

# 2860 YELLOW GOOSE RD

Lancaster, PA | 17601

15,552 SF AVAILABLE | FOR SALE



## POPULATION

298,087



## EMPLOYEES

174,170



## HH INCOME

\$88,756



## HOUSEHOLDS

118,124



## TRAFFIC COUNTS

OLD STATE ROAD  
11,793 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

## PROPERTY OVERVIEW

15,552 SF building with well-appointed offices and storage space. Shop area for vehicles. Fully remodeled and ADA-compliant. Property is situated on a four acre site adjacent to the new Penn State Health hospital and across the street from the Kellogg plant. Right off of Route 283 in East Hempfield.



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

JEFF HERR | JEFFREY HERR  
717-843-5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)



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.



# 2860 YELLOW GOOSE RD

Lancaster, PA | 17601



## PROPERTY SUMMARY

County:	Lancaster	Sale Terms:	Cash to Seller
Municipality:	East Hempfield Twp	Property Status:	Existing
Zoning:	Enterprise Zone	Property Use:	Vacant/Owner/User
Class of Space:	Class A	Tax ID #:	290-91554-0-0000
Building Size:	15,552 SF	Office Type:	Office Building
Sale Price:	\$2,300,000	# of Buildings:	2
Date Avail:	Negotiable		



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

JEFF HERR | JEFFREY HERR  
717-843-5555  
www.bennettwilliams.com

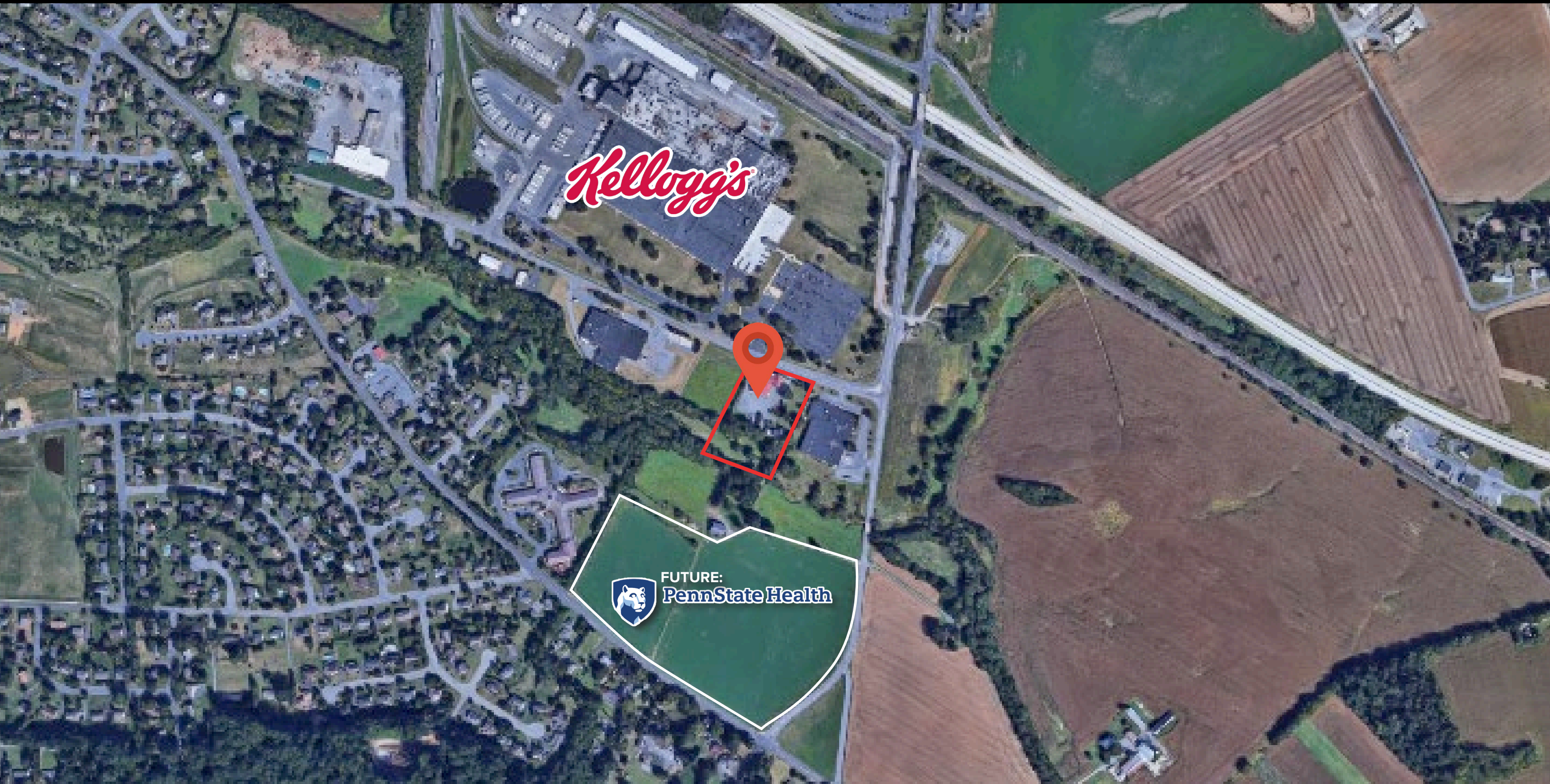


Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



# 2860 YELLOW GOOSE RD

Lancaster, PA | 17601



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

**JEFF HERR | JEFFREY HERR**  
717-843-5555  
[www.bennettwilliams.com](http://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.