

000 ROSSTOWN ROAD

ROSSVILLE, PA | 17358

± 19 ACRES For Sale



Property Overview

000 Rosstown Road is a great opportunity to invest in 19 +/- acres in Warrington Township, York County. Zoned Village Commercial and great for residential development. Other uses include, but not limited to office, retail, vehicle sales, mini storages, medical, clinics, light industrial on level ground in the Northern York School District. Located on the corner of Carlisle Road and Rosstown Road.



Joshua Miller

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*

000 ROSSTOWN ROAD

± 19 ACRES For Sale

ROSSVILLE, PA | 17358

Benefits

- 19 ± Acres for commercial or residential use
- Uses included but not limited to office, retail, hejicle sales, mini storages, medical, and clinics
- Level ground in Northern York School District
- Located on corner of Carlilse Road and Rosstown Road
- Corner of Carlile Rd and Rosstown Rd



Property Summary

Sale Price:	\$749,950
Property Type:	Land
Lot Size:	±19 Acres
MLS #:	PAYK135988
Zoning:	Village Commercial

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	8,028	28,406	70,619
TOTAL EMPLOYEES	1,219	6,988	17,385
AVERAGE HHI	\$120,749	\$126,546	\$122,828
TOTAL HOUSEHOLDS	3,126	11,218	27,328

TRAFFIC COUNTS: **Rosstown Rd** - ± 13,790 VPD
Lewisberry Rd - ± 11,668 VPD



Joshua Miller

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

000 ROSSTOWN ROAD

± 19 ACRES For Sale

ROSSVILLE, PA | 17358

MARKET AERIAL



Joshua Miller

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Joshua Miller

JMiller@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

