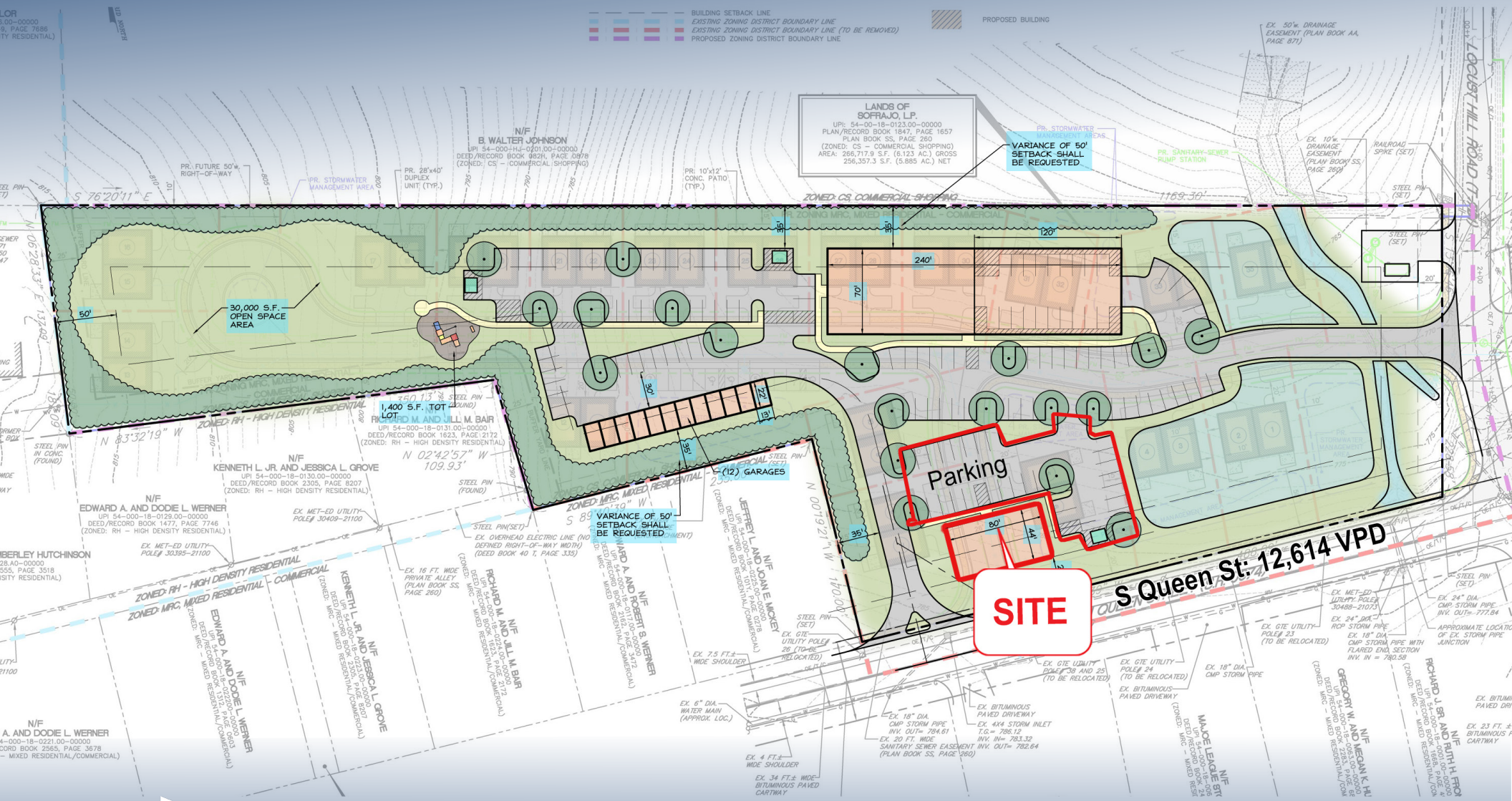
S Queen St York, PA 17313

Approved Pad Site for Sale or Lease

+/- 1 AC Available



J.C.BAR

S Queen St York, PA 17313

Approved Pad Site for Sale or Lease

Highlights

- Great visibility
- Fully approved Land development plan with all utilities and storm water
- Easy ingress/egress
- Ideal location for medical or professional office
- Up to 3,500 SF building

Population
39,007

Households
16,034

Avg Household Income
$89,728

J.C.BAR

Questions? Get in touch.

Frank Messina
(717) 296-1790
(717) 542-2428
fmessina@jcbarprop.com

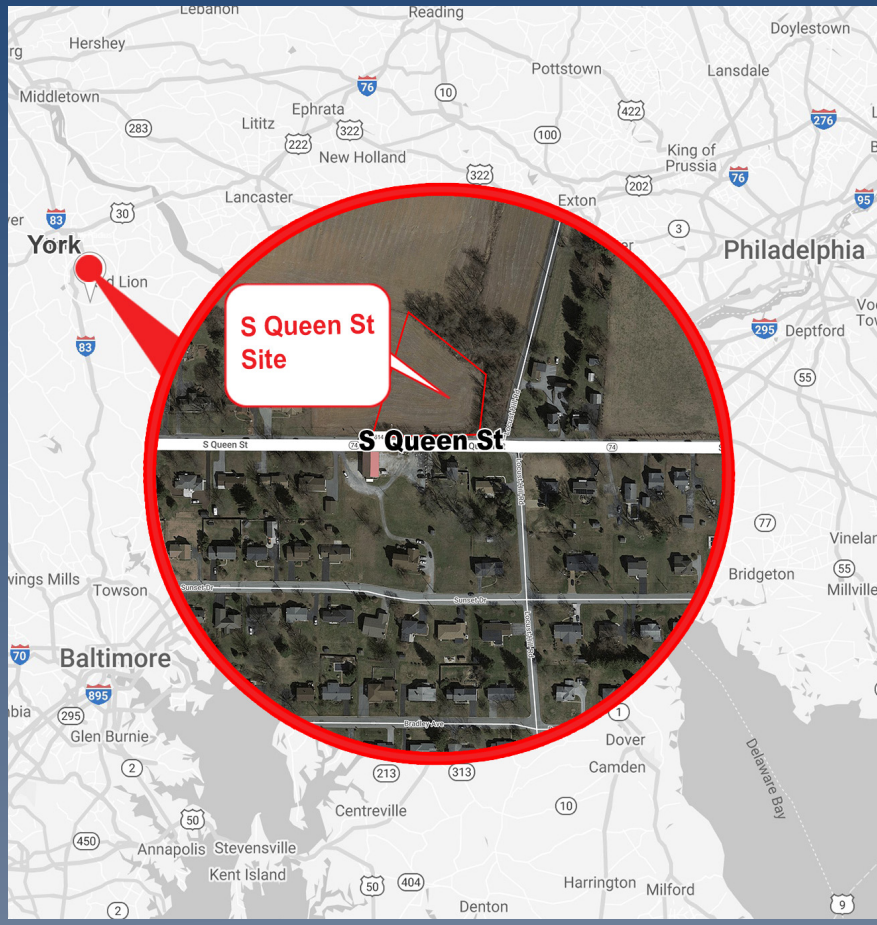
S Queen St York, PA 17313

Approved Pad Site for Sale or Lease

About Site

Located between Spry and Dallastown +/-1 acre available along S Queen St (12,614 VPD). Proposed 52 new luxury apartment building adjacent to site. Close proximity to I-83 within 45 minutes of Harrisburg, Lancaster and Baltimore.

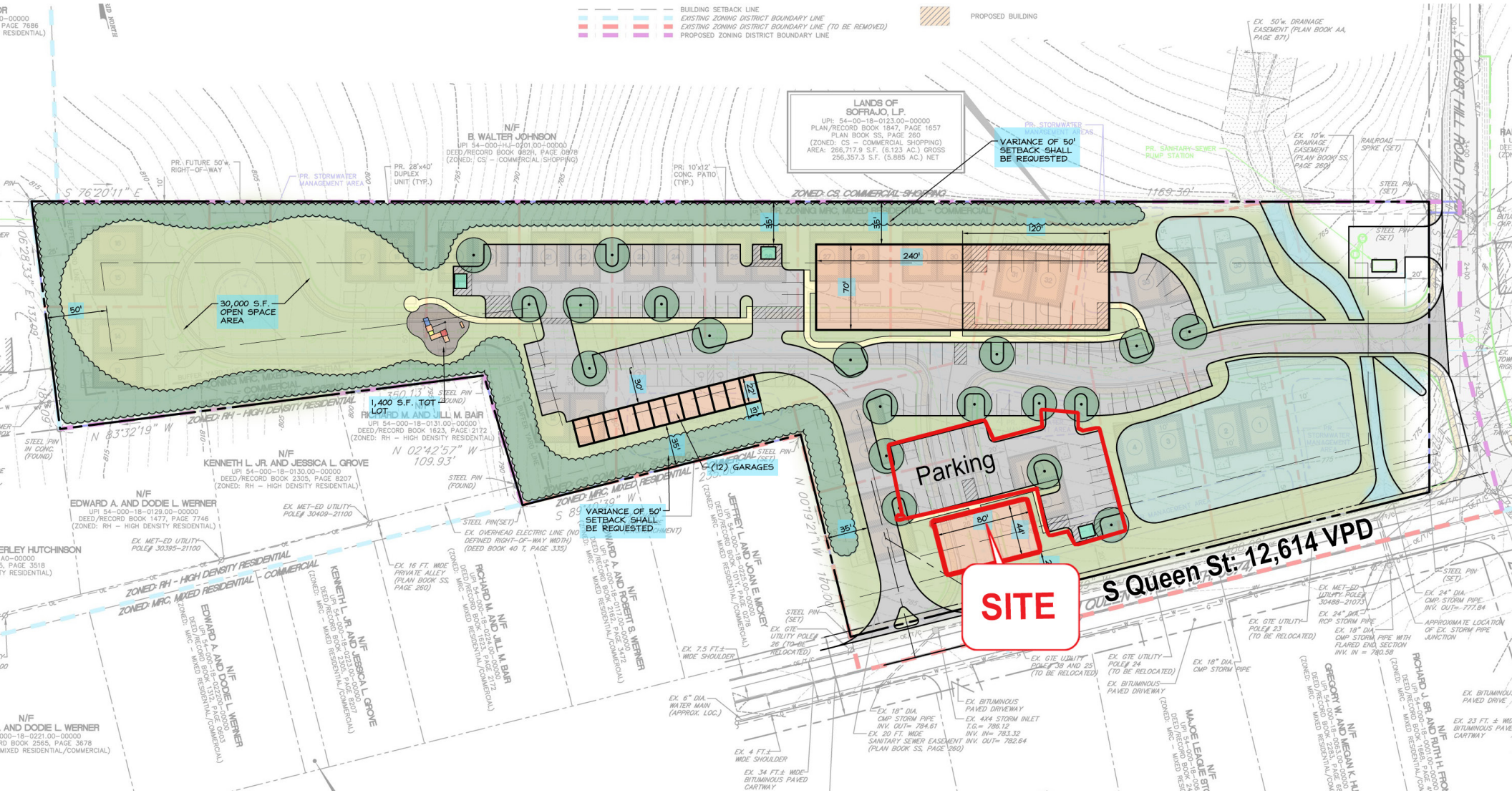
Demographic	1 Mile	3 Miles	5 Miles
Population	5,569	39,007	109,041
Households	2,162	16,034	42,303
Avg Household Income	$82,356	$89,728	$87,784
Daytime Employees	4,492	31,893	88,371
Traffic Count	S Queen St: 12,614 VPD		



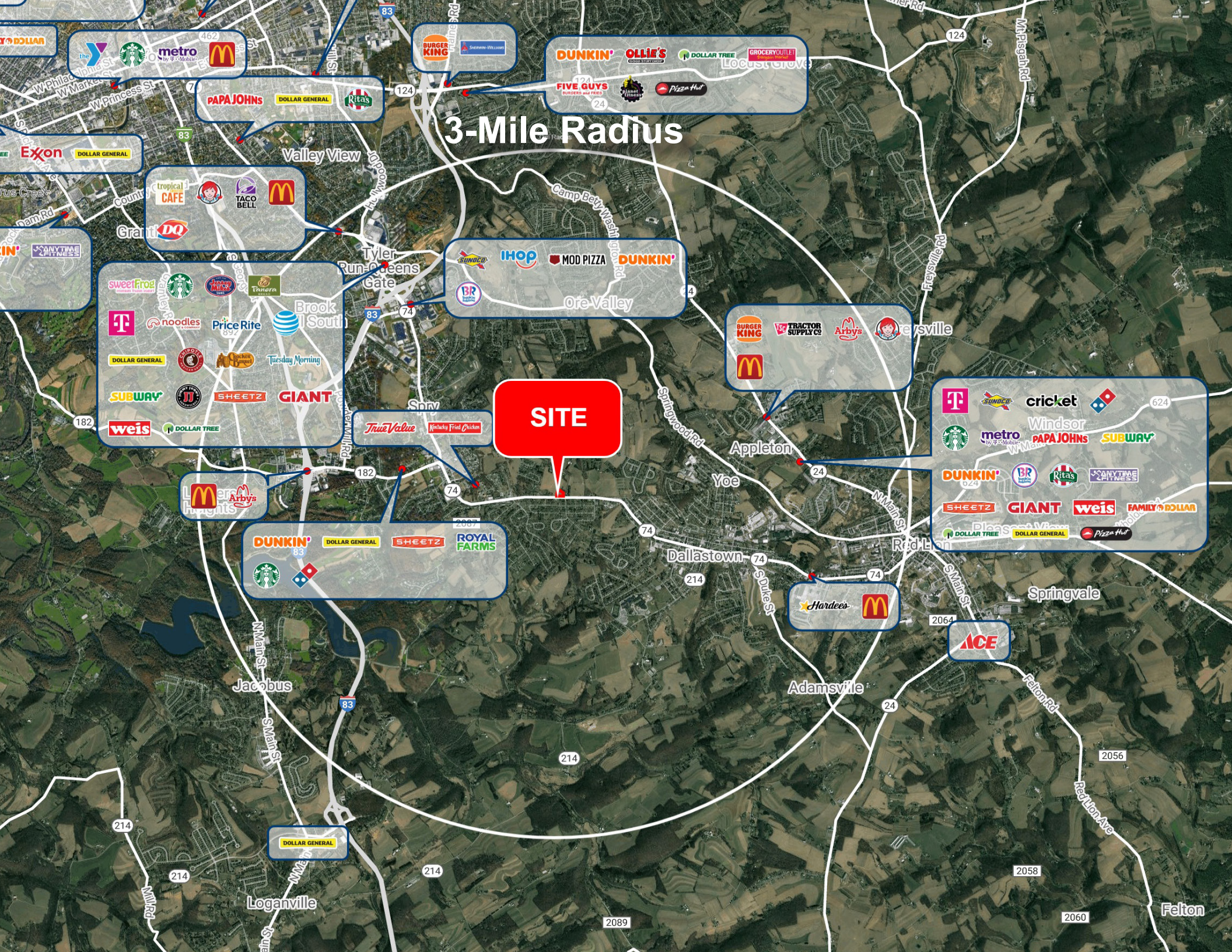
J.C.BAR

Questions? Get in touch.

Frank Messina
(717) 296-1790
(717) 542-2428
fmessina@jcbarprop.com



BUILDING SETBACK LINE
EXISTING ZONING DISTRICT BOUNDARY LINE
EXISTING ZONING DISTRICT BOUNDARY LINE (TO BE REMOVED)
PROPOSED ZONING DISTRICT BOUNDARY LINE
PROPOSED BUILDING
LANDS OF SOFRAJO, L.P.
UPI: 54-00-18-0123.00-00000
PLAN/RECORD BOOK 1847, PAGE 1657
PLAN BOOK SS, PAGE 260
(ZONED: CS - COMMERCIAL SHOPPING)
AREA: 266,717.9 S.F. (6.123 AC.) GROSS
256,357.3 S.F. (5.885 AC.) NET
VARIANCE OF 50' SETBACK SHALL BE REQUESTED
N/F B. WALTER JOHNSON
UPI 54-000-HJ-0201.00-00000
DEED/RECORD BOOK 082H, PAGE 0878
(ZONED: CS - COMMERCIAL SHOPPING)
ZONED: CS, COMMERCIAL SHOPPING
30,000 S.F. OPEN SPACE AREA
1,400 S.F. TOT LOT
N/F RICHARD M. AND JILL M. BAIR
UPI 54-000-18-0131.00-00000
DEED/RECORD BOOK 1623, PAGE 2172
(ZONED: RH - HIGH DENSITY RESIDENTIAL)
N/F KENNETH L. JR. AND JESSICA L. GROVE
UPI 54-000-18-0130.00-00000
DEED/RECORD BOOK 2305, PAGE 8207
(ZONED: RH - HIGH DENSITY RESIDENTIAL)
N/F EDWARD A. AND DODIE L. WERNER
UPI 54-000-18-0129.00-00000
DEED/RECORD BOOK 1477, PAGE 7746
(ZONED: RH - HIGH DENSITY RESIDENTIAL)
ZONED: RH - HIGH DENSITY RESIDENTIAL
ZONED: MRC, MIXED RESIDENTIAL - COMMERCIAL
(12) GARAGES
VARIANCE OF 50' SETBACK SHALL BE REQUESTED
Parking
SITE
S Queen St: 12,614 VPD
LOCUST HILL ROAD
N/F JEFFREY L. AND JOAN E. MICKEY
N/F RICHARD M. AND JILL M. BAIR
N/F KENNETH L. JR. AND JESSICA L. GROVE
N/F EDWARD A. AND DODIE L. WERNER
N/F RICHARD J. SR. AND RUTH H. FROM
N/F MAJOE LEAGUE ST
N/F GREGORY W. AND MEGAN K. HU


3-Mile Radius
SITE
Valley View
Ore Valley
Appleton
Yoe
Dallastown
Red Lion
Springvale
Adamsville
Jacobus
Loganville
Felton
Spry
Tyler Run-Queens Gate
Brook South
Locust Grove
Camp Betty Washington Rd
Springwood Rd
N Main St
S Main St
S Duke St
Mt Pisgah Rd
Freysville Rd
Felton Rd
Red Lion Ave
Mill Rd
W Princess St
W Market St
Hollywood Dr
Haines Rd
Pleasant View
Windsor
Lemers Heights
Grantham
Exxon
DOLLAR GENERAL
PAPA JOHNS
Rita's
DUNKIN'
OLLIE'S
DOLLAR TREE
GROCERY OUTLET
FIVE GUYS
Pizza Hut
tropical CAFE
TACO BELL
DQ
ANYTIME FITNESS
sweetFrog
Panera
noodles
Price Rite
Tuesday Morning
SUBWAY
SHEETZ
GIANT
weis
True Value
Kentucky Fried Chicken
IHOP
MOD PIZZA
BR
TRACTOR SUPPLY CO
Arby's
cricket
metro
FAMILY DOLLAR
ROYAL FARMS
Hardee's
ACE
83
124
24
74
182
214
2064
2056
2058
2060
2089
624
462