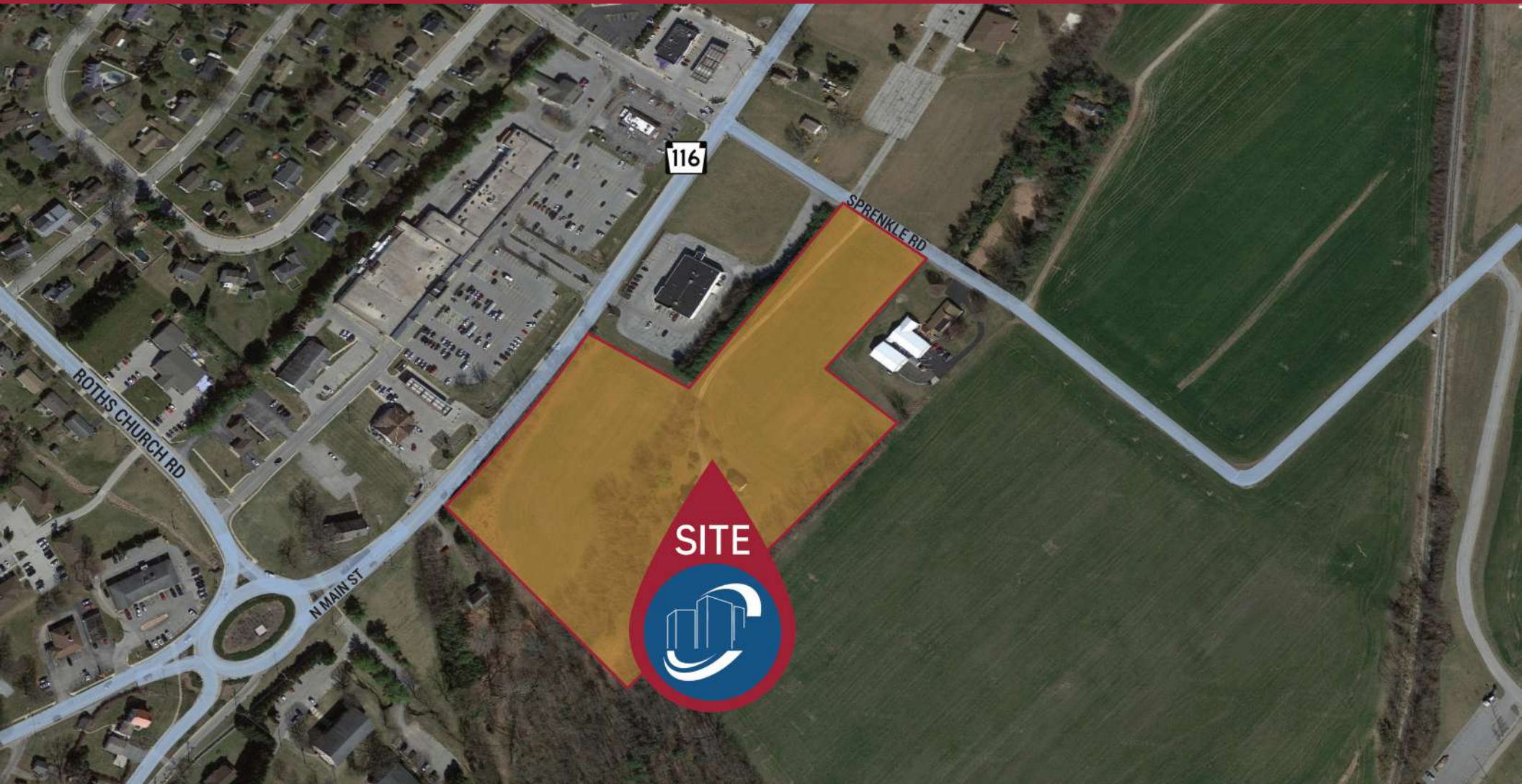




COMMERCIAL LAND IN YORK COUNTY FOR SALE

1036 SPRENKLE ROAD, SPRING GROVE, PA 17362



WWW.LANDMARKCR.COM

(717) 731.1990





COMMERCIAL LAND FOR SALE

**1036 SPRENKLE ROAD
SPRING GROVE, PA 17362**

PROPERTY AERIAL



EXECUTIVE SUMMARY

Introducing an exceptional investment opportunity in Jackson Township, York County, PA. ± 10 Acres of prime commercial land available for sale. Situated in a highly desirable location, this property offers an array of possibilities for your business endeavors. Nestled in close proximity to the bustling Spring Forge Shopping Center and Spring Grove High School, this commercial land boasts an excellent location for business ventures. With flexible zoning the options are limitless.

OFFERING SUMMARY

Lot Size	10.73 Ac
Sale Price	\$2,500,000
Zoning	Commercial
Municipality	Jackson Township
County	York County

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

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OFFERING SUMMARY

Property Size	± 10 AC
Property Taxes	\$7,596
Proposed Use	Commercial
APN	33-000-GF-0062.C0-00000
Traffic Count	15,513 VPD
Submarket	Spring Grove

HIGHLIGHTS

- Directly across from Spring Forge Plaza
- High visibility on major route **116** through the heart of Spring Grove
- Spring Forge Plaza retailers include:



Demographics

2023 ESTIMATES

	ONE MILE	THREE MILE	FIVE MILE
POPULATION	3,202	12,127	27,714
HOUSEHOLDS	1,312	4,900	11,088
AVG HOUSEHOLD INCOME	\$92,102	\$105,416	\$107,493
BUSINESSES	114	244	573
EMPLOYEES	1,360	3,568	6,855

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AREA OVERVIEW

Discover the endless possibilities awaiting your business in **YORK COUNTY, PA**, a vibrant and dynamic destination ripe for growth and innovation. Nestled in the heart of South Central Pennsylvania, York County offers a strategic location with easy access to major transportation routes, including highways, railways, and airports, facilitating seamless connectivity to regional and global markets. Boasting a diverse economy and a skilled workforce, York County provides fertile ground for businesses across various sectors to thrive. From manufacturing and technology to healthcare and tourism, the county's robust business ecosystem offers ample opportunities for expansion and success. With a supportive local government, competitive tax incentives, and a business-friendly environment, York County is committed to helping businesses flourish. Embrace the unparalleled quality of life, rich cultural heritage, and abundant recreational amenities that make York County a desirable place to live, work, and play. Join us in shaping the future of business in York County, where innovation meets opportunity.



SPRING GROVE, PA presents a compelling opportunity for business investors seeking a thriving market with strategic advantages. Nestled in southwestern York County, its proximity to major transportation routes provides convenient access to regional markets. With a supportive local government and a skilled workforce, Spring Grove offers an environment conducive to business growth. The town's rich historical heritage and charming downtown area create an attractive backdrop for businesses, while its community-focused atmosphere fosters strong customer loyalty. From manufacturing to retail, Spring Grove's diverse economy provides ample investment opportunities. Additionally, the town's commitment to sustainability and innovation ensures that businesses can thrive in a forward-thinking environment.

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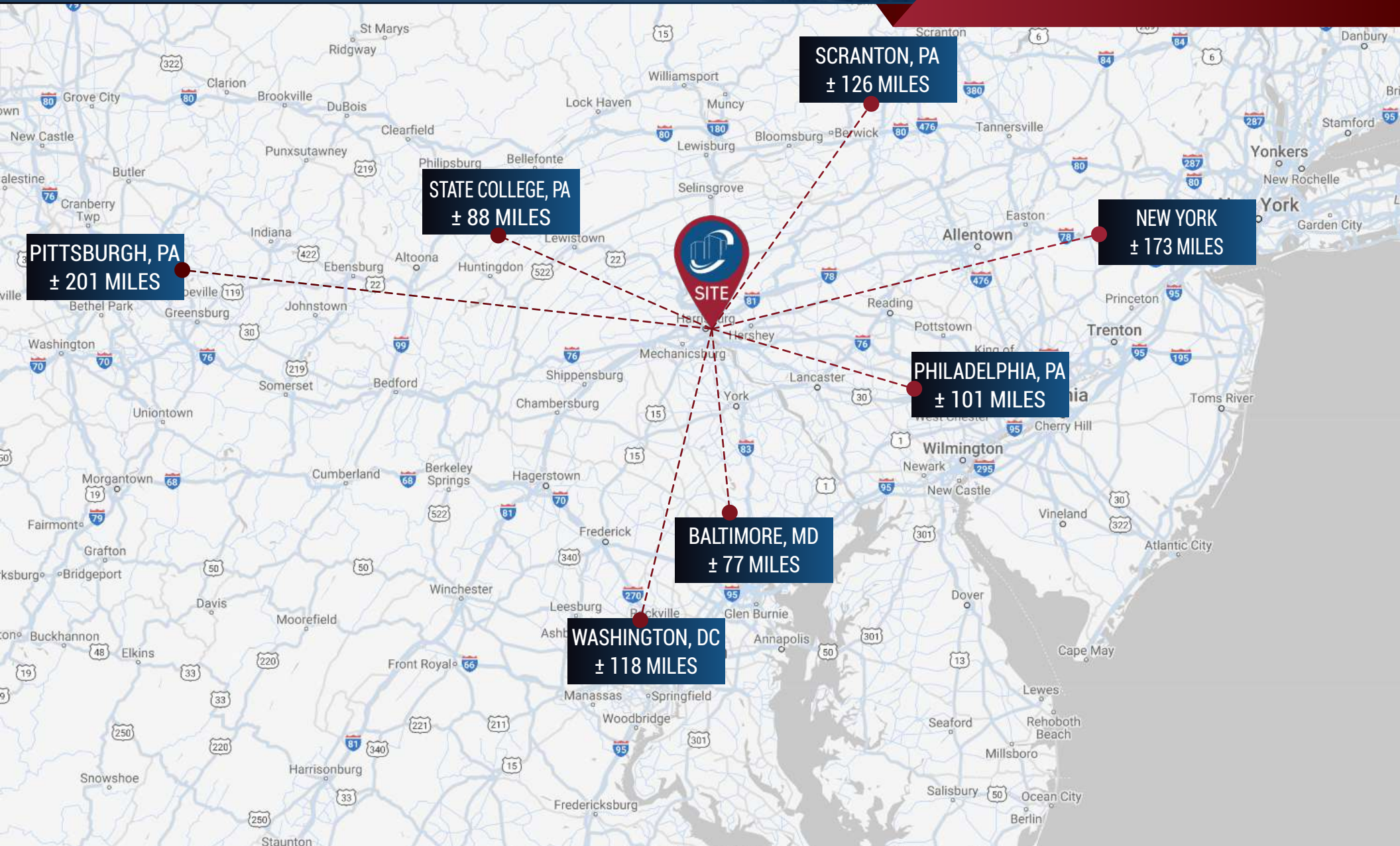


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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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.

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