

SALE

Caprice Court

CAPRICE COURT

Shrewsbury, PA 17361

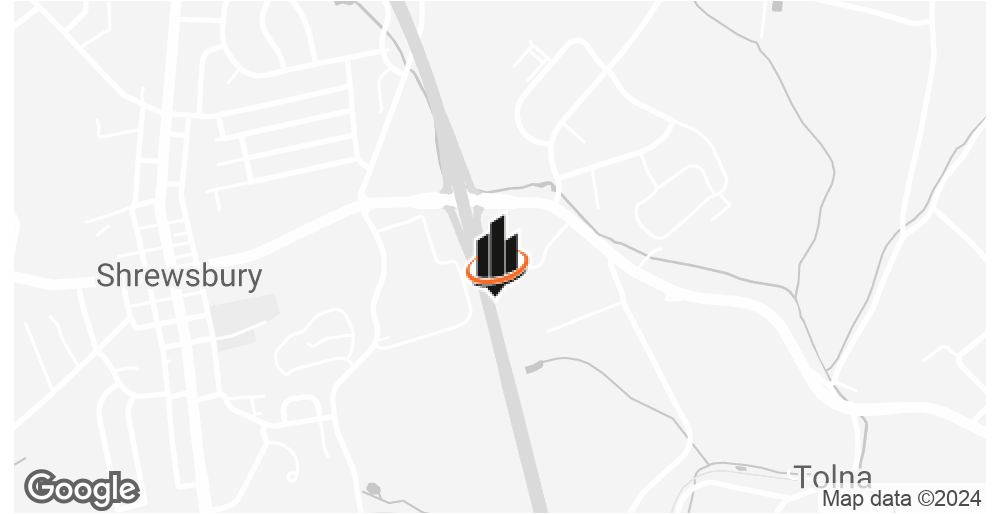
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	5.83 Acres
PRICE / ACRE:	\$377,358
ZONING:	Commercial
APN:	4500CJ0037J000000, 45000CJ0037L000000

PROPERTY OVERVIEW

Two parcels totaling 5.83 acres located in Shrewsbury with high visibility from both North and South I-83. Surrounded by national and local retailers. Zoned commercial, offering various uses from mixed use, storage, hotel, and restaurant users.

PROPERTY HIGHLIGHTS

- Development opportunity
- Located near Johnson Control headquarters
- Minutes from Pennsylvania and Maryland border
- EDUs available
- Average Daily Traffic Volume: 23, 890 VPD - North on I-83
- Average Daily Traffic Volume: 27,315 VPD - South on I-83

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RETAIL MAP



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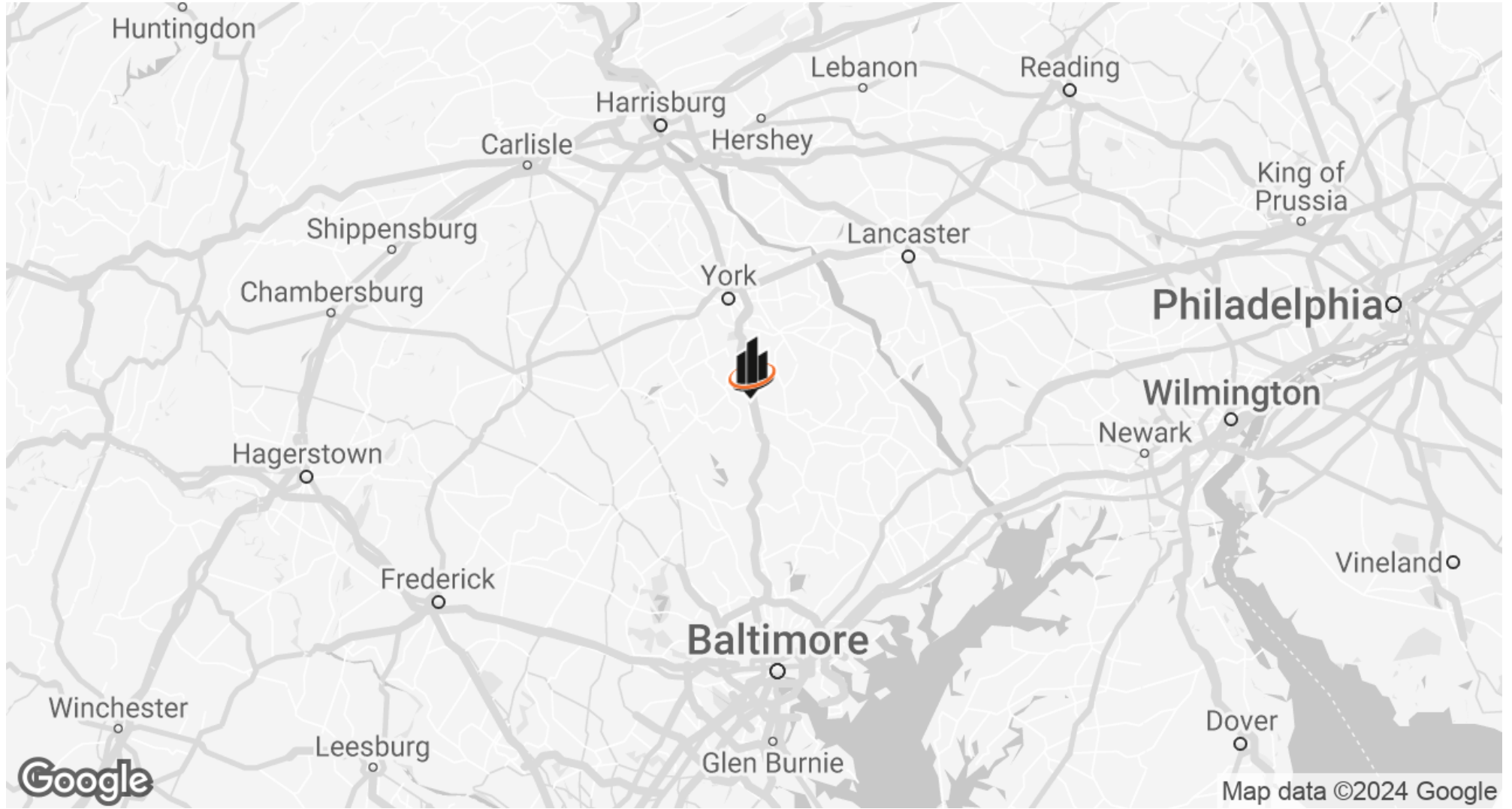
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LOCATION MAP



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