

OLD YORK ROAD

DILLSBURG, PA • 17019



PROPERTY OVERVIEW

This land is 12.72 acres, in Carroll Township, Dillsburg. The property is zoned Agricultural Conservation Zone. The site has approximately 750' of road frontage. The zoning permits agricultural uses and an animal hospital is a special exception. A majority of the site has been filled and compacted to street level. Residential use is not permitted. The site has an existing well. A septic system would need to be installed to manage sewer. The property is available for \$250,000.

±12.72 AC
AVAILABLE
FOR SALE



Ryan Myers, CCIM

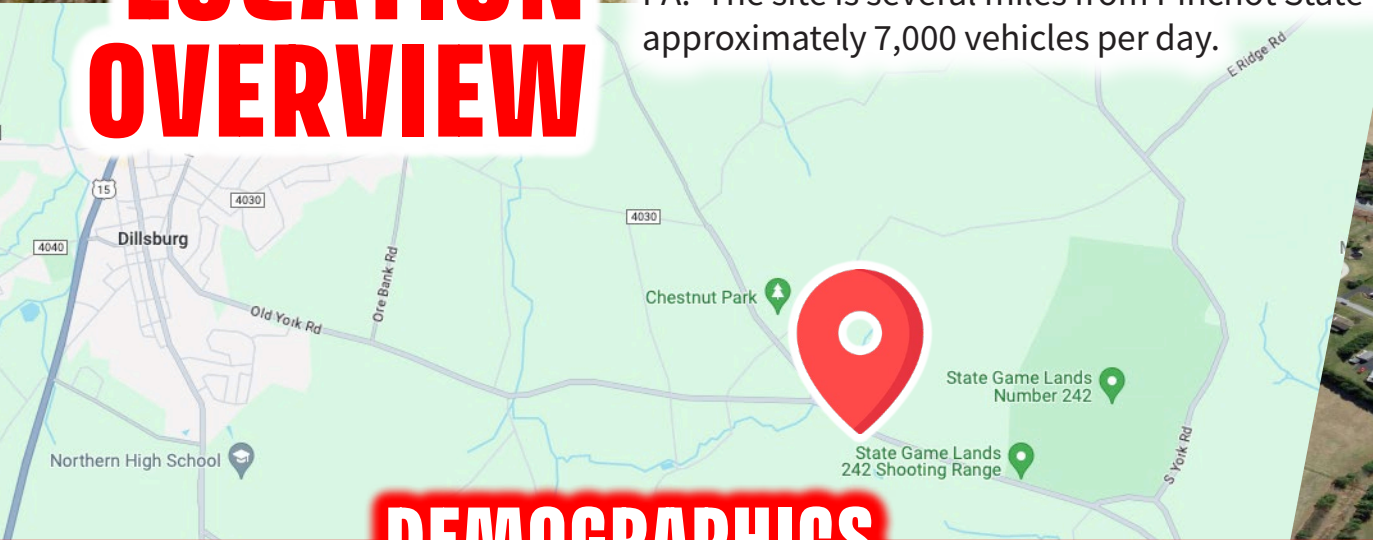
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

LOCATION OVERVIEW

The property is located on Old York Road between Rossville and Dillsburg in York County, PA. The site is several miles from Pinchot State Park and Ski Roundtop. Old York Road has approximately 7,000 vehicles per day.



DEMOGRAPHICS



POPULATION

3 MILE- 7,886
5 MILE- 28,949
7 MILE- 54,494



EMPLOYEES

3 MILE- 869
5 MILE- 5,666
7 MILE- 11,062



AVERAGE HHI

3 MILE- \$125,815
5 MILE- \$124,818
7 MILE- \$128,513



HOUSEHOLDS

3 MILE- 3,167
5 MILE- 10,589
7 MILE- 21,122

TRAFFIC COUNTS



US-15 - ±30,000 VPD



S BALTIMORE ST - ±8,000 VPD



OLD YORK ROAD - ±7,000 VPD



Ryan Myers, CCIM

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL



SITE

±7,000 VPD

±30,000 VPD

4040

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Ryan Myers, CCIM

RMyers@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

