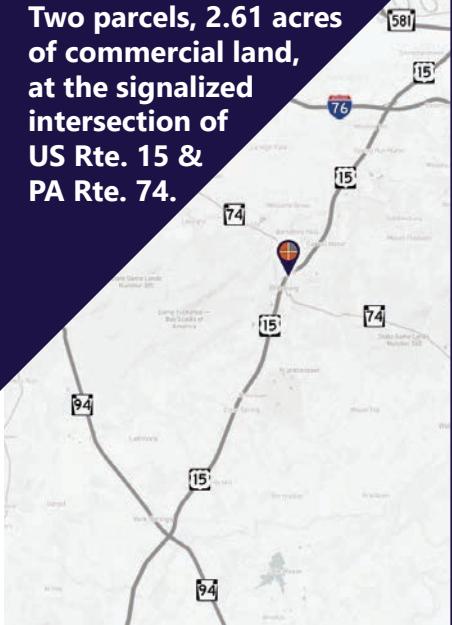




Commercial Real Estate LLC

## FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

Two parcels, 2.61 acres  
of commercial land,  
at the signalized  
intersection of  
US Rte. 15 &  
PA Rte. 74.



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# 2.61 ACRES COMMERCIAL LAND ON RTE 15

Dillsburg Borough | York County

Route 15 @ Route 74 Dillsburg, PA 17019

## PROPOSED SITE PLAN | DRIVE-THRU QSR & BUILDING



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

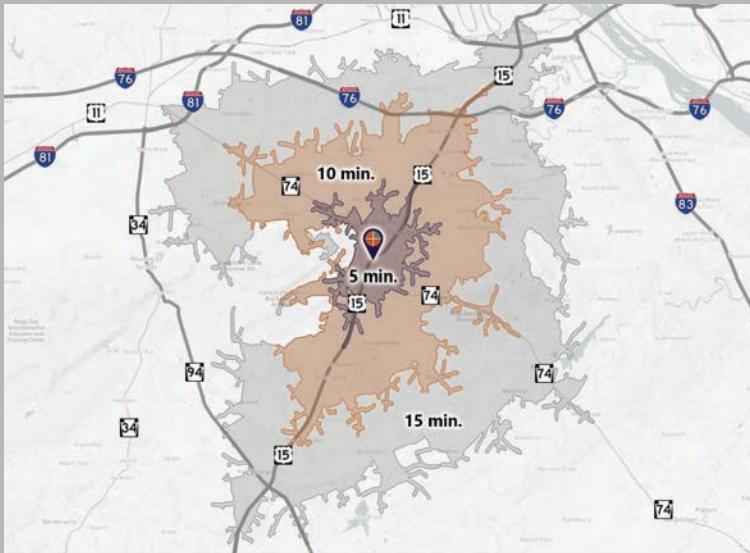
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# 2.61 ACRES COMMERCIAL LAND ON US ROUTE 15

## DEMOGRAPHICS

Variable	US Route 15 @ Route 74 Dillsburg, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	7,850	37,429	101,325
Population Density (Per Sq. Mile)	854.7	600.9	592.2
Total Daytime Population	7,293	29,840	99,272
Total Households	3,064	13,150	39,064
Per Capita Income	\$45,532	\$45,019	\$45,851
Average Household Income	\$116,931	\$122,355	\$117,039
Average Disposable Income	\$89,279	\$92,187	\$88,665
Aggregate Disposable Income	\$273,549,791	\$1,212,257,084	\$3,463,606,633
Total (SIC01-99) Businesses	309	888	3,660
Total (SIC01-99) Employees	3,253	10,463	49,070
Total (SIC01-99) Sales	\$602,573,811	\$1,613,235,375	\$9,359,577,749
Annual Budget Expenditures	\$309,351,852	\$1,387,295,548	\$3,957,969,971
Retail Goods	\$101,989,232	\$458,231,470	\$1,306,551,301

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Presenting an opportunity to purchase, lease or build-to-suit on a high-traffic 2.61-acre parcel located at the busy intersection of US Route 15 and PA Route 74 in Dillsburg. This strategically located site can be purchased as a whole, or divided into two separate parcels, offering flexibility for potential buyers or tenants.

The property offers excellent visibility and accessibility, located at a signalized intersection that draws a significant amount of daily traffic. With its prime location along US Route 15, this site is ideally suited for various commercial ventures, including retail stores, restaurants, or other general commercial developments.

This area is experiencing growth, making it an opportune moment to capitalize on strong traffic counts and tap into the expanding market. Don't miss this incredible chance to make a mark in a thriving community!

## PROPERTY DETAILS

- Total Land/Lot Size: ..... 2.61± acres
- Sale Price: ..... Negotiable
- Lease Rate/Terms: ..... Negotiable
- Zoning: ..... CH - Commercial Highway
- Water: ..... Public Hook-Up Available
- Sewer: ..... Public Hook-Up Available

## TRAFFIC COUNTS

- US Route 15: ..... 37,069 VPD
- York Rd./PA Route 74: ..... 6,455 VPD

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# PROPOSED SITE PLAN | DRIVE-THRU & BUILDING



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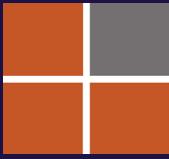
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# ESTABLISHED REGIONAL AREA MAP



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# DRONE PHOTO & ZONING ORDINANCE



## DILLSBURG BOROUGH ZONING ORDINANCE

### C-H: COMMERCIAL HIGHWAY DISTRICT

#### PERMITTED USES

- Hotels, motels and restaurants.
- Vehicle service stations, and repair garages.
- Vehicle and mobile home sales.
- Drive-in theaters, golf courses, bowling alleys, skating rinks, swimming pools, and other amusement and recreational uses.
- Supermarkets, laundromats, department and drug stores.
- Stores and shops for the conduct of any other retail business when part of a planned shopping center development.
- Animal hospitals, pet shops and kennels.
- Public utility facilities and uses.
- Signs as permitted by and subject to the related regulations of this ordinance.
- Accessory structures and uses associated with but incidental to the above uses.

#### NO SUPPLEMENTAL USES.

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# AERIAL DRONE PHOTO



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# AERIAL DRONE PHOTO



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