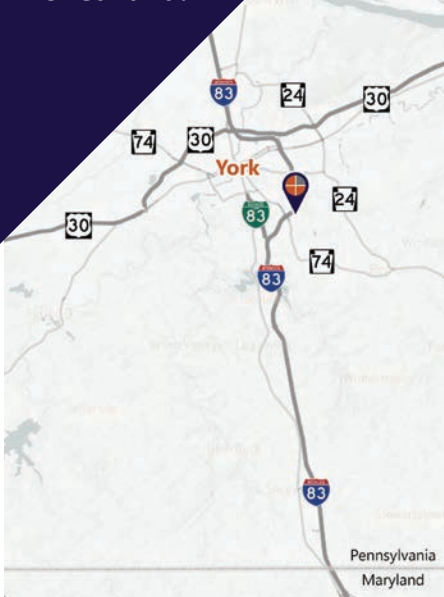


**FOR SALE,
GROUND LEASE OR
BUILD-TO-SUIT**

Offering 1.89± acres
of commercial
zoned land.



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

Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

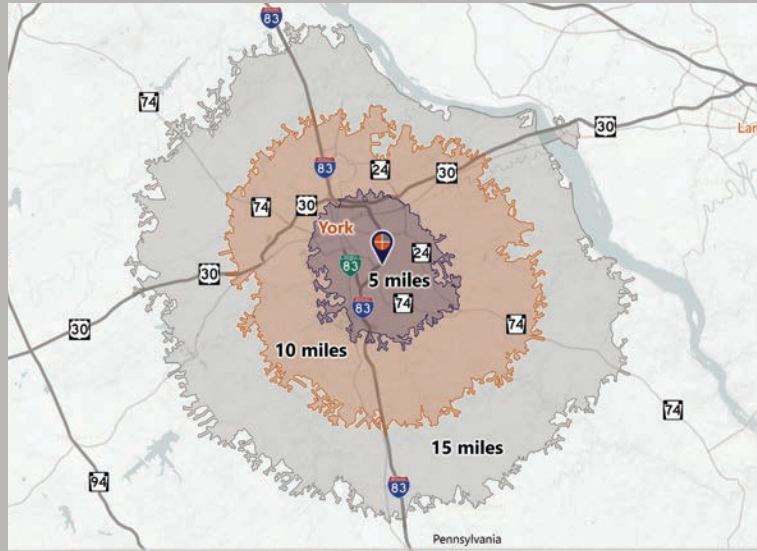


1.89± ACRES OF LAND

DEMOGRAPHICS

Variable	Pauline Drive Land - York, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	109,176	229,250	326,385
Population Density (Per Sq. Mile)	2,630.6	1,200.5	739.6
Total Daytime Population	118,849	235,961	317,770
Total Households	42,728	89,859	128,494
Per Capita Income	\$35,661	\$39,292	\$39,750
Average Household Income	\$90,488	\$99,778	\$100,670
Average Disposable Income	\$69,856	\$76,792	\$77,542
Aggregate Disposable Income	\$2,984,823,773	\$6,900,475,814	\$9,963,645,327
Total (SIC01-99) Businesses	3,983	7,553	9,856
Total (SIC01-99) Employees	53,689	107,855	135,116
Total (SIC01-99) Sales	\$8,973,923,884	\$20,672,030,803	\$26,570,379,549
Annual Budget Expenditures	\$3,361,296,071	\$7,761,473,442	\$11,186,872,112
Retail Goods	\$1,094,098,594	\$2,559,585,800	\$3,710,326,430

TRAVEL DISTANCE FROM SITE



PROPERTY & MARKET OVERVIEW

1.89 +/- acres are available for acquisition along Interstate 83 on Pauline Drive, conveniently located just off the South Queen Street interchange of I-83. Proposed development plans indicate the possibility of constructing a 5,625 SF restaurant or retail building, or alternatively, a 16,875 SF office building, which could consist of three stories and include 76 designated parking spaces. The property owners are willing to consider various options, including land sale, ground lease, or build-to-suit arrangements.

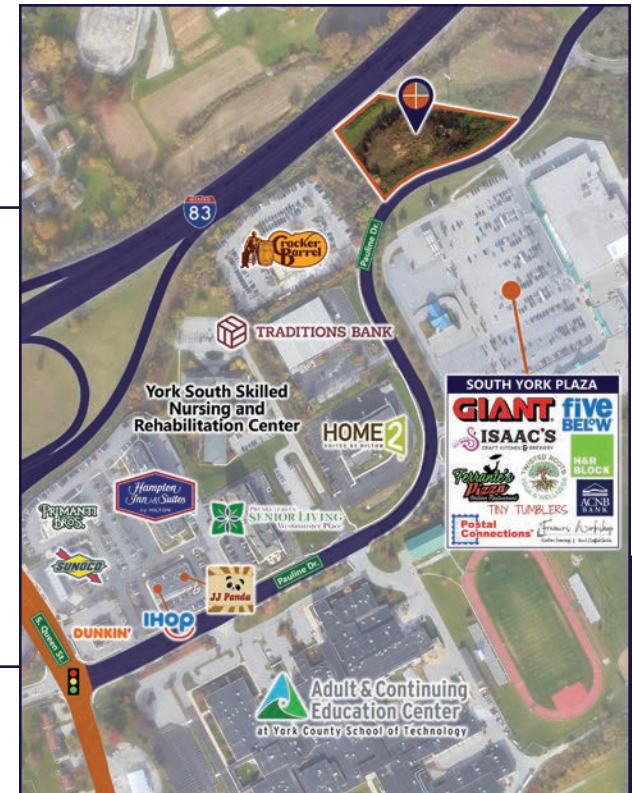
This prime location is surrounded by notable retail establishments, such as Giant Food Store, Isaac's Craft Kitchen & Brewery, Primanti Bros, IHOP, Home2 Suites by Hilton, Cracker Barrel, Traditions Bank - Business Center, Dunkin', and numerous others. Furthermore, there are two retirement communities and an assisted living facility located just a few blocks away.

PROPERTY DETAILS

- Land/Lot Size: 1.89± acres
- Sale Price: \$1,250,000
- Ground Lease Rate: \$120,000/year/NNN
plus real estate taxes, fire insurance, all utilities, interior & exterior maintenance, snow removal, lawn care, janitorial, and liability insurance.
- Build-to-Suit: Negotiable
- Zoning: Commercial-Shopping (C-S)
- Annual Taxes: \$11,071
- Water/Sewer: Public

TRAFFIC COUNTS

- Springwood Rd.: 12,824 VPD
- S. Queen St./PA Route 74: 13,146 VPD
- Interstate-83: 56,445 VPD



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ESTABLISHED REGIONAL AREA MAP



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APPROVED DEVELOPMENT PLAN: RETAIL BUILDING

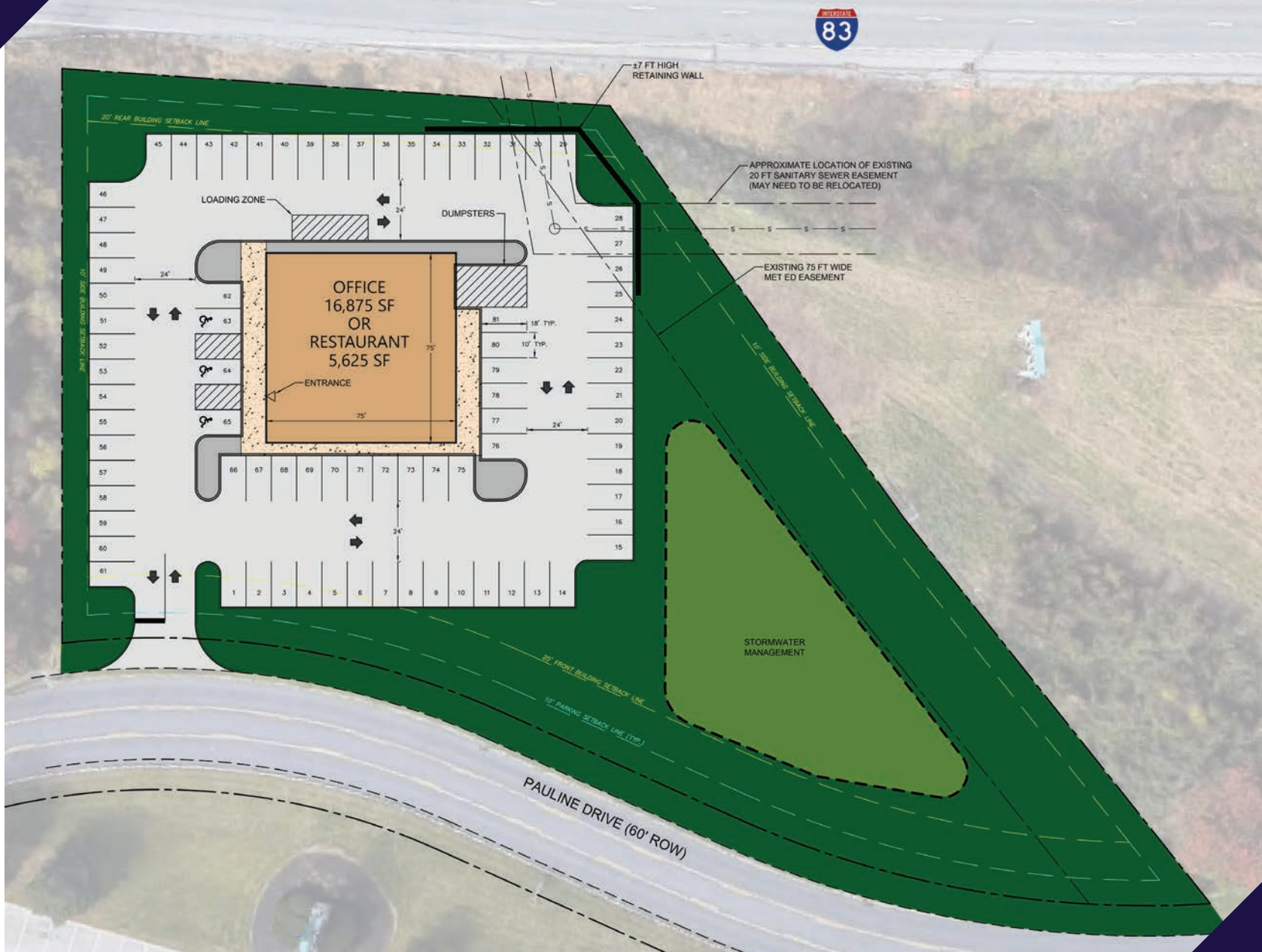


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CONCEPTUAL PLAN: RESTAURANT/OFFICE

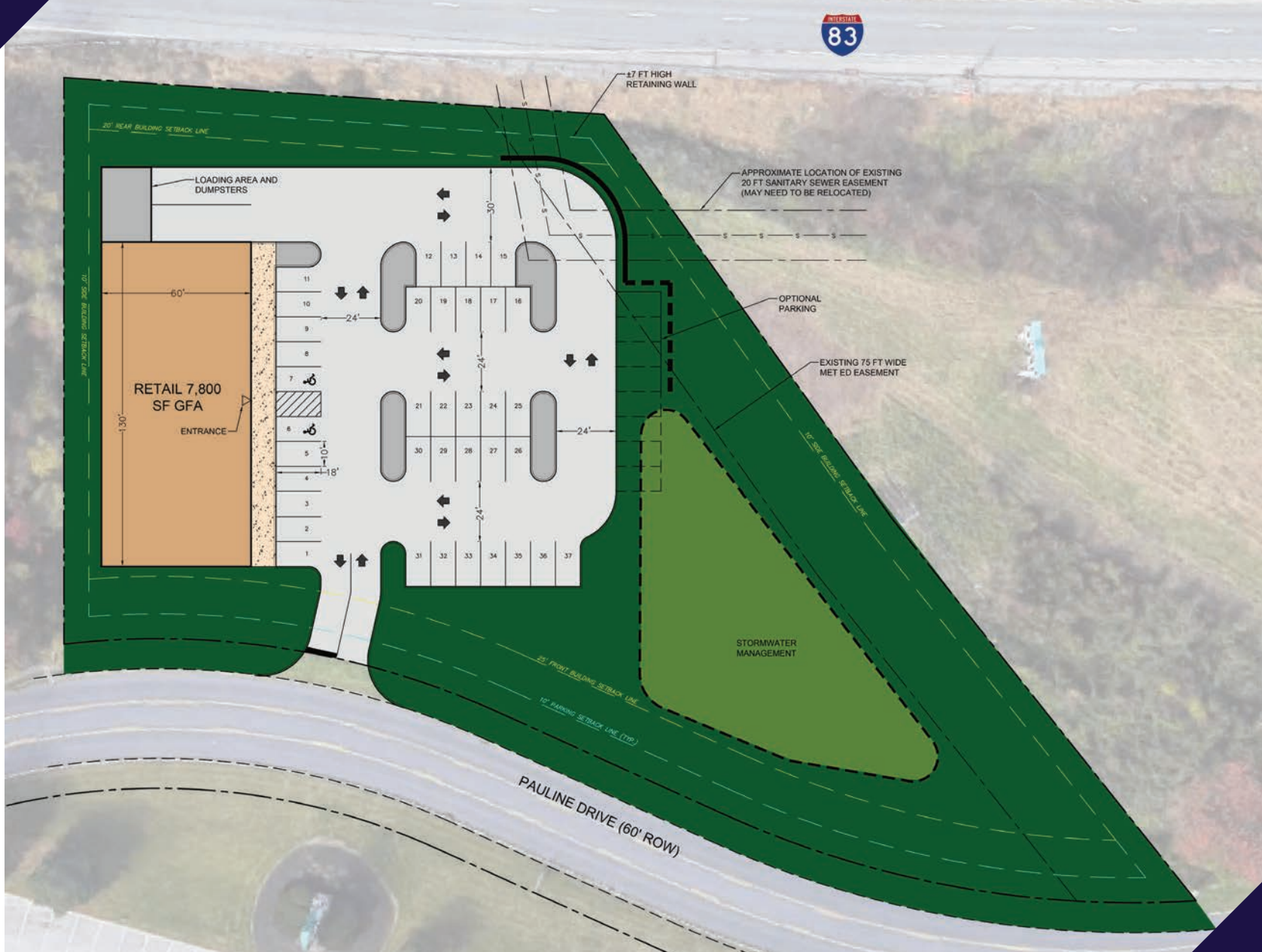


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CONCEPTUAL PLAN: RETAIL SPACE

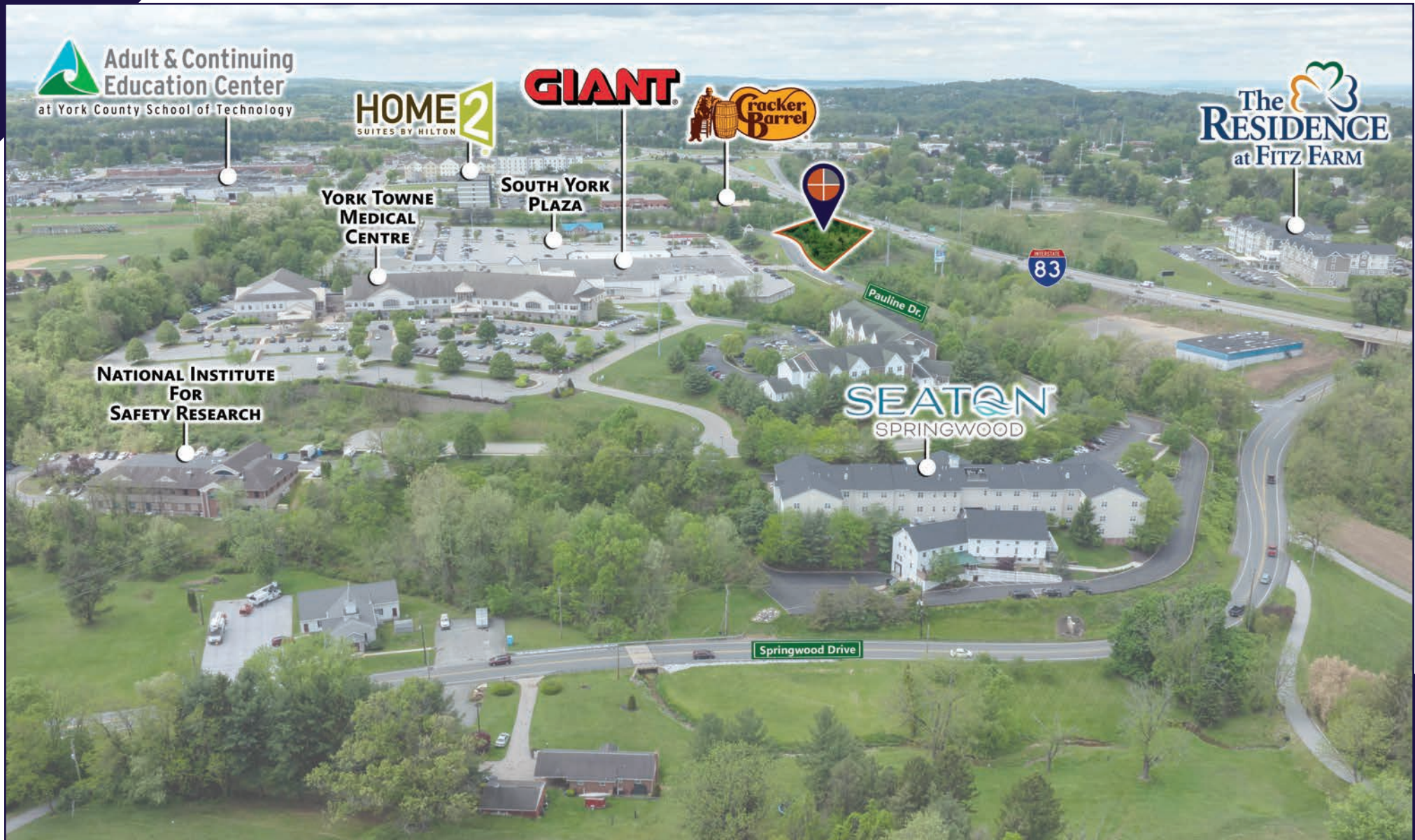


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AERIAL DRONE PHOTO



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