



**COMMERCIAL LAND 2+ ACRES** | Baltimore Pike & Tollgate Road | Hanover, PA | 17331 | **FOR SALE**

**PROPERTY OVERVIEW**

This property is approximately 2.6 acres of commercially zoned land with 425+/- feet of frontage along Baltimore Pike. The parcel is part of a subdivision of a 12-acre tract. The land has recently been compacted and documented. The site has public water available, access to an approved sand mound, SWM to the rear. The subdivision would take 45-60 days to finalize.

**PROPERTY SUMMARY**

Sale Price:	\$250,000/ACRE
Zoning:	Commercial
Total Land Size:	2.6 AC
Property Visibility:	Excellent
Lot Frontage:	425' Baltimore Pike 215' Tollgate Rd
Topography:	Level & Compacted
County:	York
Municipality:	West Manheim Township
Tax ID Number:	to be subdivided
Water:	Public Available
Sewer:	Sand mound to rear

**NEIGHBORS**



**CAMPING WORLD**

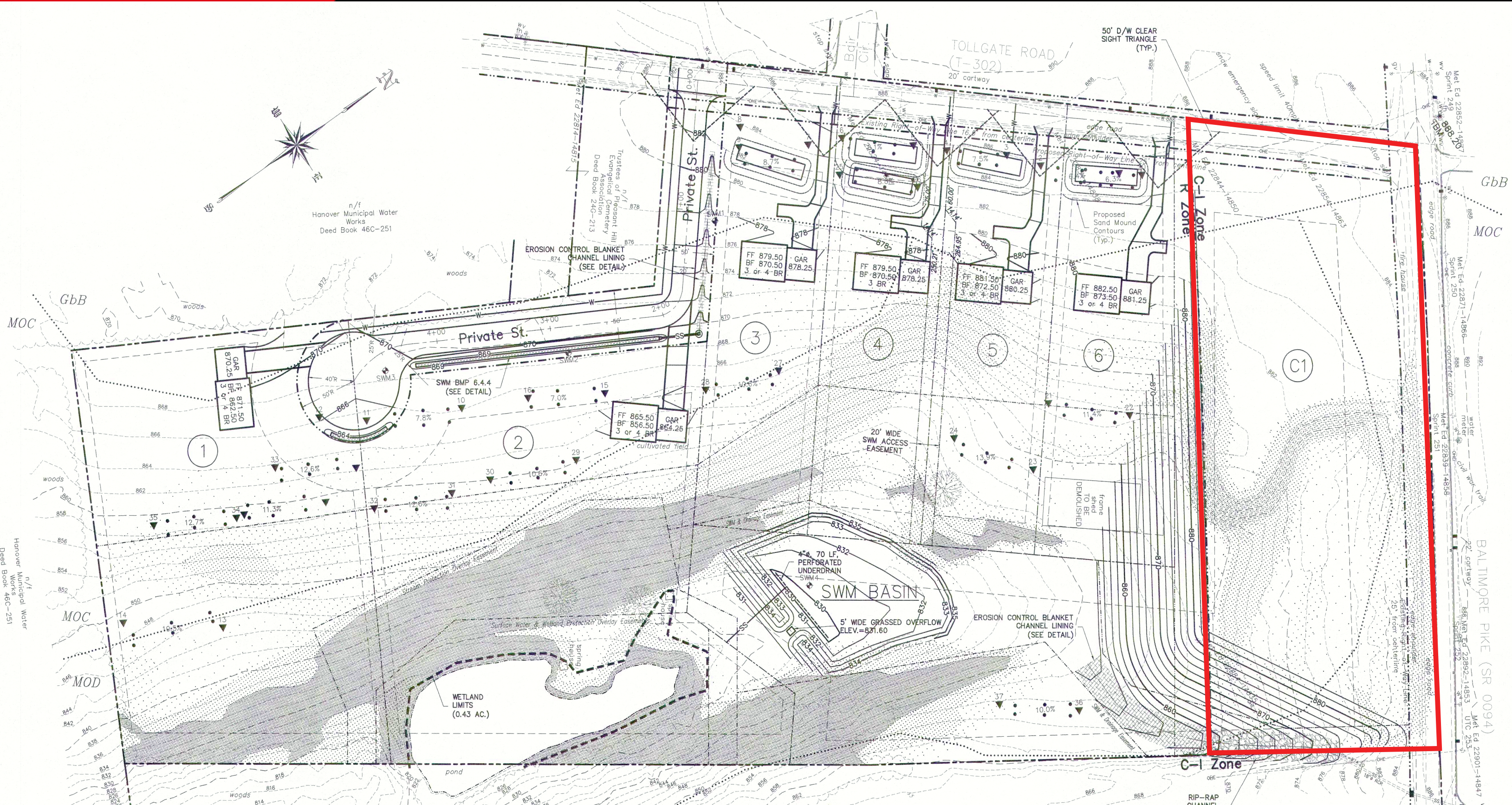


York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**RYAN MYERS**  
 717-843-5555  
 www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

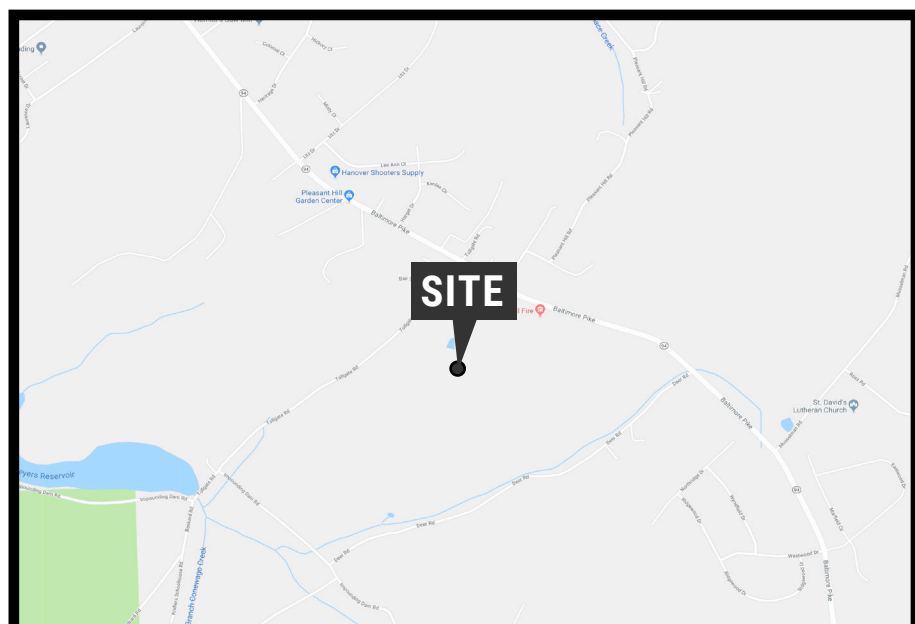
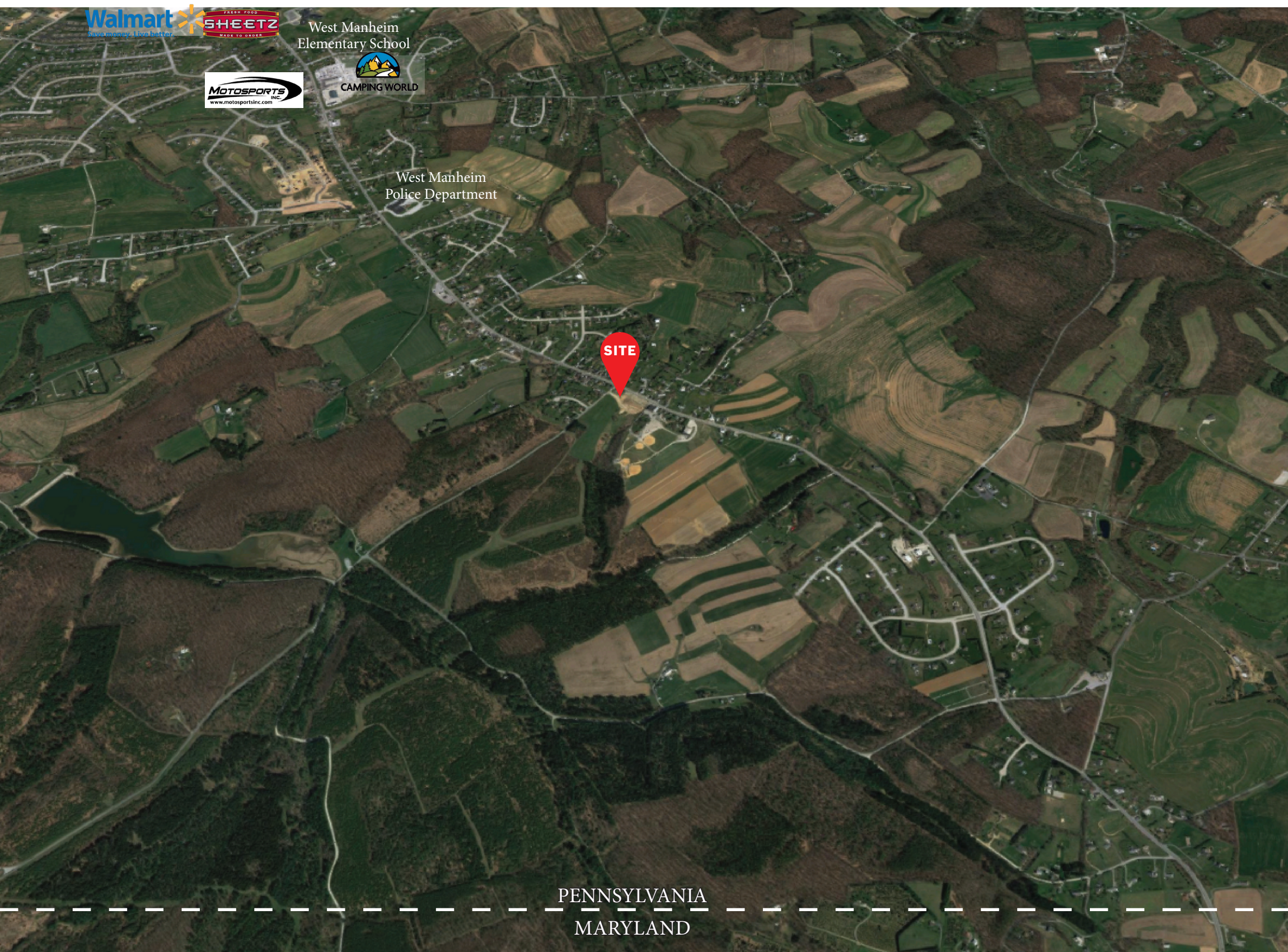


ACTIVE MEMBER OF:  
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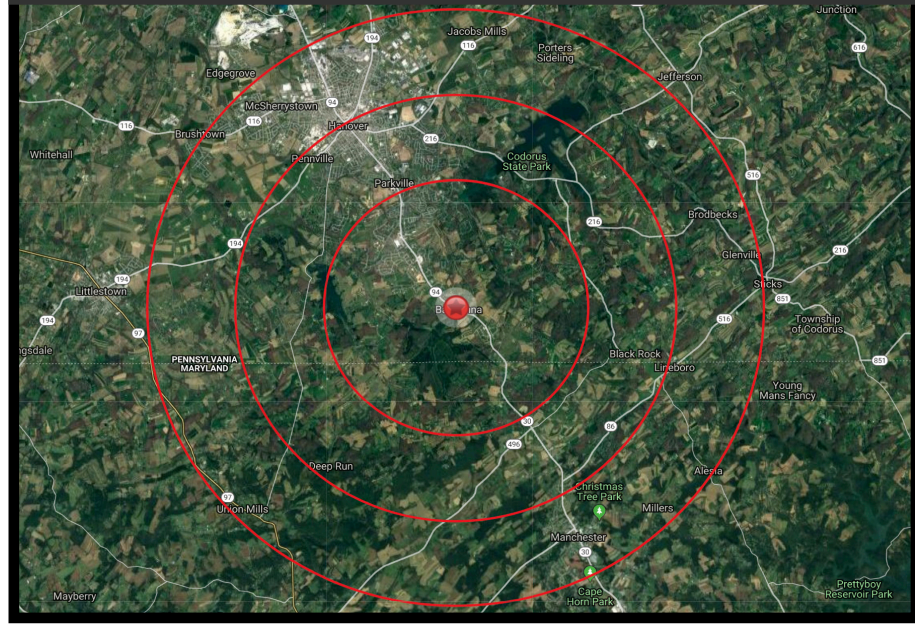
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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	12,353	38,723	70,176
TOTAL EMPLOYEES	10,156	31,238	57,570
AVERAGE HHI	\$84,705	\$80,038	\$79,657
TOTAL HOUSEHOLDS	4,834	15,413	28,548

**TRAFFIC COUNTS**  
**BALTIMORE PIKE: 15,000 VPD**



PENNSYLVANIA  
 MARYLAND

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