

RETAIL PARCEL FOR REDEVELOPMENT

FOR SALE

1066 MOUNT ROSE AVE |  
YORK, PA 17403

**Presented By:**  
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**CCIM**

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**CAPSTONE**  
**COMMERCIAL**

205 W Caracas Ave | Hershey, PA 17033



# PROPERTY OVERVIEW

1066 Mount Rose Ave | York, PA 17403

## PROPERTY DESCRIPTION

Corner parcel ideally suited for a retail redevelopment. Located at a hard intersection with a light, it is ideal for visibility and potentially for access in at the front and exit in the rear of parcel.

The total acreage is 0.45 acres. This size range will allow for a QSR to be placed at the site, with drive thru service being permitted in the zoning.

The zoning is Commercial in Spring Garden Township, York County, which allows for a board array of Commercial and Retail uses including Convenience Store, Auto Sales & service, Quick Service Restaurant & Office.

There are two buildings on the site which will likely need to be replaced. Ownership is prepared for a timely sale.

## PROPERTY HIGHLIGHTS

- Corner parcel for redevelopment
- Lighted intersection in dense urban region
- Currently two buildings on site
- Commercial Zoning allows wide range of uses



## OFFERING SUMMARY

Sale Price:	\$599,900
Lot Size:	0.45 Acres
Building Size:	2,270 SF
Zoning:	Commercial
APN:	4800013000300
Municipality:	Spring Garden Township
County:	York



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# ADDITIONAL PHOTOS

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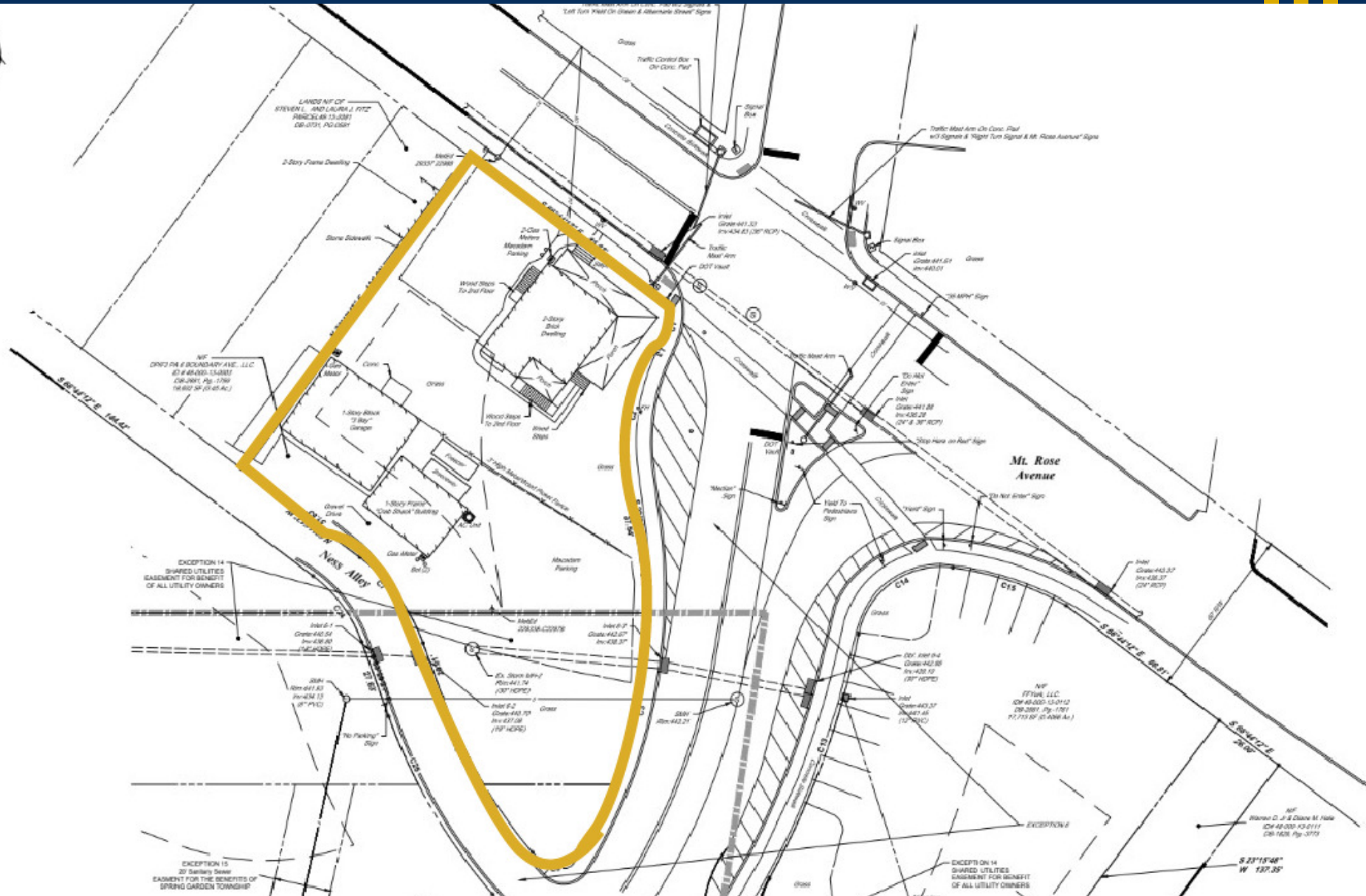
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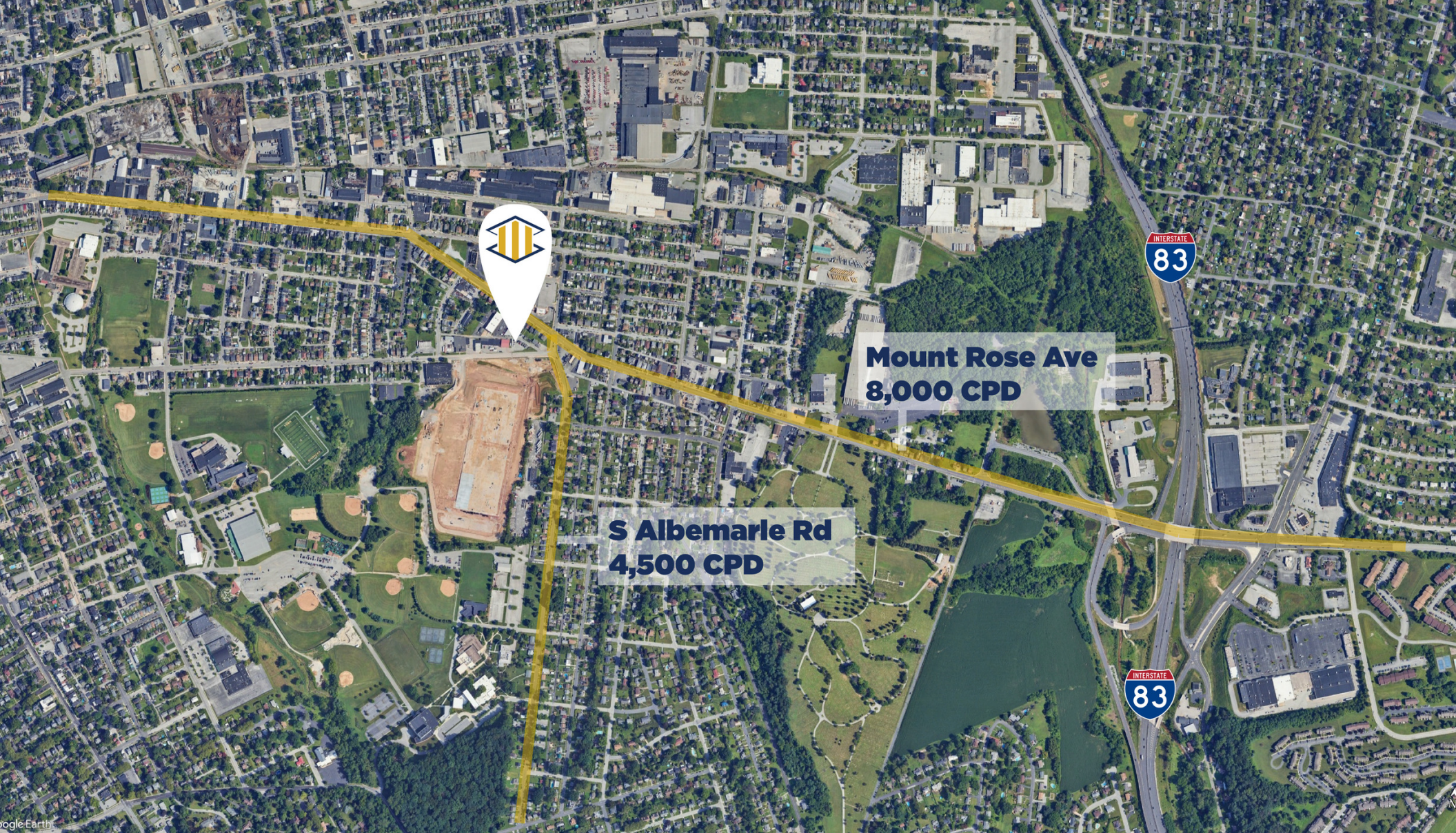
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# HIGHWAY PROXIMITY

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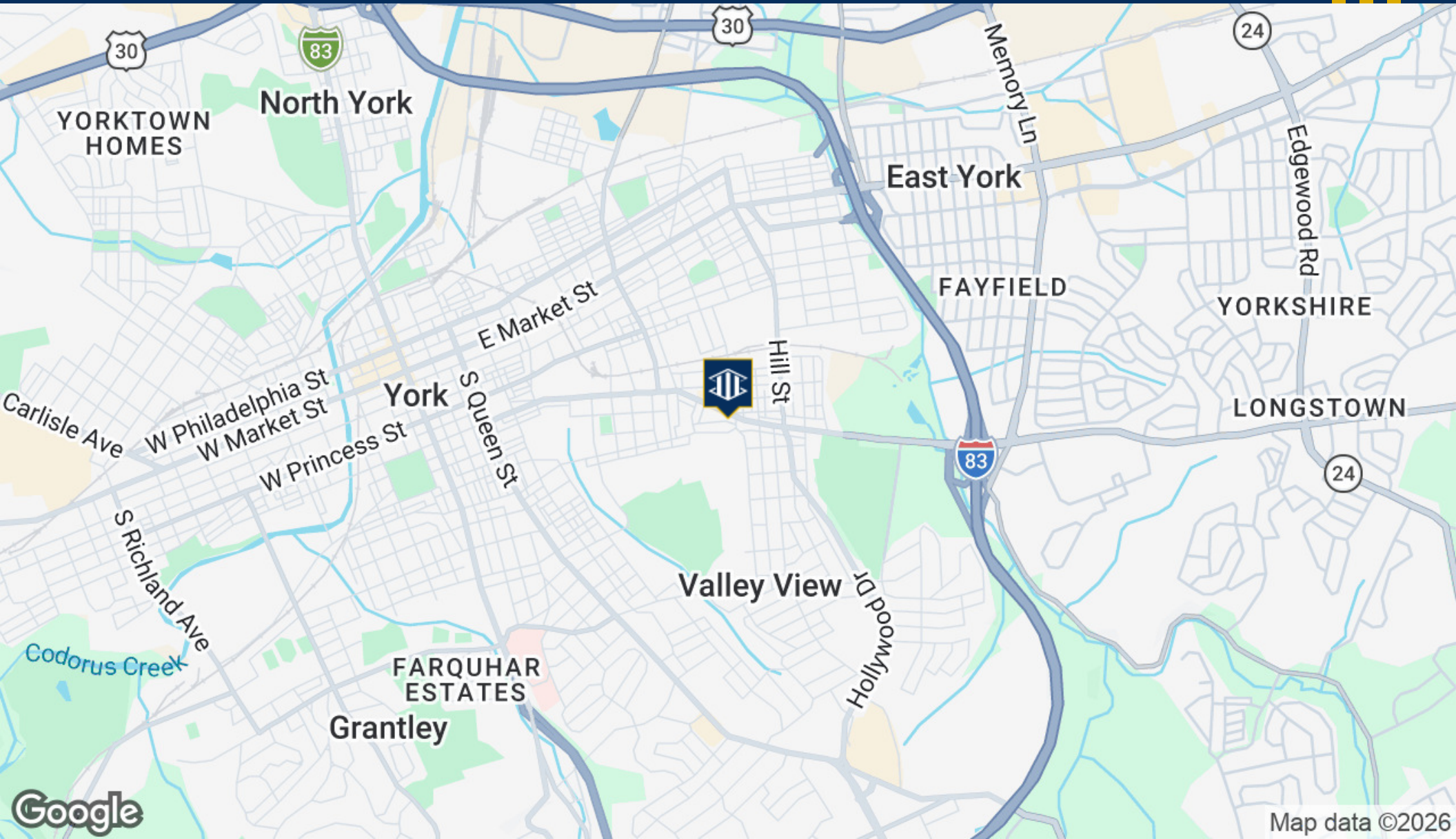
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# LOCATION OVERVIEW

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# DEMOGRAPHICS

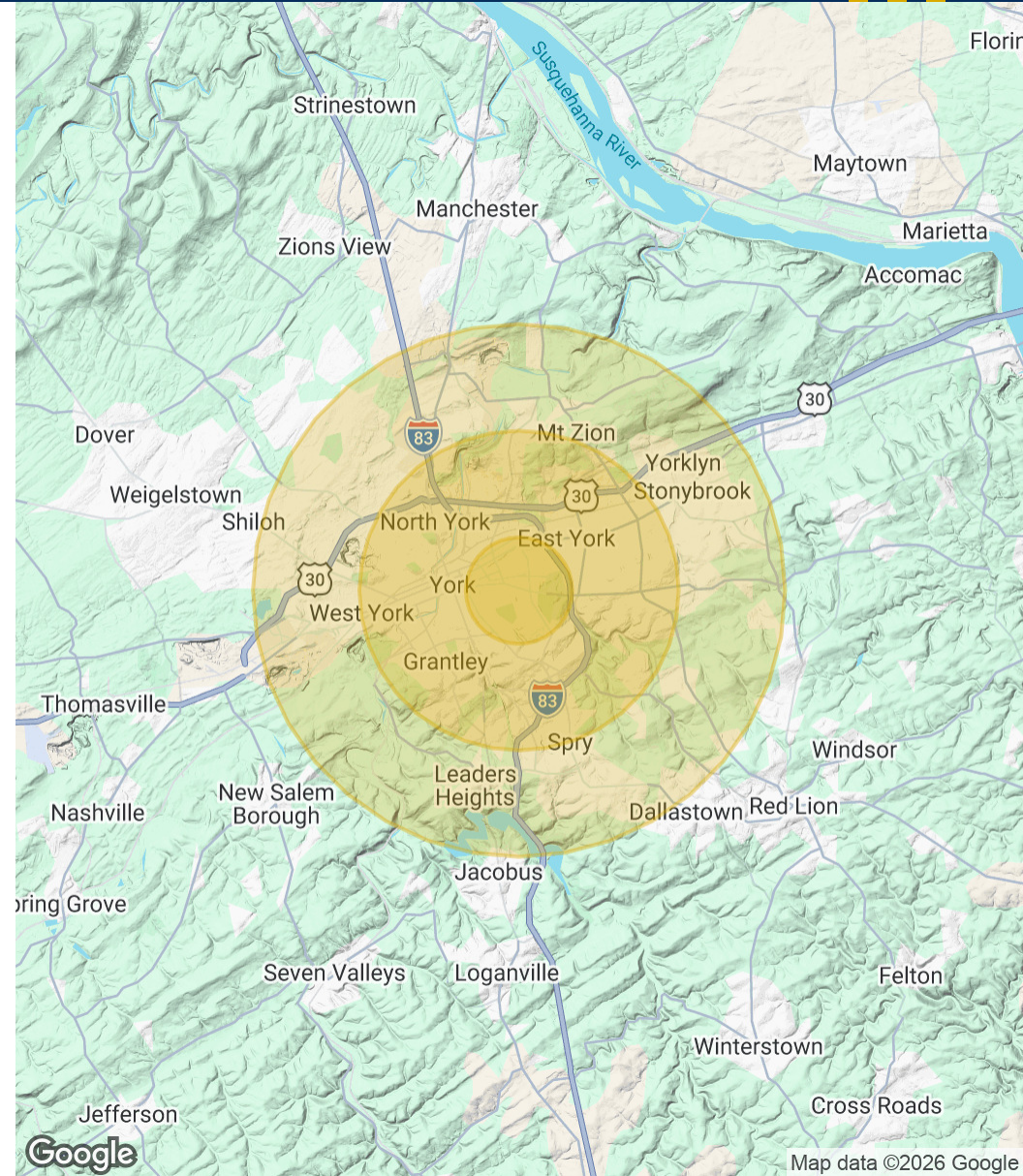
1066 Mount Rose Ave | York, PA 17403

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,746	93,138	152,845
Average Age	37.7	37.2	39.8
Average Age (Male)	36.9	35.7	37.8
Average Age (Female)	39.3	38.3	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,995	36,557	59,680
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,684	\$82,886	\$93,329
Average House Value	\$138,515	\$196,185	\$227,741

2023 American Community Survey (ACS)



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Map data ©2026 Google

# ADVISOR BIO

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## **Naomi Brown** **CCIM**

Principal & Senior Advisor

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Naomi Brown is the Broker of Record for Capstone Commercial. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle. Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

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# LEGAL

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