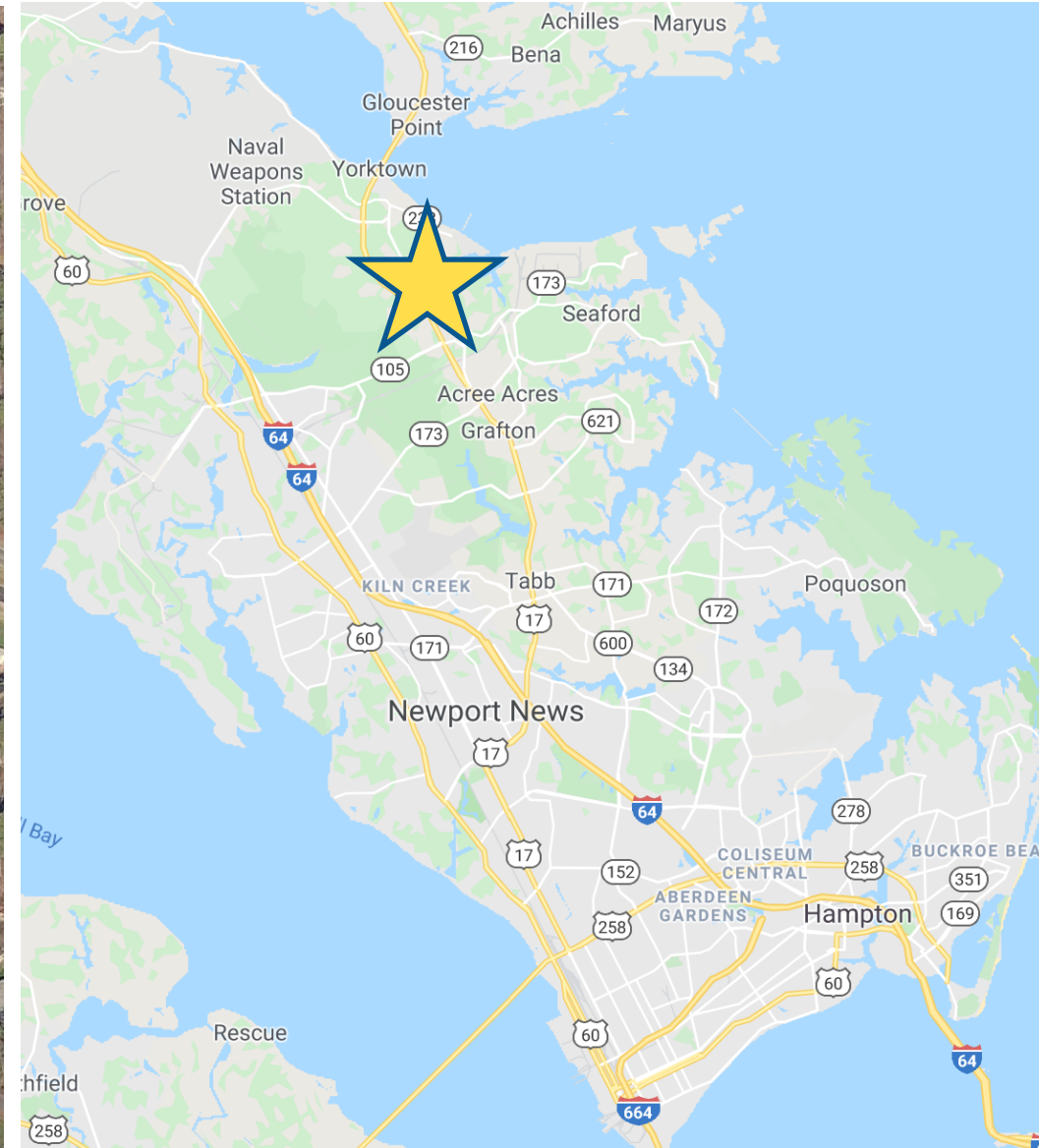
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