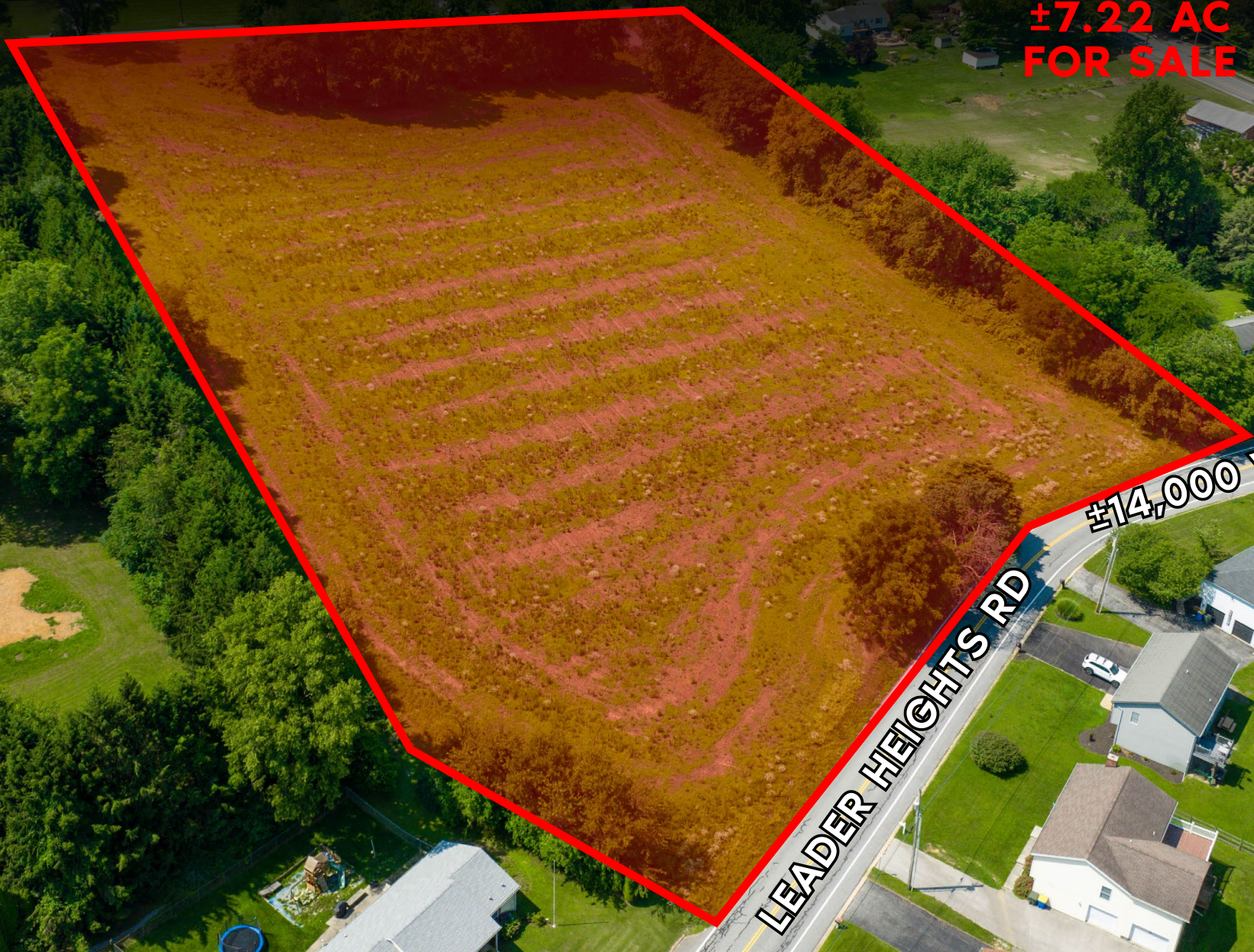


# 213 LEADER HEIGHTS ROAD

YORK, PA | 17402

±7.22 AC  
FOR SALE



LEADER HEIGHTS RD  
±14,000 VPD



Blake Shaffer | Ashlee Lehman | Cale Brusio | Brad Rohrbaugh | Chad Stine  
For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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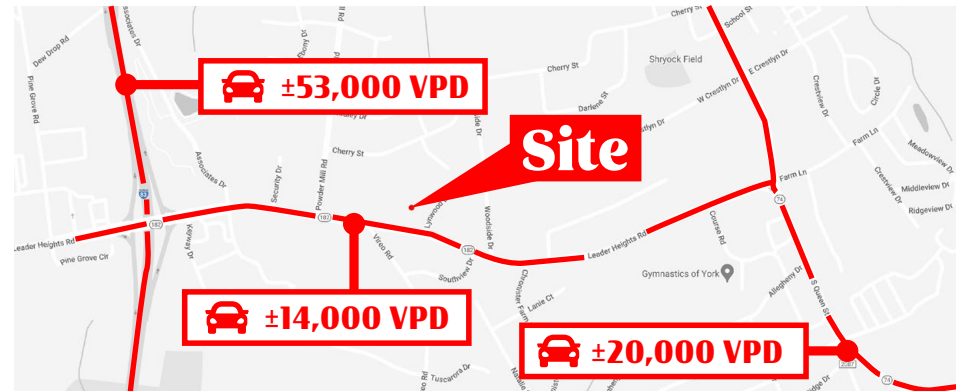
## PROPERTY OVERVIEW

213 Leaders Heights Road a 7.22 acre, commercially zoned vacant piece of land located in York, PA. The Property is located directly along Leaders Heights Rd (14,000 VPD) and just off of the Leaders Heights exit of Interstate 83 (52,000 VPD). The site is fitting for a variety of uses such as service, retail, or commercial. The site has strong retail neighbors located just down the road, these include Sheetz, McDonalds, Rutter's, Dominos, Arby's and Rite Aid.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,488	34,408	133,604
TOTAL EMPLOYEES	3,519	14,598	55,938
AVERAGE HHI	\$106,416	\$117,691	\$96,238
TOTAL HOUSEHOLDS	2,294	13,649	52,364

TRAFFIC COUNTS: **Leader Heights Rd ±14,000 VPD**



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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