

120 Theater Rd

Shrewsbury, PA

Development: 18.55 AC



Highlights

- Sale Price \$1,400,000
- Easy Access to I-83
- Last Exit before MD Line
- Sewer & Water on Site
- Industrial Zoning, surrounded by similar users

Demographics



7,368
Population



2,874
Households



\$98,885
Avg Household
Income

- I-83 Count: - 49,202 A.D.T.



224 St. Charles Way, Suite 290 York, PA 17402
jcbarprop.com | P: 717-761-7801

Questions? Get in touch.



Frank Messina

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fmessina@jcbarprop.com



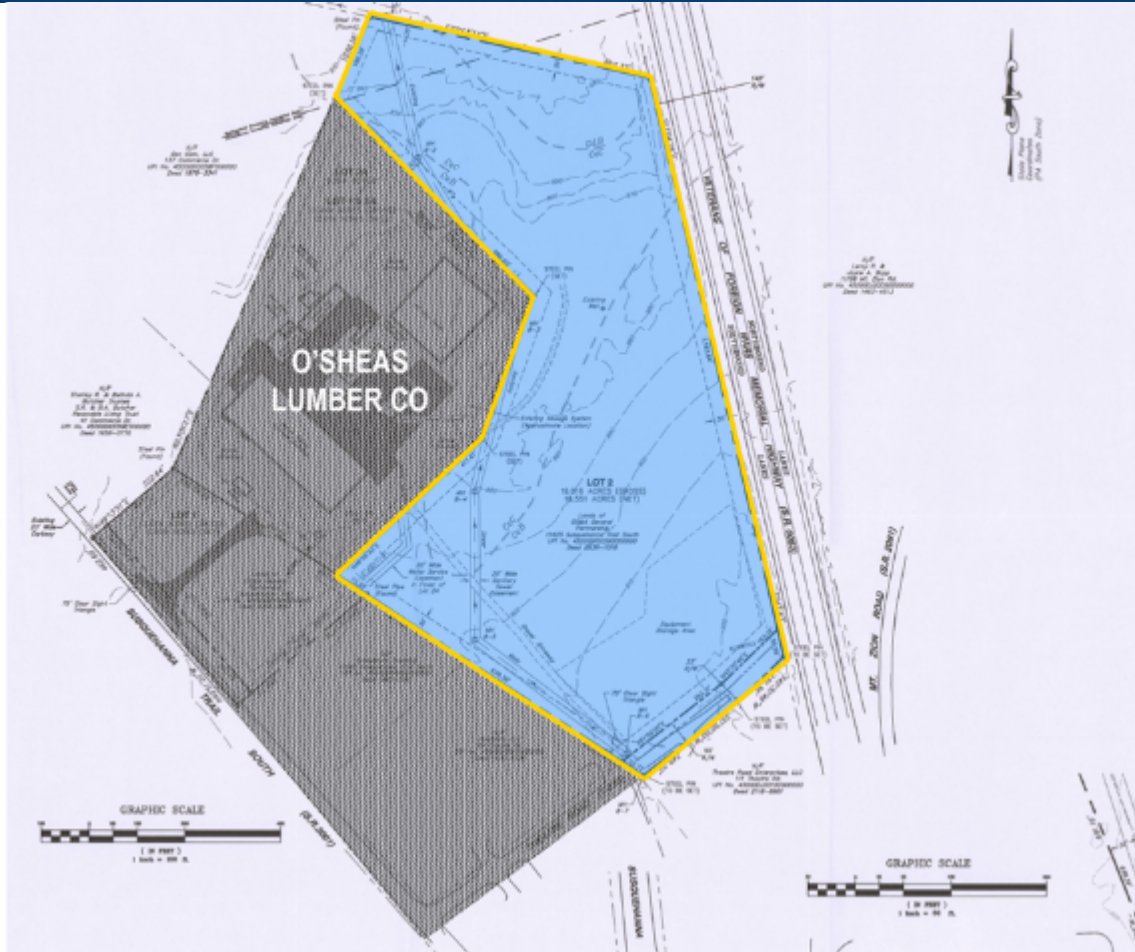
Marketing & Leasing

P: (717) 761-7801
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Spaces

- Development Space (Industrial Site for Sale)
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Demographics

Demographic	1 Mile	3 Miles	5 Miles
Population	409	7,368	24,820
Households	162	2,874	9,655
Avg Household Income	\$91,184	\$98,885	\$99,831
Total Businesses	60	309	771
Total Employees	881	3,376	7,389
Traffic Count	I-83 - 49,202 A.D.T.		



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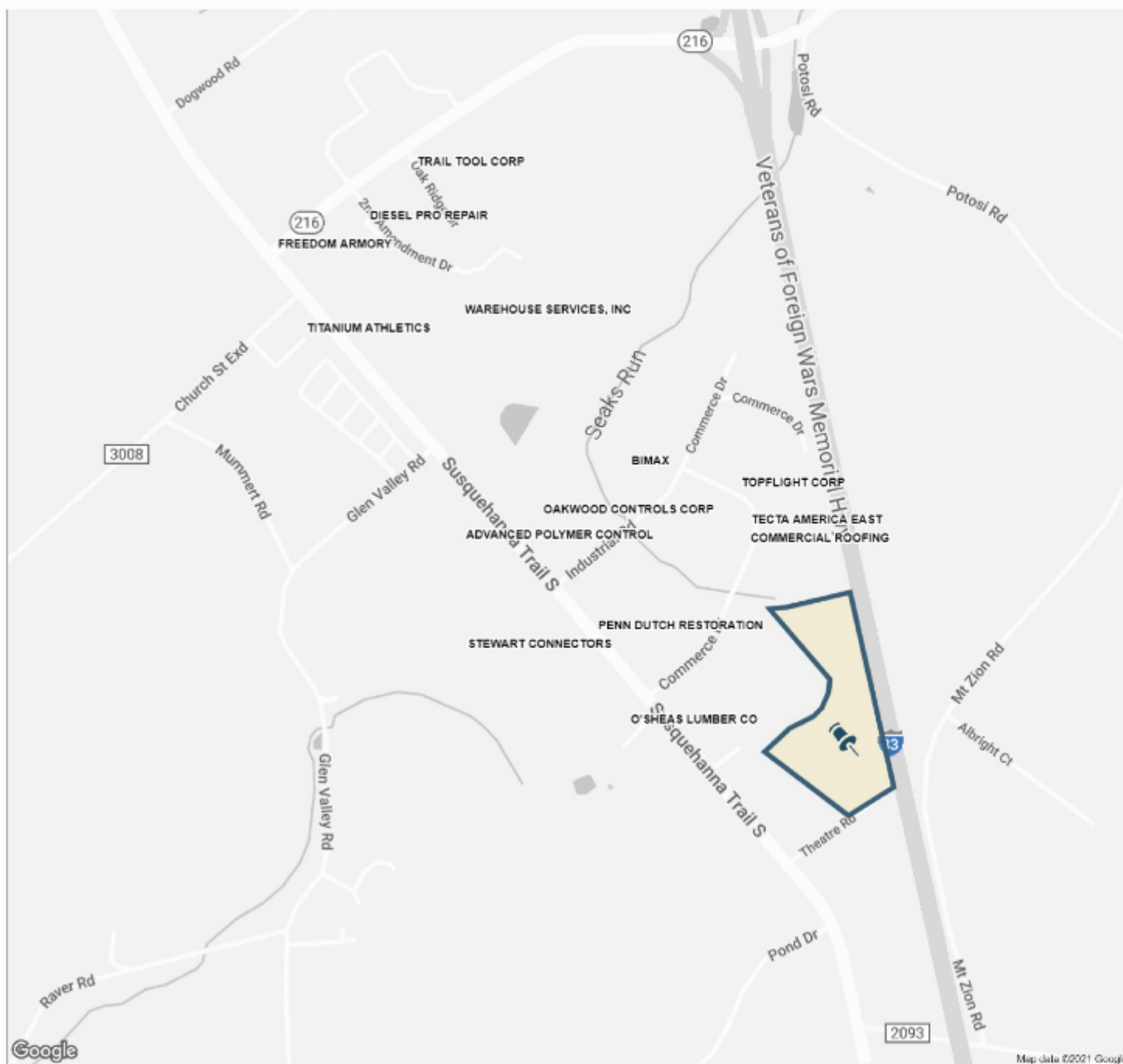
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18.5 AC INDUSTRIAL SITE FOR SALE GLEN ROCK, SHREWSBURG TWP, PA

Aerial View



111 Theatre Rd Glen Rock, PA 17327	1 mi Radius	3 mi Radius	5 mi Radius
Population	512	7,497	24,667
Households	203	2,921	9,596
Average HH Income	\$92,081	\$99,730	\$99,973
Total Businesses	63	313	754
Total Employees	829	3,428	7,301
Population Median Age	47.2	44	44.5

5 Mile Information



7,301

Employees



\$84,421

Median Income



754

Businesses



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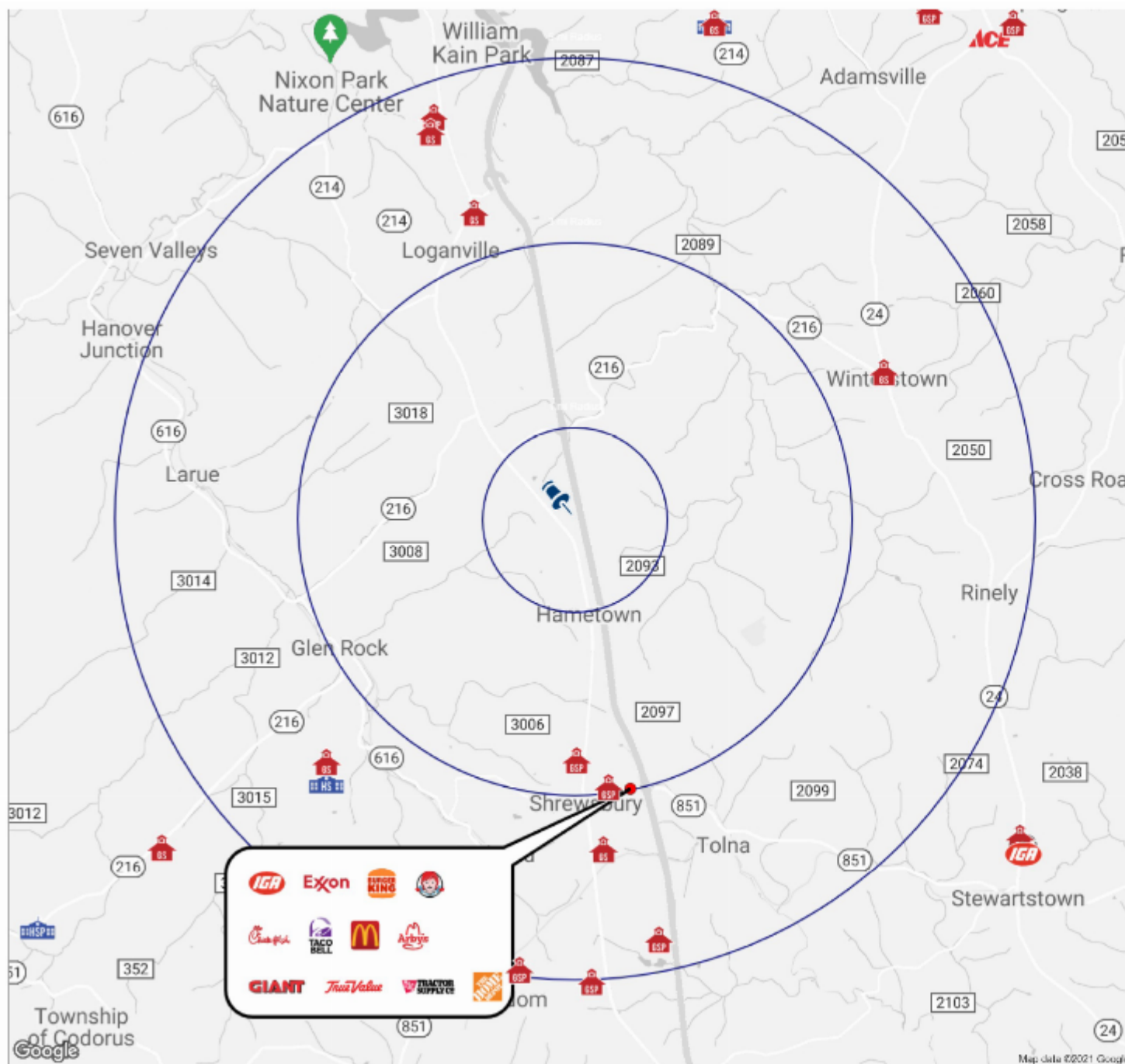
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