

±1.05 AC
AVAILABLE

2 S YORK ROAD

Dillsburg, PA 17019

For Sale

Available
1.05 Acres

York Road #5000 VPD

Property Overview

2 S York Road is a parcel of land available for sale in Dillsburg, PA. The property is 1.05-acres with an existing residential home and commercial garage and is zoned Village. This is a great opportunity for a developer or user/buyer who is looking for an investment property in this growing market.

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York Office: 3528 Concord Rd, York, PA 17402
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2 S YORK ROAD

Dillsburg, PA 17019

Available For Sale

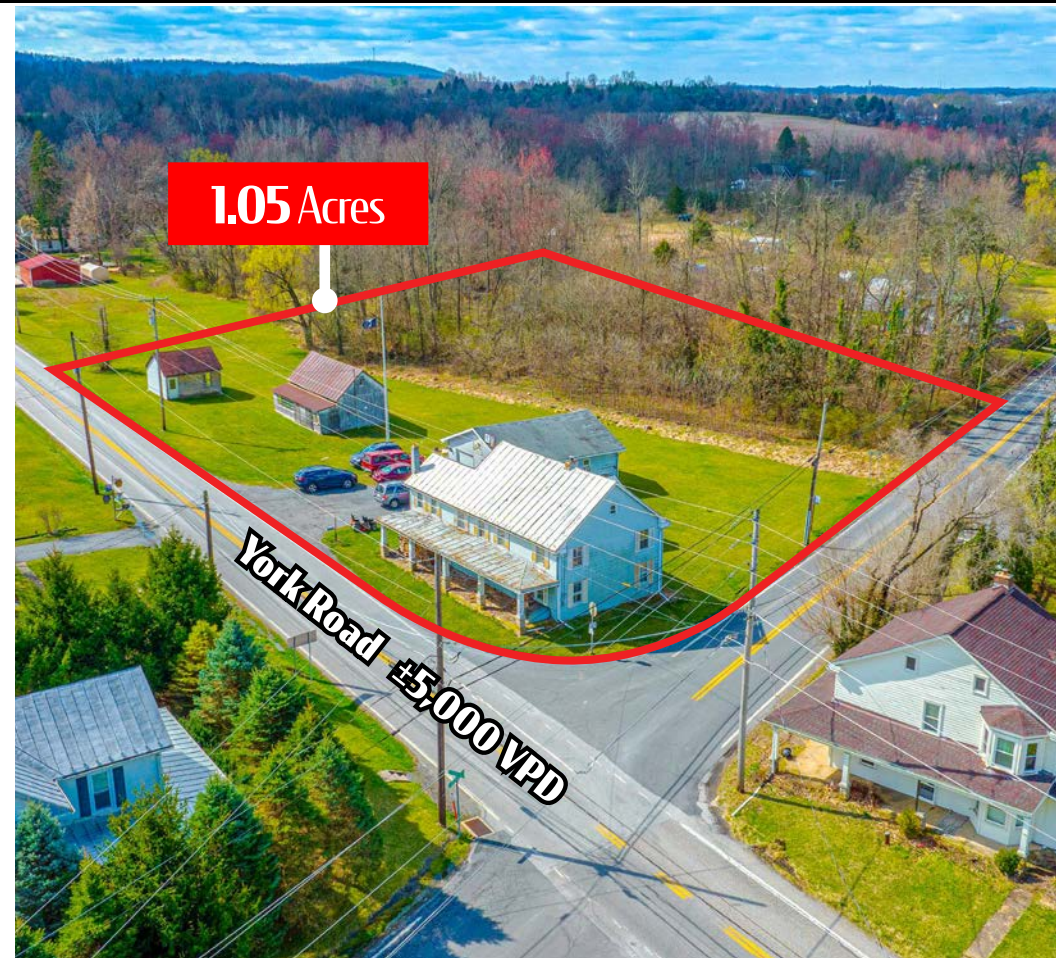
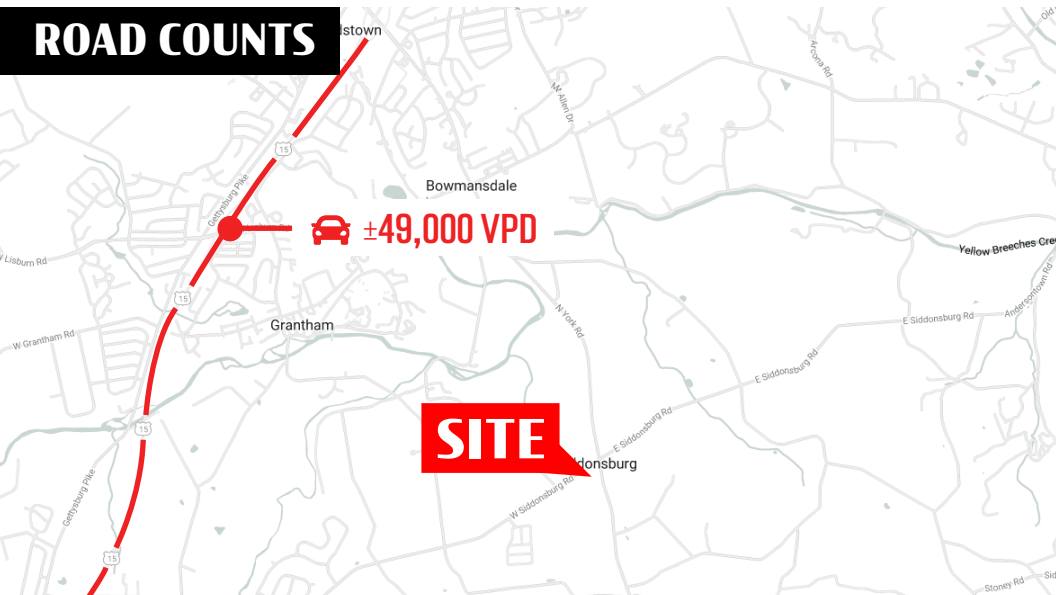
Trade Area

2 S York Road is strategically located on the busy corner of South York Road and West Siddonsburg Road. The site is surrounded by the residential population of Dillsburg, Carroll, Lewisberry, and Monagham, which are the markets that it will service and pull activity from. Other retailers in the area include Freedom Mattress, Blazer's Body Shop, Three Spruce Landscaping, and Siddonsburg Garage, just to name a few.

Location

Adding to the stability of the market are the demographics within a 10-mile radius and 20-minute drive time. Within a 20-minute drive time, you will find 185,171 people in 74,990 households with an average annual income of \$95,000. The 10-mile demographics are even stronger with 244,240 people in 98,654 households, with an average annual income of \$93,679.

ROAD COUNTS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,349	54,291	111,853
TOTAL EMPLOYEES	3,661	24,798	61,388
AVERAGE HHI	\$100,428	\$85,925	\$82,540
TOTAL HOUSEHOLDS	6,880	21,087	44,396

TRAFFIC COUNTS: York Road - ±5,000 VPD

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25 YORK ROAD

Dillsburg, PA 17019

Available For Sale

MARKET AERIAL



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