

CLOVERLEAF ROAD

Strinestown, PA | 17406

± 1.14 ACRES AVAILABLE | FOR SALE/LEASE



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

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Bennett Williams
RETAIL

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PROPERTY OVERVIEW

Available for sale/lease is a 1.14 acre, commercially zoned vacant piece of land located in Strinestown, PA. The site sits adjacent to I-83 (52,000 VPD) near notable brands and employers such as Wendy's, Rutters, ES3, FedEx Freight, and ADESA PA, to name a few. The property is a great location for any developer, retailer, or quick-service user to enter the Strinestown market with great highway visibility.

LOCATION






The property is well positioned in the Strinestown area. The project sits next to major interstate I-83 (52,000 VPD), pulling traffic from multiple market points. The parcel has convenient access from Cloverleaf Road. Major employers such as ES3, United Natural Foods, and C&S Wholesale Grocers brings daily traffic to the area. A trade area that extends over 7 miles combined with high-volume traffic from the dense retail and commercial areas allows the site to pull from immediate and surrounding market points.

TRADE AREA

Adding to the stability of the project, the property shows a 20-minute drive time demographic of over 197,399 people with household incomes more than \$80,372 and daytime employment demographics equally as strong with 112,315. The demographics within a 10-mile radius include 243,411 people in 97,453 homes, a labor force of 196,151 with an average household income of \$77,149. The areas growth since 2000 has increased 15.5% with over 15,114 homes.



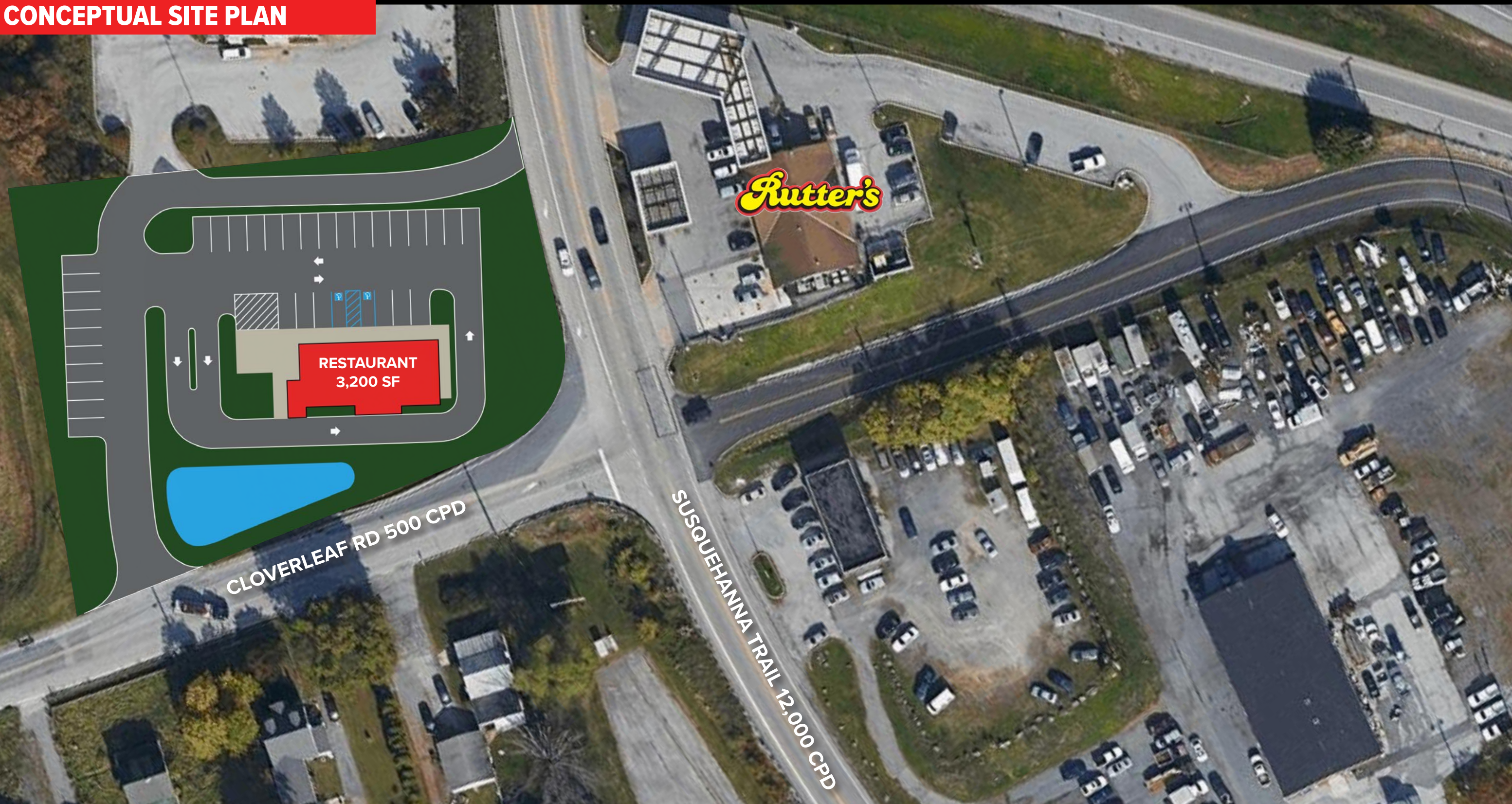
20 MINUTE DRIVE TIME DEMOGRAPHICS

	POPULATION 192,682
	EMPLOYEES 154,056
	HH INCOME \$80,098
	HOUSEHOLDS 78,517
	TRAFFIC COUNTS I-83 - 52,000 VPD

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CONCEPTUAL SITE PLAN



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