

OLD YORK ROAD

WELLSVILLE, PA • 17365

±1.83 ACRES FOR SALE
ZONED VILLAGE COMMERCIAL



Old York Rd

±8,000 VPD

SUBWAY



ROSTOWN ROAD

UNITED STATES
POSTAL SERVICE

74

74

177

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±1.83 ACRES
FOR SALE

PROPERTY OVERVIEW

The property is 1.83 acres zoned Village Commercial. The zoning permits office, retail, medical and veterinarian uses. The land is level. The rear is impacted by wetland area. Public water, public sewer, electric and gas are near the site. The property is available for \$150,000.

LOCATION

The property is located in Wellsville/Rossville, York County, PA. The site is located just north of the signalized intersection of Route 74 & Old York Road. The neighboring uses include Sunoco, Subway, car wash, family restaurant, auto repair and other local commercial. The site is near Pinchot State Park and Ski Roundtop. Old York Road has approximately 7,000 vehicles per day.



POPULATION
5 MILE- 11,701
7 MILE- 40,539
10 MILE- 149,121



EMPLOYEES
5 MILE- 1,637
7 MILE- 5,961
10 MILE- 38,209



AVERAGE HHI
5 MILE- \$130,761
7 MILE- \$119,336
10 MILE- \$122,826



HOUSEHOLDS
5 MILE- 4,706
7 MILE- 16,652
10 MILE- 59,125



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LOCAL OVERVIEW

BW Ryan Myers, CCIM

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

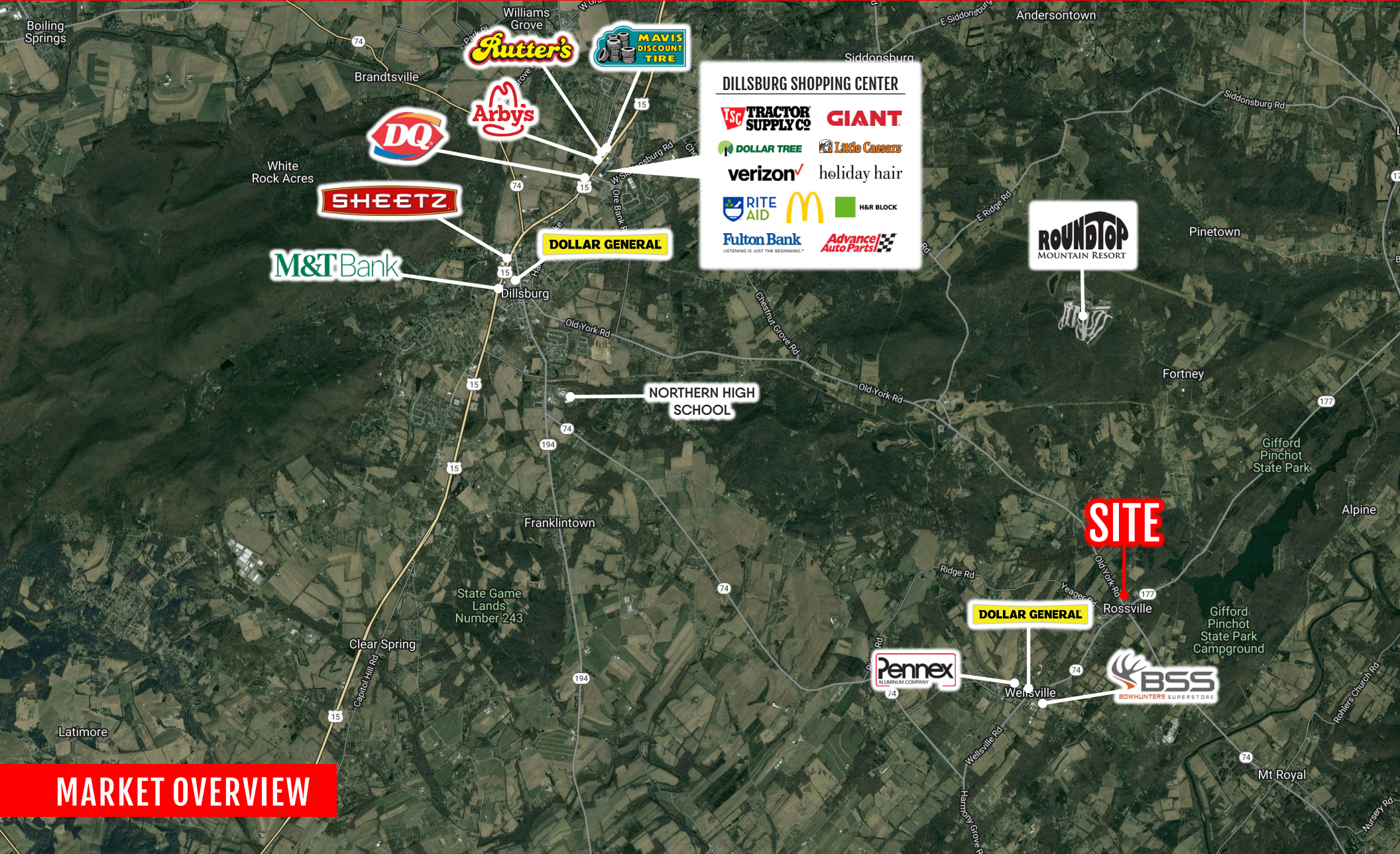
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RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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MARKET OVERVIEW

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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CONTACT US

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LANDLORD
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TENANT
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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.

