

# 6295 Baltimore Pike | Littlestown, PA 17340

± 7.5 Acres of Land Available

*Sale or Lease*



## Property Overview

**6295 Baltimore Pike** is a 7.52-acre, commercially zoned parcel of land that offers a unique sale or lease opportunity for someone looking to add to their portfolio. 6295 Baltimore Pike sits less than a mile away from the Pennsylvania-Maryland line and is the last commercial property of this size before the Maryland border. The 7.52-acre parcel comes with three existing buildings that are all in good condition.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	10,075	17,528	58,650
TOTAL EMPLOYEES	1,662	2,373	13,471
AVERAGE HHI	\$85,242	\$91,017	\$83,748
TOTAL HOUSEHOLDS	3,959	6,756	22,909
TRAFFIC COUNTS:			
Baltimore Pike (Rt 97) - ±8,000 VPD   E King Street - ±13,000 VPD			

**BLAKE SHAFFER | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555  
www.bennettwilliams.com

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  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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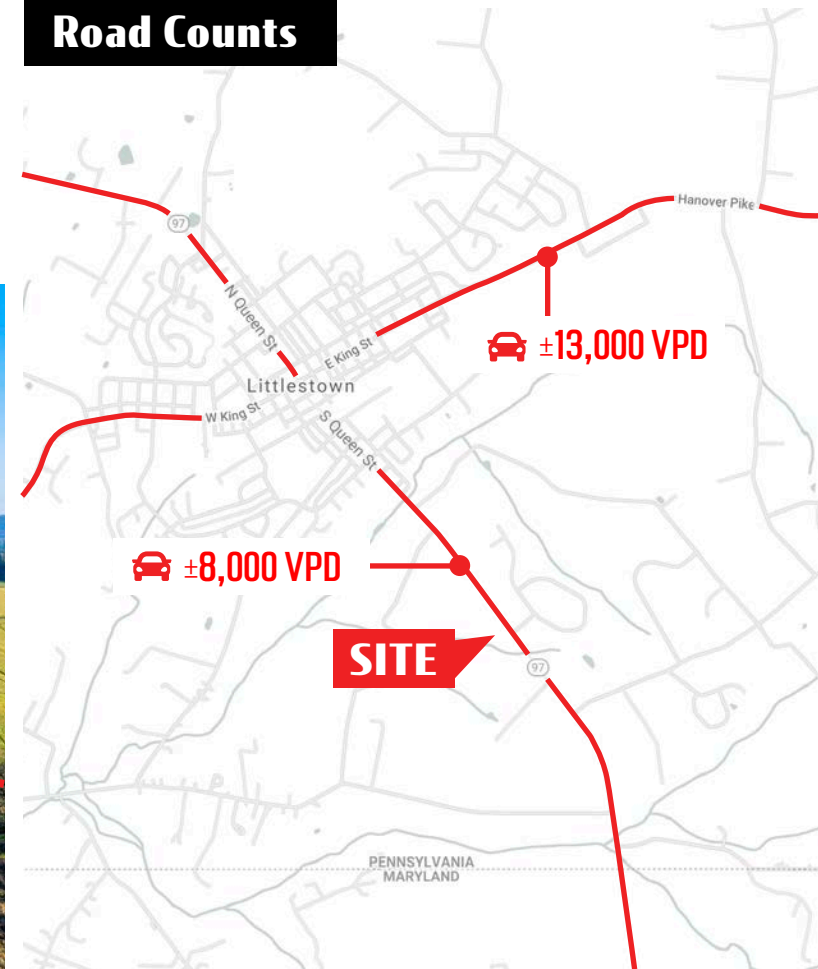
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## Location

6295 Baltimore Pike is ideally located off Route 97 (±8,000 VPD), which is the market's main travel artery from PA to Maryland. The property sits under a mile from the Maryland border. Not only is Route 97 the main travel artery, but it is also the main business corridor. Businesses in the area include Royal Farms, Pizza Hut, Wellspan, Subway, Ace Hardware and more. You are also only one mile away from Downton Littlestown and Littlestown Area School District.



## Road Counts



## Trade Area

Demographics of the area are strong with 102,482 people within a 10-mile radius, within 40,496 households and an average household income of \$84,576. Adding to the stability of the area is not only the residential population, but the 3,485 businesses and 38,238 employees within the same 10-mile radius.

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## SITE PLAN



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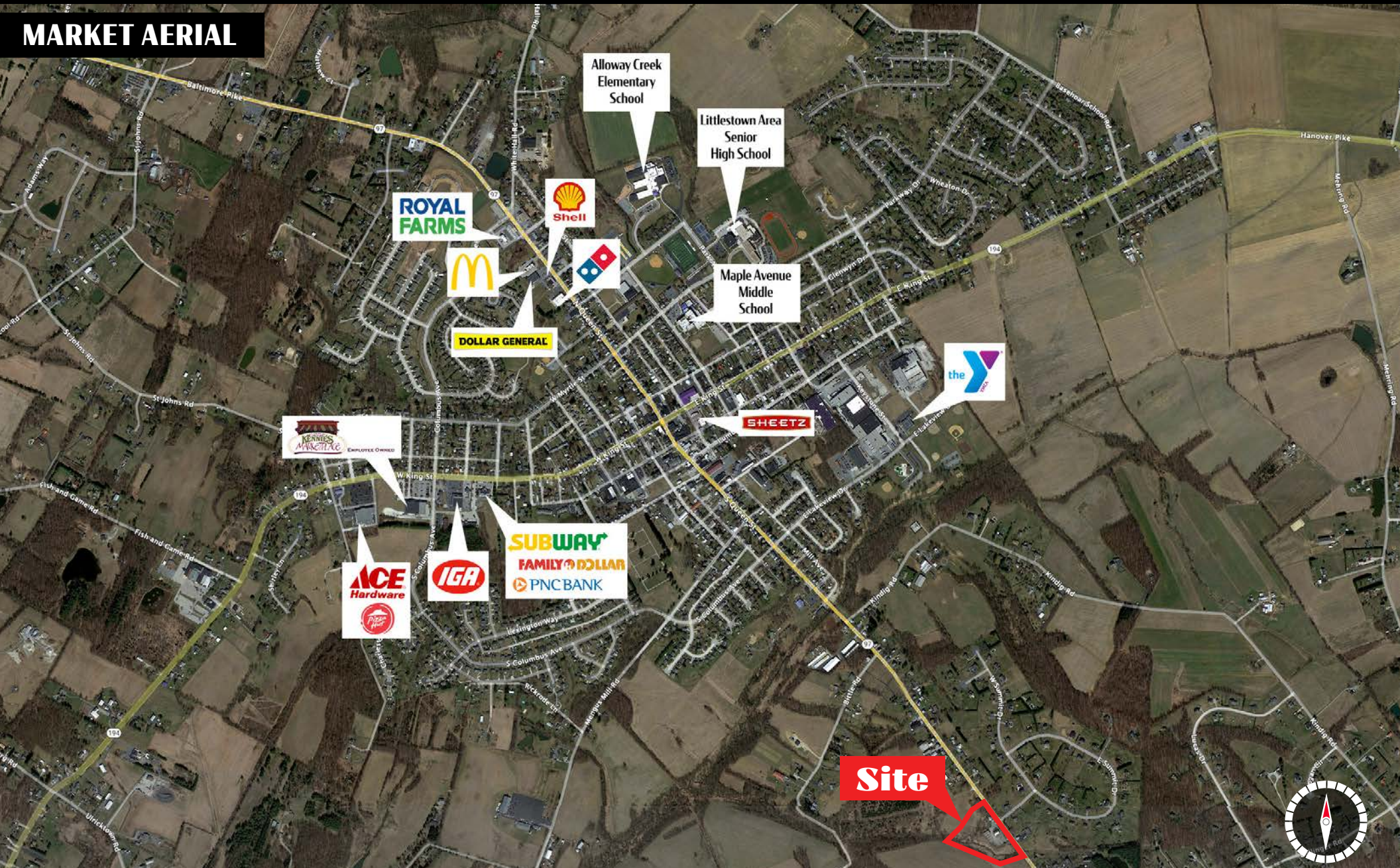


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## MARKET AERIAL



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