

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

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PROPERTY ADDRESS:

101 Arsenal Rd
York, PA 17404

APN:

36000JH006400

LOT SIZE:

8.5 Acres

ZONING:

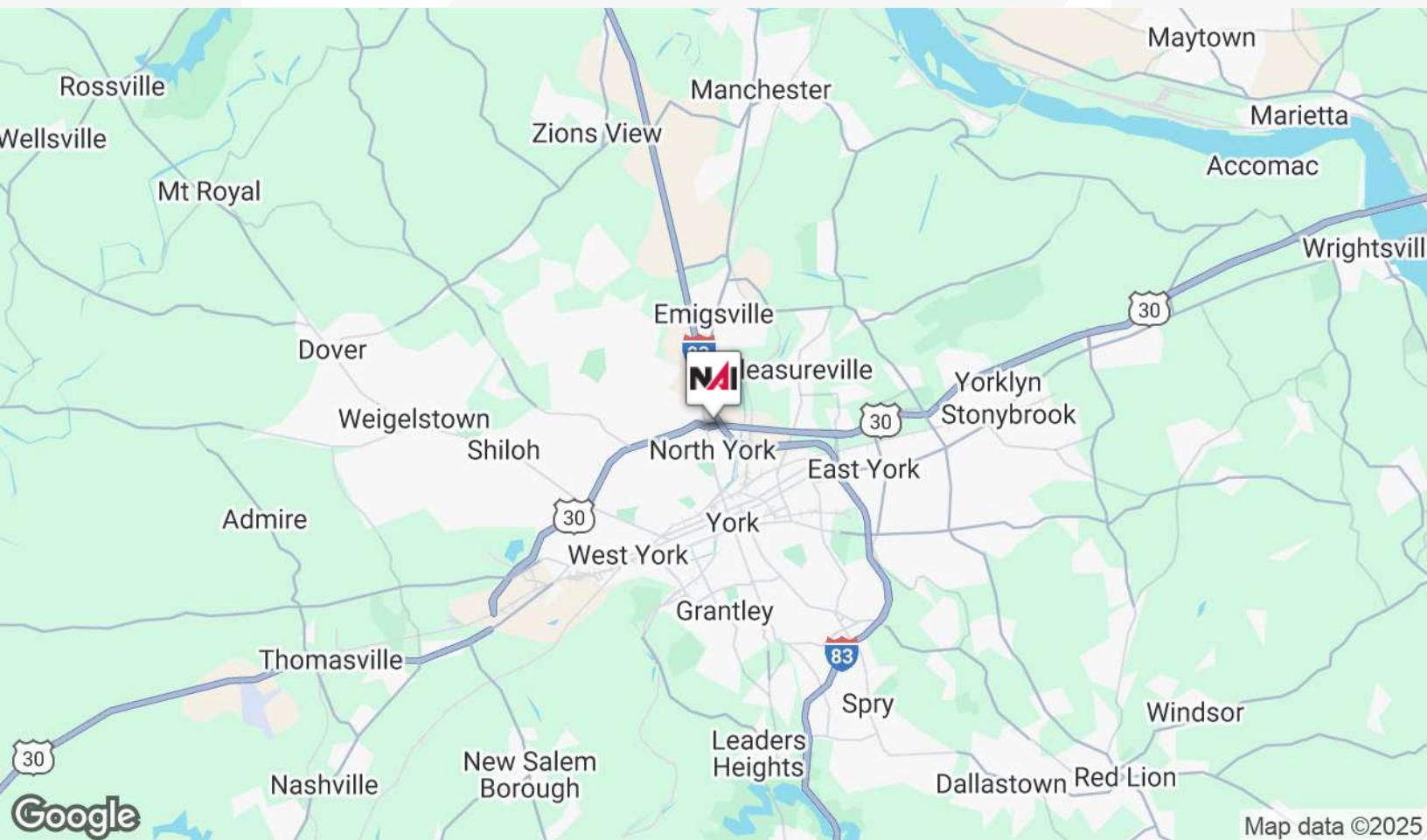
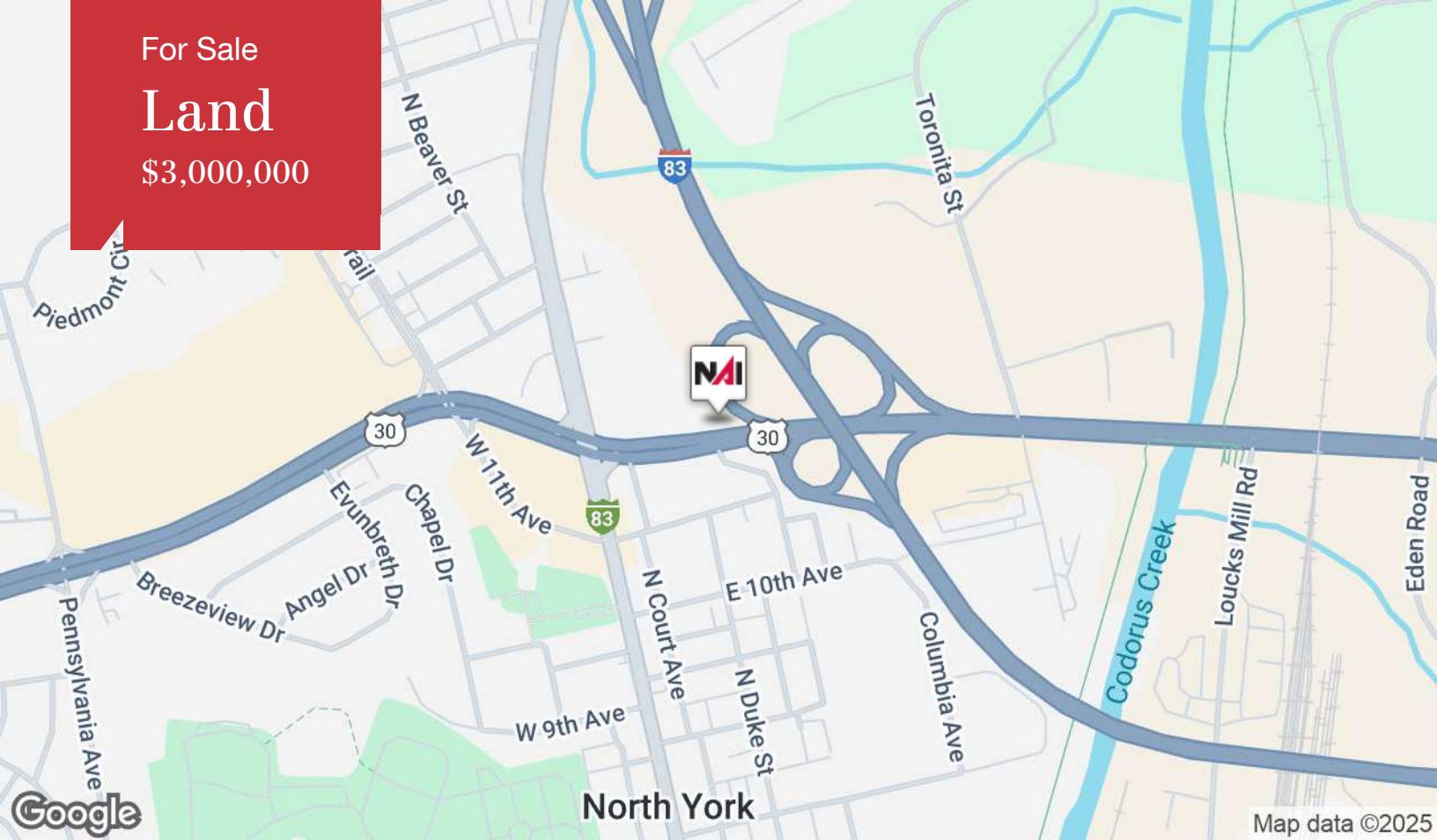
Highway Commercial

YEAR BUILT:

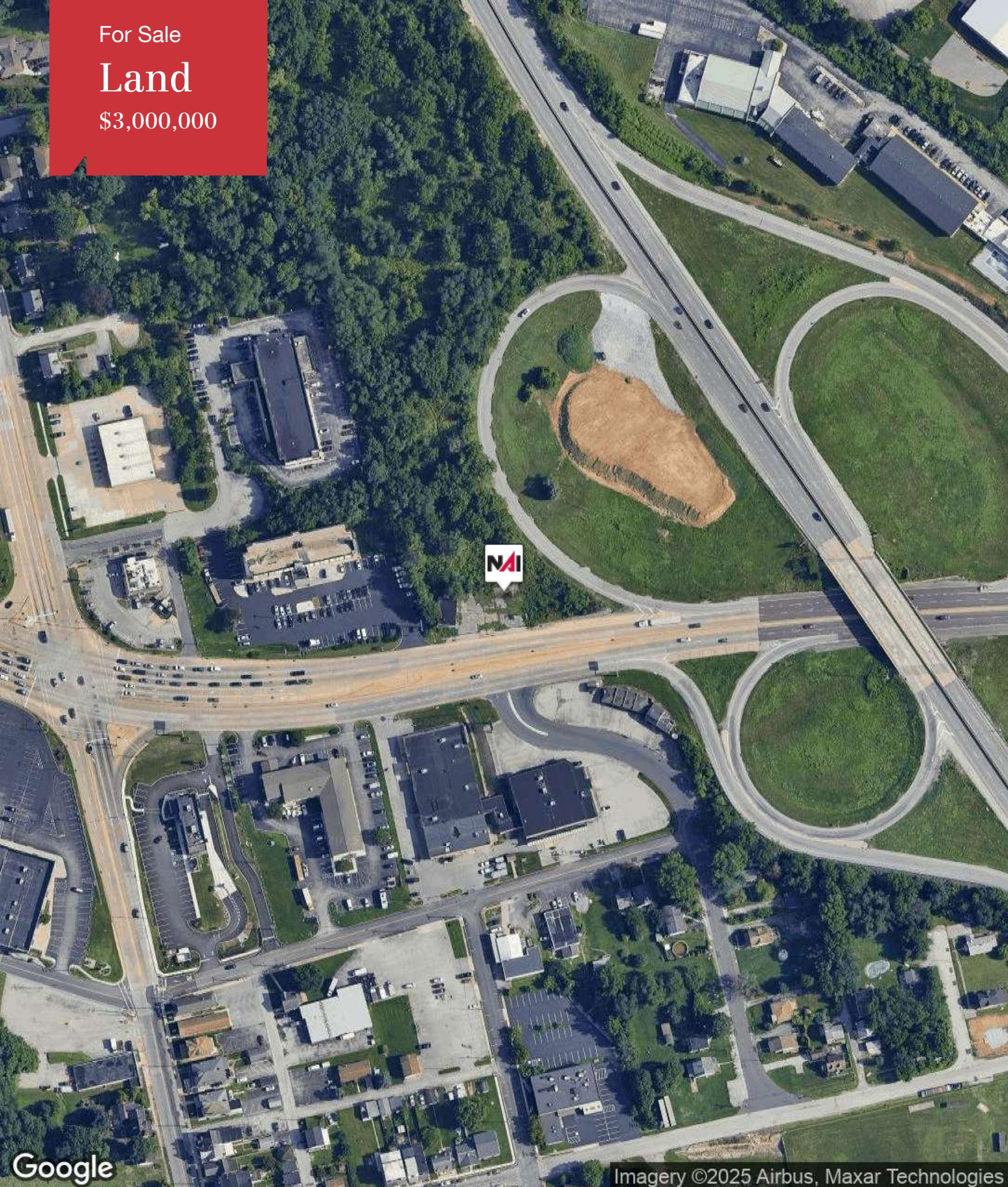
1958



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Google

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NAI Keystone
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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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

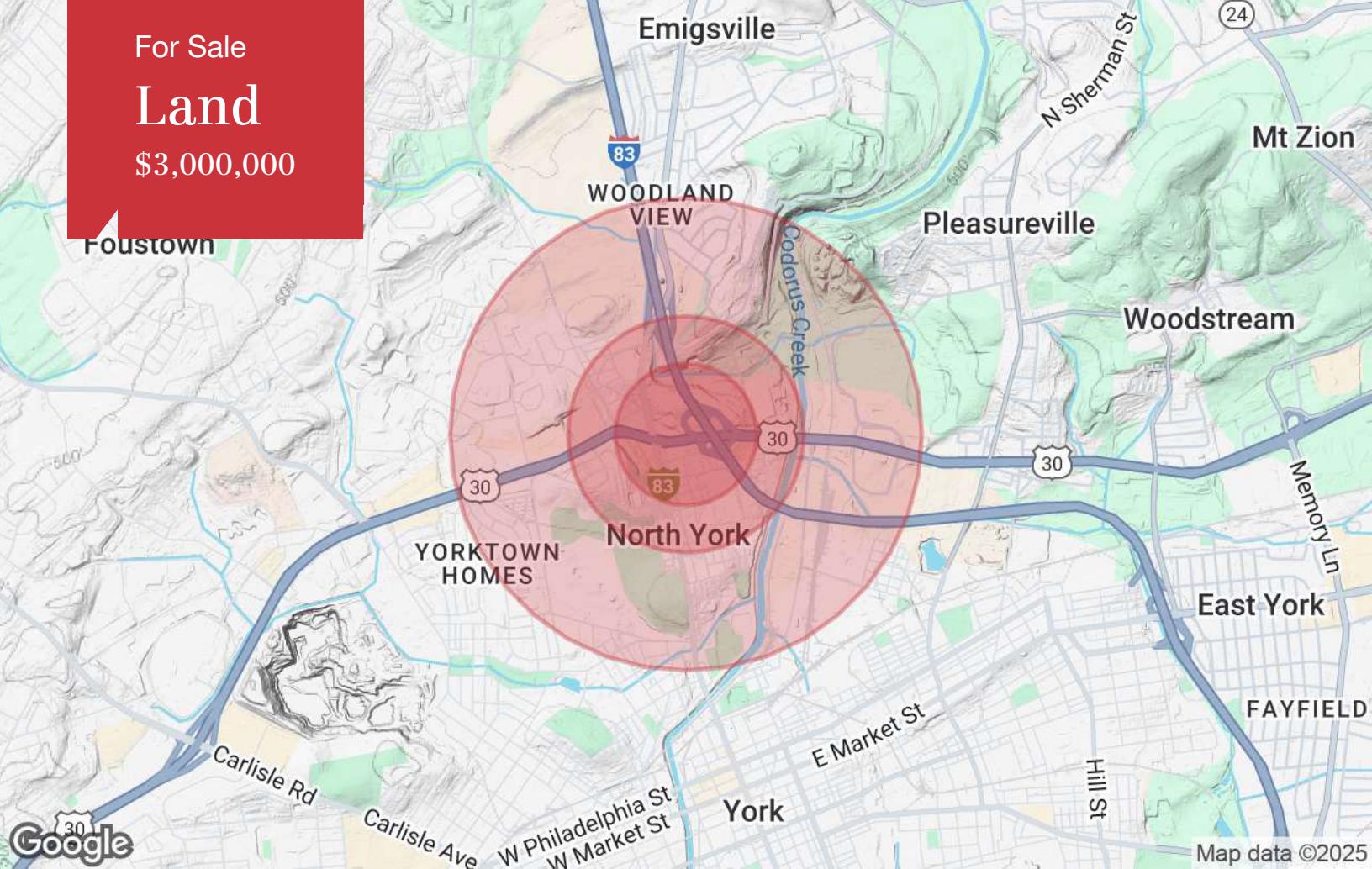
§ 325-42. Permitted uses.

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