13.79 +/- Acres of Land

York Township | York County **2605 Springwood Road York, PA 17404**

TRUE Commercial Real Estate LLC

For Sale

13.79 +/- acres of land for development. Located on a signalized corner.

Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

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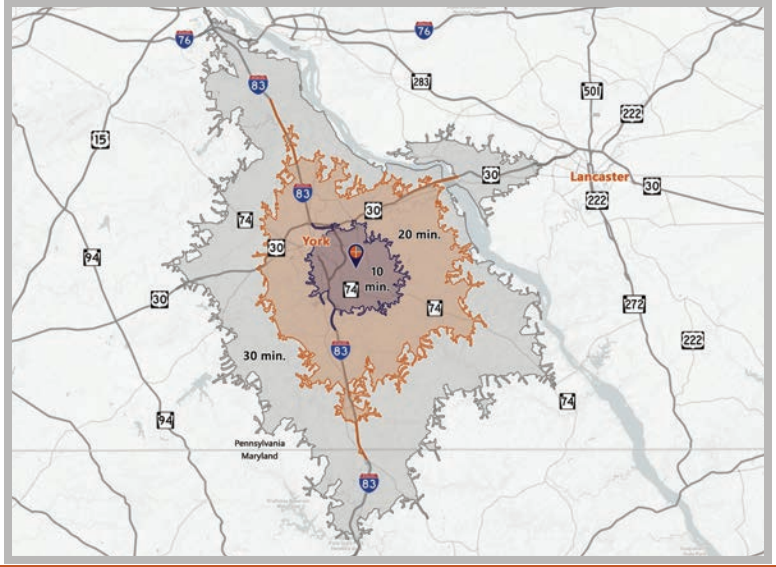
DEMOGRAPHICS

Variable	2605 Springwood Road York, PA		
Travel Distance from Site	10 min.	20 min.	30 min.
Total Population	88,947	226,913	396,756
Population Density (Pop per Sq. Mile)	2,238.3	1,004.6	654.7
Total Households	35,023	88,452	154,501
Per Capita Income	$36,424	$36,025	$37,690
Average Household Income	$92,674	$92,049	$96,465
Average Disposable Income	$71,679	$71,345	$74,631
Total (SIC01-99) Businesses	2,953	8,378	12,257
Total Health Services (SIC80) Businesses	369	638	785
Senior Dependency Ratio	32.9	32.0	31.2
Silent & Greatest Generations Pop. (Born 1945 & Earlier)	6,575	15,477	24,665
Baby Boomer Population (Born 1946-1964)	18,891	49,101	88,496
Generation X Population (Born 1965-1980)	17,445	46,405	83,524
Millennial Population (Born 1981-1998)	19,758	50,531	88,377

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

13.79 +/- acres of land, zoned (C-I) commercial industrial is available for sale. Located at the lighted intersection of Springwood Road and Chestnut Hill Road, the property has easy access from all directions and is close to many amenities. With the C-I zoning, there are many uses that are allowed for the property. (See list in this brochure.) There are also many residential developments under construction in the surrounding area.

PROPERTY DETAILS

- Land/Lot Size: ..... 13.79 +/- Acres
- Sale Price: $2,900,000
- Zoning: ..... Commercial-Industrial (C-I)
- Annual Taxes (Est.): $3,611
- Topography: ..... Level
- Water: ..... Public
- Sewer: ..... Public
- Gas: ..... Available to Site
- Electricity: ..... Available to Site

TRAFFIC COUNTS

- Springwood Road: ..... 12,353 VPD

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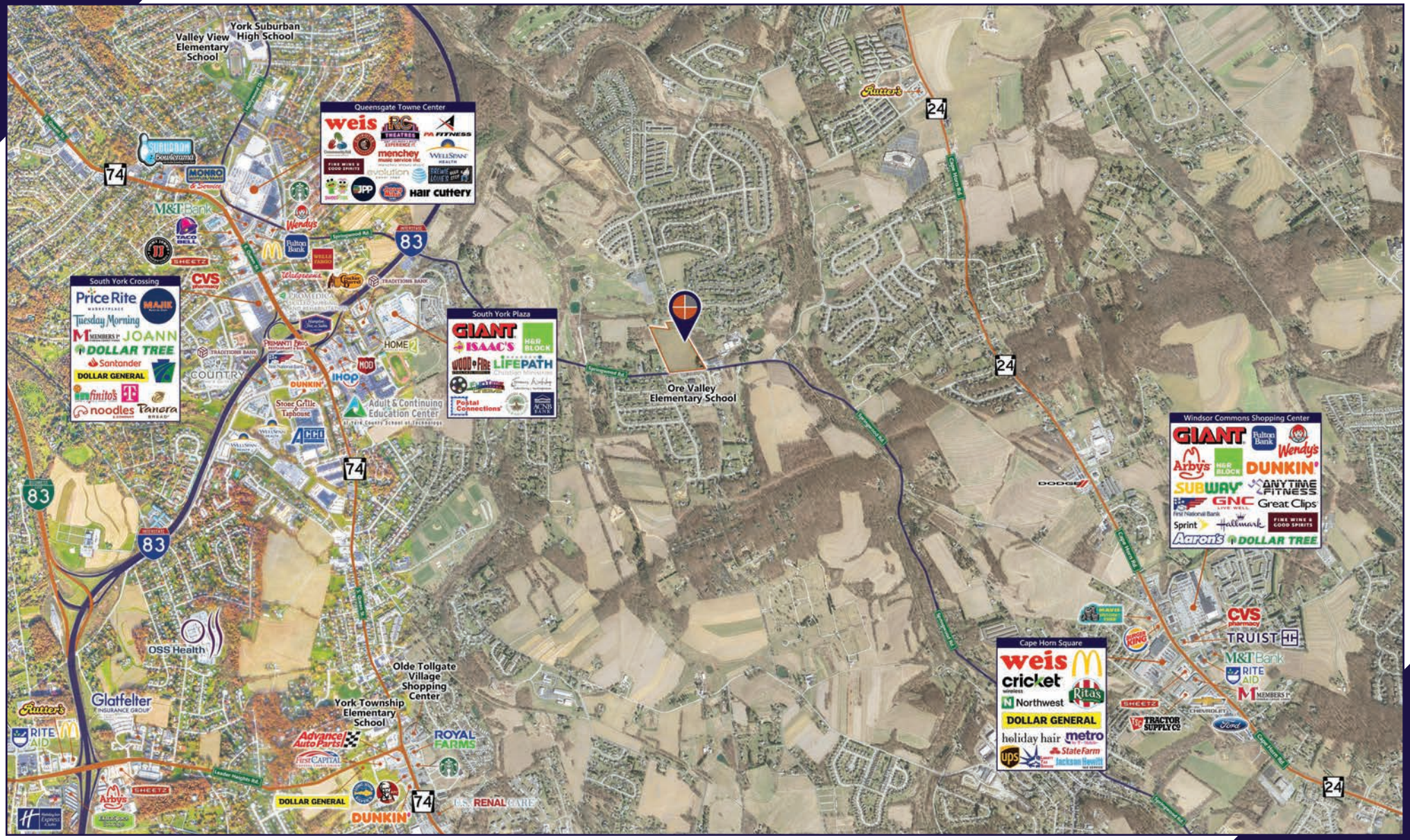
Established Regional Area Map



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Aerial Photo

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COMMERCIAL INDUSTRIAL (CI) DISTRICT

A. Purpose.

The purpose of the CI district is to provide reasonable standards for the development of areas for commercial and light manufacturing uses with special location and site requirements and to otherwise create conditions conducive to carrying out the purposes of this Section.

B. Permitted Uses

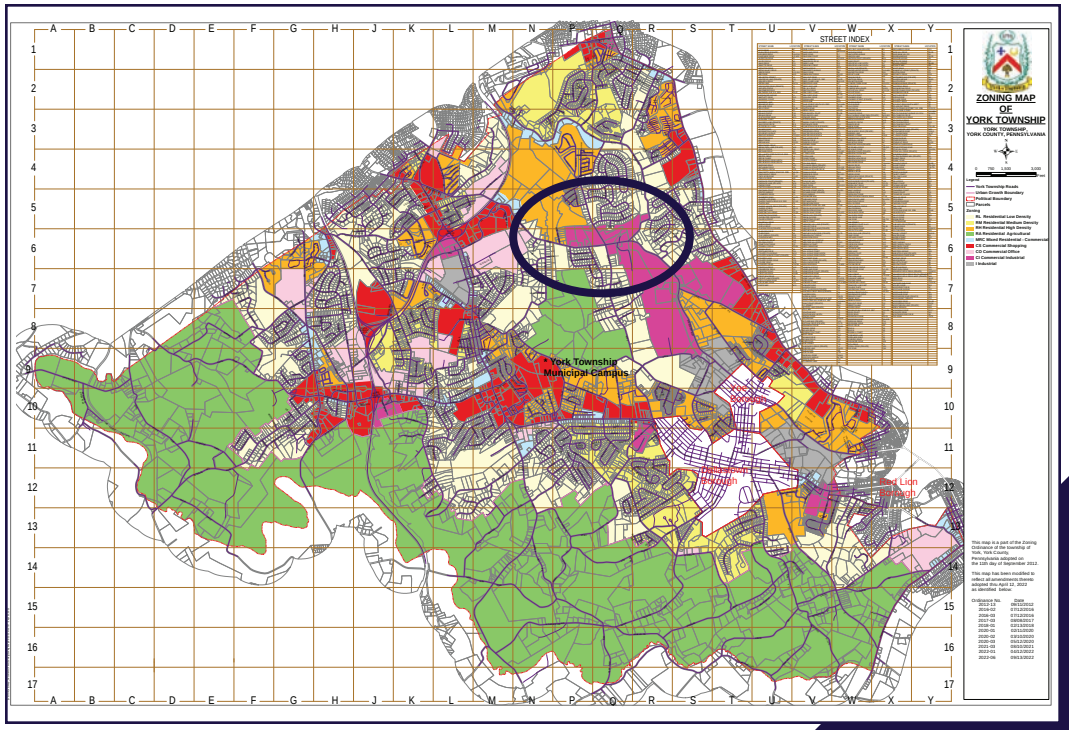
A building may be erected or used & a lot may be used or occupied, for any of the following uses:

1. Assisted Living/Personal Care/Skilled Nursing/Senior Living - see Section 265-609
2. Bank and Similar Financial Institution
3. Car Wash - see Section 265-615
4. Commercial Greenhouse, Nursery and/or Garden Center - see Section 265-617
5. Animal Hospital with Accessory Kennel Facility - see Section 265-618
6. Convenience Store (without fuel dispensing) - see Section 265-623
7. Crematorium - see Section 265-625
8. Day Care Center, Child or Adult - see Section 265-626
9. Essential Services - see Section 265-629
10. Funeral Home - see Section 265-634
11. House of Worship - see Section 265-643
12. Lawn and Garden Sales and Service
13. Light and Custom Manufacturing
14. Manufactured/Mobile Home Sales
15. Medical Center, Medical Office, Medical Research Facility
16. Municipal Park, Playground and/or Recreation Area - see Section 265-650
17. Offices - Professional, Business
18. Personal Service
19. Recreation Facility (Indoor) - see Section 265-655
20. Recreation Facility (Outdoor) - see Section 265-656
21. Retail Store
22. Restaurant, Restaurant Take Out, Restaurant Fast Food - see Section 265-660
23. School, Commercial or College/University - see Section 265-664
24. Shopping Center/Shopping Mall - see Section 265-670
33. Social/Fraternal Club or Organization - see Section 265-671
34. Strip Center - see Section 265-673
38. Veterinary Office

C. Special Exception Uses

The following special exception uses may be allowed by the Township Zoning Hearing Board, pursuant to the express standards and criteria set forth in Article 6-Specific Regulations and the general standards set forth in Section 265-1009-Special Exceptions:

1. Auction House/Outdoor Auction/Flea Market
2. Bar
3. Convenience Store (with fuel dispensing)
4. Fuel Dispensing Station
5. Hospital
6. Hotel/Motel
7. Rehabilitation/Therapy Facility
8. Research Facility and/or Laboratory
9. Self-Service Storage Facility
10. Vertical Self-Service Storage Facility



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