

# OLD YORK ROAD

Old York Road & Fishing Creek Road | Lewisberry, PA | 17339

FOR SALE

± 1.05 - 6.19 ACRES AVAILABLE | FOR SALE



## PROJECT

Commercial land for sale less than a half of mile from Interstate 83 in Central PA. The site consists of a 2.2 acre lot out front on Old York Rd and a 6.19 acre parcel in the rear to the left of a future Tractor Supply store. Traffic light and road infrastructure are in place. Commercial zoning allows a large variety of uses including retail, fast food, convenience store, car wash, professional office, general commercial, light industrial, self storage units, and assisted living nursing facilities. Property was approved for a grocery anchored shopping center.

## LOCATION

Located at the lighted intersection of Fishing Creek Rd and Old York Rd just off of Exit 36 of I-83. I-83 is a highly traveled highway that runs north and south through Central PA connecting York and Harrisburg. This is a fast growing area of Northern York County. People are moving to the area who commute to work in Harrisburg and York. Walmart is located at the next exit south. Other businesses in the area are CVS, Dollar Tree, Karn's Foods, Starbucks, Rite Aid, Sherwin Williams, Planet Fitness, Burger King, McDonald's, and Anytime Fitness.

## TRADE AREA

Located just 15 minutes from downtown Harrisburg and 20 minutes from York this area has experienced rapid residential and industrial growth over the past 10 years due to it's easy access to I-83. There are approximately 61,757 people that live within 5 miles of the site with an average household income of \$78,576. There has been an explosion of warehouse growth in the immediate area with Amazon, FedEx, and Chewy all building large distribution centers in the past few years.

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CVS  
pharmacy™

COMING SOON

TRACTOR  
SUPPLY CO

BRUSTER'S  
real ice cream

Speedway



## DEMOGRAPHICS



POPULATION

3 MILE

15,364

5 MILE

61,757

7 MILE

156,589



TOTAL EMPLOYEES

4,456

23,120

123,744



AVERAGE HHI

\$89,242

\$78,576

\$71,400

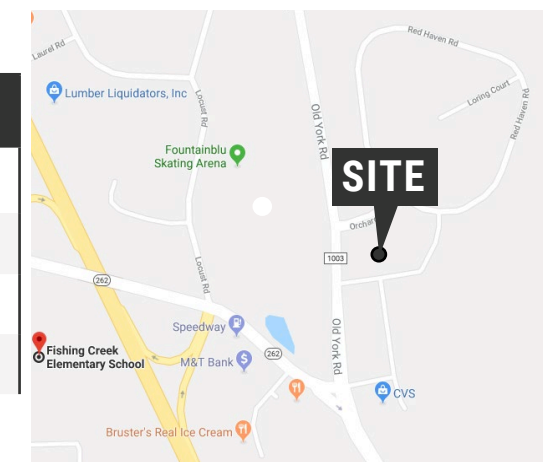


TOTAL HOUSEHOLDS

6,209

25,176

64,509



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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