

OLD YORK ROAD

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

FOR SALE

±6.19 Acres



JOIN:

PROPOSED
Wawa

**TSC TRACTOR
SUPPLY CO**

CVS
pharmacy



Blake Gross | Joe Spagnola

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



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

Commercial land for sale less than a half of mile from Interstate 83 in Central PA. The site consists of a 6.19 acre parcel to the left of a new Tractor Supply store. Traffic light and road infrastructure are in place. Commercial zoning allows a large variety of uses including retail, fast food, car wash, professional office, general commercial, light industrial, self storage units, and assisted living nursing facilities. Proposed Wawa to open on the corner at the entrance to the project.



POPULATION

3 MILE- 15,364

5 MILE- 61,757

7 MILE- 156,589



EMPLOYEES

3 MILE- 4,456

5 MILE- 23,120

7 MILE- 123,744



AVERAGE HHI

3 MILE- \$89,242

5 MILE- \$78,576

7 MILE- \$71,400



HOUSEHOLDS

3 MILE- 6,209

5 MILE- 25,176

7 MILE- 64,509



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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. Tractor supply opened in 2023.

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 area with Amazon, FedEx, and Chewy all building large distribution centers in the past few years.



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COMMERCIAL REAL ESTATE

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.



RETAIL BROKERS
NETWORK

