

FOR LEASE 1 Acre Retail Pad

1570 Robinhood Drive | Eppers, PA 17319

Available AC : 1

Zoning: Regional Commercial/Office

Newberry Township

York County

\$75,000/Yr Absolute Net



PROPERTY HIGHLIGHTS

- ✓ Located immediately off Interstate 83
- ✓ Great Visibility and Accessibility
- ✓ High growth area
- ✓ 50,000+ VPD on I-83

Offering is for site only. No warranty for existing improvements.

| 2025 DEMOGR* | 1 MILE | 3 MILES | 5 MILES |
|--------------|----------|-----------|-----------|
| Population | 2,895 | 15,836 | 36,709 |
| Households | 1,192 | 6,105 | 14,417 |
| Average HHI | \$92,874 | \$115,712 | \$109,332 |
| Employees | 1,211 | 3,937 | 8,453 |

TRAFFIC COUNTS – INTERSTATE 83– 50,000+ VPD

*ESRI 2025

CONTACT

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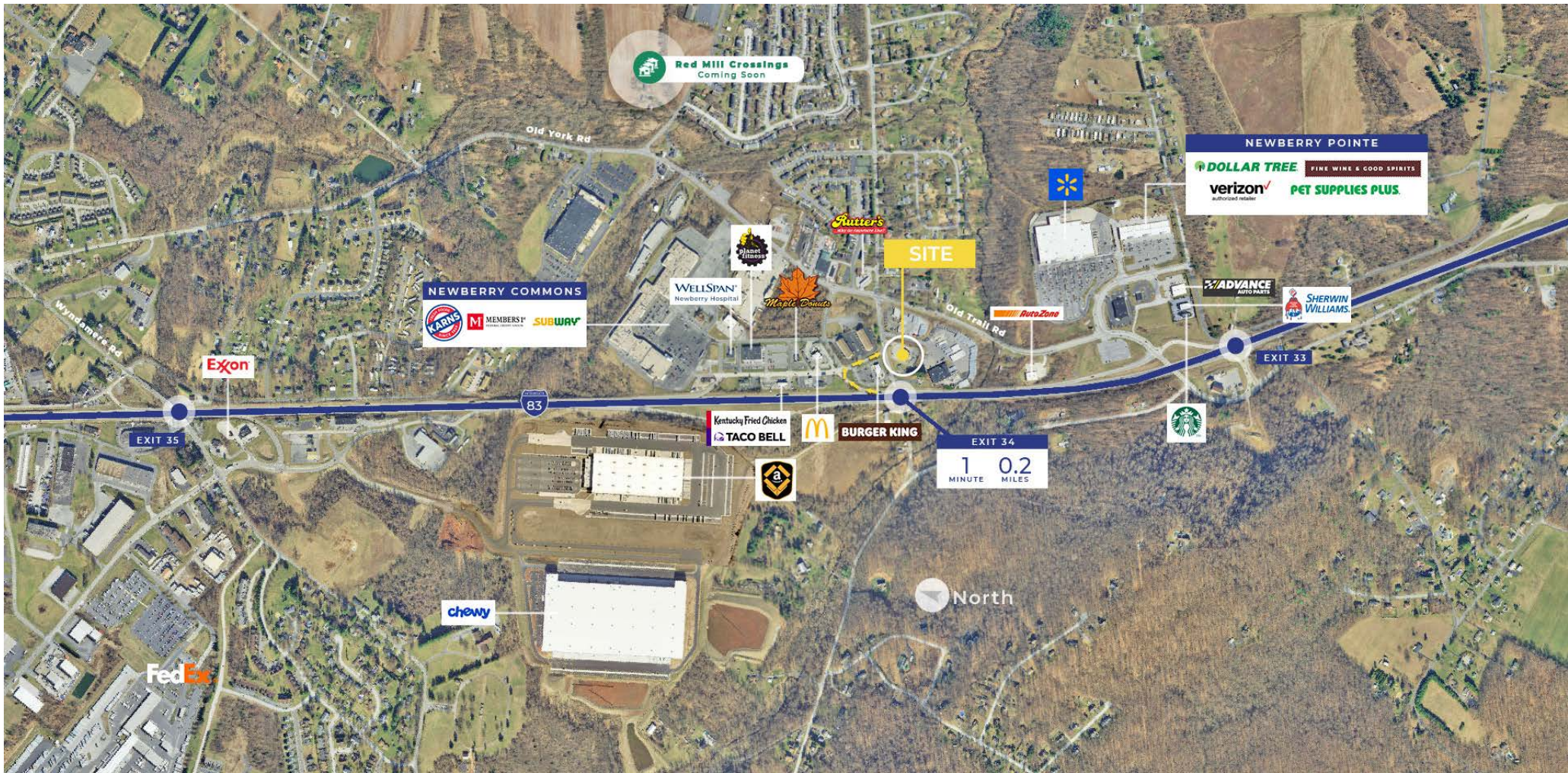
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PROPERTY INFORMATION

| | |
|---------------|-----------------|
| Acreage | 1 |
| Road Frontage | Robinhood Drive |
| Environmental | None Known |

NOTES

This is a prime restaurant or retail redevelopment site positioned to capitalize on interstate traffic and the growing area. Situated less than 500 feet from Exit 34, this site is surrounded by large employers and new residential developments and complemented with the 50,000+ average daily traffic counts on Interstate 83 (PennDOT).

GENERAL INFORMATION

| | |
|-----------|----------------------------|
| Price/AC | \$75,000 Annually |
| Deed Ref. | 2425 / 6256 |
| Parcel ID | 67-39-000-PG-0171-F0-00000 |
| Sewer | Public |
| Water | Public |
| Gas | Public |
| Electric | Public |

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