

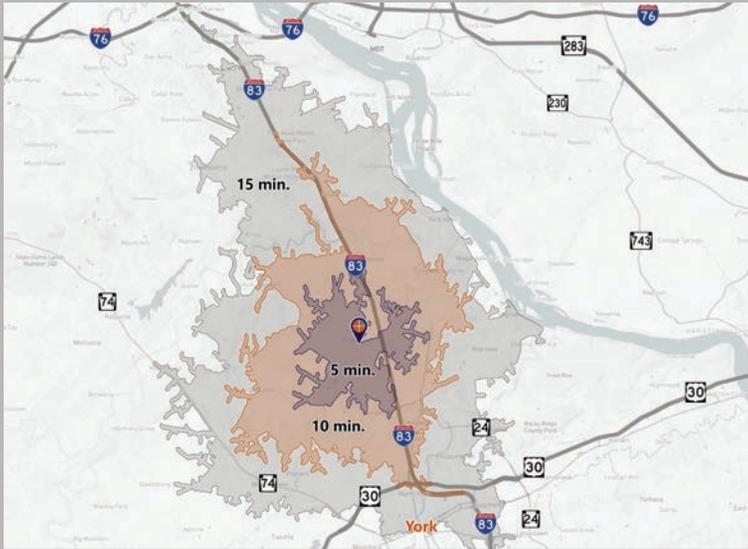


# 1.5 ACRE PAD SITE AVAILABLE

## DEMOGRAPHICS

VARIABLE	Susquehanna Trail @ Canal Rd. York		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	5,716	34,552	120,517
Population Density (Per Sq. Mile)	573.5	757.1	1,036.9
Total Daytime Population	5,488	33,816	123,649
Total Households	1,911	13,076	47,956
Per Capita Income	\$44,810	\$44,091	\$39,347
Average Household Income	\$127,324	\$114,614	\$98,542
Average Disposable Income	\$97,042	\$87,462	\$75,811
Aggregate Disposable Income	\$185,447,683	\$1,143,657,680	\$3,635,616,129
Total (SIC01-99) Businesses	128	944	3,941
Total (SIC01-99) Employees	2,948	16,044	55,265
Total (SIC01-99) Sales	\$762,537,158	\$3,893,294,778	\$9,820,631,359
Annual Budget Expenditures	\$208,791,528	\$1,286,752,647	\$4,092,591,530
Retail Goods	\$68,643,674	\$427,844,608	\$1,358,679,818

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

A pad site measuring approximately 1.5 acres is available for sale or lease at the intersection of Canal Road and Susquehanna Trail in Conewago Township, near the proposed new Exit 26 interchange on I-83. The village zoning allows for a variety of uses by special exception, including an animal hospital, car wash, daycare, contractor office/shop, drive-in business, financial institution, medical facility, personal/business/professional services, retail, restaurant, service station, and more. Additionally, the site is located near the proposed Freedom Square mixed-use development, which will feature residential, retail, and commercial spaces.

## PROPERTY DETAILS

- Land/Lot Size: ..... 1.5± acre
- Sale Price: ..... Negotiable
- Lease Rate: ..... Negotiable
- Lease Terms: ..... Negotiable
- Zoning: ..... Village
- Date Available: ..... Settlement/Lease
- Heating: ..... TBD
- Cooling: ..... TBD
- Electric: ..... TBD
- Water: ..... TBD
- Sewer: ..... TBD
- Topography: ..... Level

## TRAFFIC COUNTS

- Susquehanna Trail/Route 297: ..... 6,987 VPD
- Canal Rd./Route 921: ..... 7,129 VPD



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# DEMOGRAPHIC SUMMARY | 5 MIN. DRIVE TIME

## DEMOGRAPHIC SUMMARY

Susquehanna Trail @ Canal Rd. York, PA

Drive time of 5 minutes

### KEY FACTS

5,716  
Population



1,911  
Households

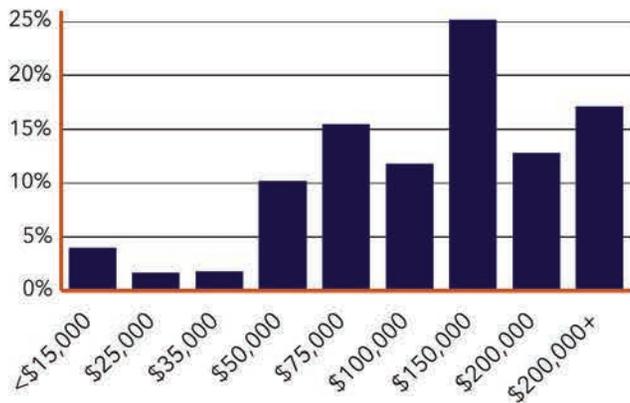
37.7

Median Age

\$85,784

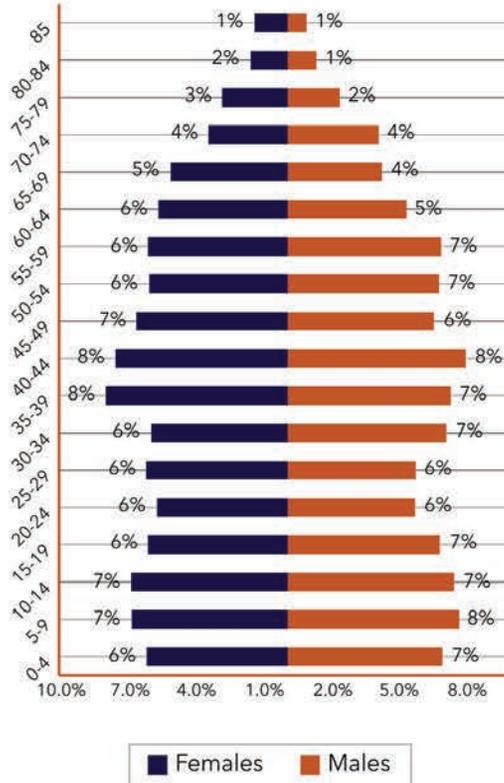
Median Disposable  
Income

### HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

### AGE PROFILE



### INCOME



\$107,979  
Median  
Household  
Income



\$44,810  
Per Capita  
Income



\$483,521  
Median Net  
Worth

### AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT



\$2,242  
Fast Food  
Spending



\$4,438  
Restaurant / Fine  
Dining Spending



\$730  
Alcoholic  
Beverages

### ANNUAL HOUSEHOLD SPENDING



\$2,680  
Apparel &  
Services



\$7,900  
Groceries



\$250  
Computers &  
Hardware



\$8,564  
Health Care



\$4,495  
Entertainment /  
Recreation

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

# ESTABLISHED REGIONAL AREA MAP



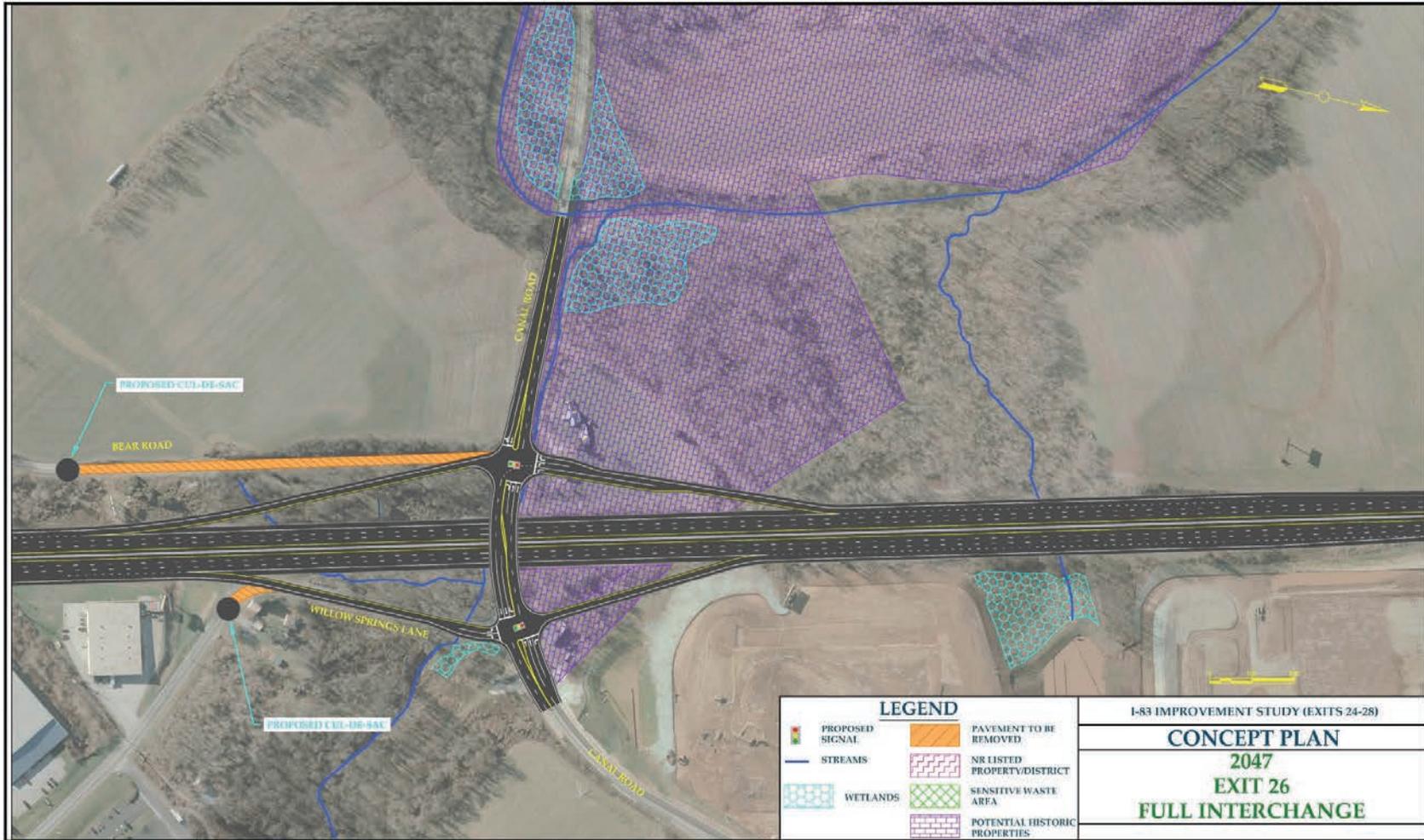
For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# CONCEPT PLAN | I-83 EXIT 26 INTERCHANGE

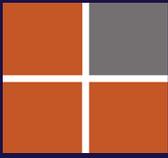
Exhibit 14 – 2047 Exit 26 (Canal Road—S.R. 0921) Full Diamond Interchange



I-83 Master Plan (Exits 24 –28)

9.0 DETAILED EXIT 26 (CANAL ROAD— S.R. 0921) INTERCHANGE SECTION

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

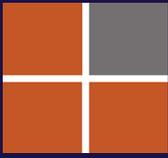


# AERIAL DRONE PHOTO



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

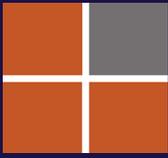


# AERIAL DRONE PHOTO



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# AERIAL DRONE PHOTO



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.