

ROUTE 15 & ROUTE 74

Dillsburg, PA | 17019

FOR SALE

± 75.78 ACRES AVAILABLE | FOR SALE - \$4,800,000



PROJECT

This property fronts both Route 15 and Route 74 at a signalized intersection. Public water and public sewer are near the site. Property is in clean and green, and is currently being farmed. Approx 46 acres are usable acres and 30+/- acres to the rear of the site is located in flood plain. The site has a 50' railroad ROW that divides the usable/non-usable acres. The topography is rolling and the site sits 4'-6' below street level. The site is zoned Commercial which permits healthcare campuses, home improvement, shopping centers, and offices. Warehousing is a special exception use.

LOCATION

Dillsburg is located in south central PA which is a strategic area in Eastern US for distribution. The property fronts Route 15 and Route 74. Interstate 81 and PA 76 are within a 10 minute drive-time. Dillsburg is located near Harrisburg, which provides easy access to Philadelphia, Baltimore, New York City and Washington.

The town of Dillsburg is located immediately south of the site, along with Northern York County School District. Most retail development is north of the property on Route 15. Messiah College is located north of the site.

NEARBY

DOLLAR GENERAL

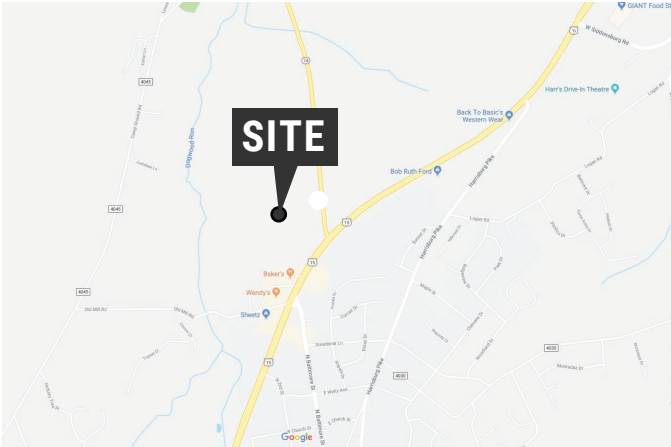
Giant

RITE AID

TRACTOR SUPPLY CO



DEMOGRAPHICS	3 MILE	3 MILE	7 MILE
POPULATION	13,380	28,224	51,788
TOTAL EMPLOYEES	10,716	23,323	42,600
AVERAGE HHI	\$90,508	\$98,438	\$99,196
TOTAL HOUSEHOLDS	5,270	10,241	19,881
TRAFFIC COUNTS			
	ROUTE 15: 33,000 VPD ROUTE 74: 8,400 VPD		



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

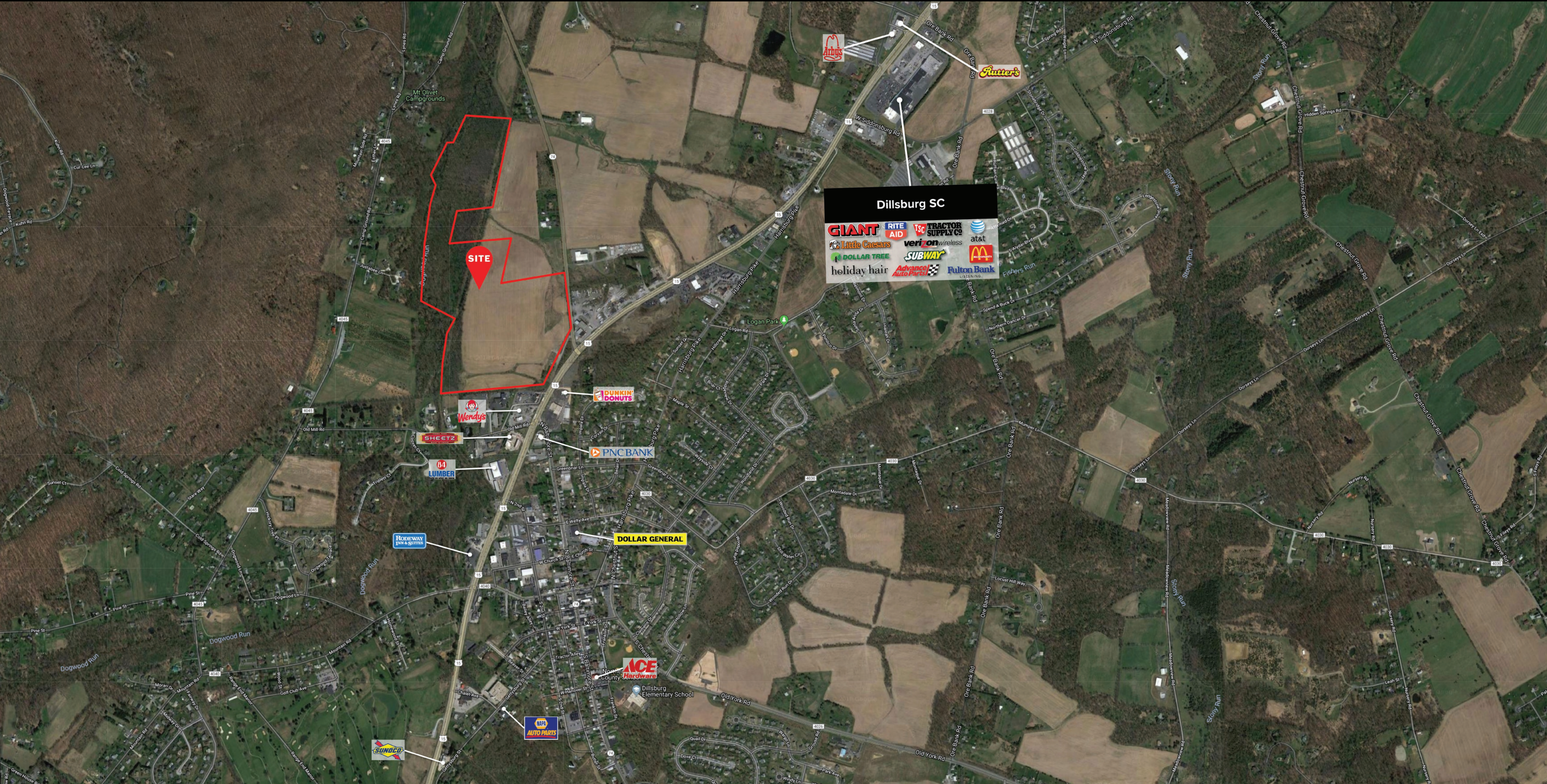
RYAN MYERS
717-843-5555
www.bennettwilliams.com

Bennett WILLIAMS
RETAIL

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