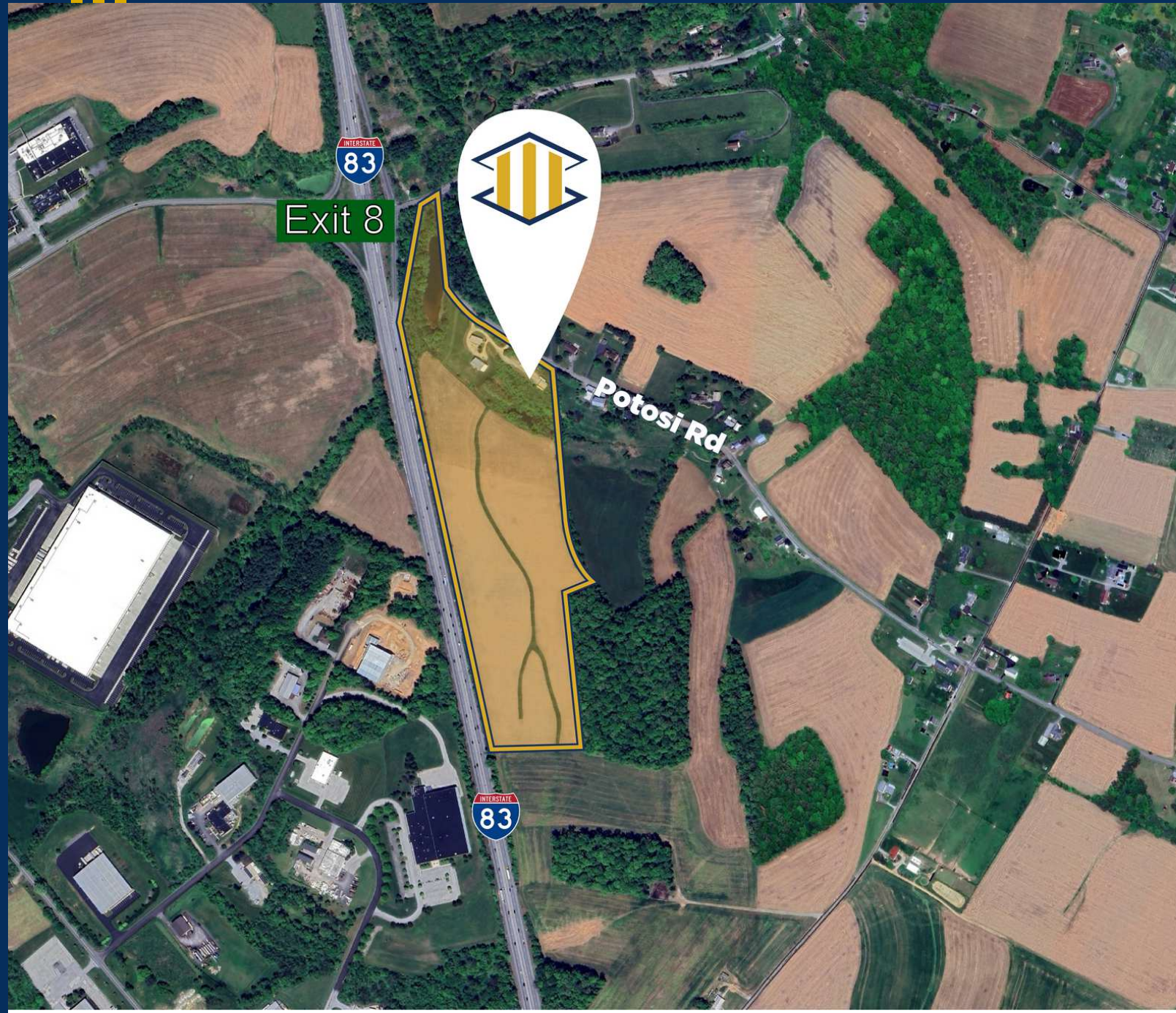


COMMERCIAL LAND ALONG I83
IN SOUTHERN YORK COUNTY

989 POTOSI RD |
GLEN ROCK, PA 17327

Presented By:
Naomi Brown,
CCIM

PRINCIPAL & SENIOR ADVISOR
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O: 717.820.1127 X703
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PROPERTY OVERVIEW

989 Potosi Rd | Glen Rock, PA 17327

PROPERTY DESCRIPTION

High visibility Commercial land located directly off I83 and Glen Rock Exit 8, in Southern York County. Land is 36 acres with half of land in Commercial Highway Zoning in Springfield Township, and half of land in Ag Zoning.

Commercial Highway zoning permits a broad range of uses including gas station, mini storage, retail, Truck Terminal, Sales of RVs, Auto and Construction Equipment. Potential for billboard with 2,200' frontage along I83 before exit.

The land is mostly open and usable, with two buildings on site that have on site sewer and well water. There is no public sewer capacity available in township.

Traffic Counts along I83 are 54,000 CPD, and just to the other side of I83 the site borders the Industrial area for the township.

PROPERTY HIGHLIGHTS

- Great visibility along I83
- Directly off Glen Rock exit 8
- 36 Acres – half Commercial Highway zoning
- Two buildings provide income
- Variety of flexible Commercial uses



OFFERING SUMMARY

Sale Price:	Unpriced
Lot Size:	36 Acres
Zoning:	Commercial Highway Agricultural
APN:	47-000-EI-0036-A0-00000
Municipality:	Springfield Twp
County:	York

PROPERTY PHOTOS

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ZONING

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COMMERCIAL

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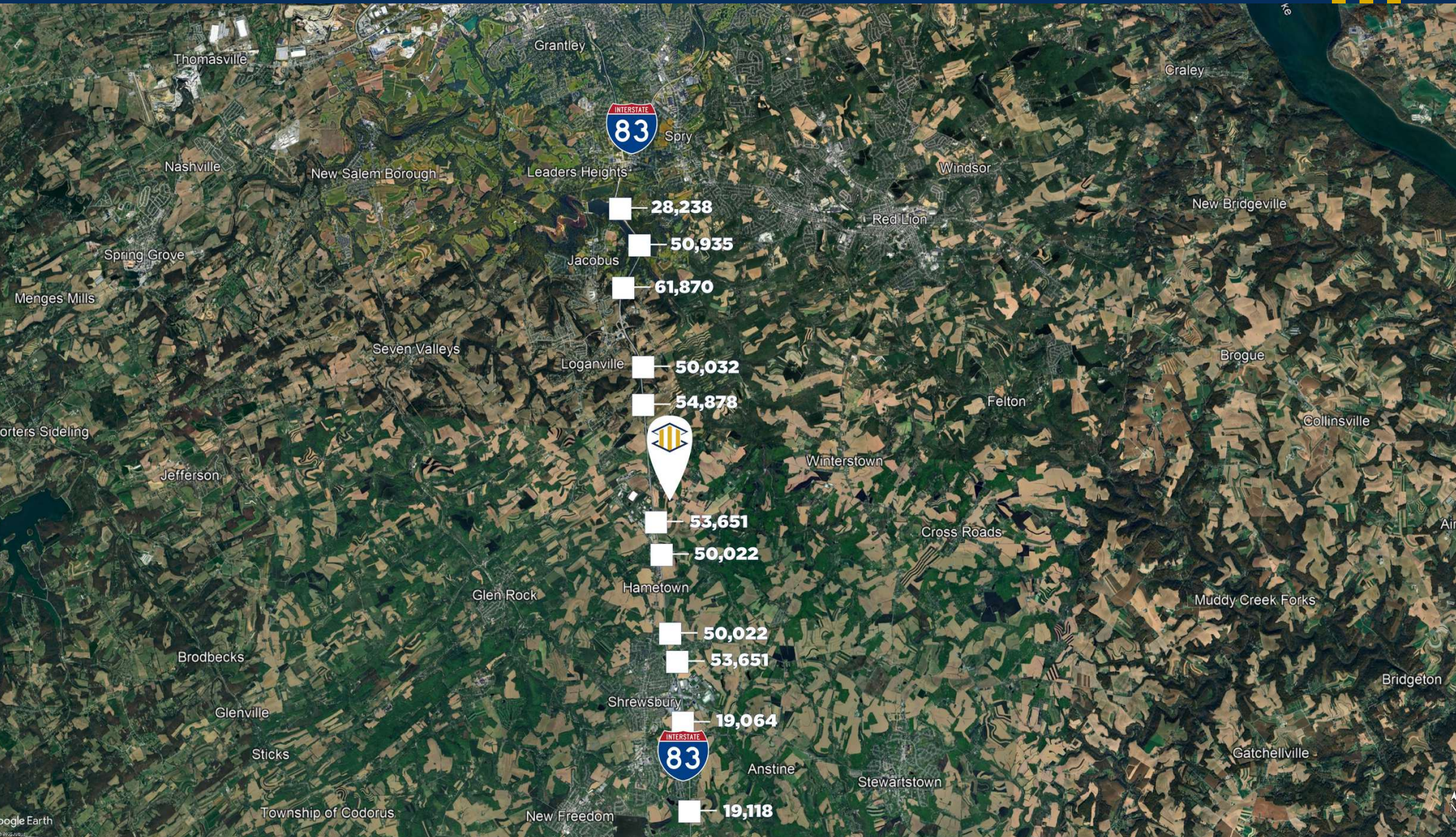
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TRAFFIC COUNTS

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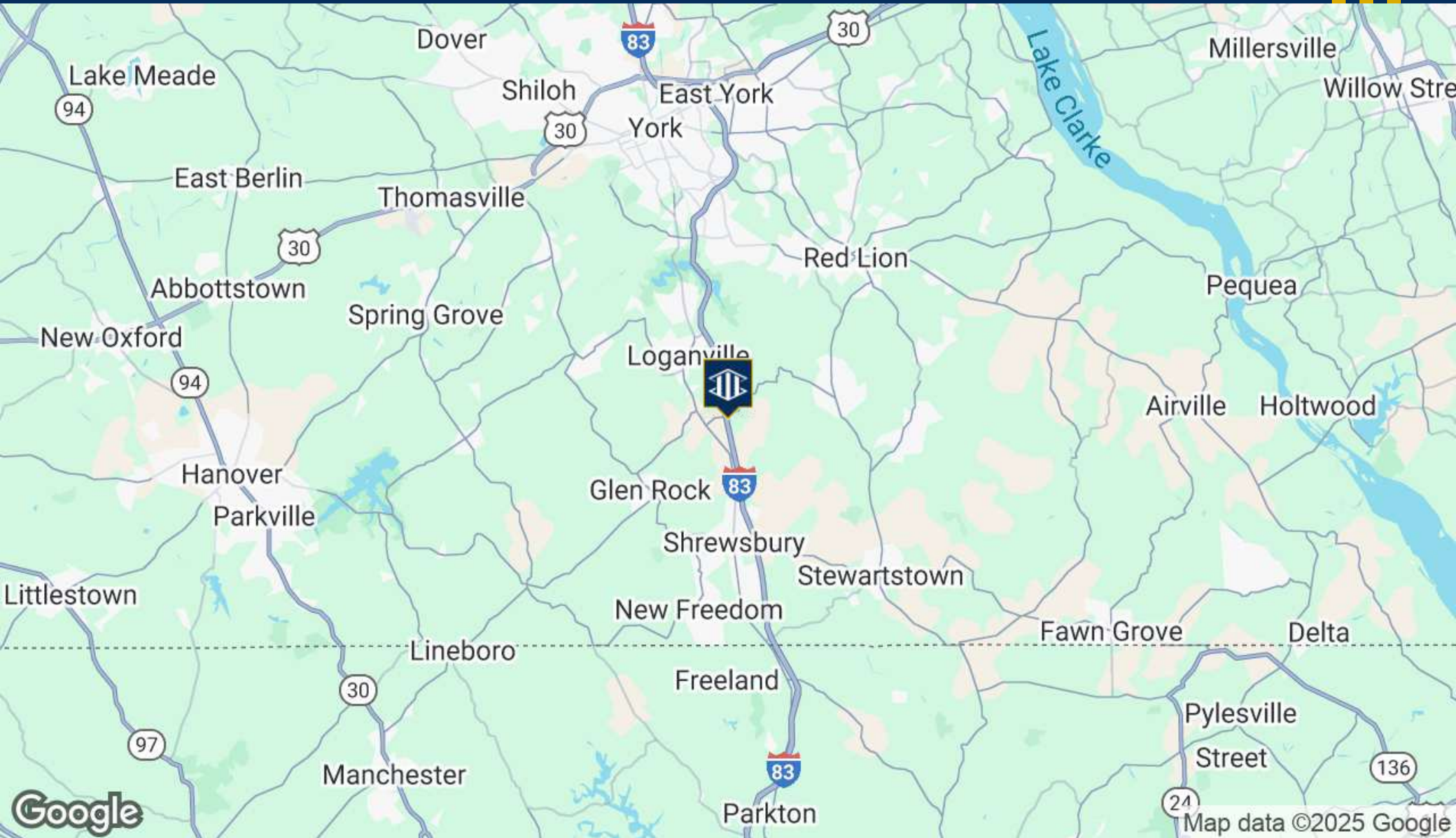
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AREA OVERVIEW

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DEMOGRAPHICS

989 Potosi Rd | Glen Rock, PA 17327

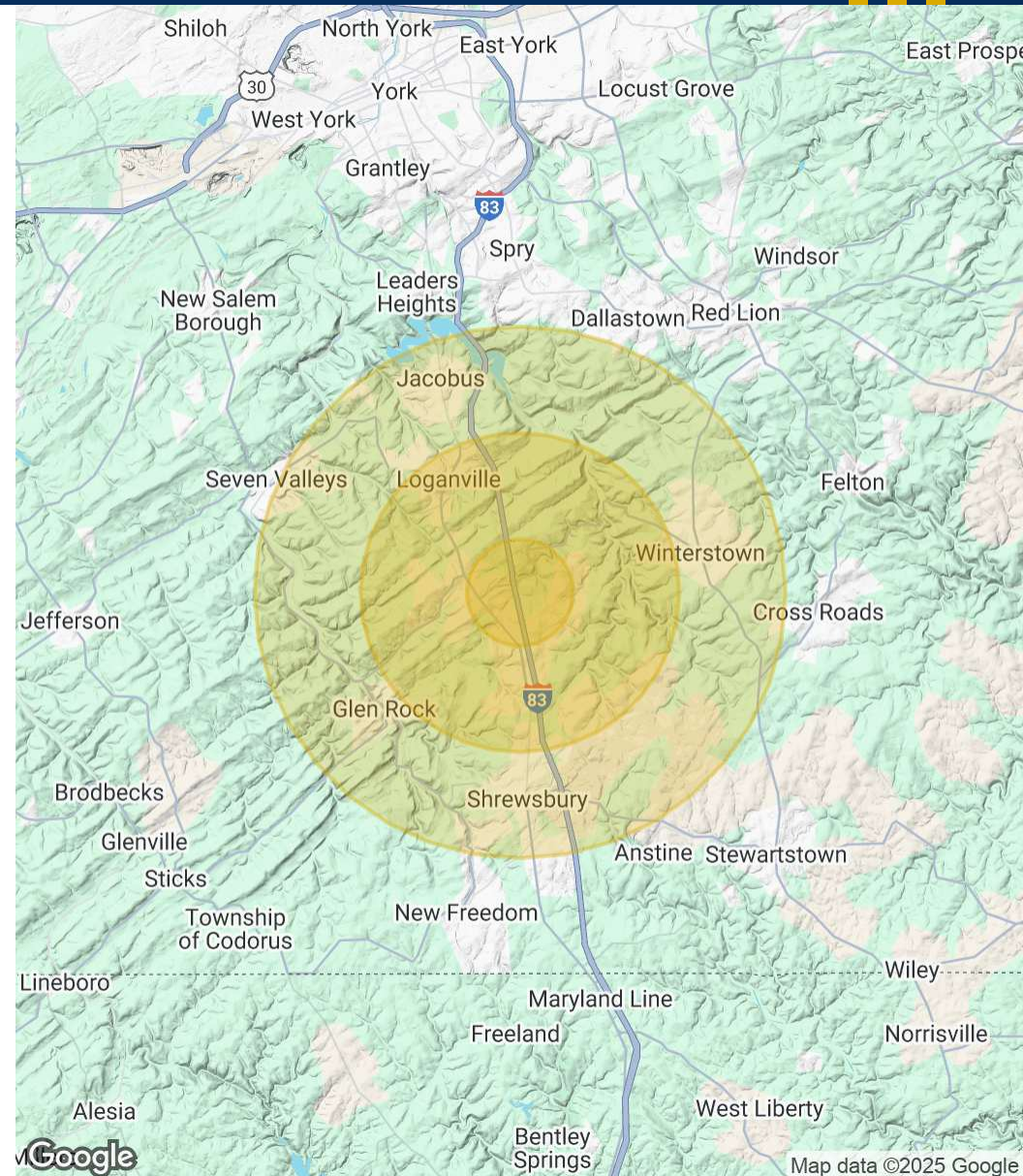
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	540	6,340	24,477
Average Age	43	42	43
Average Age (Male)	42	42	42
Average Age (Female)	44	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	202	2,411	9,466
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$133,360	\$132,199	\$122,210
Average House Value	\$345,434	\$349,173	\$337,230

Demographics data derived from AlphaMap



ADVISOR BIO

989 Potosi Rd | Glen Rock, PA 17327



Naomi Brown **CCIM**

Principal & Senior Advisor

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Naomi Brown is the Broker of Record for Capstone Commercial. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020. This is a coveted certification with extensive training which provides the designee a high level of understanding from which to guide clients through the Commercial Real Estate cycle.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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