

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

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

John O. Birkeland, CCIM

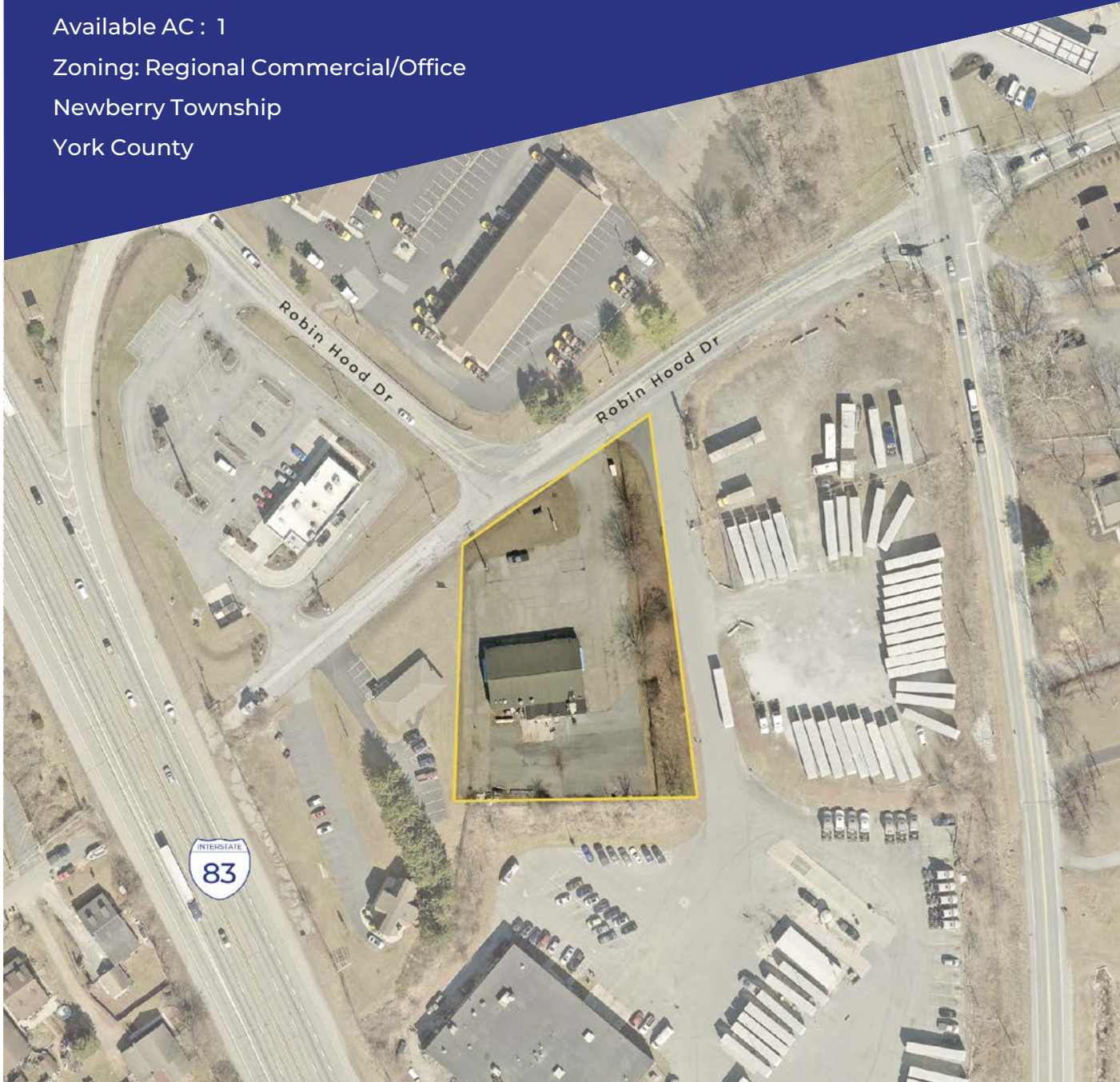
717.854.5357 ext 131

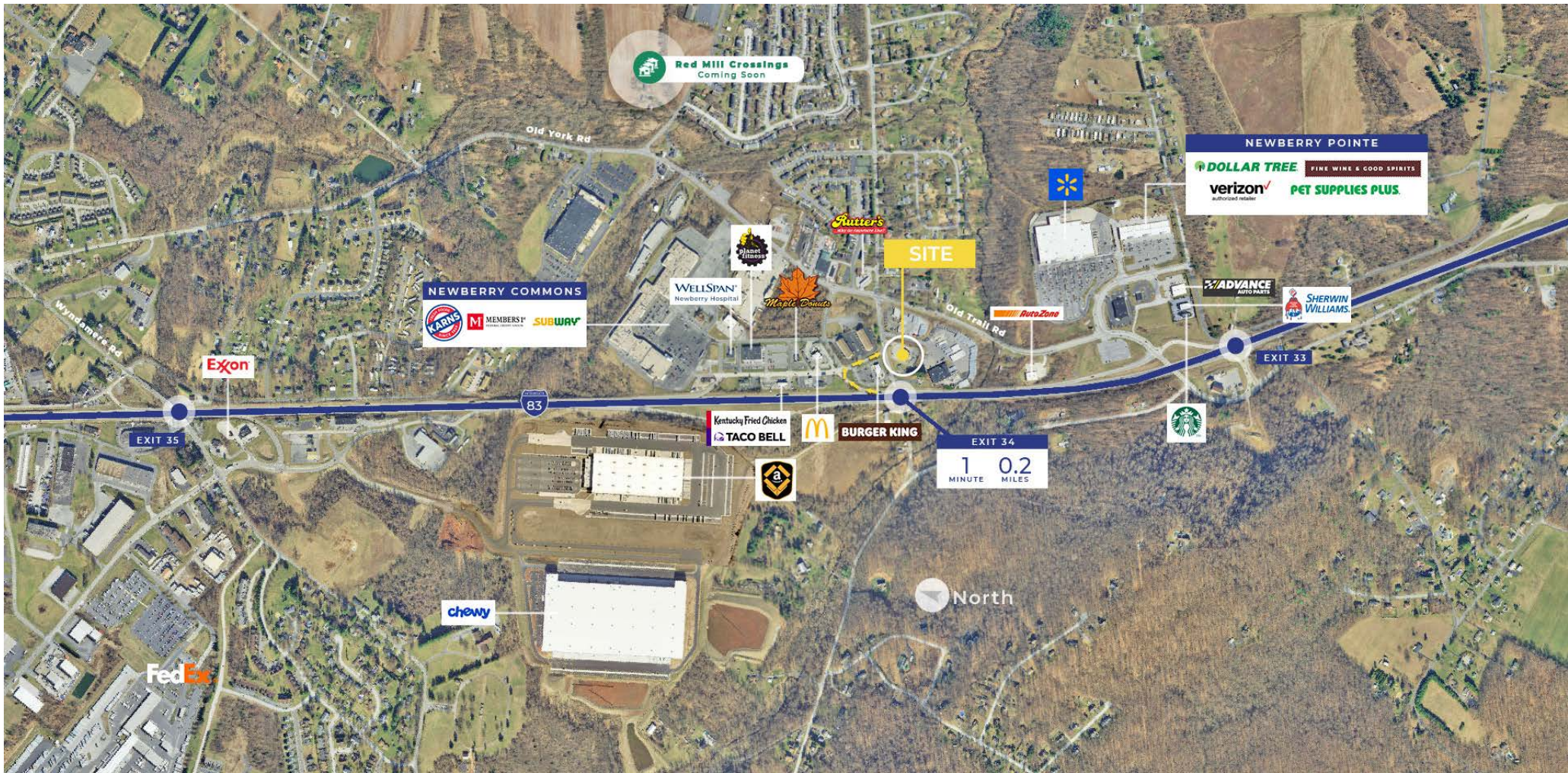
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PROPERTY INFORMATION

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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