

FOR LEASE | LAND

JOIN 7-ELEVEN GAS/C-STORE; PAD SITE AVAILABLE



2001 State Road | Lancaster, PA 17601



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ILLUSTRATIVE SITE PLAN
STATE ROAD COMMERCE PARK

East Hempfield Township

Lancaster County, Pennsylvania

PROPERTY SUMMARY

Available SF:

Lease Rate:

Lot Size:

APN #:

Cross Streets:

± 2 Acres
Call for Pricing
± 2.0 Acres
To be assigned
Hwy 283

PROPERTY OVERVIEW

Mega 7-Eleven with gas and additional pad site available for lease

LOCATION OVERVIEW

Directly across from the new 130-bed Penn State Hospital, alongside the 1,000,000 SF Kellogg's distribution center, and with 1,000+ new residential units soon to surround the site.

PROPERTY HIGHLIGHTS

- High growth area
- Signalized intersection
- Traffic count at Route 283 is 100,000 VPD and 13,000 VPD at State Road
- Directly across from Penn State's new 130-bed medical center and alongside Kellogg's distribution center
- Approximately 1,000 residential units are being built nearby

FOR MORE INFORMATION, PLEASE CONTACT:

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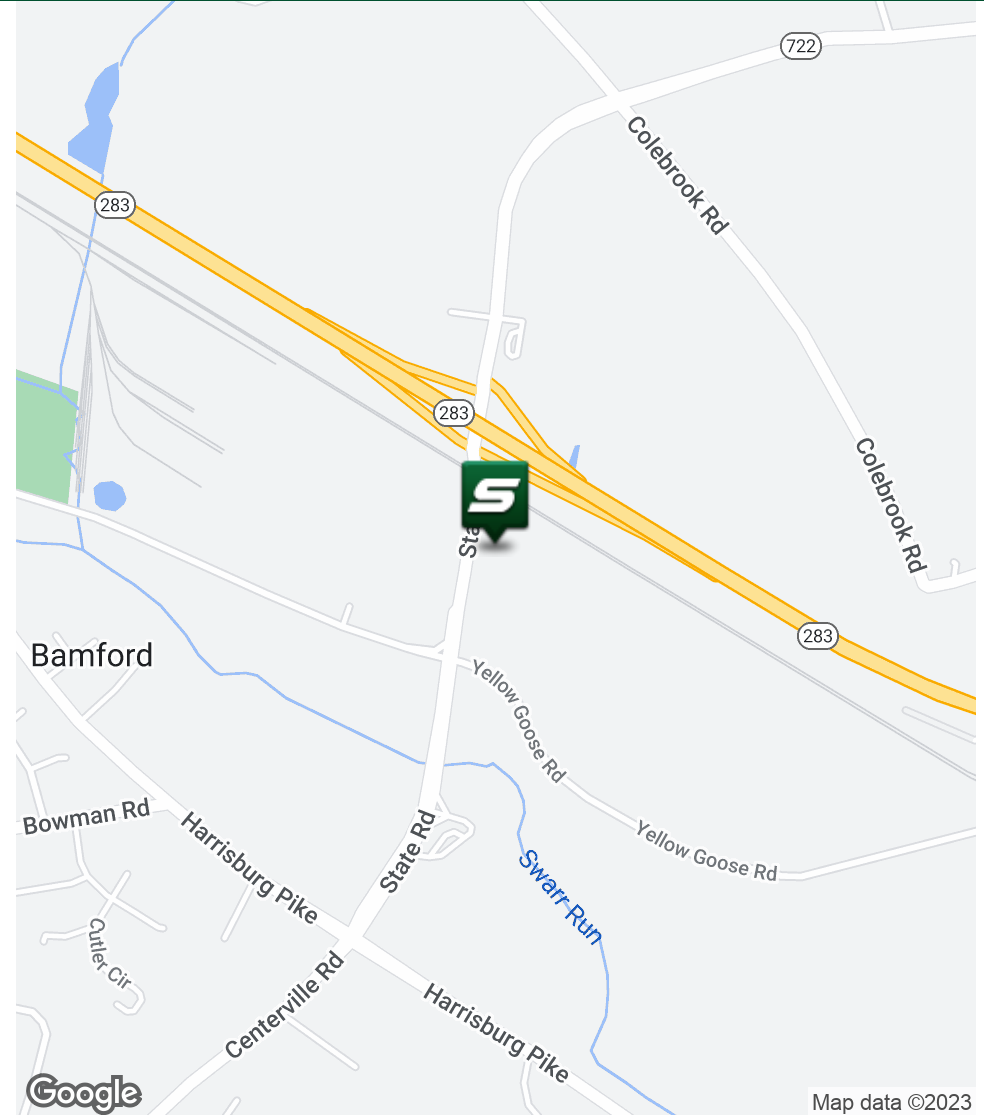
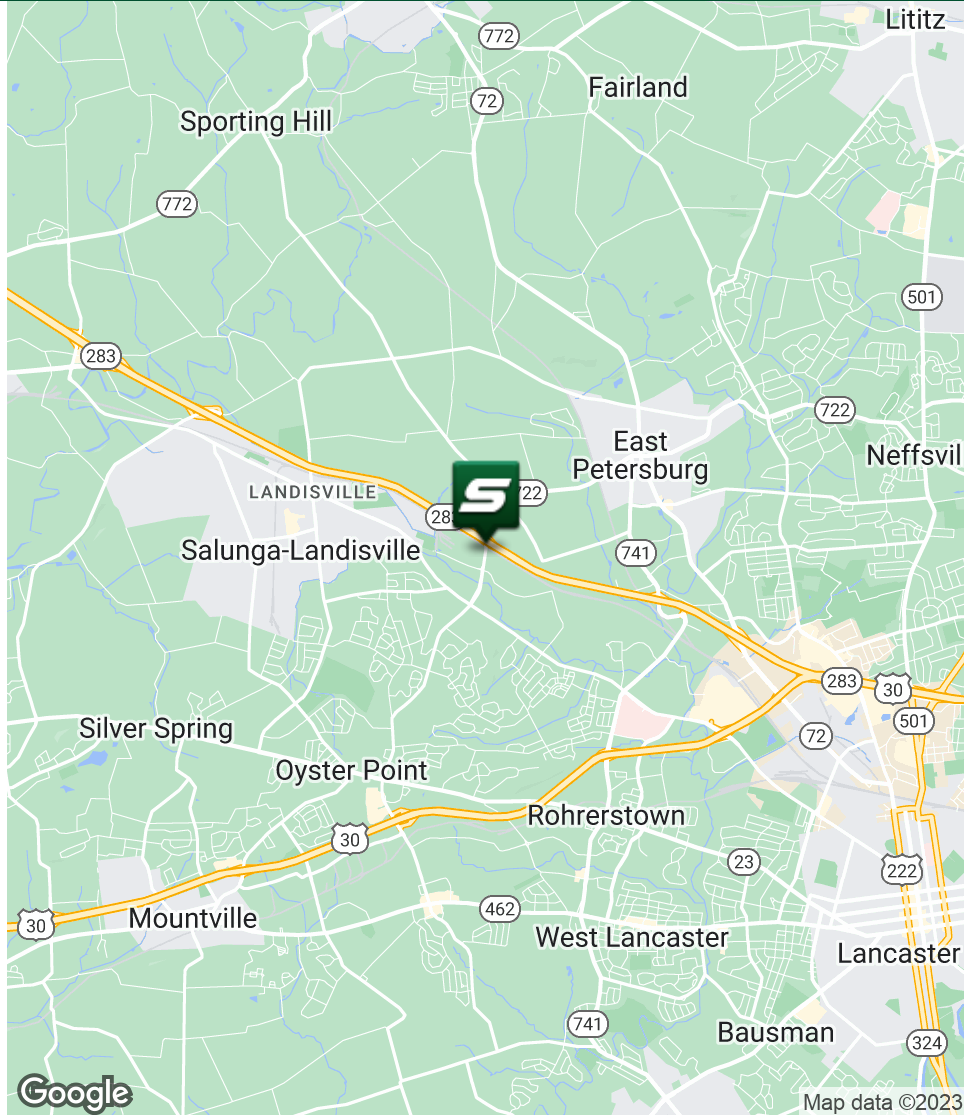
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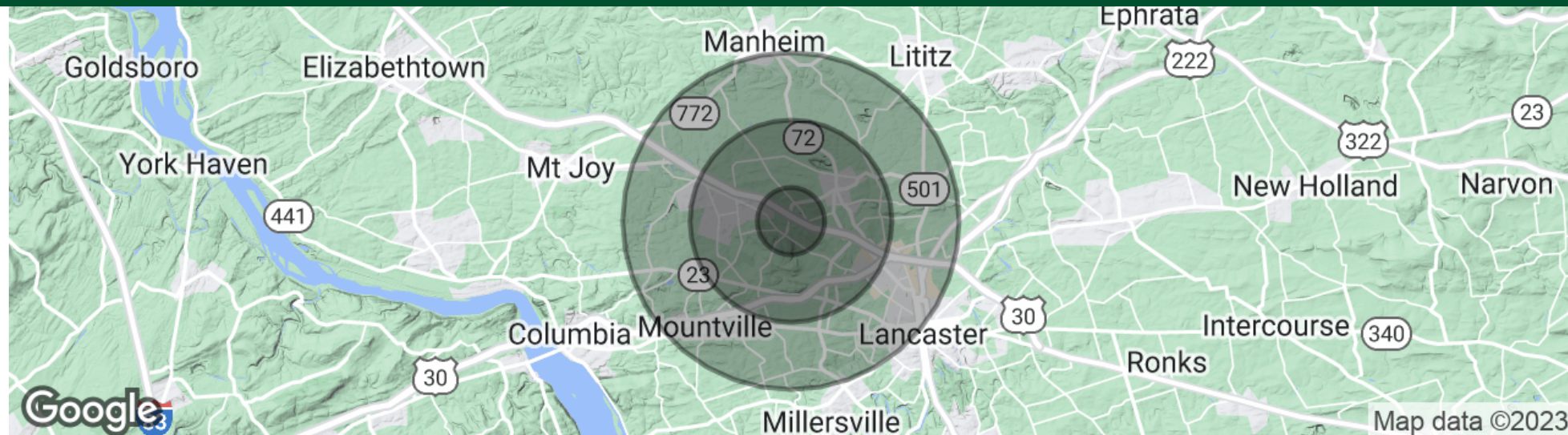
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,713	36,616	117,953
Average age	48.8	46.7	42.8
Average age (Male)	50.7	47.4	42.1
Average age (Female)	47.8	46.3	43.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,825	15,505	49,857
# of persons per HH	2.0	2.4	2.4
Average HH income	\$104,356	\$100,647	\$92,187
Average house value	\$374,044	\$293,833	\$274,949

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

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Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

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Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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