

127 Pleasant Ave | New Freedom, PA 17349

± 14.62 Acres of Land Available



± 14.62 AC

Available For Sale

Property Overview

This property is 14.62 acres of land in New Freedom Borough zoned Light Industrial. Public water and public sewer are near the site. The land abuts a rail line. The topography is slightly sloped. Currently the property is used for agriculture and there is a seasonal lease. The surrounding uses include other commercial and industrial uses as well as residential. The site would be ideal for warehousing, manufacturing, medical, or office. The land is listed for sale at \$850,000.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,992	24,596	39,925
TOTAL EMPLOYEES	4,795	6,146	9,525
AVERAGE HHI	\$109,292	\$106,327	\$113,400
TOTAL HOUSEHOLDS	5,759	9,406	14,978

TRAFFIC COUNTS:

N 2nd Street - ±7,000 VPD | I-83 - ±45,000 VPD

Location

The property is located in southern York County Pennsylvania. The site is approximately 3.5 miles from Interstate 83. Traveling I-83 it is 30 miles to Baltimore, MD and 40 miles to Harrisburg, PA. The employment market is supported by New Freedom as well as neighboring towns; Shrewsbury, Glen Rock, and Stewartstown.



RYAN MYERS
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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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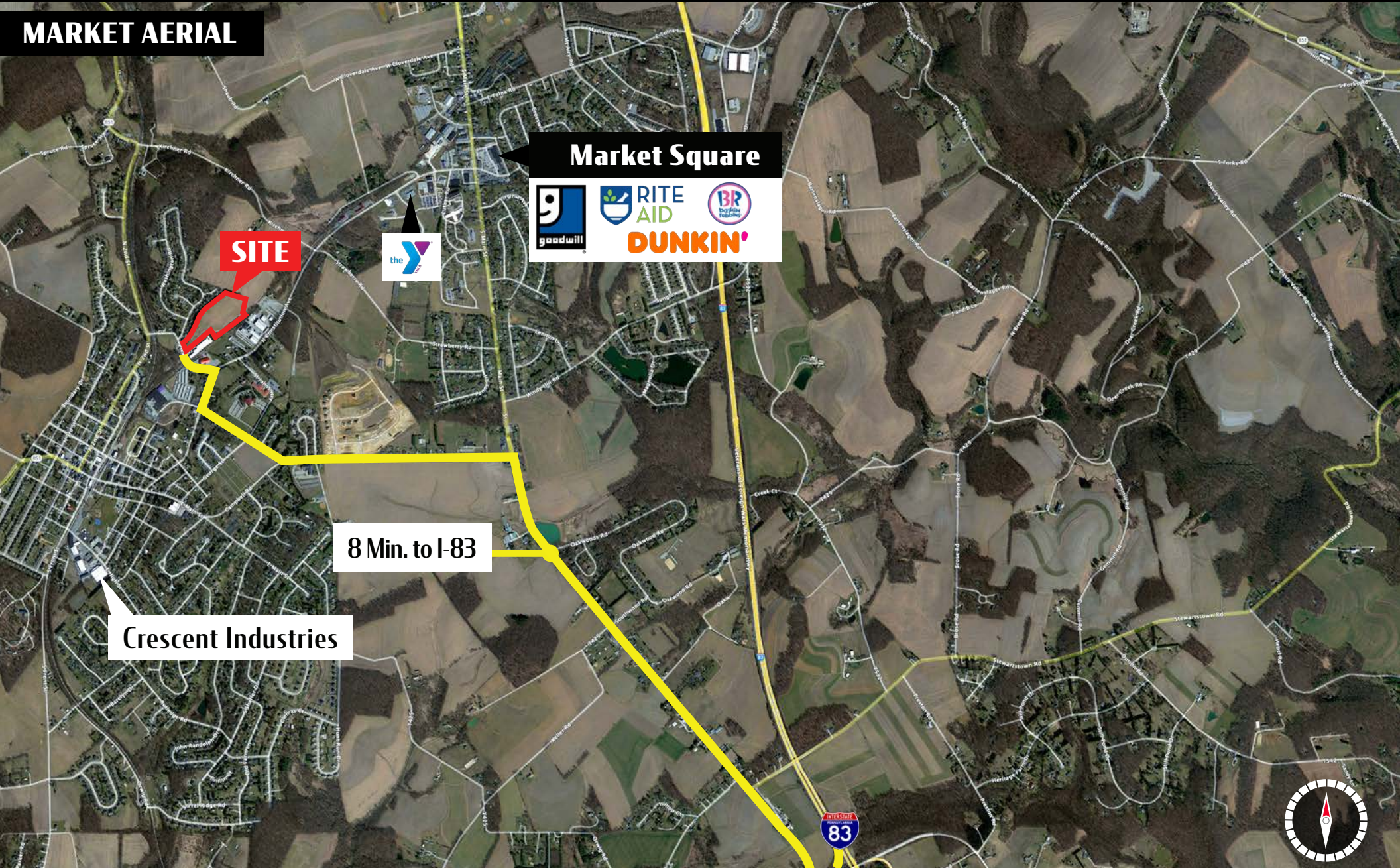
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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MARKET AERIAL



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