

# 10 & 30 CLOVERLEAF ROAD

YORK, PA • 17406



**SHEETZ**

**±52,000 VPD**



**±1.01 ACRES  
FOR SALE**

# PROPERTY OVERVIEW

Available for sale/lease is a 1.01 acre, commercially zoned piece of land located in Strinestown, PA. The site sits adjacent to I-83 (52,000 VPD) near notable brands and employers such as Sheetz, Wendy's, Rutters, ES3, FedEx Freight, and ADESA PA, to name a few. The property is a great location for any developer, retailer, or quick-service user to enter the Strinestown market with great highway visibility.

## LOCATION

The property is well positioned in the Strinestown area. The project sits next to major interstate I-83 (52,000 VPD), pulling traffic from multiple market points. The parcel has convenient access from Susquehanna Trail and Cloverleaf Road. Major employers such as ES3, United Natural Foods, and C&S Wholesale Grocers brings daily traffic to the area. A trade area that extends over 7 miles combined with high-volume traffic from the dense retail and commercial areas allows the site to pull from immediate and surrounding market points.

## TRADE AREA

Adding to the stability of the project, the property shows a 20-minute drive time demographic of over 197,399 people with household incomes more than \$80,372 and daytime employment demographics equally as strong with 112,315. The demographics within a 10-mile radius include 243,411 people in 97,453 homes, a labor force of 196,151 with an average household income of \$77,149. The areas growth since 2000 has increased 15.5% with over 15,114 homes.



### POPULATION

5 MILE- 38,848  
7 MILE- 84,379  
10 MILE- 257,557



### EMPLOYEES

5 MILE- 13,046  
7 MILE- 25,912  
10 MILE- 102,017



### AVERAGE HHI

5 MILE- \$116,737  
7 MILE- \$113,891  
10 MILE- \$101,880



### HOUSEHOLDS

5 MILE- 14,848  
7 MILE- 33,471  
10 MILE- 102,087



# MARKET OVERVIEW



# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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.

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.

