

FOR SALE COMMERCIAL SITE

FRUITVILLE PIKE & MANHEIM PIKE, LANCASTER, PENNSYLVANIA



SALE PRICE: \$5,000,000

LOCATION: Fruitville Pike & Manheim Pike, Manheim Township, Lancaster County, PA 17601

SITE SIZE: ± 11.37 Acres

ZONING: (I-2) Industrial with (T-6) Urban Transition Overlay

WATER/SEWER: Public

TRAFFIC COUNT: 15,506 vehicles per day on Fruitville Pike
11,363 vehicles per day on Manheim Pike

DEMOGRAPHICS:		1 Mile	3 Mile	5 Mile
	Population	14,271	113,117	184,613
	Households	5,279	43,660	70,996
	Median Income	\$45,034	\$47,979	\$55,404

ADDITIONAL COMMENTS: Stumpf Field site comprised of 11.37+/- acres in prime Manheim Township location with frontage on Manheim Pike and Fruitville Pike. Also includes four (4) existing buildings that could be renovated as part of a redevelopment project. Zoned Industrial (I-2) with the Urban Transition (T-6) overlay which permits many uses such as apartments, professional and medical/dental offices, banks, restaurants, retail businesses, convenience stores, hotels, vehicle sales/service businesses, and more.

Daniel A. Berger, CCIM, SIOR Daniel Berger, Jr.



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax
dan@uscommercialrealty.net danjr@uscommercialrealty.net
www.uscommercialrealty.net