

# COCALICO COMMONS

Reamstown Road & Colonel Howard Boulevard | Denver, PA | 17517

± 57.05 ACRES AVAILABLE | FOR SALE



## PROJECT

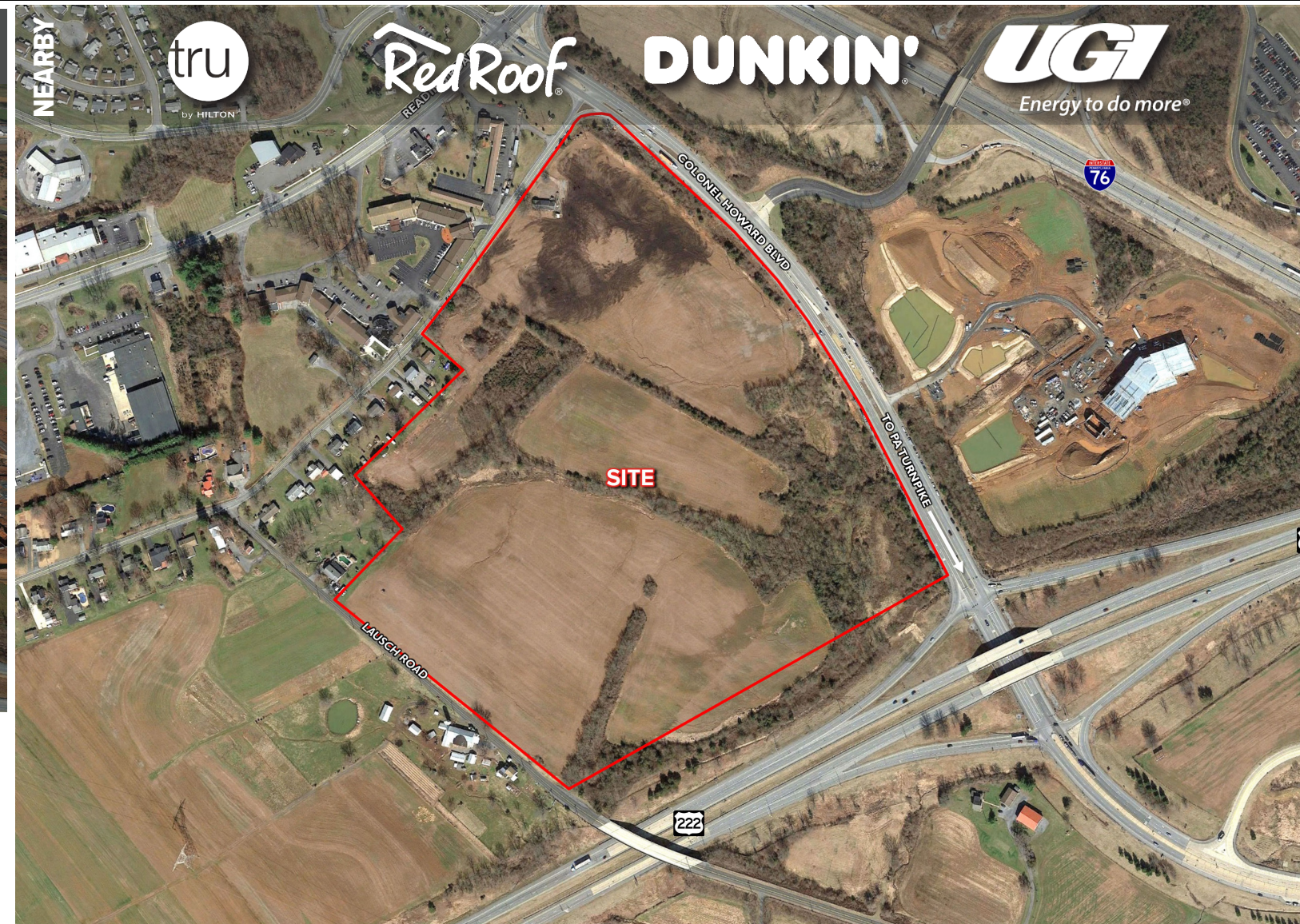
Cocalico Commons is a 57.05 +/- acre, commercially zoned piece of land situated along Colonel Howard Blvd in Lancaster, PA. The project features fantastic visibility from Route 222 (39,000 VPD) with clear sight lines across the entire parcel. The property features Planned Commercial Zoning (C-2) which allows for various uses including automotive, restaurants, offices, retail, municipal, and utility facilities to name a few. With the project's strategic location near heavily traveled roadways, this creates a great opportunity for any real estate professional seeking a development opportunity.

## LOCATION

Cocalico Commons is situated near two heavily traveled roadways, Route 222 (39,000 VPD) and the Pennsylvania Turnpike (I-76, 51,000 VPD). The project is centrally located in the Pennsylvania market by being 35 miles from York County, 40 miles to Cumberland County, and 50 miles to Philadelphia. The Pennsylvania Turnpike acts as one of Pennsylvania's most popular roadways by leading travelers across the state from Philadelphia to Pittsburgh.

## TRADE AREA

Adding to the stability of the project, Cocalico Commons shows a 20-minute drive time demographic of over 74,691 people with household income more than \$88,768 and daytime employment demographics equally as strong with 30,310. The demographics within a 10-mile radius include 185,532 people in 71,424 homes, a labor force of 81,583 with an average household income of \$90,064. The areas growth has increased over 16% since 2000 with over 11,438 new homes.



POPULATION



3 MILES - 16,581  
5 MILES - 41,227  
7 MILES - 77,248

AVERAGE HHI



3 MILES - \$91,021  
5 MILES - \$88,371  
7 MILES - \$87,000

EMPLOYEES



3 MILES - 12,926  
5 MILES - 31,866  
7 MILES - 60,538

HOUSEHOLDS



3 MILES - 6,198  
5 MILES - 14,946  
7 MILES - 28,703

**TRAFFIC COUNTS:** COLONEL HOWARD BLVD: 22,000 VPD RT 222 - 50,000 VPD



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

BLAKE SHAFFER | JEFF HERR | BRAD ROHRBAUGH | CHAD STINE  
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.



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POTENTIAL HOTEL  
3 ACRES

POTENTIAL C-STORE  
4/5 ACRES

QSR'S x3  
1 AC PER PAD

POTENTIAL  
INDUSTRIAL / MIX USE  
46 ACRES

UGI  
Energy to do more

COLONEL HOWARD BLVD 22,000 VPD

ROUTE 222 50,000 VPD

ACTIVE MEMBER OF:  
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