

FOR SALE OR FOR LEASE

2.7 +/- acres of land is
available for pad site
along Mt. Rose
Ave. York, PA.



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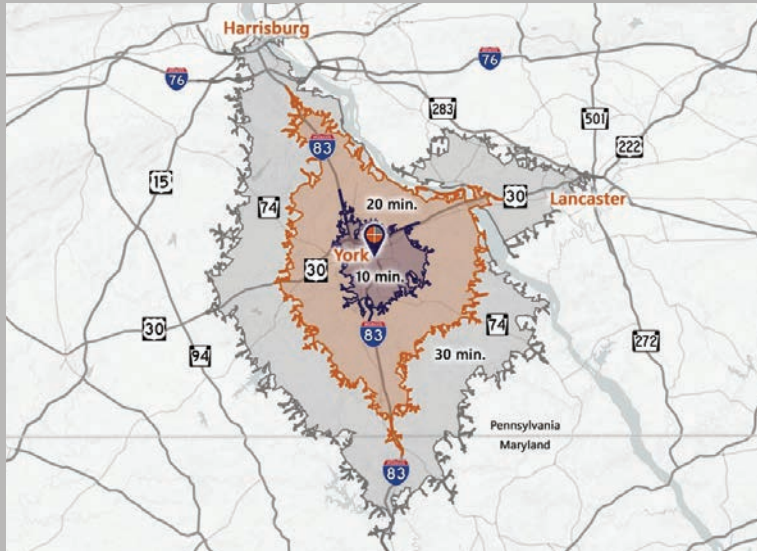
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

PAD SITE AVAILABLE

DEMOGRAPHICS

Variable	Mount Rose Ave. Land York, PA			
	Travel Distance from Site	10 minutes	20 minutes	30 minutes
Total Population		109,121	282,328	492,060
Population Density (Pop per Sq. Mile)		2,277.7	952.8	650.0
Total Daytime Population		125,106	282,806	482,168
Total Households		42,045	109,738	193,884
Per Capita Income		\$33,644	\$36,356	\$38,368
Average Household Income		\$86,401	\$92,870	\$97,106
Average Disposable Income		\$66,756	\$72,089	\$74,969
Aggregate Disposable Income	\$2,806,746,365	\$7,910,885,599	\$14,535,308,540	
Total (SIC01-99) Businesses	4,658	9,537	16,703	
Total (SIC01-99) Employees	68,424	131,534	241,275	
Total (SIC01-99) Sales (\$000)	\$9,883,760	\$22,483,851	\$41,638,229	
Annual Budget Expenditures	\$3,122,005,253	\$8,737,049,991	\$16,090,669,284	
Retail Goods	\$932,019,434	\$2,646,021,851	\$4,875,330,596	

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Pad site of 2.7 +/- acres available for sale or lease, located at the newly constructed interchange of Exit 18, Interstate-83/Mt. Rose Ave. Site has excellent traffic counts and with commercial zoning it allows for a variety of uses, including retail and medical. Proposed concept plans included in this brochure. This location provides easy access to Maryland and Northern Pennsylvania, via I-83, while also being minutes from Route 30.

PROPERTY DETAILS

- Land/Lot Size: 2.7 +/- acres
- Sale Price:Negotiable
- Lease Rate: Negotiable/Acre/NNN
- Lease Terms:Negotiable
- Zoning:Commercial
- Date Available:.....Upon Settlement
- Topography:Slightly Sloped

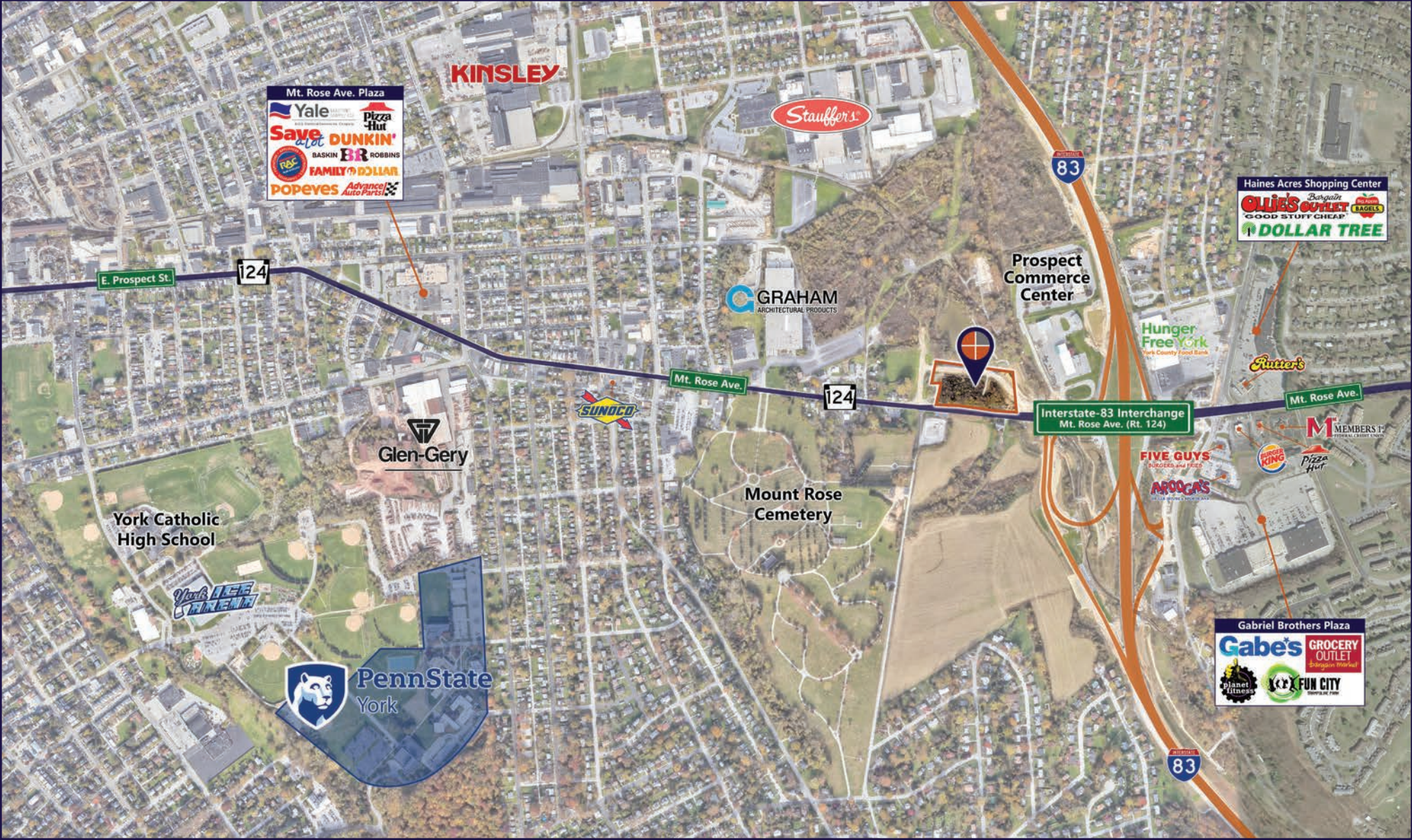
TRAFFIC COUNTS

- Mt. Rose Ave./Route 124:..... 15,304 VPD
- Interstate-83:.....55,949 VPD



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ESTABLISHED REGIONAL AREA MAP

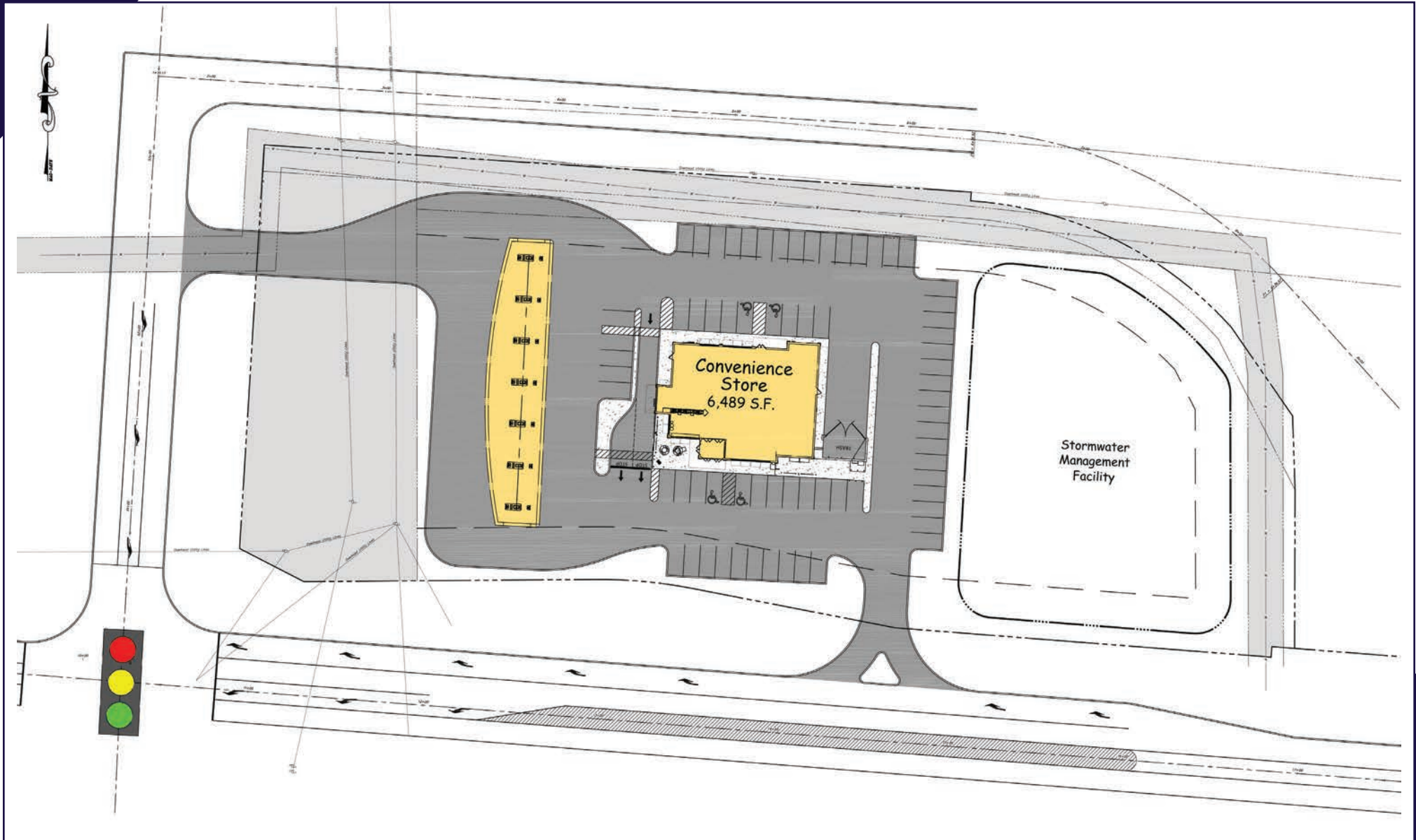


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CONCEPT PLAN | C-STORE

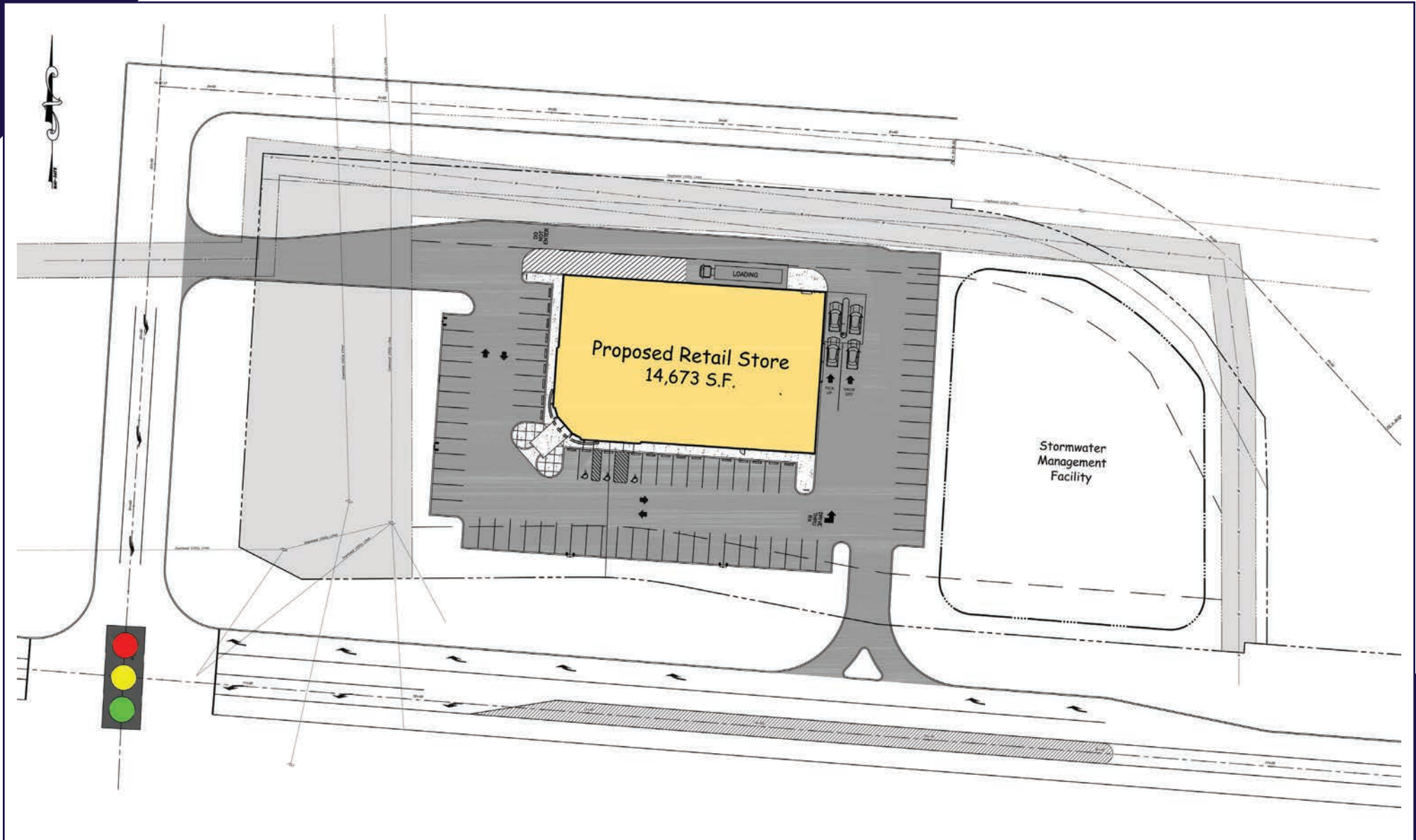


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CONCEPT PLAN | RETAIL



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AERIAL DRONE PHOTO



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