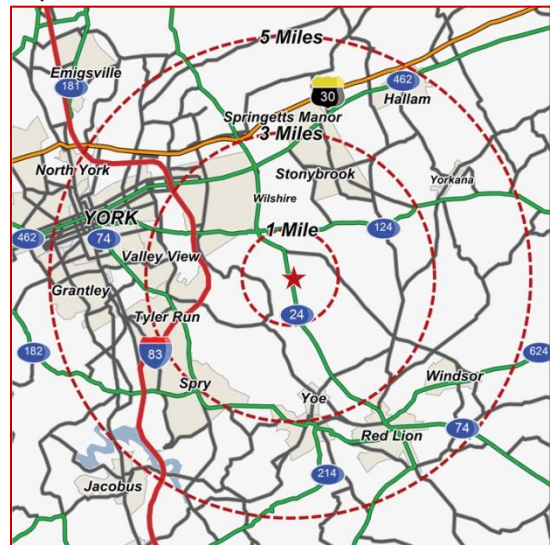




York, PA 17402

York Township

Cape Horn Road & Belle Road



2 COMMERCIAL LOTS FOR SALE

LAND AVAILABLE: Can Be Purchased Individually or Combined

- Lot I 6.94 Acres \$1,150,000
- Lot IA 1.31 Acre Pad Site \$540,000



Commercial Land FOR SALE

2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	5,755	47,868	127,197
Avg. HH Income:	\$68,361	\$75,578	\$65,843
Daytime:	842	20,516	76,054

Join Heritage Valley Credit Union & Rutter's Convenience Store

Lot I is 6.94 Acres with fully approved plan for a 34,000 SF strip center.

Lot IA is 1.31 Acre parcel with access to traffic signal.

Sanitary Sewer & Storm Water to Lot I with Sanitary Sewer for Lot IA.

Traffic Impact Fee has been paid by seller.

Zoning: Commercial

*See reverse side for **site plan**



Traffic Count Cape Horn Rd:

21,000 vehicles per day

FOR SALE ~

Lot I 6.94 Acres \$1,150,000

Lot IA 1.31 Acre Pad Site Available \$540,000

Improvements included in sale:

- Access roads A & B per site plan to be fully completed by owner. Currently Drive B and part of Drive A are complete.
- Sanitary sewer and storm water to Lot I and sanitary sewer to Lot IA.
- Traffic Impact Fee has been paid for by the Seller.
- All work associated with HOP has been done by the Seller.
- All Engineering & architectural drawings.
- Erosion and Sediment controls are in place.



Commercial Real Estate

www.LMS-PMA.com

Jointly Marketed By:

Blake Gross
 717.569.9373 ext. 493
bgross@lms-pma.com



John Wilson
 215.963.4133
John.Wilson@cushwake.com

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