

# 19 Reynolds Mill Rd

York, PA 17403

Pad Site: 1.50 AC



## Highlights

- Build-to-Suit
- Sale Price \$900,000 - Ground Lease \$90,000
- High profile corner with 3-road frontage
- 1/2 mile to I-83
- Proposed new commercial/retail center
- Nearby offices, residential, and Apple Hill Medical Center

## Demographics



32,862

Population



12,583

Households



\$99,597

Avg Household Income

- Leaders Heights Count: - 16,246 A.D.T.



224 St. Charles Way, Suite 290 York, PA 17402  
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## Questions? Get in touch.



**Frank Messina**

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**Marketing & Leasing**

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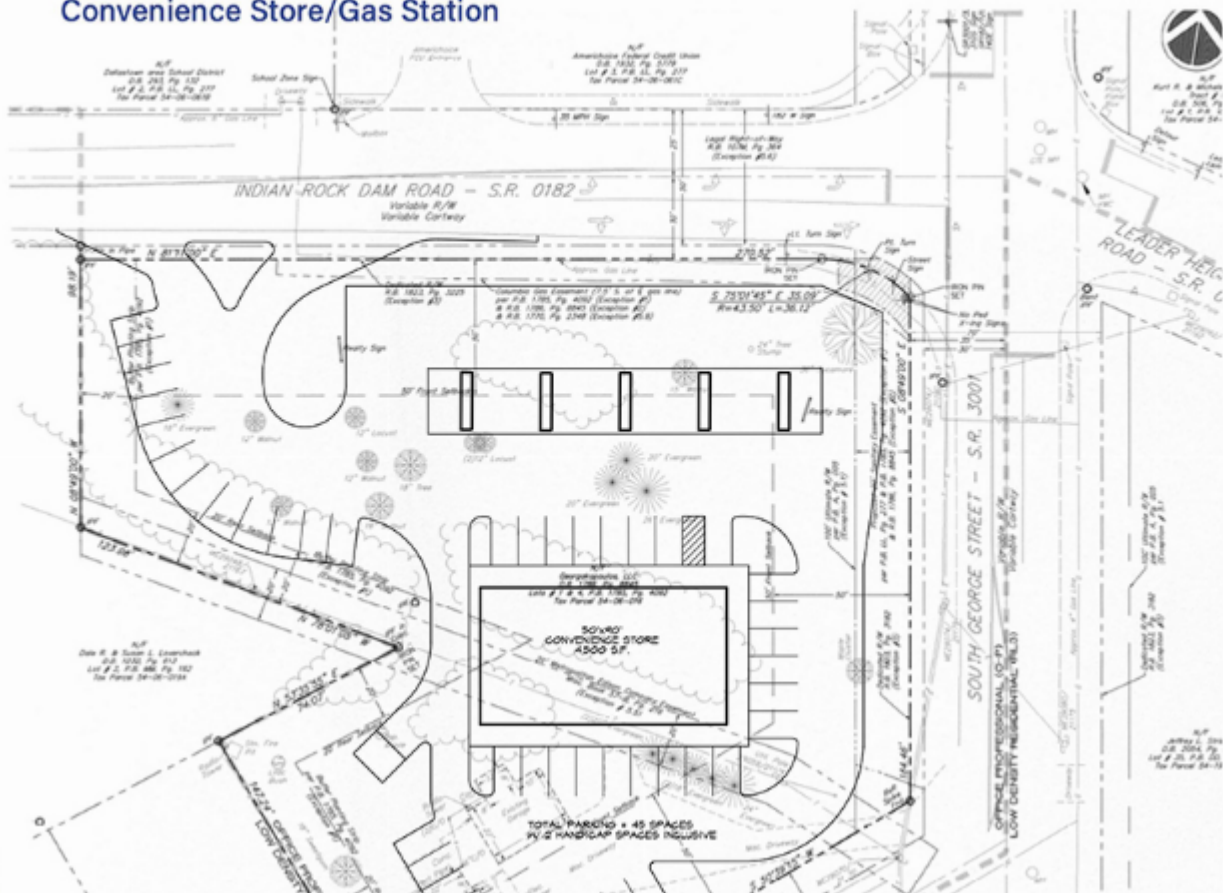
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## Proposed Site Plan Option 2 Convenience Store/Gas Station



### Spaces

- Pad Site Space (Space 1)  
1.50 AC



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## Proposed Site Plan Option 1 Fast Food Restaurant with Drive-Through



## Demographics

Demographic	1 Mile	3 Miles	5 Miles
Population	2,692	32,862	124,905
Households	1,199	12,583	49,286
Avg Household Income	\$101,042	\$99,597	\$75,739
Traffic Count	Leaders Heights - 16,246 A.D.T.		



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## 19 Reynolds Mill Rd

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### Aerial View



19 Reynolds Mill Rd York, PA 17403	1 mi Radius	3 mi Radius	5 mi Radius
Population	2,692	32,802	124,900
Households	1,199	12,583	49,285
Average HH Income	\$101,042	\$99,597	\$75,739
Total Businesses	95	1,145	4,554
Total Employees	1,780	15,318	58,798
Population Median Age	55.5	42.7	38.2

### 5 Mile Information



58,798

Employees



\$62,355

Median Income



4,554

Businesses



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