

4110 Oxford Road | York Springs, PA 17372

± 18 Acres of Land Available

± 18 Acres



Available For Sale or Lease

Property Overview

High traffic land just off Rt. 15 in York Springs, PA. Site features 18 +/- acres that can be subdivided down for Sale or Lease. Located adjacent to a recently built Rutter's Convenience store, the property includes shared full-motion access with Rutter's. Perfect location for hotel, bank, truck/ auto service center, or office.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	2,928	9,304	23,200
TOTAL EMPLOYEES	631	2,096	4,939
AVERAGE HHI	\$75,194	\$83,179	\$88,018
TOTAL HOUSEHOLDS	1,091	3,519	8,715

TRAFFIC COUNTS:

US 15 - ±18,000 VPD | **Heidlersburg Road** - ±7,000 VPD



± 18 Acres

CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK

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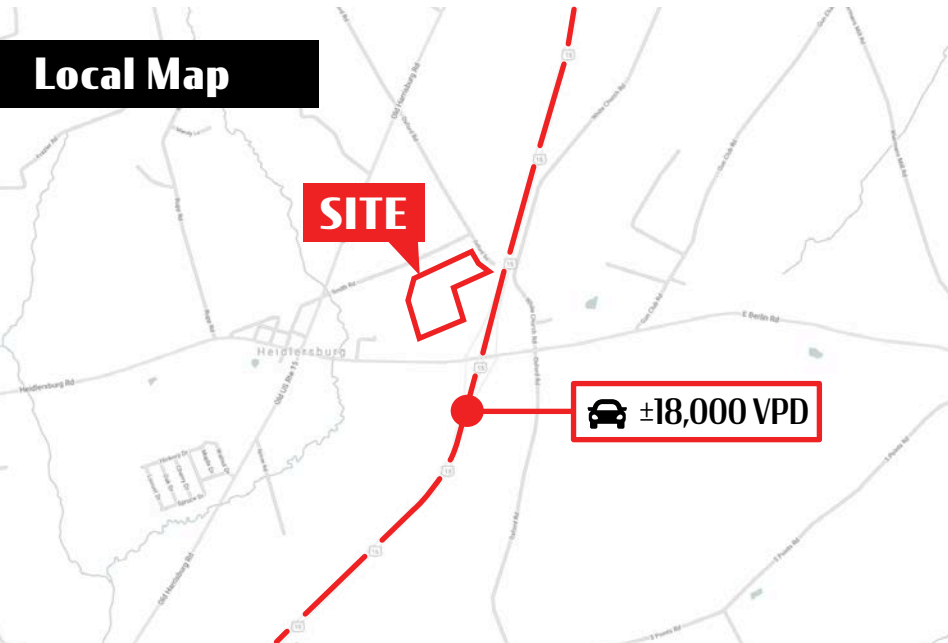
Location

4110 Oxford Road is ideally located along the main route connecting East Berlin and Biglerville. Located just South of York Springs, PA, the site sits directly off of an exit for US-15, which averages over 18,000 CPD, while Heidlersburg Road averages around 7,000 CPD.

Trade Area

Adding to the stability of this project, 4110 Oxford Road shows a 20-minute drive time demographic of over 115,294 people with a household income of \$81,745 and daytime employment demographics equally as strong with over 49,875. The demographics within a 15-mile radius give us 171,994 people in 69,283 homes, and a labor force of 68,500 with an average household income of \$79,855. Since 2000 the area has grown by more than 10.8% and added over 10,976 houses.

Local Map



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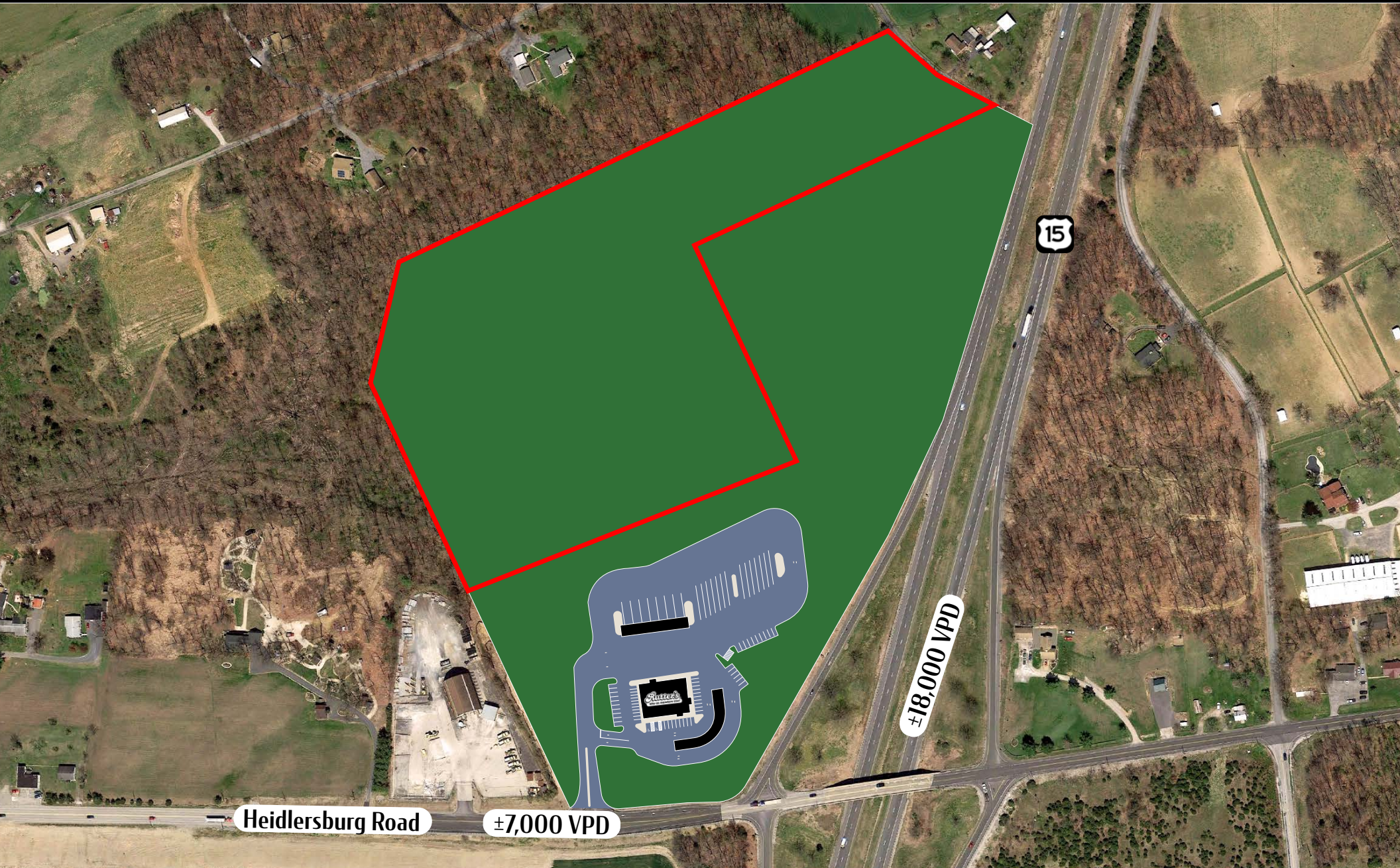
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MARKET AERIAL



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