

# 2878 Yellow Goose Road | Lancaster, PA 17601

## ± 2,800 SF Industrial Space Available

Available For Sale

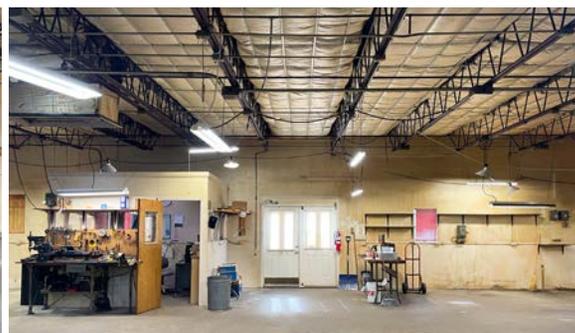
### Property Overview

2878 Yellow Goose Road is a rare fantastic offering - 2,800 SF on 1.8 Acres (1.3 Acres Net). Rare find with Truck Dock. Building is expandable - best of all enterprise zoning close to all the action on State Road, Rt. 283 and Rt. 30.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	35,836	106,240	241,852
TOTAL EMPLOYEES	22,218	70,118	115,483
AVERAGE HHI	\$106,614	\$102,148	\$89,562
TOTAL HOUSEHOLDS	14,177	41,763	94,460

#### TRAFFIC COUNTS:

Yellow Goose Road - ±7,450 VPD | Rt. 283 - ±82,399 VPD



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**Bennett WILLIAMS**  
RETAIL

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## MARKET AERIAL



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