



For Sale
Land
\$3,000,000

101 Arsenal Rd

York, Pennsylvania 17404

Property Highlights

- Zoned Commercial Highway District
- Located in York, PA
- Visibility from Rt 83 and Rt 30
- Site has Phase 2 Environmental reports available
- Access from Rt 30 and N George Street
- Commercial uses permitted, Hotels, Restaurants, Retail and Mini Storage all included.

Property Description

Explore the prime investment opportunity of this centrally located retail property. A 9.25 acre property, this well-maintained property offers a versatile canvas for retail ventures. Built in 1958, it exudes character while featuring modern amenities to cater to diverse business needs. Zoned Highway Commercial to accommodate a range of commercial uses, the property presents an enticing prospect for savvy investors seeking to tap into the thriving York market.

OFFERING SUMMARY

Sale Price	\$3,000,000
Lot Size	8.5 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	672	\$79,696
0.5 Miles	1,721	\$78,375
1 Mile	6,804	\$75,174

For more information

Kevin Wolfe

O: 610 370 8523 | C: 717 951 4127
kwolfe@naikeystone.com

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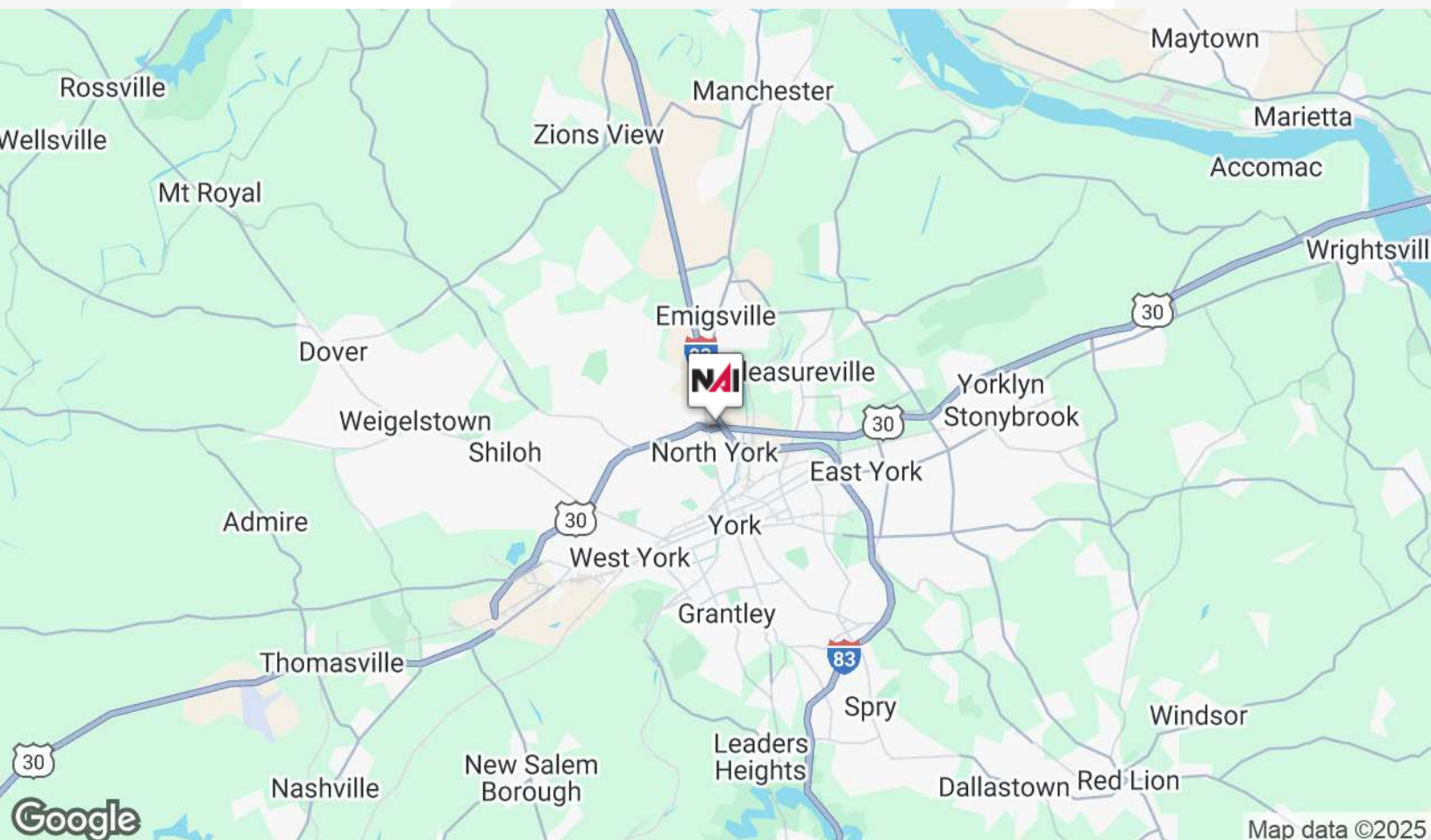
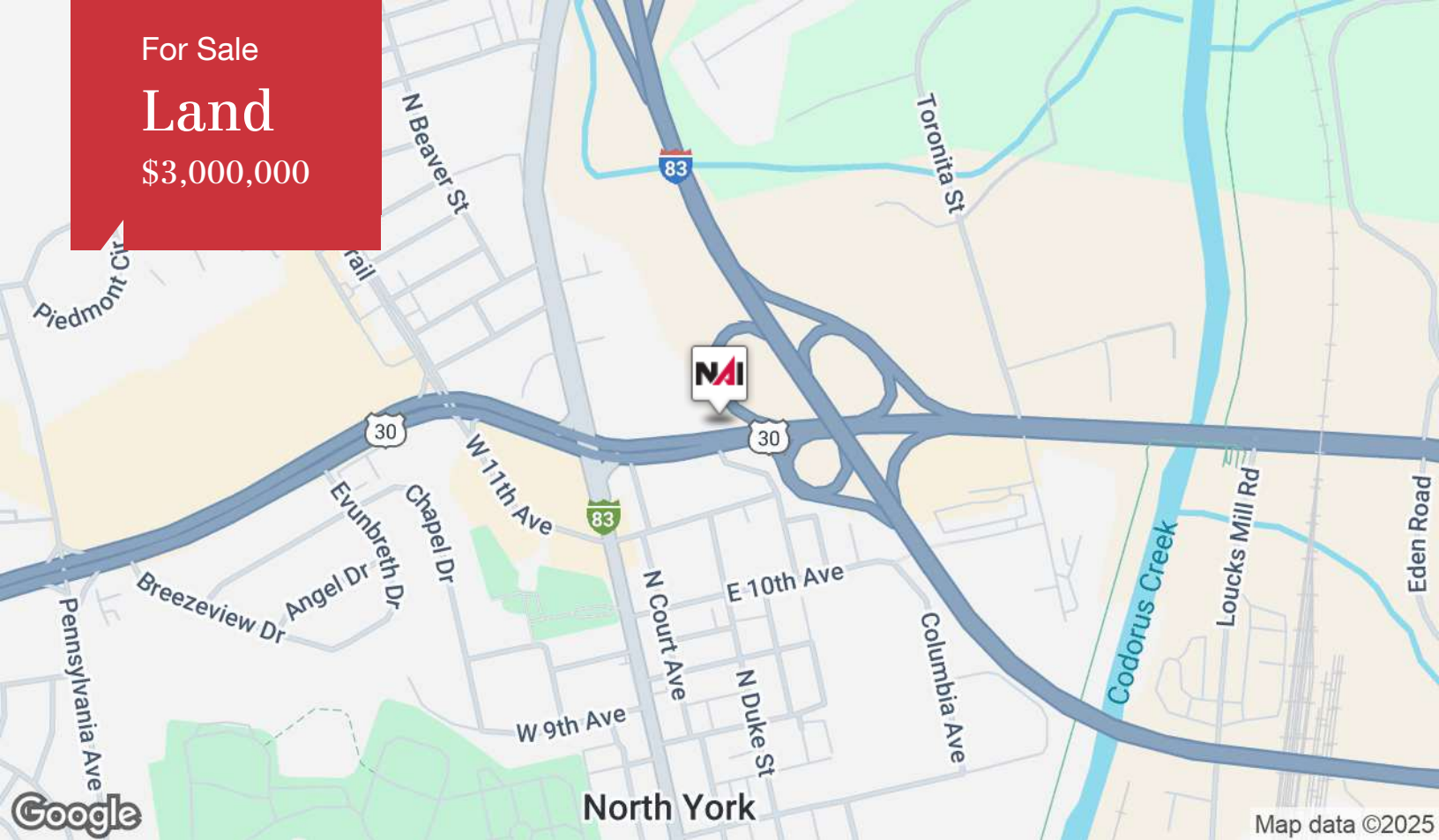
PROPERTY ADDRESS:	101 Arsenal Rd York, PA 17404
APN:	36000JH006400
LOT SIZE:	8.5 Acres
ZONING:	Highway Commercial
YEAR BUILT:	1958



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Google

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NAIKeystone
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

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Springettsbury Township Zoning Map

Updated November 1, 2019



Zoning Districts

- Town Center Overlay
- (N-C/H) Neighborhood Commercial / Historic
- (N-C) Neighborhood Commercial
- (M-U) Mixed Use
- (C-H) Commercial Highway
- (F-D) Flexible Development
- (B-I) Business and Industrial Park
- (G-I) General Industrial
- (O-S) Open Space
- (R-R) Rural Residential
- (R-20) Large Lot Single-Family Residential
- (R-10) Medium Lot Single-Family Residential
- (R-7) Small Lot Single-Family Residential
- (R-1) High Density Residential



US Feet
0 1,000 2,000 4,000 6,000 8,000

Center: 76° 40'9"W 39° 59'27"N

Amended by:

Ord. No 2008-10 Adopted 12-11-2008
Ord. No 2010-02 Adopted 3-25-2010
Ord. No. 2015-09 Adopted 10-08-2015
Ord. No. 2017-01 Adopted 2-23-2017
Ord. No. 2017-08 Adopted 9-14-2017
Ord. No. 2017-08 Adopted 9-14-2017
Ord. No. 2018-09 Adopted 7-26-2018
Ord. No. 2019-04 Adopted 10-24-2019

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Township of Springettsbury, PA

§ 325-42. Permitted uses.

A. Principal permitted uses.

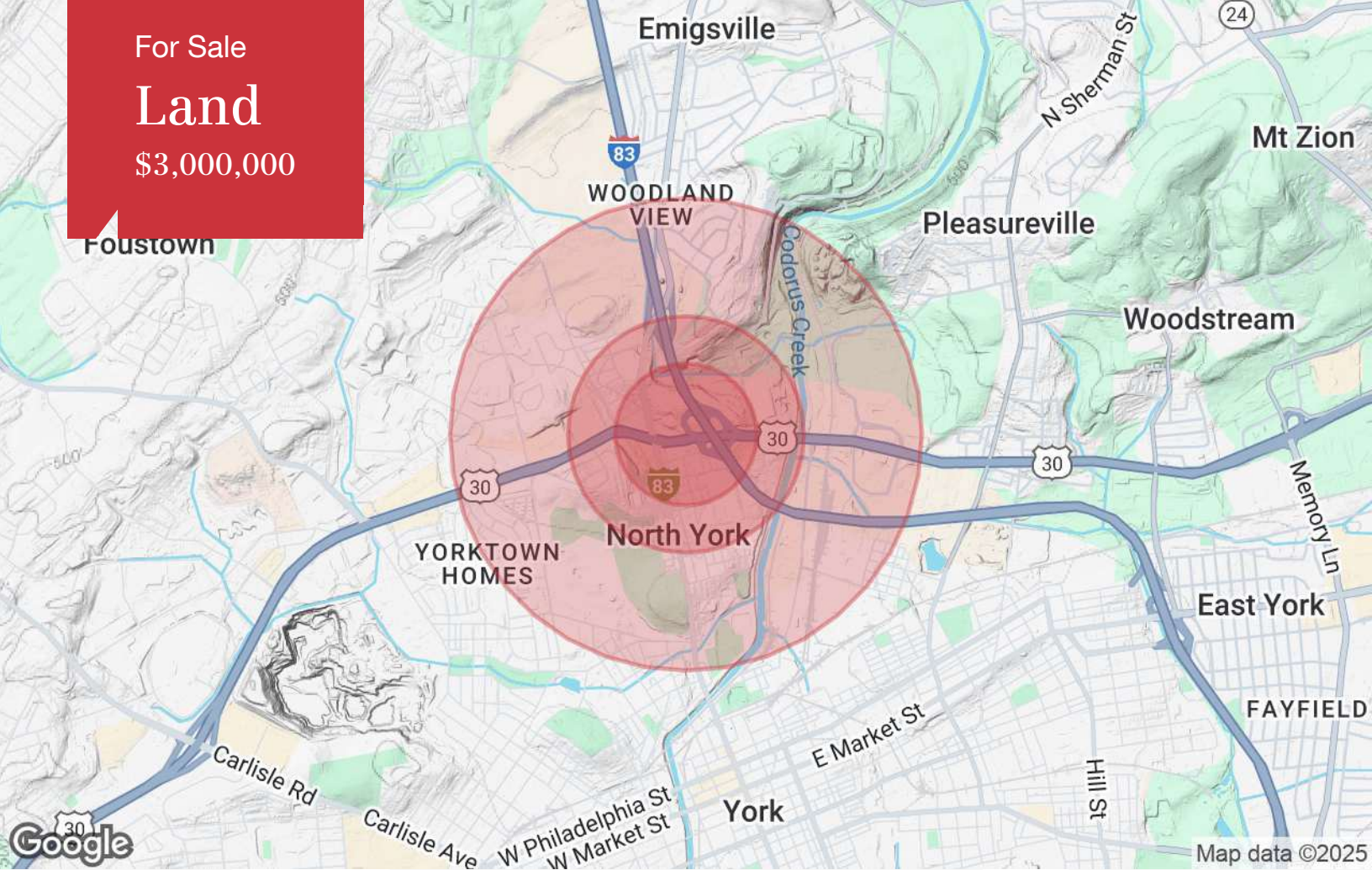
- (1) Automobile or trailer sales when the lot is improved with an automobile or trailer display building having not less than 1,000 square feet devoted exclusively to the display of automobiles or trailers.
- (2) Automobile/vehicle service and repair areas, sales and installation of parts, accessories and replacement equipment.
- (3) Electric transmission and distribution facilities and telephone central offices.
- (4) Hotels and motels (subject to § 325-124).
- (5) Mobile home sales when the lot is improved with a building containing an office, display room and appurtenant facilities, having an area of not less than 1,000 square feet.
- (6) General office.
- (7) Professional office.
- (8) Financial institutions, including drive-through facilities.
- (9) Medical office, clinic and/or laboratory.
- (10) Hospital.
- (11) Car rental agency.
- (12) Neighborhood convenience store.
- (13) Animal hospital, pet shops and grooming (subject to § 325-118.)
- (14) Artist studio or gallery.
- (15) Museum.
- (16) Appliance and small equipment sales and repair.
- (17) House of worship.
- (18) Library.
- (19) Private clubs.
- (20) Mortuary.
- (21) Health club.
- (22) Personal care services.
- (23) Public or private school.

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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	672	1,721	6,804
MEDIAN AGE	38	38	39
MEDIAN AGE (MALE)	37	37	37
MEDIAN AGE (FEMALE)	39	39	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	278	709	2,856
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$79,696	\$78,375	\$75,174
AVERAGE HOUSE VALUE	\$178,717	\$174,014	\$158,209

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	70.9%	70.4%	65.5%
% BLACK	15.5%	15.6%	17.3%
% ASIAN	2.2%	2.2%	2.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.5%
% OTHER	11.4%	11.7%	14.6%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	21.1%	21.5%	25.6%

* Demographic data derived from 2020 ACS - US Census