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DEAL TEAM

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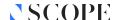
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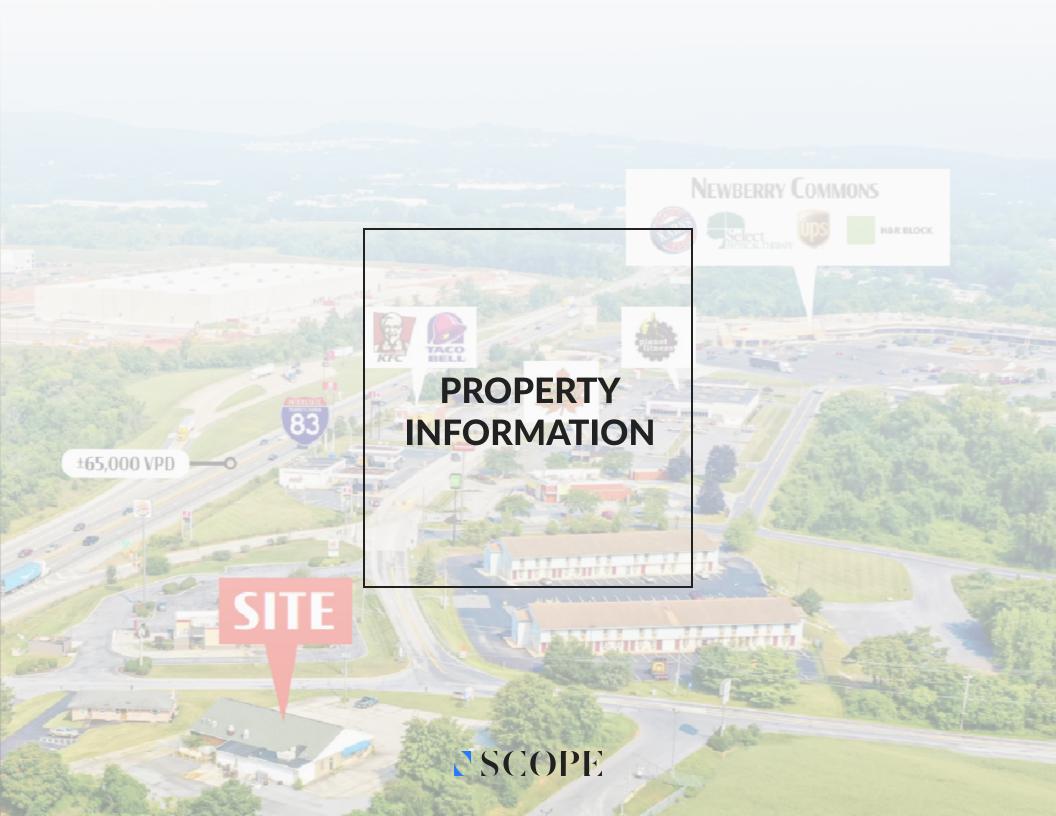
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SCOPE Commercial Real Estate Services, LLC, LLC in compliance with all applicable fair housing and equal opportunity laws.

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INVESTMENT OVFRVIFW



PROPERTY DESCRIPTION

SCOPE Commercial Real Estate Services, LLC ("SCOPE") is pleased to present the opportunity to acquire or lease 1570 Robinhood Drive, a 4,984-square-foot single-tenant restaurant building on 1.27 acres in the growing Etters submarket of York County, Pennsylvania. The property is positioned directly off Interstate 83 with visibility to over 53,000 cars per day, providing strong regional access between Harrisburg and York and excellent exposure along one of the area's busiest travel corridors.

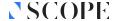
The site is surrounded by a dense mix of national retailers and service-based operators, including McDonald's, Burger King, and Taco Bell. It is also minutes from Newberry Commons, a Walmart-anchored shopping center featuring Advance Auto Parts, Dollar Tree, Fine Wine & Good Spirits, Rite Aid, and additional complementary cotenancy. With prominent frontage along Robinhood Drive and immediate proximity to the I-83 interchange, 1570 Robinhood Drive offers a versatile opportunity for a wide range of retail, restaurant, or serviceoriented users in a strong and expanding regional market.

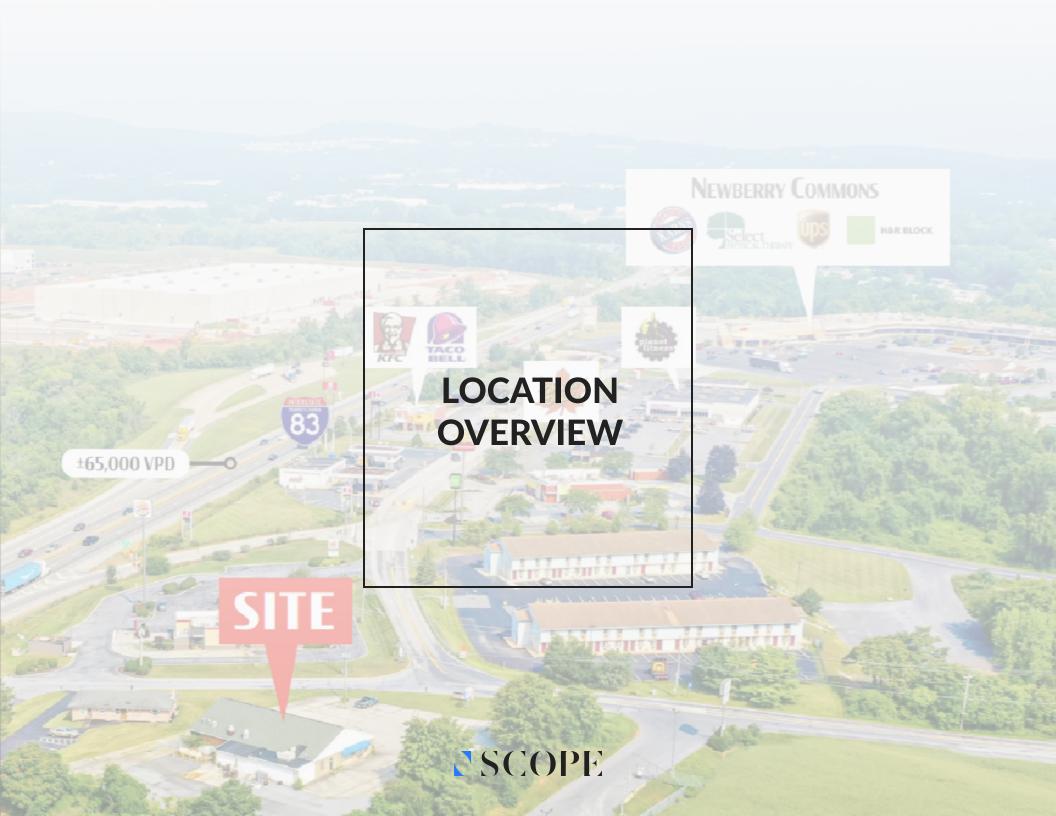
OFFERING SUMMARY

Sale Price:	\$699,000
Price/SF:	\$140.25/SF
Lease Rate:	\$60,000
Lot Size:	55,321 SF
Building Size:	4,984 SF
Year Built:	1984

HIGHLIGHTS

- Low Operating Expenses | Annual taxes \$11,087, insurance \$4,500, and CAM \$800
- Prime Interstate Access | Directly off I-83 with strong visibility and traffic exposure
- 4,984 SF Single-Tenant Building | Versatile layout ideal for restaurant, retail, or service use
- 1.27-Acre Commercial Site | Surrounded by national retailers in a high-demand trade area





MARKET OVERVIEW

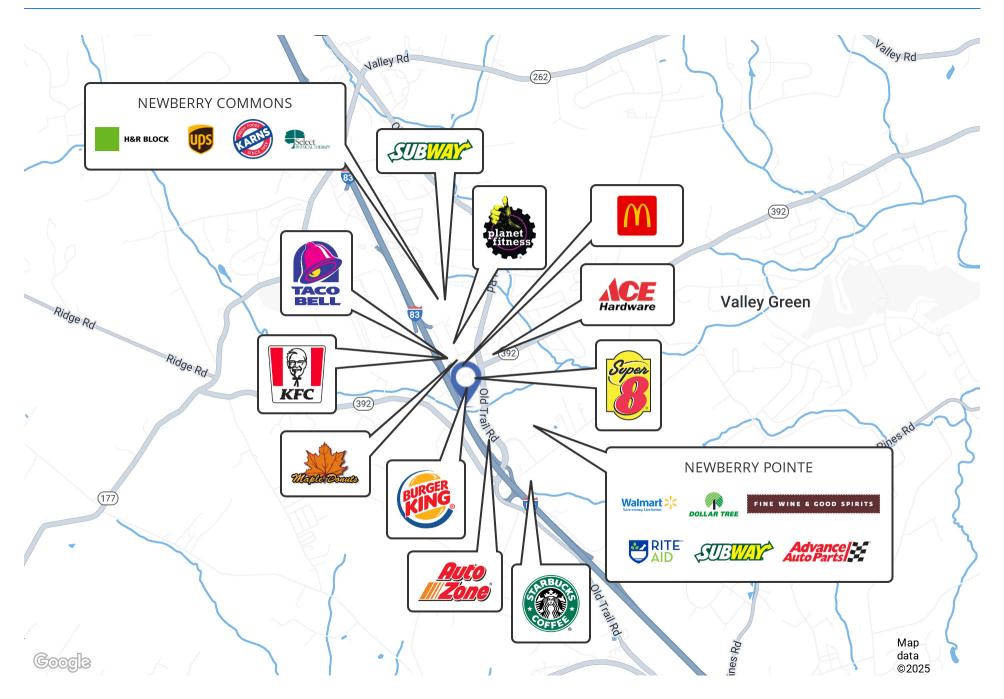
1570 Robinhood Drive is positioned directly off Interstate 83, providing exceptional visibility, strong regional access, and exposure to $\pm65,000$ vehicles per day. The property anchors a busy commercial corridor that serves a broad 10–15 mile trade area supported by strong demographics, including more than 536,812 residents within a 20-minute drive, average household incomes above \$75,571, and a daytime population of 373,120. Within a 10-mile radius, the area includes 278,203 residents, 115,832 households, and a labor force of 207,609, supported by long-term population growth of 12.8% since 2000.

York County—anchored by communities such as Etters, New Cumberland, and York—continues to grow due to its strategic location, robust transportation network, and proximity to major employment hubs including Harrisburg and Lancaster. The region's balanced mix of industrial, commercial, and suburban development fosters a stable business environment and high quality of life. Ongoing investment throughout the I-83 corridor has strengthened infrastructure, supported new development, and positioned this area as one of the most active and expansion-ready markets in South-Central Pennsylvania.

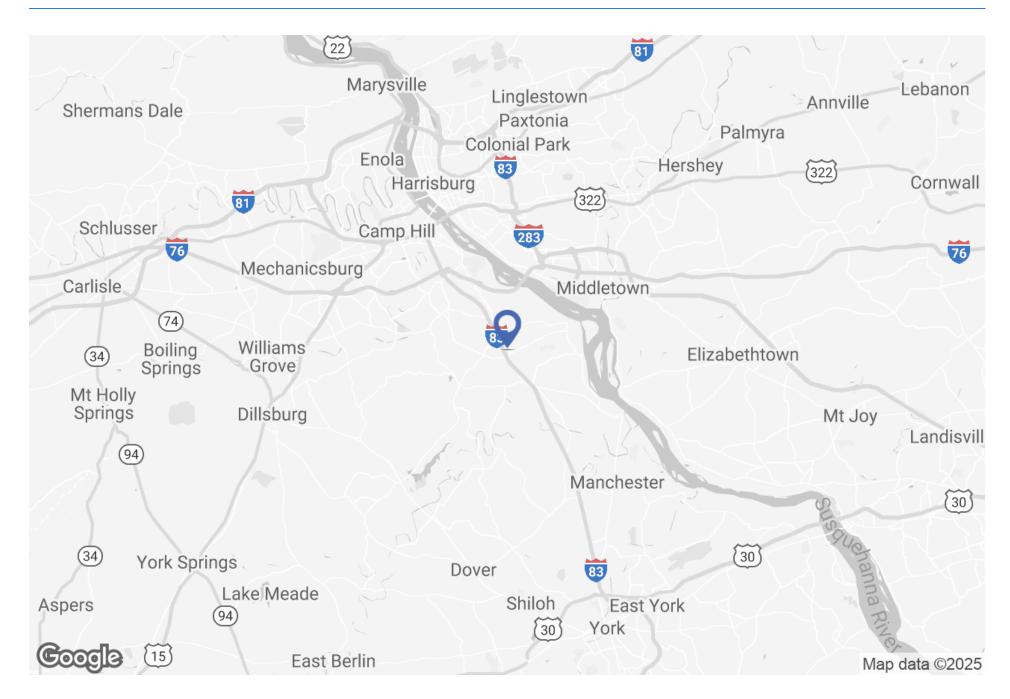




RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	16,390	39,531	97,107
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	6,400	15,699	38,779
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$112,880	\$106,245	\$101,166

