

COOL SPRINGS ROAD

Wrightsville, PA | 17368

±3.99 ACRES AVAILABLE | FOR SALE/LEASE



44,000 VPD

NEARBY

DOLLAR GENERAL®

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

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COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW


Cool Springs Road is a new construction retail project that is ideally located right off of the Wrightsville exit of Route 30. The project is anchored by a new Dollar General. Pad sites are available, which makes this a great opportunity for any quick service, food, medical, or small retail looking to enter the Wrightsville market with great visibility and access from Route 30.


LOCATION


This project is strategically positioned with significant frontage along the busy Cool Springs Road corridor, which acts as one of the primary daily commute corridors for people traveling from York and Lancaster counties. The site also benefits from its close proximity and easy access to Route 30, which sees over 44,000 VPD. With the high concentration of traffic that drives by the site daily, the site sees travelers from the nearby and surrounding markets. The location would be fitting for any type of user looking to utilize a pad site.


TRADE AREA


The project shows a 20-minute drive time demographics of over 177,562 people with household incomes of more than \$84,568 and daytime employment demographics equally as strong with 92,365. The demographics within a 5-mile radius include 41,425 people in 16,807 homes, a labor force of 33,199 with an average household income of \$76,818. The area's growth since 2000 has increased over 13.0% with 2,140 new homes.

**POPULATION**
177,562

**EMPLOYEES**
92,365

**HH INCOME**
\$84,568

**HOUSEHOLDS**
71,353

**TRAFFIC COUNTS**
US-30
67,880 VPD

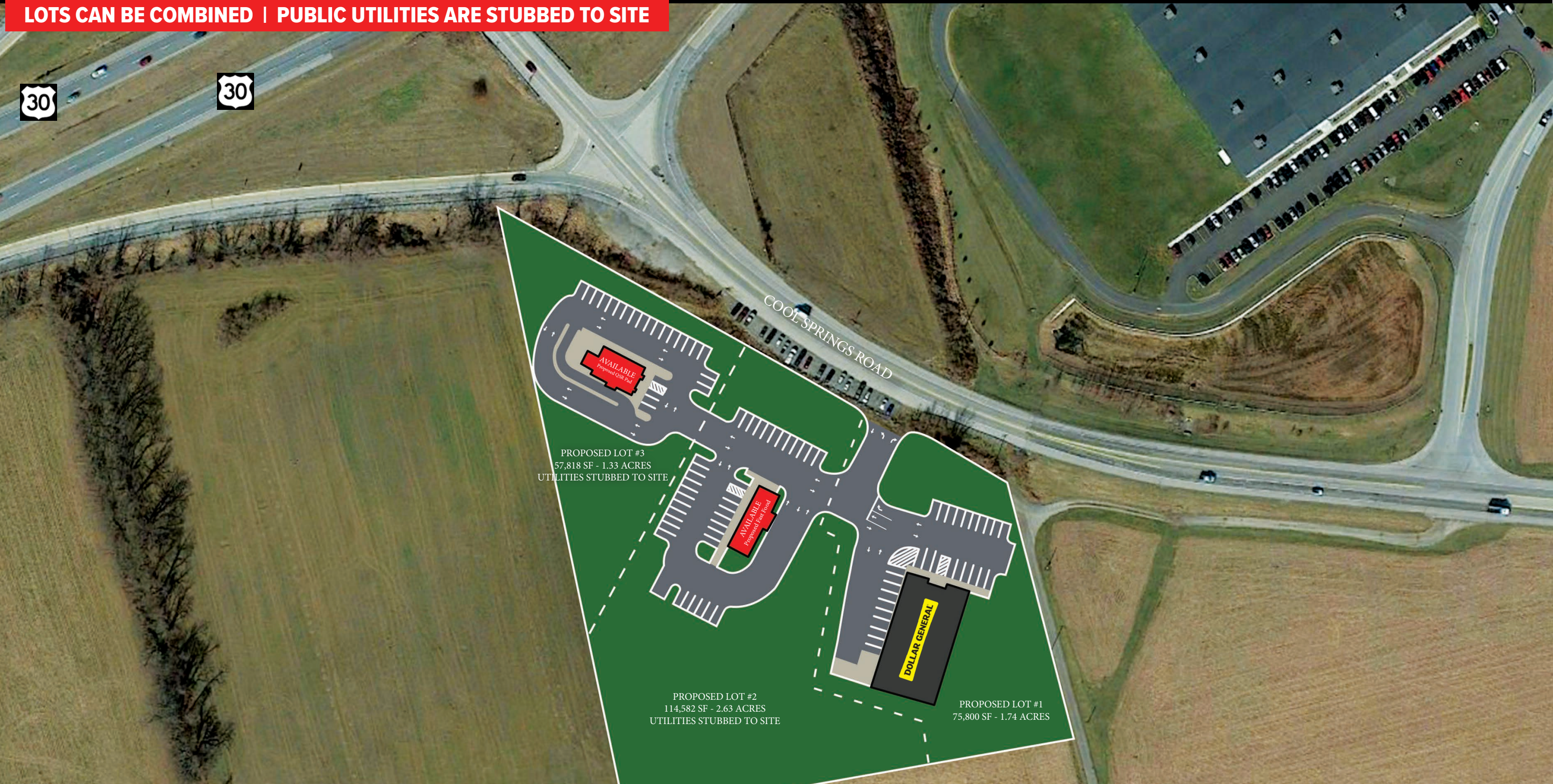
20 MINUTE DRIVE TIME DEMOGRAPHICS



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LOTS CAN BE COMBINED | PUBLIC UTILITIES ARE STUBBED TO SITE



PROPOSED LOT #3
57,818 SF - 1.33 ACRES
UTILITIES STUBBED TO SITE

PROPOSED LOT #2
114,582 SF - 2.63 ACRES
UTILITIES STUBBED TO SITE

PROPOSED LOT #1
75,800 SF - 1.74 ACRES

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