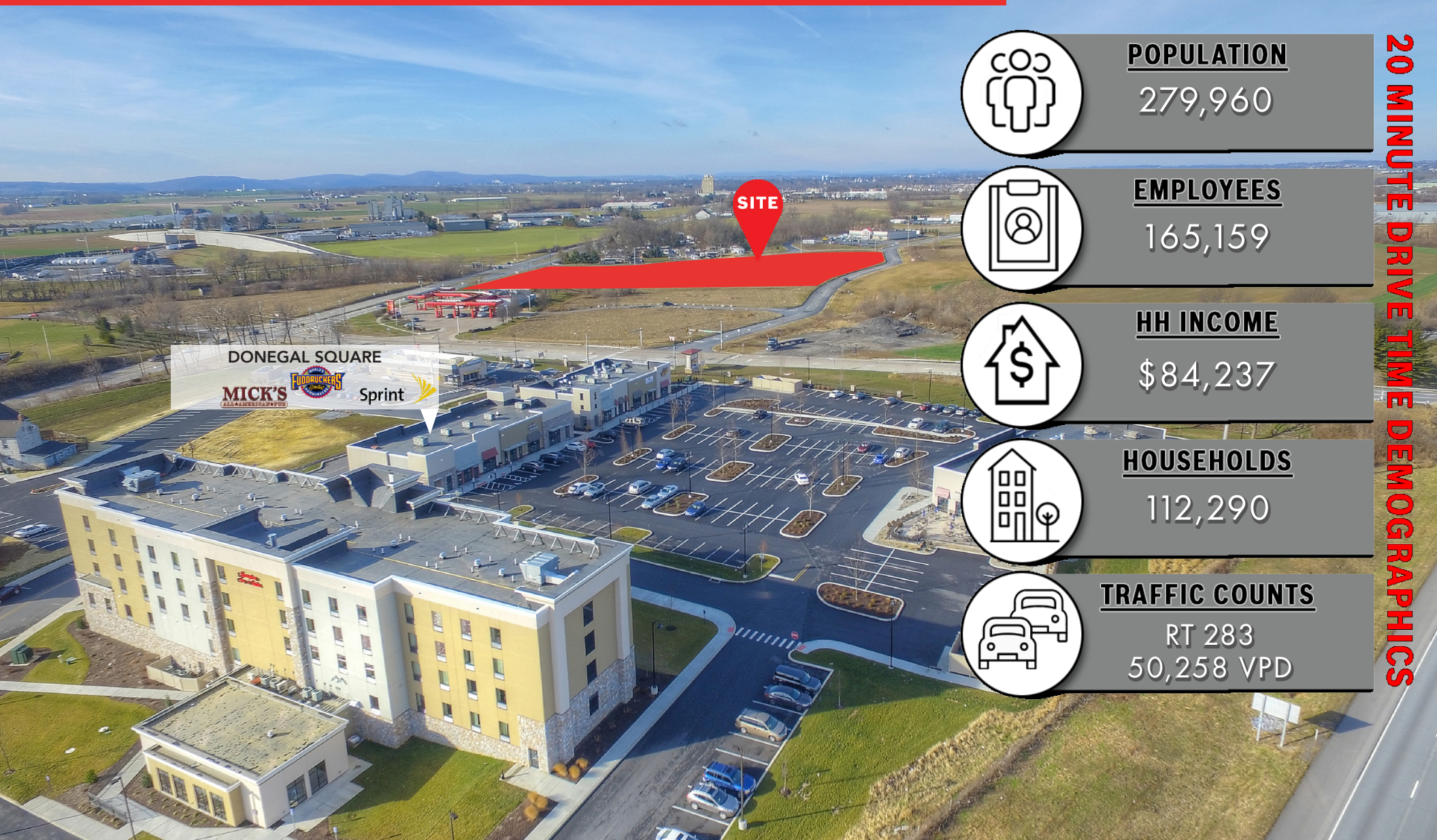


1580 STRICKLER RD | RAPHO TOWNSHIP, PA 17552

± TWO 5.2 ACRES-10.4 ACRES TOTAL | FOR SALE



POPULATION

279,960



EMPLOYEES

165,159



HH INCOME

\$84,237



HOUSEHOLDS

112,290



TRAFFIC COUNTS

RT 283
50,258 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

Bennett Williams
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ACTIVE MEMBERS OF:

RETAIL BROKERS
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset 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. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

PROPERTY HIGHLIGHTS

- Route 283 Interchange
- 58,000 ADT
- 279,000 population within 20 minutes
- 165,000 employees within 20 minutes
- Zoned Mixed Use Commercial
- All Public Utilities
- Signalized Intersection

PROPERTY SUMMARY

Available Acreage:	Two 5.2 Acre Parcels-10.4 Acres
Sale Price:	Negotiable
Property Type:	Land
Lot Size:	Two 5.2 Acre Parcels-10.4 Acres
APN#:	Various
Zoning:	Mixed Use Commercial
Market:	Lancaster
Sub Market:	Mount Joy
Traffic Count	50,000

PROPERTY OVERVIEW

Join - McDonald's, Fuddruckers, Sheetz, Hampton Inn, Holiday Inn Express, Tractor Supply, Sprint, Tropical Smoothie, and others at one of the fastest growing locations in Lancaster County!



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5.2 ACRES

5.2 ACRES



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