**SALE PRICE**
**$1,160,000**

# 7.22 ACRES
# PRIME DEVELOPMENT SITE

## ZONED COMMERCIAL OFFICE | FLEXIBLE COMMERCIAL USES

213 Leader Heights Road, York, PA 17402
York Township | York County




**7.22 Acres**
Commercial development site

**I-83**
0.3 Miles Away

**437 FT**
Road Frontage

**Utilities**
Public Water, Sewer & Electric

EXCLUSIVELY LISTED BY:

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Lancaster, PA 17602

# PROPERTY OVERVIEW

Located just 0.30 miles east of the I-83/Leader Heights Road interchange, this 7.22-acre commercial parcel offers a strategic location within one of York Township's established commercial and medical corridors.

The site is zoned CO - Commercial Office District, providing opportunities for professional and medical offices, retail, restaurant and veterinary uses, among others. The property features approximately 437 feet of frontage along Leader Heights Road, secondary access from Cherry Street, and all public utilities.

The surrounding area includes a strong mix of retail, restaurants, professional offices and major medical facilities, including the OSS orthopedic campus and the Apple Hill medical campus.




## PROPERTY SUMMARY

| | |
|---|---|
| Sale Price | $1,160,000 |
| Land Size | 7.22 Acres |
| Zoning | CO- Commercial Office |
| Availability | At Settlement |
| Primary Frontage | Approx. 437 FT |
| Secondary Frontage | Approx. 359 FT |
| Topography | Gently Sloping |
| Flood Zone | Zone X |
| Water/ Sewer | Public |
| Electric | TBD |
| Annual Taxes | $2,513.37 |

## PROPERTY HIGHLIGHTS

- 7.22-acre commercial development site
- Commercial Office Zoning
- 437 feet Leader Heights frontage
- 359 feet Cherry Street frontage
- 0.3 miles from I-83 interchange
- Approximately 11,419 vehicles daily
- Public water and sewer available
- Strong surrounding medical presence
- Established retail and office corridor
- Gently sloping, developable site

## TRAFFIC COUNTS

| | |
|---|---|
| Leader Heights Rd/ 182 | 11,419 VPD |



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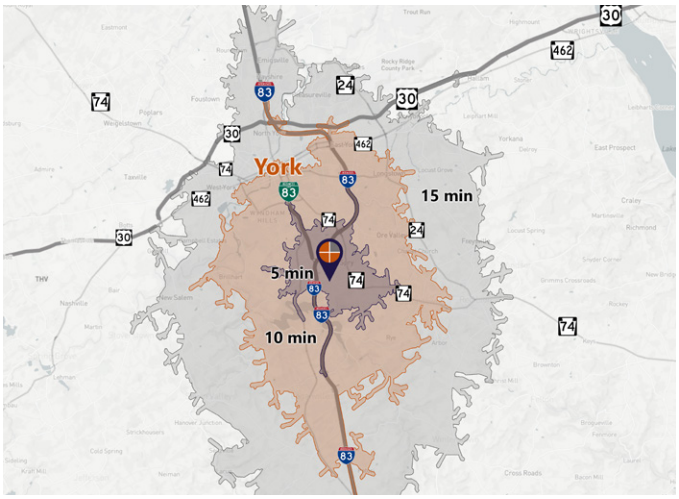
# LOCATION & MARKET OPPORTUNITY




| Travel Distance from Site | 5 min | 10 min | 15 min |
|---|---|---|---|
| Total Population | 11,554 | 83,506 | 174,850 |
| Population Density (Per Sq. Mile) | 1,584.2 | 1,754.7 | 1,369.8 |
| Total Daytime Population | 13,823 | 85,735 | 180,698 |
| Total Households | 4,731 | 32,067 | 69,640 |
| Per Capita Income | $48,712 | $40,713 | $39,011 |
| Average Household Income | $117,193 | $103,763 | $97,105 |
| Average Disposable Income | $90,515 | $79,686 | $74,947 |
| Aggregate Disposable Income | $428.3 M | $2.56 B | $5.2 B |
| Total Businesses (NAICS) | 499 | 3,016 | 6,254 |
| Employed Civilian Pop 16+ | 5,943 | 41,817 | 86,843 |
| Annual Budget Expenditures | $468.99 M | $2.85 B | $5.82 B |
| Retail Goods | $148.8 M | $896 M | $1.8 B |

Positioned in the heart of York Township, this site offers convenient access to I-83 and surrounding retail, office, and medical destinations. The established commercial corridor, strong traffic exposure, and nearby residential and employment population create an attractive setting for a variety of commercial uses.

**I-83 INTERCHANGE**
0.3 Miles Away

**TRAFFIC EXPOSURE**
11,419 Vehicles Daily

**RETAIL CORRIDOR**
Established Commercial Area

**YORK ACCESS**
4 Miles To Downtown

**MEDICAL HUB**
OSS & WellSpan Nearby

**ROUTE 30 ACCESS**
Via I-83



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# DEVELOPMENT OPPORTUNITY

## FLEXIBLE COMMERCIAL USES

The 7.22-acre site offers flexibility for a variety of commercial and professional uses, with convenient access from Leader Heights Road and Cherry Street. Its size, utility availability, visibility, and established commercial surroundings provide a strong foundation for future development.

**ZONED CO**
**COMMERCIAL OFFICE**

York Township
York County, PA

All uses are subject to township approval and buyer verification

## FUNCTIONAL FOR A RANGE OF DEVELOPMENT CHOICES

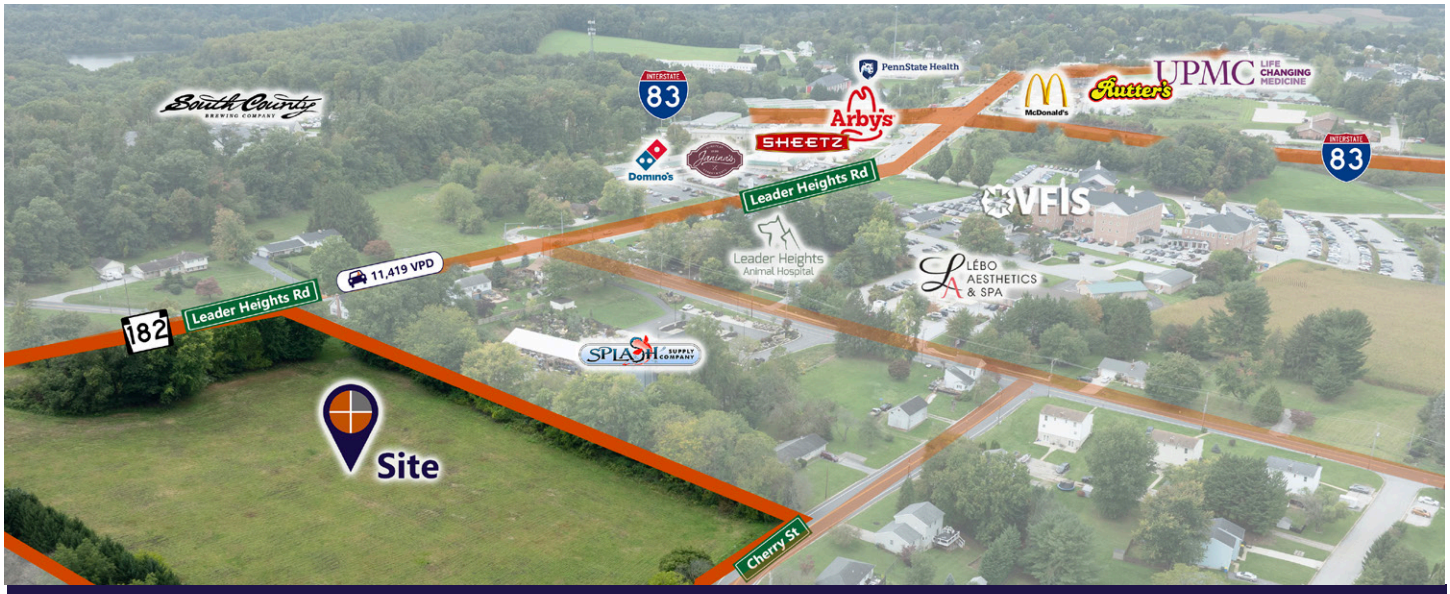
Source: York Township Zoning Ordinance, § 265-406.

Buyer to verify permitted uses, zoning requirements and suitability for intended development with York Township and all applicable authorities.

- ☑ Professional / Business Office
- ☑ Retail — Up to 20,000 SF
- ☑ Bank / Financial Institution
- ☑ Assisted Living / Senior Living
- ☑ Personal Services
- ☑ Coffee / Tea Shop
- ☑ Funeral Home
- ☑ Museum / Cultural Facility
- ☑ Medical Office / Medical Center
- ☑ Restaurant / Take-Out
- ☑ Veterinary Office
- ☑ Day Care
- ☑ Indoor Recreation
- ☑ Strip Center
- ☑ Commercial School
- ☑ Theater / Meeting Facility

## SPECIAL EXCEPTION OPPORTUNITIES

Age restricted community, hospital, hotel/motel, rehabilitation/therapy facility, golf course, farm market, roadside market, other listed uses.




**For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com**

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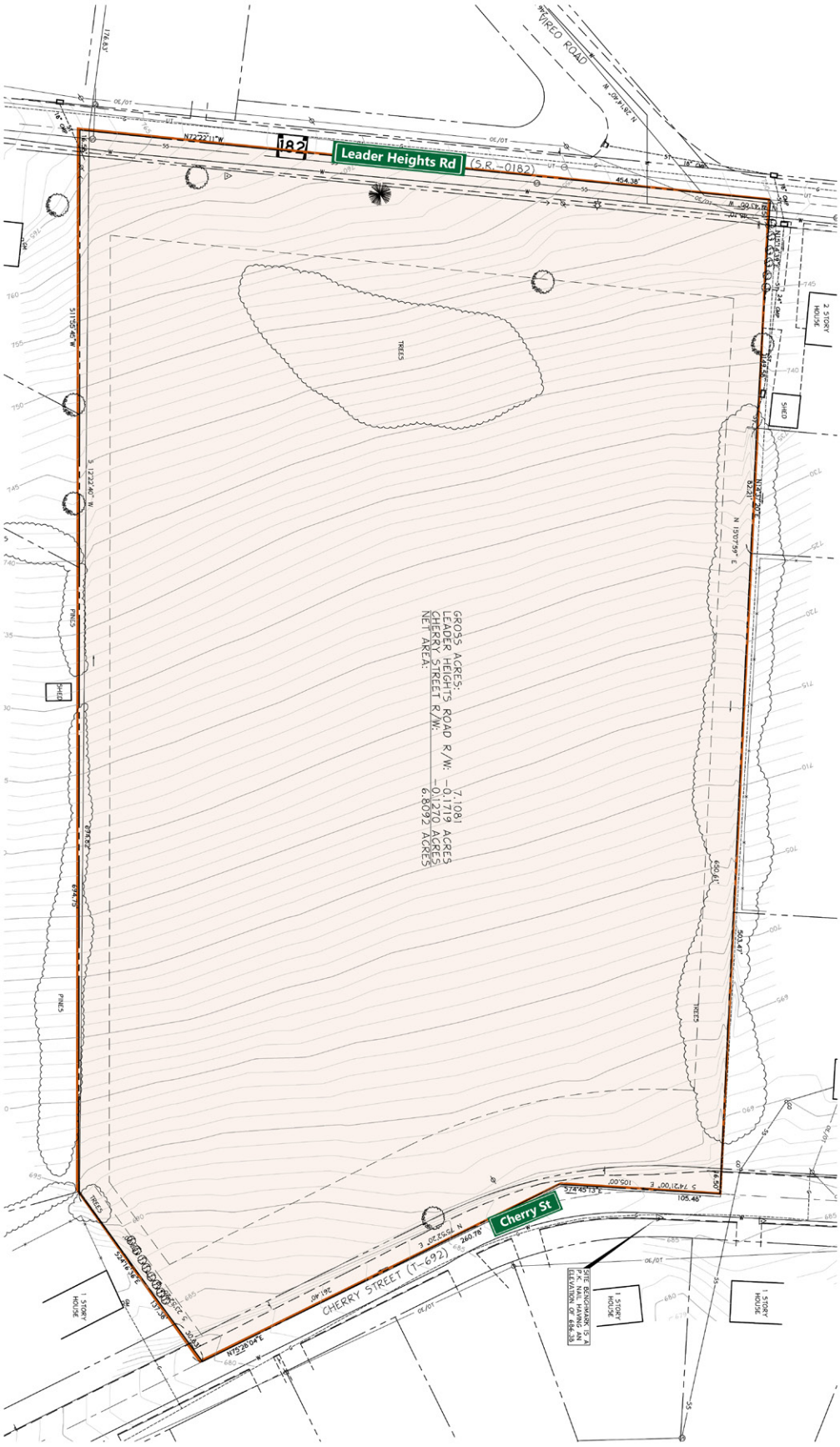
# SITE PLAN WITH TOPOGRAPHY



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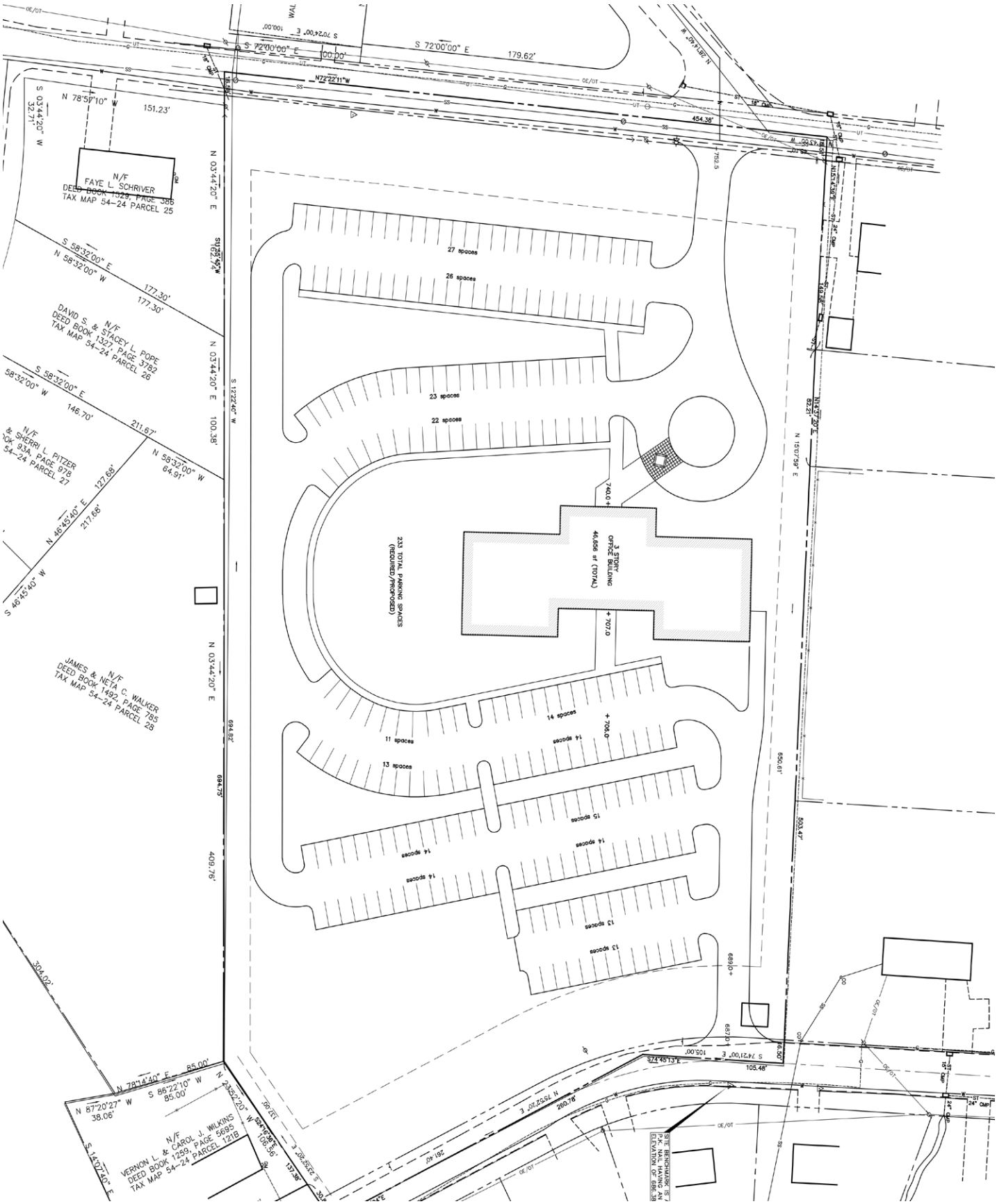
# CONCEPT PLAN (OFFICE)



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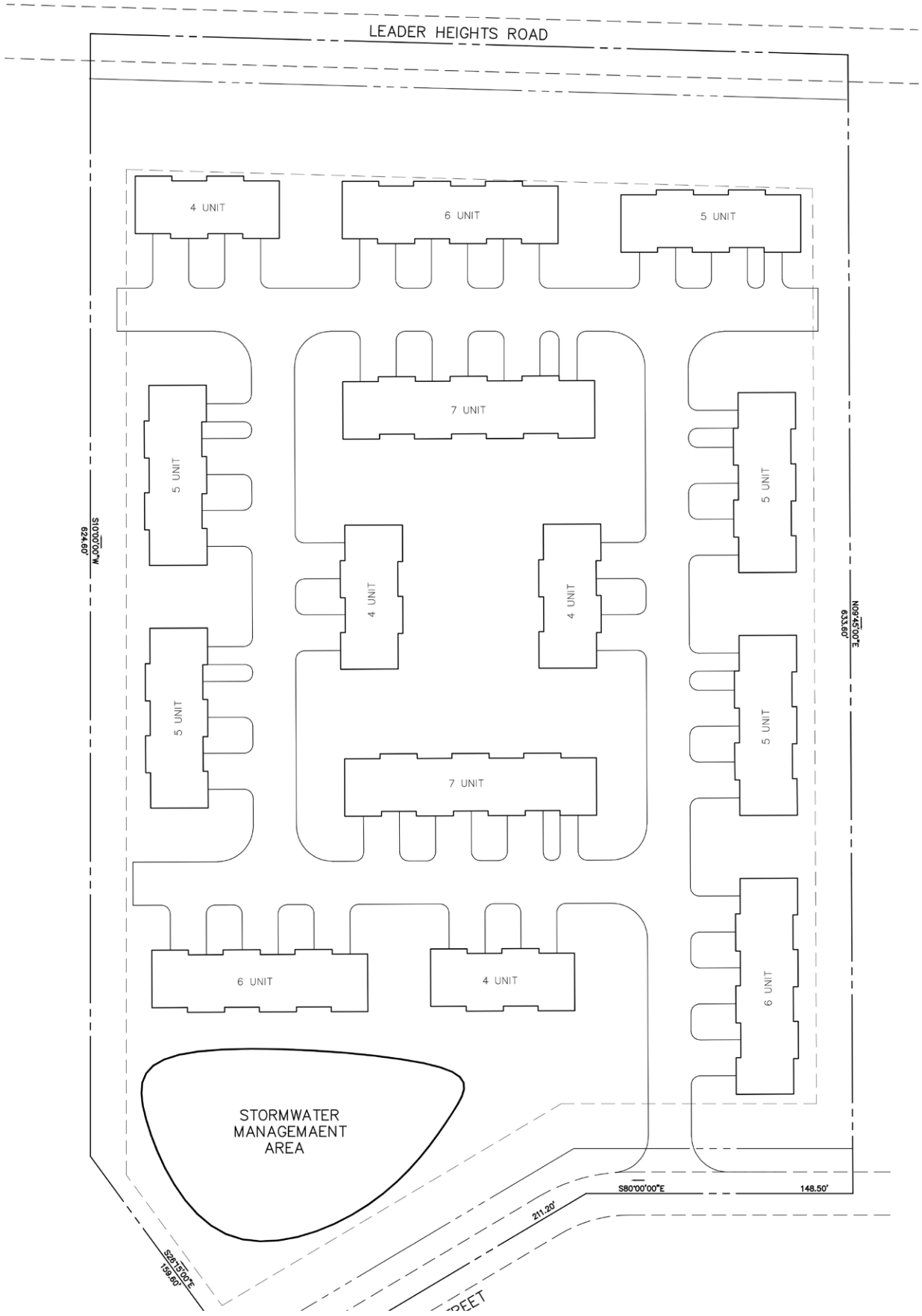
# CONCEPT PLAN (MULTIFAMILY)



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