



Commercial Real Estate LLC

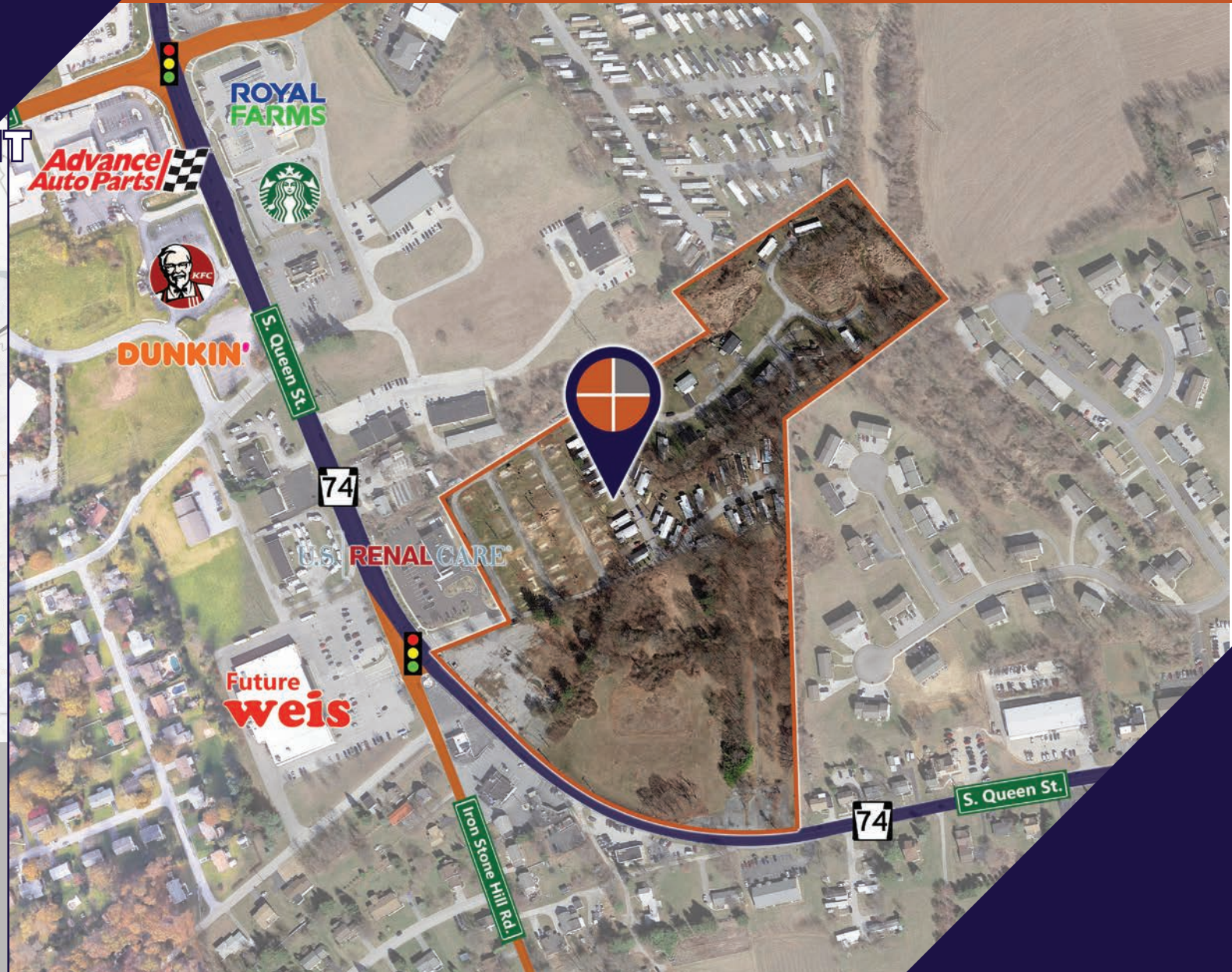
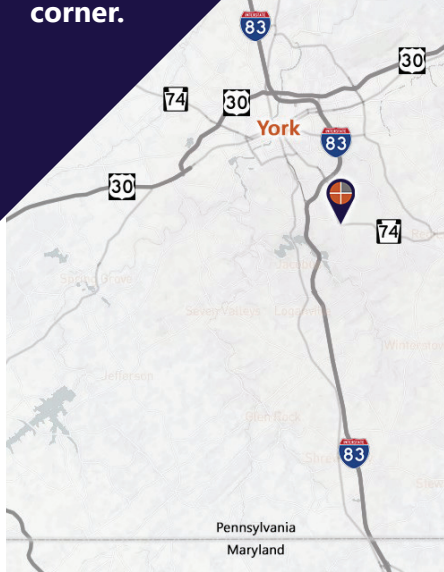
# COMMERCIAL LAND FOR DEVELOPMENT

York Township | York County

2731-2755 S. Queen St. Dallastown, PA 17313

## FOR SALE, LEASE OR BUILD-TO-SUIT

22.75 acres available,  
will subdivide.  
Located on a  
signalized  
corner.



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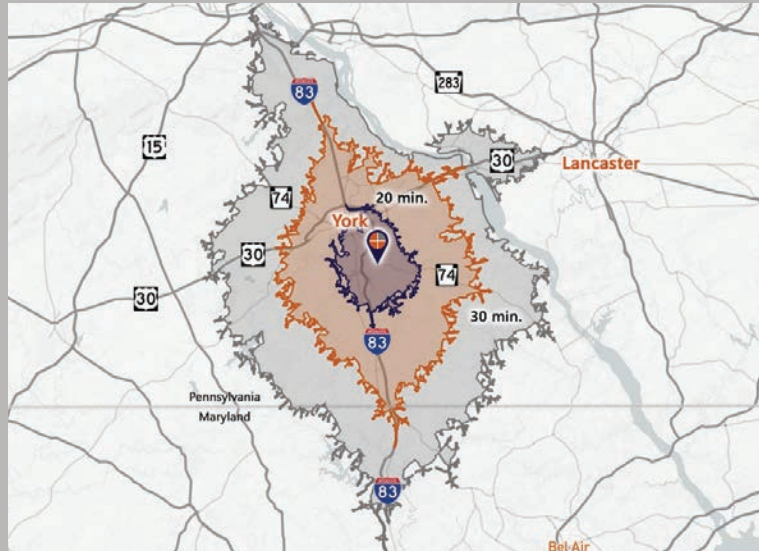


# COMMERCIAL LAND FOR DEVELOPMENT

## DEMOGRAPHICS

Variable	2731-2755 S. Queen St. Dallastown, PA 17313			
	Travel Distance from Site	10 minutes	20 minutes	30 minutes
Total Population		73,184	242,010	410,783
Population Density (Pop per Sq. Mile)		1,608.6	896.1	579.5
Total Daytime Population		73,906	251,878	380,241
Total Households		28,368	94,164	159,801
Per Capita Income		\$38,456	\$36,564	\$38,165
Average Household Income		\$98,967	\$93,565	\$97,748
Average Disposable Income		\$75,872	\$72,509	\$75,451
Aggregate Disposable Income		\$2,152,339,147	\$6,827,715,432	\$12,057,077,360
Total (SIC01-99) Businesses		2,443	8,686	12,440
Total (SIC01-99) Employees		35,993	121,330	162,207
Total (SIC01-99) Sales (\$000)		\$4,515,743	\$20,237,723	\$27,202,410
Annual Budget Expenditures		\$2,401,181,601	\$7,546,479,498	\$13,352,129,968
Retail Goods		\$720,766,258	\$2,279,605,789	\$4,057,722,881

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

22.75 acres of high-profile, Commercial Shopping zoned land in York Township available for sale, lease, or build-to-suit. Owners will entertain sale of entire property or subdivision. Various concepts exist for mixed use development to include, retail, medical, senior living, and possible rezoning to include a multi-family component (subject to township approval).

The site features strong traffic counts, signalized access, is in close proximity to I-83 (1.5 miles) and is surrounded by dense population in one of the most sought-after school districts of York County. Surrounding retailers include Starbucks, Dunkin, KFC/LJS, Royal Farms, Advanced Auto, and potential Weis Markets across the street at signal light.

## PROPERTY DETAILS

- Land/Lot Size: .....22.75 Acres
- Sale Price: .....\$6,250,000
- Lease Rate: .....Negotiable
- Lease Terms: .....Negotiable
- Zoning: .....Commercial Shopping
- Date Available:.....Upon Settlement

## SURROUNDING RETAILERS



## TRAFFIC COUNTS

- S. Queen St./Route 74: .....16,521 VPD
- Iron Stone Hill Road: .....2,207 VPD

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# CONCEPT PLAN



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# ESTABLISHED REGIONAL AREA MAP



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# AERIAL DRONE PHOTOS



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