

000 ROSSTOWN RD | ROSSVILLE, PA 17358

± 19 ACRES OF LAND AVAILABLE | FOR SALE



**POPULATION**

97,169



**EMPLOYEES**

19,993



**HH INCOME**

\$90,654



**HOUSEHOLDS**

38,551



**TRAFFIC COUNTS**

RT 74  
5,814 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

**PROPERTY OVERVIEW**

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.



**TOM TROCCOLI**

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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.

## 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

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





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NETWORK

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