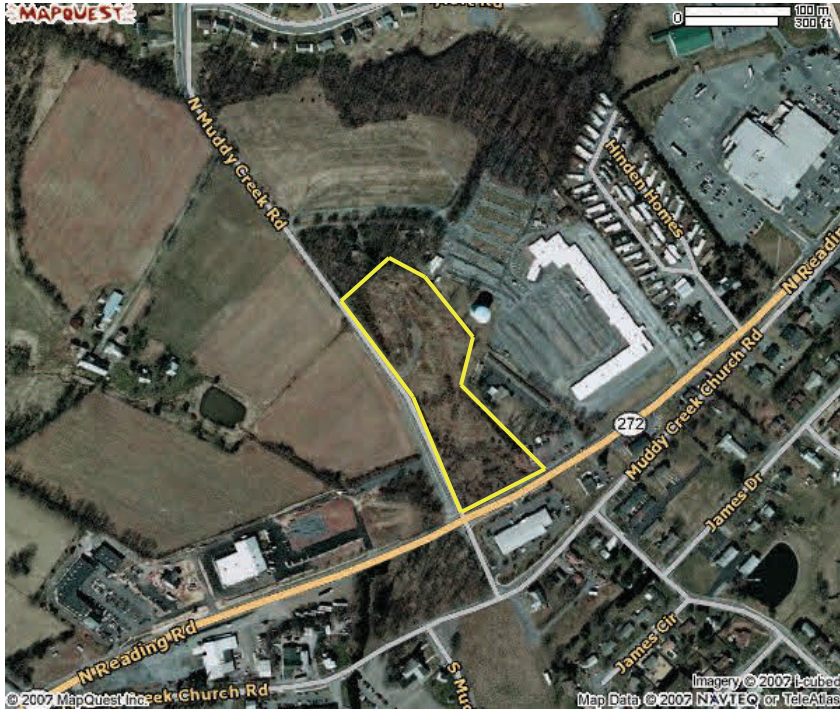


# Land for Sale

7.1 Acres Hwy Commercial  
Rte 272/Muddy Creek Rd  
Lancaster County



- For Sale 7.1 Acres \$875,000
- Zoned Highway Commercial
- Great Corner Lot
- Rapidly Growing Area
- 16,000 Vehicles Per Day
- Three Subdivisions w/in qtr mile
- 2 miles from I-76 Turnpike
- In the Heart of the Antique Capital USA, year round draws from Mid-Atlantic and Northeast States
- Ground Leases Available
- Will Build to Suit

**Keystone Commercial  
& Industrial, LLC**

**Contact information**

**John R Buccinno**  
610 370-8508 Direct Line  
610 698-3459 Cell  
610 370-8509 Fax

# Land for Sale

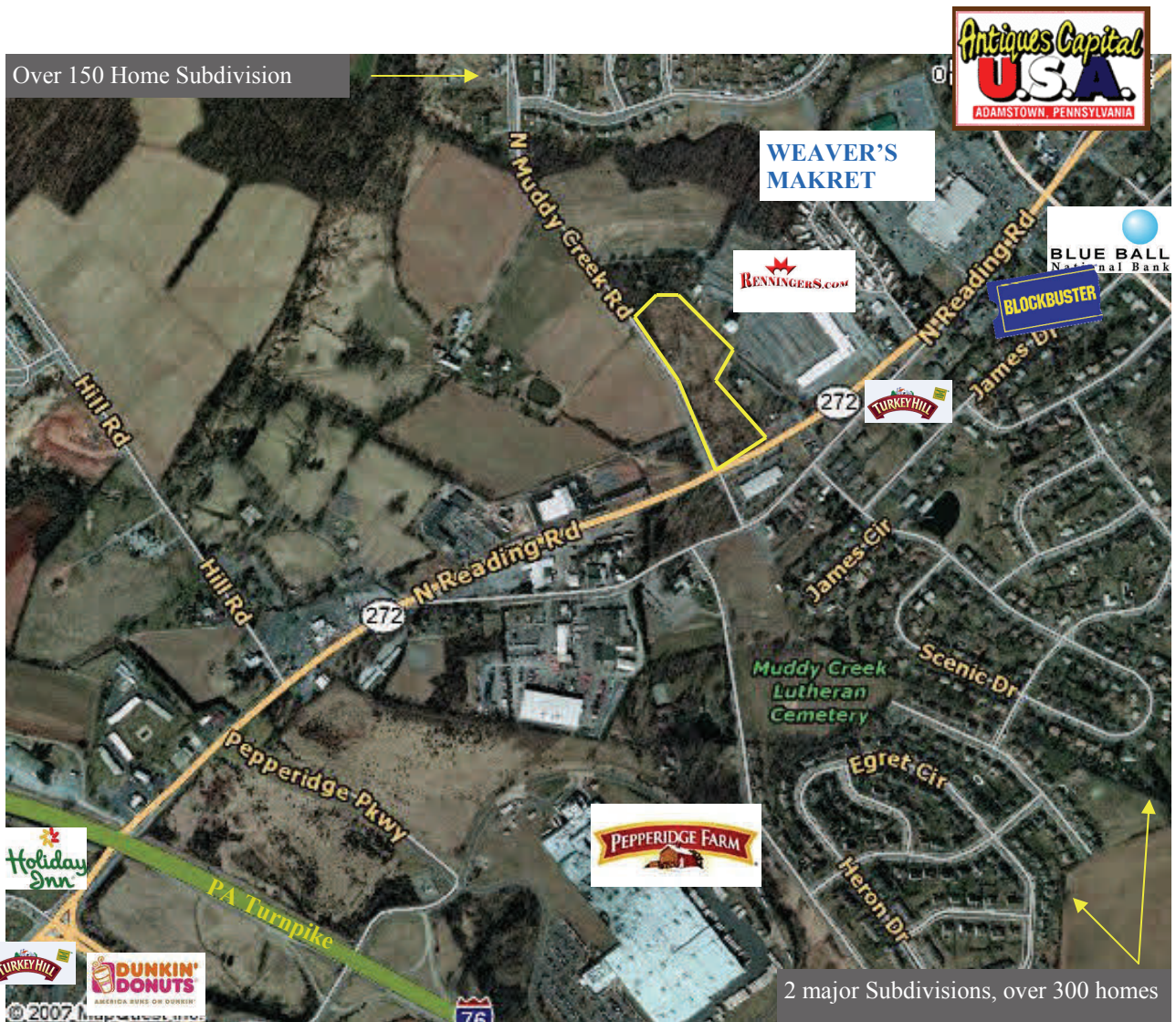
Rte 272/Muddy Creek Rd

Lancaster County

\$1,099,000 7.1 Acres Hwy C

This fast growing corridor has good traffic flow with both commuter traffic and residential density. National companies are quickly positioning themselves in this fast growing area of Lancaster County, PA.

The Pepperidge Farm facility is less than a 1/2 mile from the site and employs over 800 people. Within the Antiques Capital U.S.A. of Adamstown market area this corridor draws continuous traffic year round from surrounding Mid- Atlantic and Northeast states.



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# Land for Sale

Rte 272/Muddy Creek Rd  
Lancaster County

**\$1,099,000 7.1 Acres Hwy C**

## Example of a proposed site plan

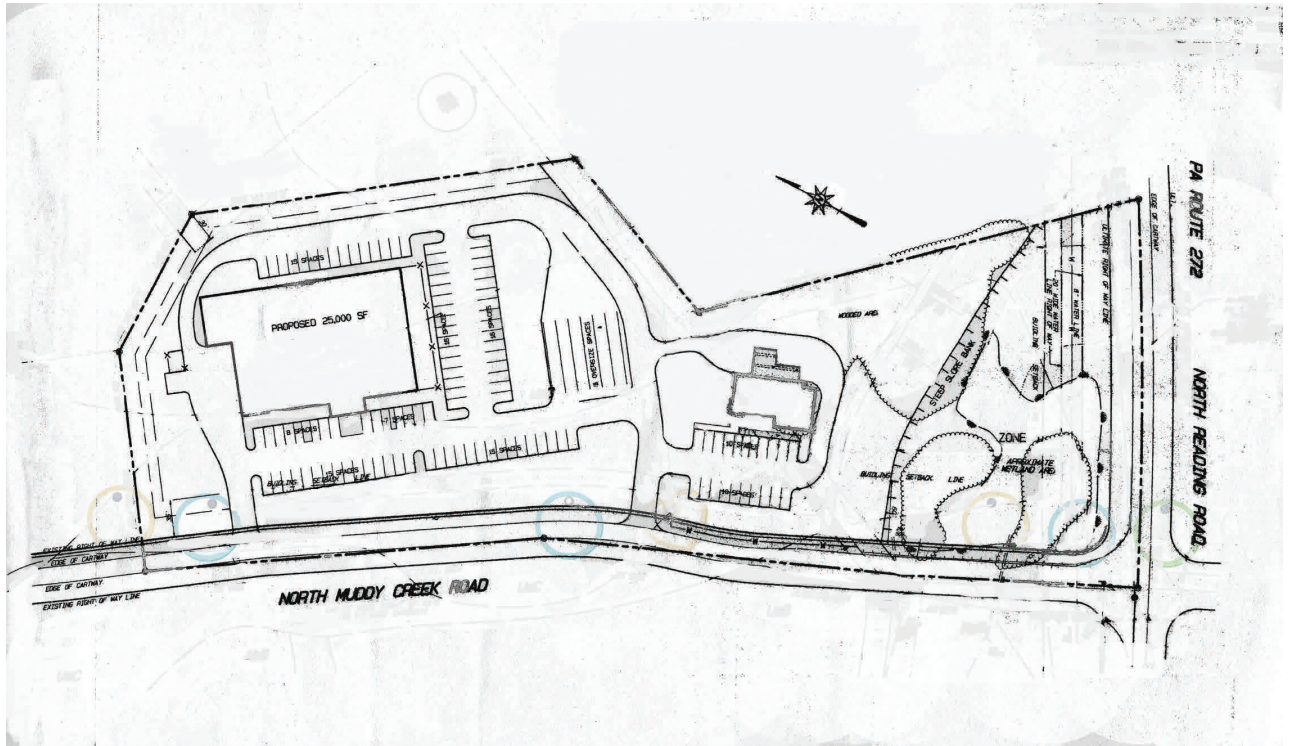
Sample 25,000 SF retail bldg w/Bank Site in front

Plenty of parking and easy access

Public Water & Sewer Available

## Demographics for Zip Code 17517

Households	5,855	(2003)
Population	16,488	(2000)
% growth	5%	
Avg Household Inc	\$60,682	(2000)



The information contained herein has been obtained from sources deemed reliable. While Keystone Commercial & Industrial, LLC has no reason to doubt its accuracy, we do not guarantee it.

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