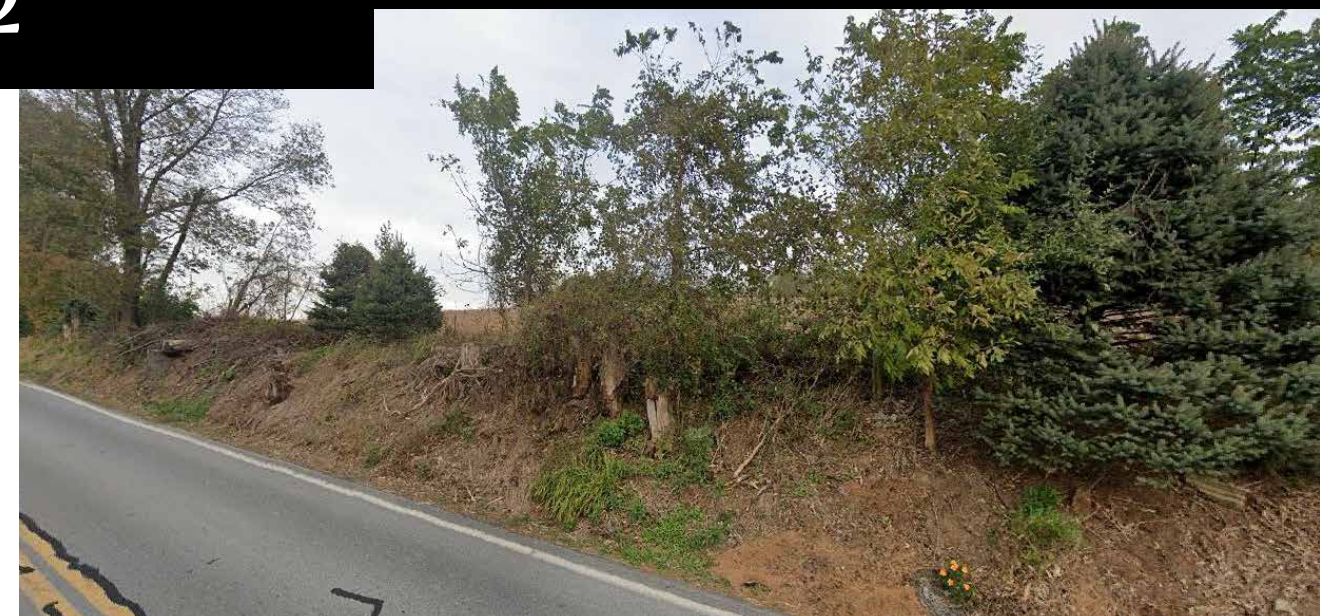


**±84 ACRES -
POSSIBLE REDEVELOPMENT**

000 Snyder Road

Mt. Joy, PA | 17552

FOR SALE \$7,200,000



PROPERTY OVERVIEW

±84 acres located at Snyder Road (Route 4016) and Route 230 (West Main Street) and is connected to the Floril Hills Development. \$7.2 million. Currently zoned AG with the likelihood of rezoning for future residential development. Sewer and water is in the road and the parcel has multiple entry points including the existing road being extended into this parcel. Call listing office for more details

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|---|----------|----------|----------|
| TOTAL POPULATION | 21,241 | 53,295 | 85,793 |
| TOTAL EMPLOYEES | 5,511 | 18,339 | 28,076 |
| AVERAGE HHI | \$86,006 | \$90,044 | \$88,094 |
| TOTAL HOUSEHOLDS | 8,493 | 20,498 | 33,090 |
| TRAFFIC COUNTS: PA 283 - ±46,000 VPD | | | |



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603
NJ Office: 236 E. Route 38, Suite 130, Moorestown, NJ 08057

THOMAS TROCCOLI
717.390.9858
www.bennettwilliams.com

Bennett Williams
COMMERCIAL

Information shown 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.

000 Snyder Road

Mt. Joy, PA 17552

Available For Sale

MARKET OVERVIEW



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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