

COMMERCIAL LAND ±1-2 ACRES

QUEEN STREET & DEW DROP ROAD, YORK, PA 17402

FOR SALE

PRICE DROP! \$699,900

Investment Highlights

- 2 Road Frontage (Queen St & Dew Drop Rd)
- Signalized Intersection
- Close proximity to York, Lancaster, Harrisburg & Baltimore
- Less than 1 mile from I-83
- 42,659 VPD on I-83
- Nearby residential, offices, warehouse, & retail



COLDWELL BANKER
REALTY



Messina Group

CONTACTS

Frank Messina

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cell: 717-542-2428



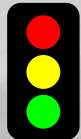
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Dew Drop Road

S Queen Street 13,203 VPD



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2+ ACRES FOR REDEVELOPMENT



1 Mile

3 Miles

5 Miles

2024

POPULATION

6,271

50,870

146,642

2024

HOUSEHOLDS

2,642

20,069

56,965

AVERAGE HOUSEHOLD INCOME

\$100,720

\$107,947

\$95,761

DAYTIME

EMPLOYEES

3,689

16,964

63,364

S Queen Street 13,203 VPD

TRAFFIC COUNTS

S Queen Street
I-83



13,203 VPD
42,659 VPD

DEMOGRAPHICS



S Queen Street 13,203 VPD

Dew Drop Road

DEW DROP ROAD



CONCEPT



West York

York

Yorkshire

Locust Grove

Haines Acres
OLLIE'S
DOLLAR TREE



Gabriel Brother's Plaza
Cabe's GROCERY OUTLET
 Bargain Market
Planet Fitness

24

WELLSPAN
 York Hospital

Queensgate Towne Center
weis
RC THEATRES
 CommunityAid
 THRIFT STORE & DONATION CENTER

Grantley

Valley View

South York Plaza

GIANT
 H&R BLOCK
Starbucks

Tyler Run-Queens Gate

South York Value Center
Price Rite JOANN
 MARKETPLACE

Windsor Commons
GIANT
 H&R BLOCK
 FINE WINE & GOOD SPIRITS
DOLLAR TREE

SUBJECT

3 MILES

Spry

MAVIS DISCOUNT TIRE

ALDI

WELLSPAN
 York Hospital

Cape Horn Square
weis
DOLLAR GENERAL
The UPS Store
UPS

Yoe

24

Leaders Heights

Arlington Park

S Queen Street

Dairyland Square
Jerry's Smokehouse
ExtraSpace Storage
FAMILY DOLLAR
 MAKE IT YOURS

Dallastown

Red Lion
RITE AID
DOLLAR GENERAL
Advance Auto Parts
AutoZone

Jacobus

83

MARKET