

SCOTCH PINE RD

DILLSBURG, PA • 17019



NEARBY RETAILERS

SHEETZ

DUNKIN'



GIANT

ACE
Hardware

Wendy's

±17 ACRES
FOR SALE/LEASE



ASIA MCCURDY | BRAD ROHRBAUGH | CHAD STINE

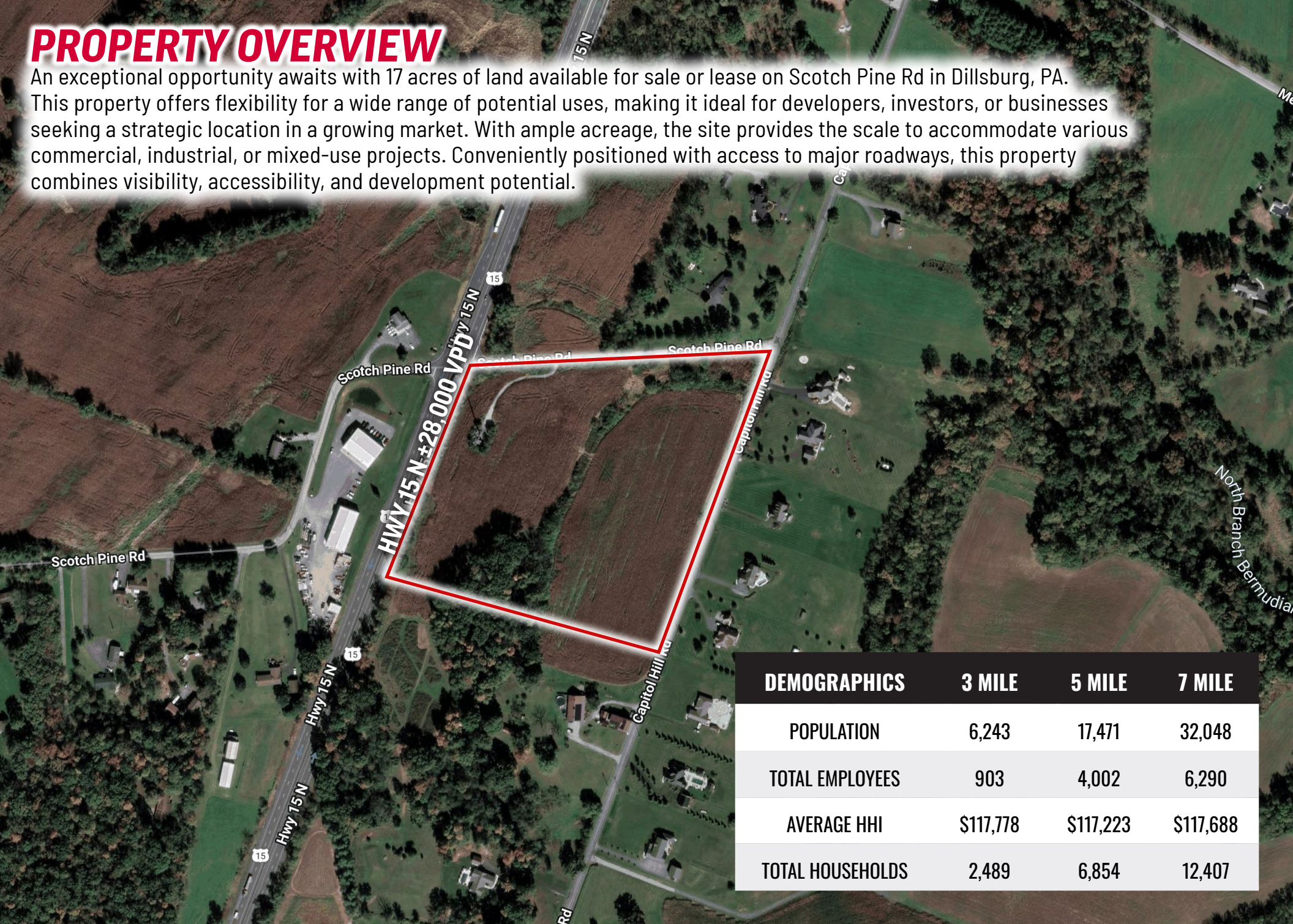
FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

An exceptional opportunity awaits with 17 acres of land available for sale or lease on Scotch Pine Rd in Dillsburg, PA. This property offers flexibility for a wide range of potential uses, making it ideal for developers, investors, or businesses seeking a strategic location in a growing market. With ample acreage, the site provides the scale to accommodate various commercial, industrial, or mixed-use projects. Conveniently positioned with access to major roadways, this property combines visibility, accessibility, and development potential.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	6,243	17,471	32,048
TOTAL EMPLOYEES	903	4,002	6,290
AVERAGE HHI	\$117,778	\$117,223	\$117,688
TOTAL HOUSEHOLDS	2,489	6,854	12,407



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MARKET AERIAL



SITE

Clear Spring

Capital Hill Rd

Franklintown

194

74

Ridge Rd



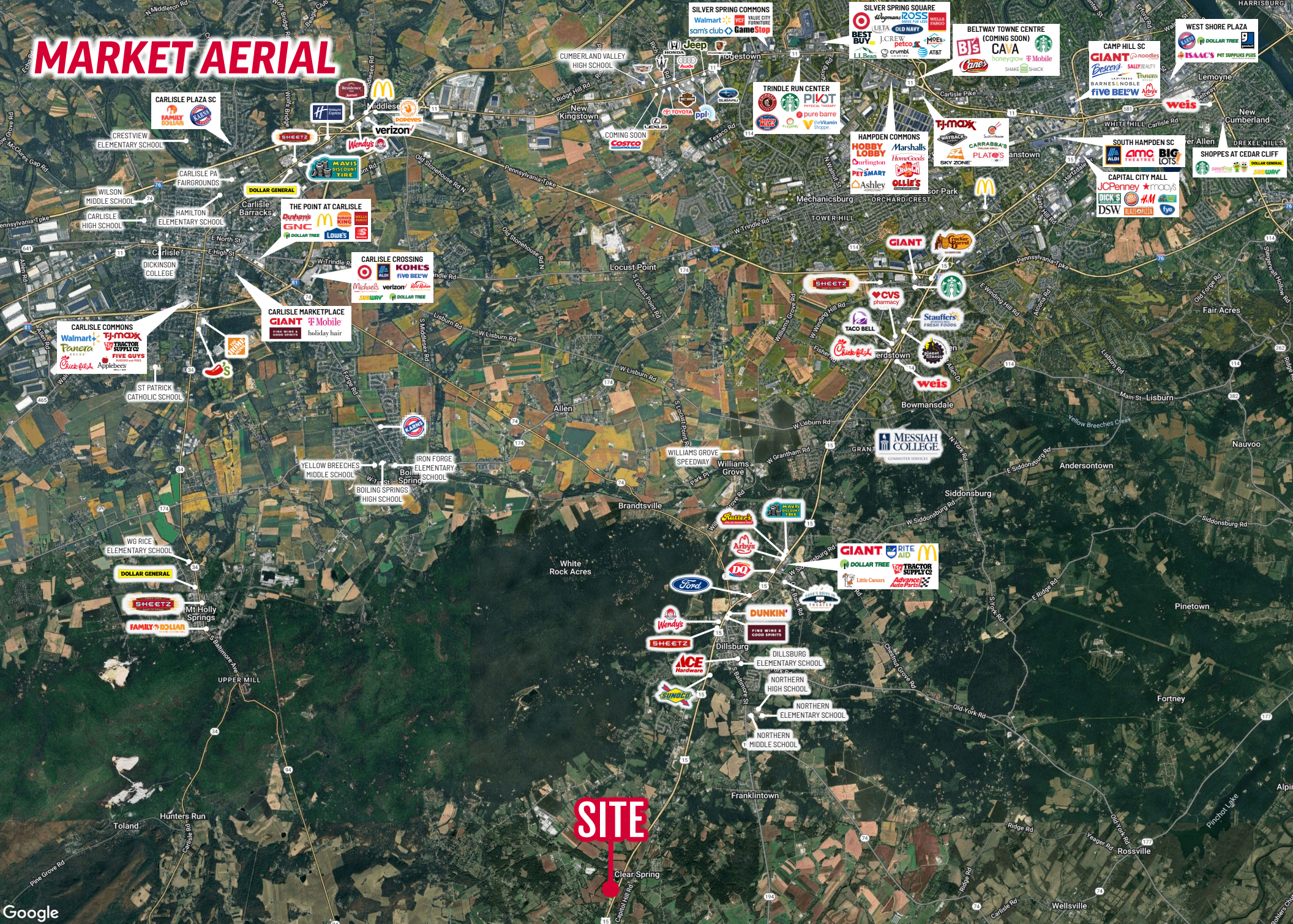
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MARKET AERIAL



SITE

Google

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 1
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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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.

