



Caprice Court

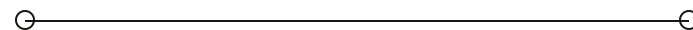
E. Forrest Ave

SALE

Caprice Court

CAPRICE COURT

Shrewsbury, PA 17361

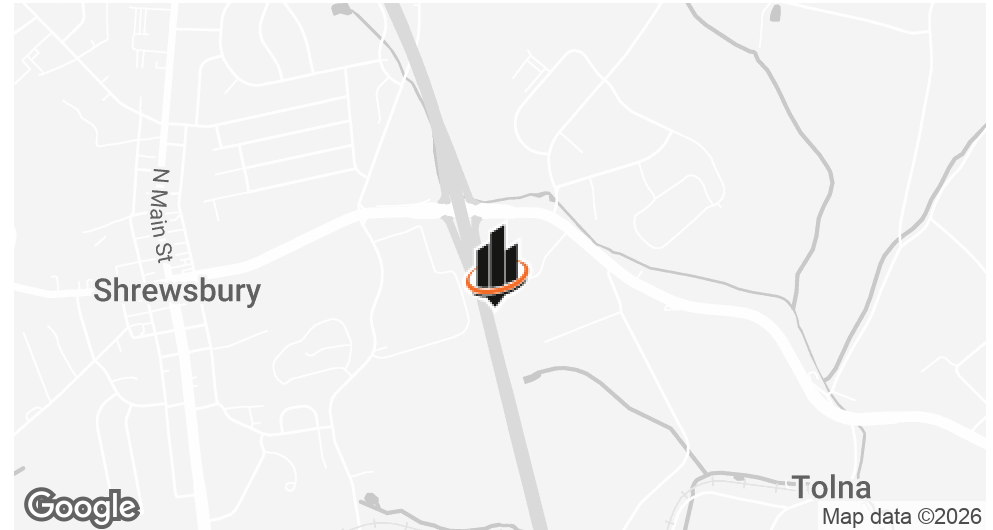


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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,000,000
LOT SIZE:	5.83 Acres
PRICE / ACRE:	\$343,053
ZONING:	Commercial
APN:	4500CJ0037J000000, 45000CJ0037L000000

PROPERTY OVERVIEW

Transform your next commercial venture with this high-visibility, prime development opportunity consisting of two contiguous parcels totaling 5.83 acres in strategic Shrewsbury, Pennsylvania. Positioned immediately adjacent to major travel corridors, this exceptional site offers commanding, uninterrupted exposure to both northbound and southbound Interstate 83, ensuring unparalleled brand visibility and consistent consumer traffic for any incoming enterprise.

PROPERTY HIGHLIGHTS

- Strategic Location: Situated within a thriving commercial corridor, just minutes from the PA/MD state line, and positioned in close economic synergy near the prominent Johnson Controls corporate HQ.
- Massive Traffic Exposure: I-83 North: 23,890 VPD and I-83 South: 27,315 VPD
- Infrastructure Ready, with EDUs (Equivalent Dwelling Units) readily available.
- Versatile Commercial Zoning: Highly flexible commercial zoning accommodates an expansive array of modern business models, including mixed-use developments, hospitality/hotels, regional storage facilities, corporate office parks, and premier restaurant concepts.

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SVN | LATUS 2

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RETAIL MAP



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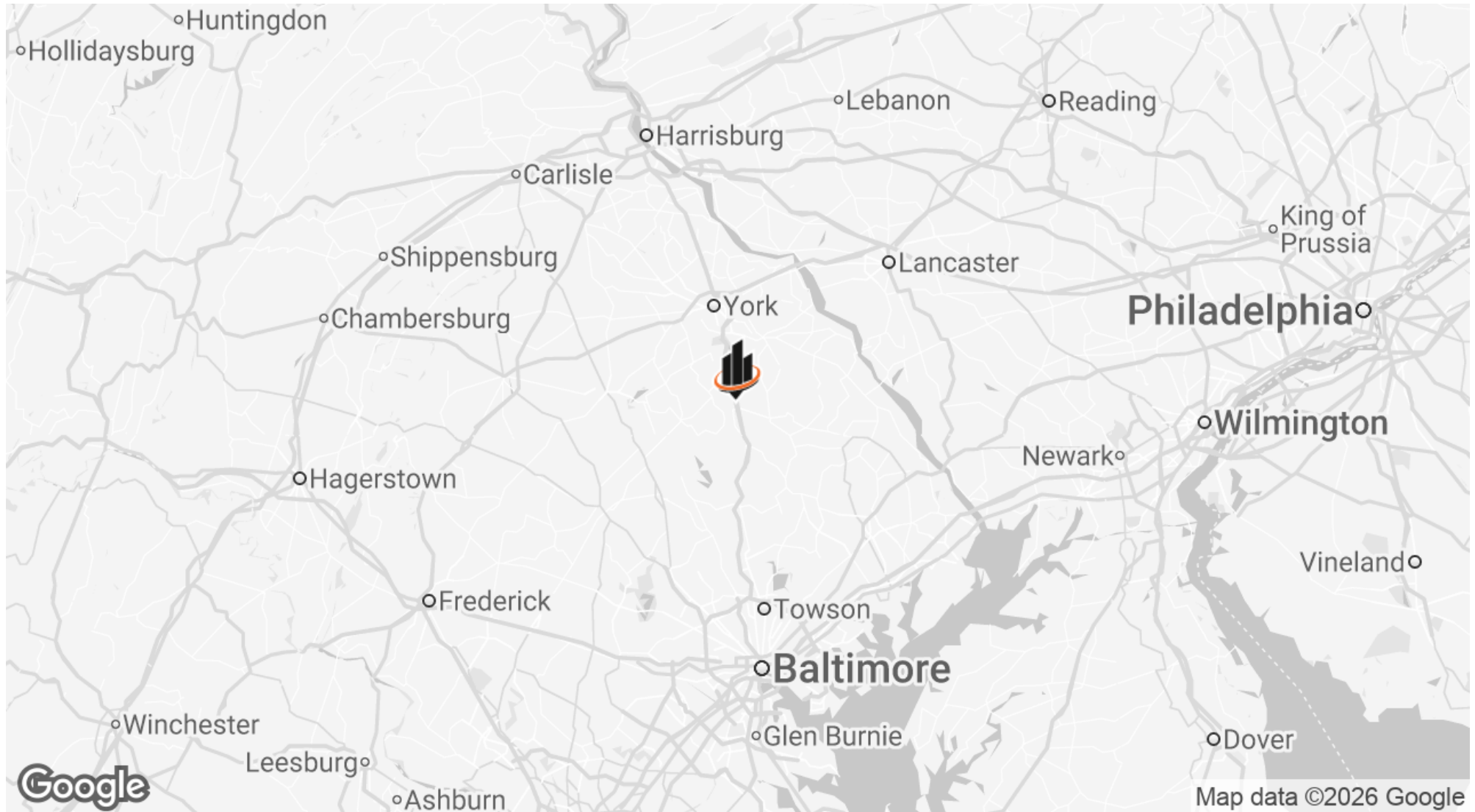
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SVN | LATUS 3

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

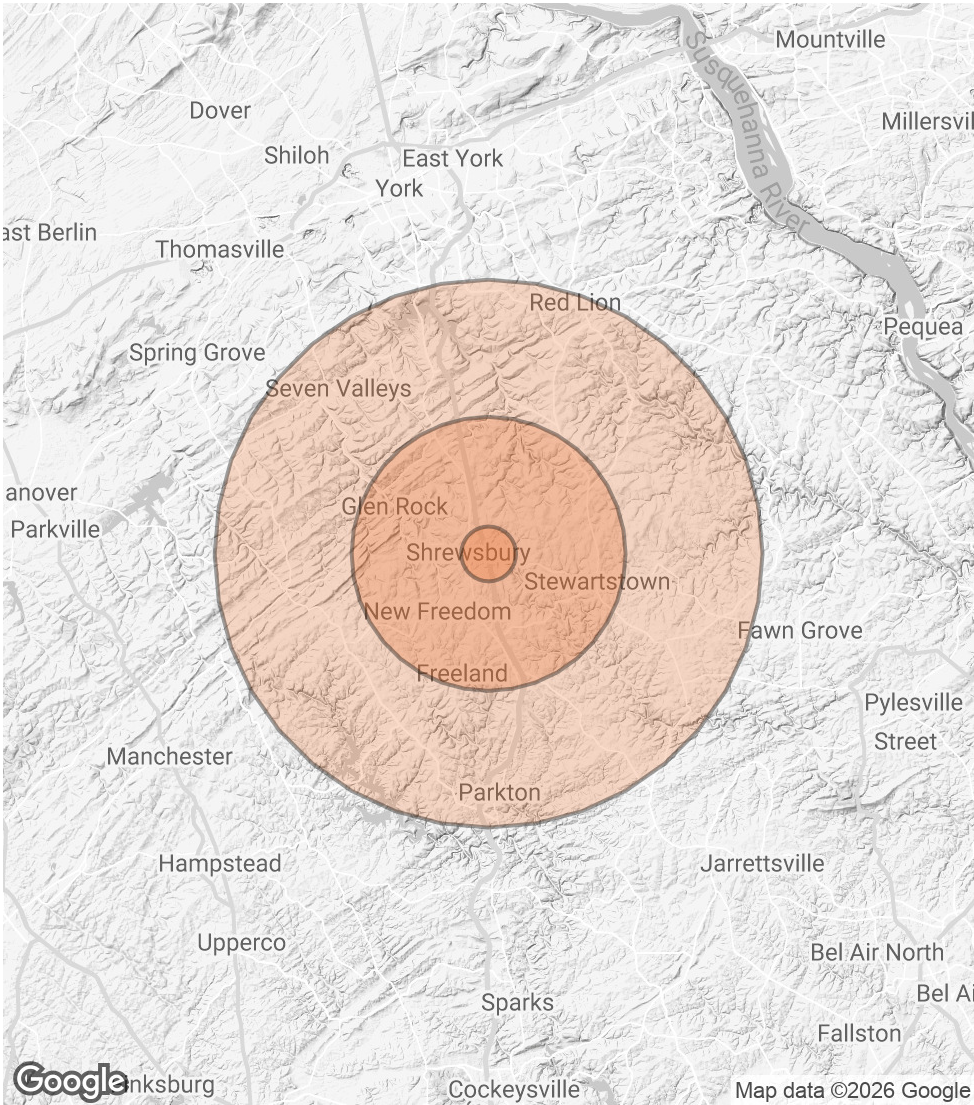
POPULATION1 MILE5 MILES10 MILES

TOTAL POPULATION	1,667	29,400	96,416
AVERAGE AGE	43.4	41.9	41.4
AVERAGE AGE (MALE)	42.0	41.0	40.9
AVERAGE AGE (FEMALE)	45.1	42.8	41.8

HOUSEHOLDS & INCOME1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	664	11,157	36,904
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$80,384	\$81,859	\$81,090
AVERAGE HOUSE VALUE	\$260,274	\$274,180	\$283,948

2020 American Community Survey (ACS)



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MEET THE TEAM



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