

# LIONERS CREEK RD & HONEY VALLEY RD

Dallastown, PA | 17313

**50.99 ACRES OF LAND AVAILABLE | FOR SALE**



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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## PROPERTY OVERVIEW

Available in Dallastown, PA is a 50.99-acre lot along Lioners Creek Road & Honey Valley Road. The land provides access and visibility from a signalized intersection. This would be a great opportunity for an end-user to take advantage of the agricultural-friendly land, or for a developer looking to enter this end of the market. Lots of potentials here.

## LOCATION

Located in Dallastown, PA, the site has strong visibility along Lioners Creek Road and Honey Valley Road. The site is within ten minutes York and Dallastown, making this a conveniently positioned parcel allowing an end user or developer to have convenient access to major towns. The benefits of the large parcel's location would be strong visibility all around, potential for multiple access points along the surrounding roads, and the advantage of strong demographics.

## TRADE AREA

Adding to the stability of the project, this parcel shows a 20-minute drive time demographic of over 186,804 people with household incomes more than \$78,214 and daytime employment demographics equally as strong with 100,856 employees. The demographics within a 10-mile radius include 248,224 people in 99,487 homes, a labor force of 200,992 with an average household income of \$80,688. The areas growth since 2000 has increased 15.8% with over 15,781 new homes.



### POPULATION

186,804



### EMPLOYEES

100,857



### HH INCOME

\$78,214



### HOUSEHOLDS

74,446

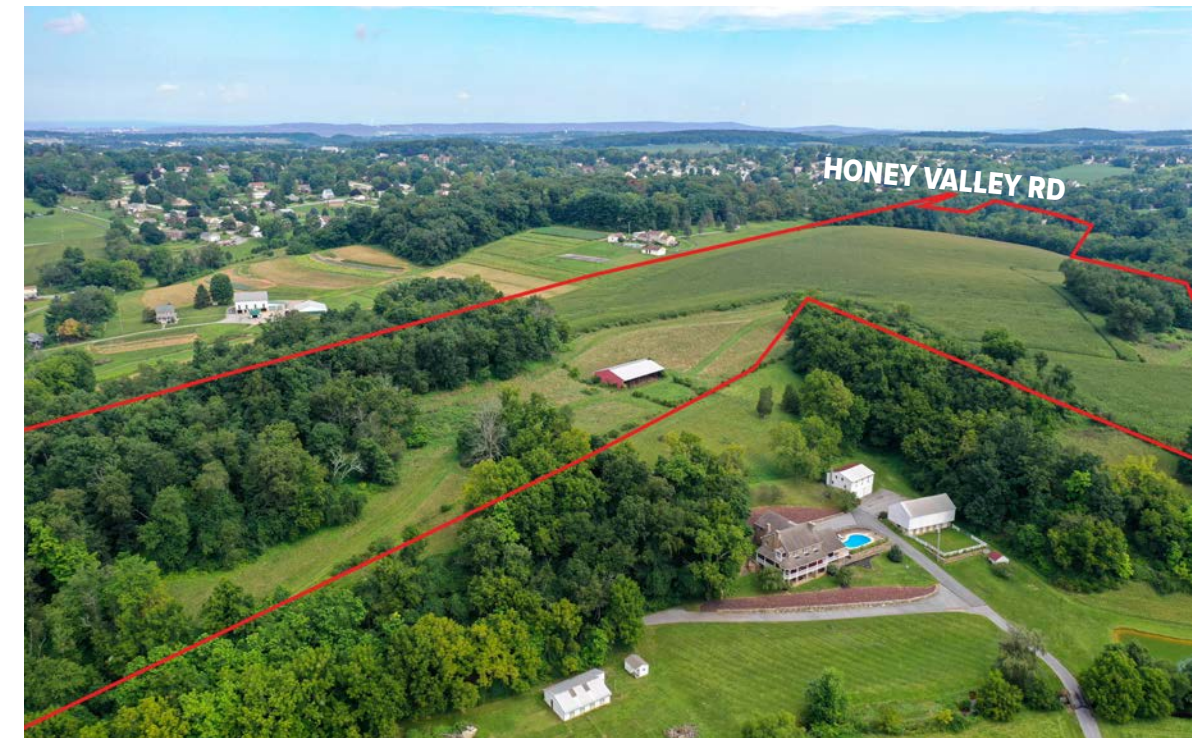
20 MINUTE DRIVE TIME DEMOGRAPHICS





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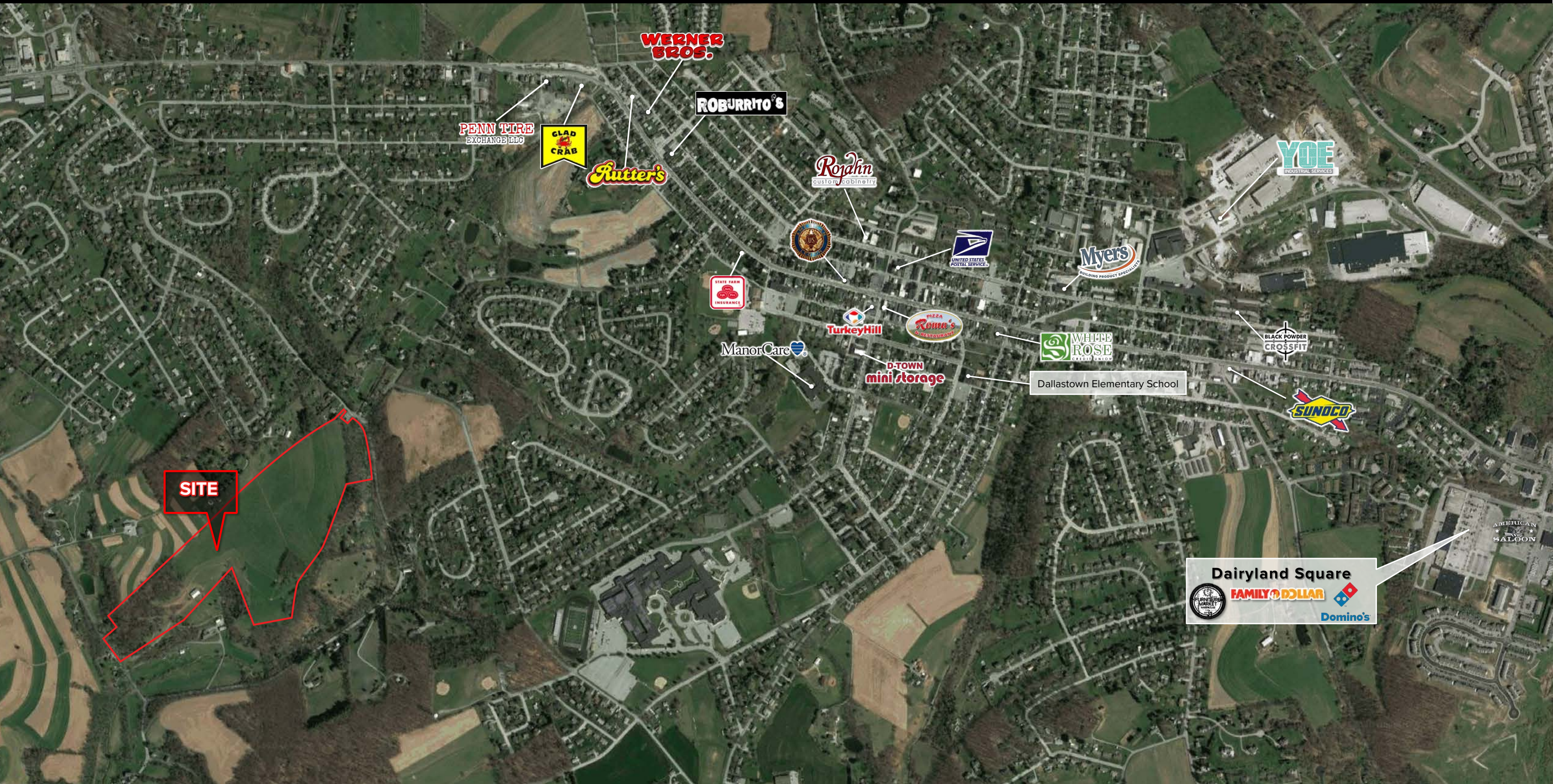
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