

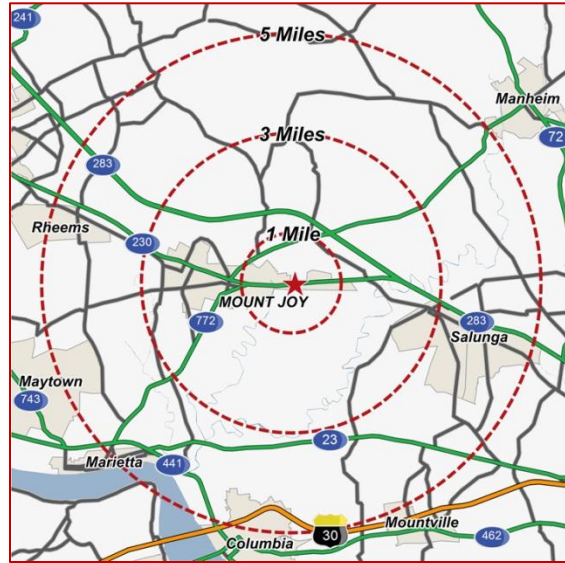
ELM TREE SQUARE

Land: ± 1.38 Acres

Mount Joy, PA 17552

Rapho Township

815 East Main Street



SPACE AVAILABLE:

• ± 1.38 Acres

2011 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	3,179	16,918	44,328
Avg. HH Income	\$62,294	\$66,965	\$72,628
Daytime Population	2,505	7,266	18,766

Elm Tree Square

Is located on the busy east/west corridor of Route 230 in Mount Joy.

This pad site will be constructed in front of an approved development that consists of approximately 1,500 new homes.

The site is directly beside Mount Joy Square, with the anchor tenant Darrenkamps grocery store and Main Street Shopping Center with the brand new Dollar Tree & Giant Food store coming soon.

Mount Joy Square recently underwent an expansion and Main Street Shopping Center was built to accommodate the growing population needs in the area.

*See reverse side for **plan**

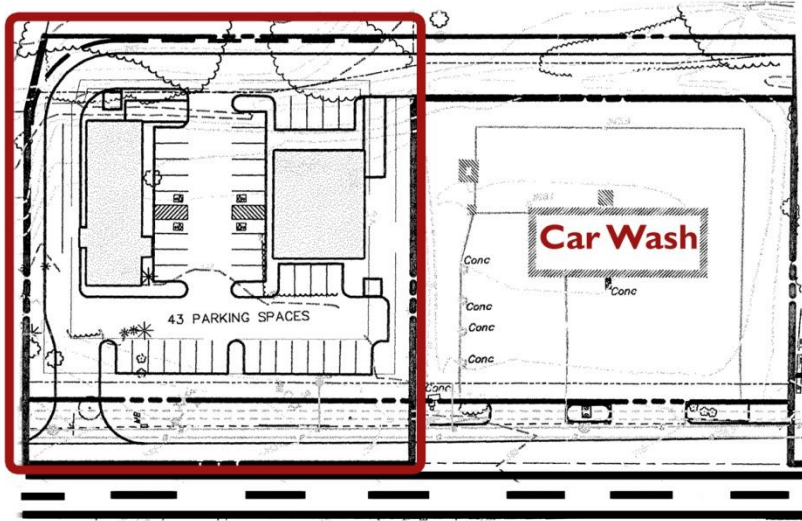
Traffic Count Route 230 – Main Street:

16,000 vehicles per day

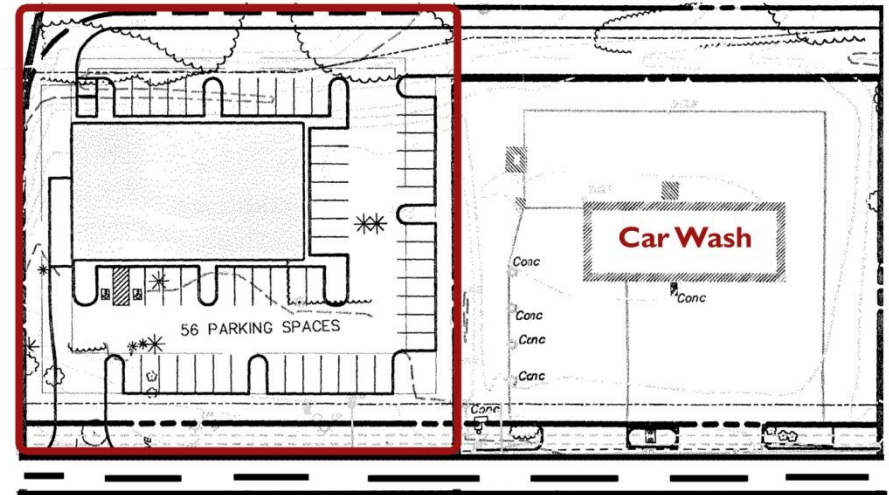


Elm Tree Square

± 1.38 Acres ~ For Lease or Build-to-Suit



Layout Option 1



Layout Option 2

LMS

Commercial Real Estate

www.LMS-PMA.com

For additional information, please contact:

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