1865 GRAYSTONE RD

EAST PETERSBURG, PA | 17520



17.7 ACRES FOR SALE

CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Offering approximately 17.7 acres of vacant land, this exceptional property presents a rare opportunity for residential development in one of Lancaster County's most desirable growth corridors. Ideally situated along Graystone Road with convenient access to major transportation routes, the site combines a peaceful setting with close proximity to East Petersburg, Lancaster, Lititz, shopping, dining, healthcare, and Hempfield School District. The property's size and location provide flexibility for a thoughtfully planned residential community, estate lots, or other housing concepts, subject to municipal approvals. With strong surrounding demographics, continued residential demand, and limited availability of development-ready land in the area, 1865 Graystone Road offers an outstanding opportunity for builders, developers, and investors seeking a premier residential development site.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	37,795	121,465	245,010
TOTAL EMPLOYEES	19,759	74,600	119,322
AVERAGE HHI	$167,023	$140,145	$126,375
TOTAL HOUSEHOLDS	14,757	48,673	97,678



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MARKET AERIAL



DRIVE TIME/DISTANCE FROM SITE

VILLAGE COMMONS	4 MIN/1.1 MI
CHELSEA SQUARE	7 MIN/2.2 MI
HAWTHORNE CENTRE	10 MIN/3.8 MI
TOWNE CENTRE	9 MIN/3.9 MI
THE SHOPPES AT BELMONT	11 MIN/4.2 MI
RED ROSE COMMONS	11 MIN/4.2 MI
THE CROSSING	12 MIN/5.7 MI
PARK CITY CENTER	12 MIN/3.8 MI
PARKVIEW PLAZA	10 MIN/3.5 MI
GRANITE RUN SQUARE	8 MIN/2.3 MI

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COMMERCIAL REAL ESTATE

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
330 Innovation Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



CALE BRUSO
cbruso@bennettwilliams.com



BRAD ROHRBAUGH
brohrbaugh@bennettwilliams.com



CHAD STINE
cstine@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.

RETAIL BROKERS NETWORK

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