



LANDMARK COMMERCIAL REALTY

425 N 21st St., Ste 302, Camp Hill, PA

 (717) 731.1990

 www.LandmarkCR.com

ROSSVILLE PLAZA

**3425 ROSSTOWN RD
WELLSVILLE, PA**



NOW LEASING

Former Bank & Retail Building

Rossville Plaza

Former Bank & Retail Spaces Available for Lease



PROPERTY OVERVIEW

Rossville Plaza offers a rare retail leasing opportunity in Wellsville, PA, featuring two available suites that can be leased individually or combined. The center is anchored by a convenience store/gas station and Subway, providing consistent daily traffic and strong visibility.

Available spaces include a $\pm 1,150$ SF former salon and a $\pm 3,100$ SF former bank with drive-thru capability, making the property suitable for a variety of retail, service, or office users.

- **Rare Retail Space in Wellsville:** Limited retail inventory in the immediate market makes this a hard-to-find leasing opportunity
- **Join Neighboring Tenants:** Join established tenants including Subway and a convenience store/gas station generating steady daily traffic
- **Flexible Floorplans:** $\pm 1,150$ SF and $\pm 3,100$ SF suites available; spaces can be leased separately or combined

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TCN
WORLDWIDE
REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS



- **Drive-Thru Capability:** Former bank space includes an existing drive-thru, ideal for financial institutions, QSR users, or quick-service concepts.
- **High Visibility Location:** Positioned within one of Wellsville's primary retail corridors
- **Proximity to Regional Attractions:** Minutes from **Roundtop Mountain Resort** and **Pinchot Lake**, drawing both local residents and visitors

PROJECT ABSTRACT

LEASE AVAILABILITY	
LEASE RATE	\$12 per SF/yr
LEASE TYPE	Modified Gross
CAM	None
SUITE SIZES	1,150-3,100 SF
LOCATION	
Municipality	Warrington Township
County	York County
ZONING	
Zoning	Village Commercial



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PROPERTY DETAILS

Number of Buildings	1
Building Size	8,960 SF
Lot Size	2.72 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2 (Bank Suite)
Restrooms	In Suite
Parking	± 25 Spaces
Year Built	1993

BUILDING SPECIFICATIONS

Construction	Brick Masonry
Roof Type	Shingle
Power	Single Phase 200 Amp
HVAC	Electric Central AC
Sprinklers	No
Security	Yes Exterior Cameras
Signage	Building

MARKET DETAILS

Cross Streets	Old York & Rosstown Rd
Traffic Count	± 3,210 VPD
Municipality	Warrington Township
County	York County
Zoning	Village Commercial

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Inline - SUITE 103

This ±1,150 SF former salon space offers a highly functional layout well-suited for beauty, wellness, or service-oriented users, featuring four existing plumbing hookups, a private washroom, and a dedicated storage area to support efficient day-to-day operations.



SUITE SPECIFICATIONS

Suite Size	1,150 SF
Dimensions	25x46
Prior Use	Salon
Highlights	Plumbing Hookups, Private Washroom & Storage Area
Ideal Uses	Salon, Spa, Personal Services
Signage	Yes, on Building

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Endcap - SUITE 104

This ±3,100 SF former bank space offers a versatile and well-appointed layout, featuring four private offices, a drive-through, secure vault, and a private breakroom/office area located on the second floor—ideal for financial, medical, or professional service users.



SUITE SPECIFICATIONS

Suite Size	3,100 SF
Dimensions	52x43
Prior Use	Bank
Ideal Uses	Private Offices, Drive Through, & Vault
Highlights	Private Breakroom/Office area on the Second
Signage	Yes, on Building

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AERIAL



GIFFORD PINCHOT STATE PARK

3425
ROSSTOWN RD
Rossville Plaza

ROSSVILLE CAR WASH

MILLER'S ROOFING INC

WARRINGTON TWP MUNICIPAL PARK

RAY OF SUNSHINE DINER

B&B THRIFT STORE

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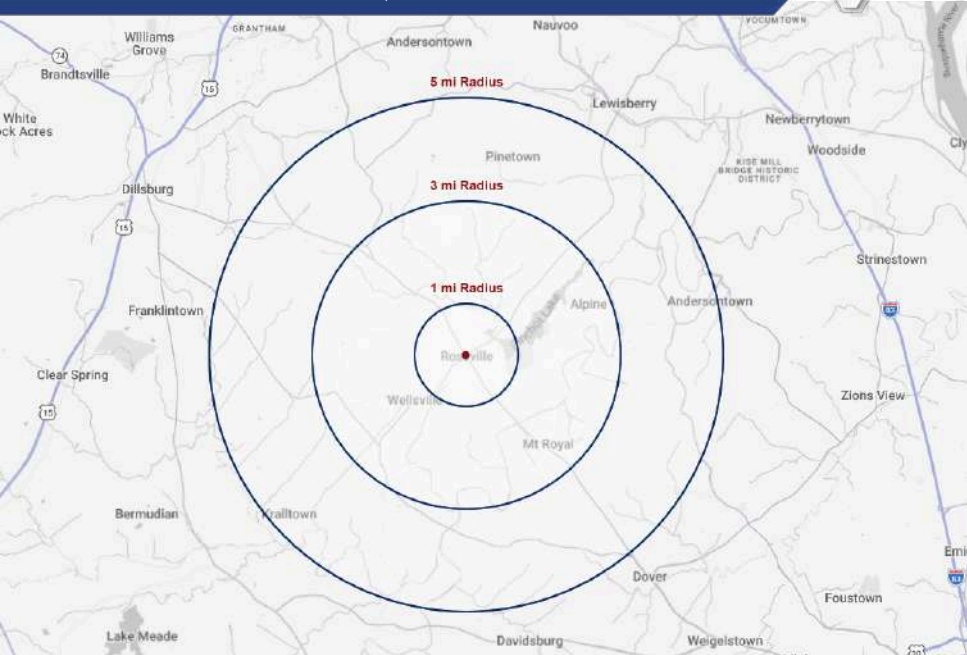
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LOCATION & DEMOGRAPHICS

WELLSVILLE, PA is a growing community in northern York County that offers convenient access to major regional roadways while maintaining a strong small-town atmosphere. The area is supported by established residential neighborhoods, local employers, and steady traffic from both commuters and nearby communities. This retail plaza benefits from strong visibility, accessibility, and proximity to daily-needs services, making it an attractive location for retail, service, and professional users looking to serve the Wellsville market and surrounding trade area.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	419	4,403	11,915
Households	175	1,810	4,847
Average Household Income	\$99,496	\$114,574	\$113,672
Businesses	23	114	281
Employees	93	723	1,670



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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



- HARRISBURG
- STATE COLLEGE
- ALLENTOWN
- HAZLETON
- HAGERSTOWN
- CHAMBERSBURG
- CARLISLE
- YORK
- GETTYSBURG
- LEBANON
- LANCASTER
- HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.