



COMMERCIAL LAND
IN YORK COUNTY
FOR SALE

1036 SPRENKLE ROAD, SPRING GROVE, PA

FOR SALE

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1036 SPRENKLE ROAD
SPRING GROVE, PA 17362



SPRING FORGE PLAZA



PROPERTY SUMMARY

Introducing an exceptional investment opportunity in Jackson Township, York County, PA. $\pm$ 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

Sale Price	\$1,695,000
Lot Size	10.73 Ac
APN	33-000-GF-0062C0-00000
Property Taxes	\$7,596
Traffic Count	15,513 VPD
Municipality	Jackson Township
Submarket	Spring Grove
County	York County
Zoning	Commercial

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

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
✉ TPOSAVEC@LandmarkCR.com
☎ 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
✉ NMARTIN@LandmarkCR.com
☎ 717.317.8481



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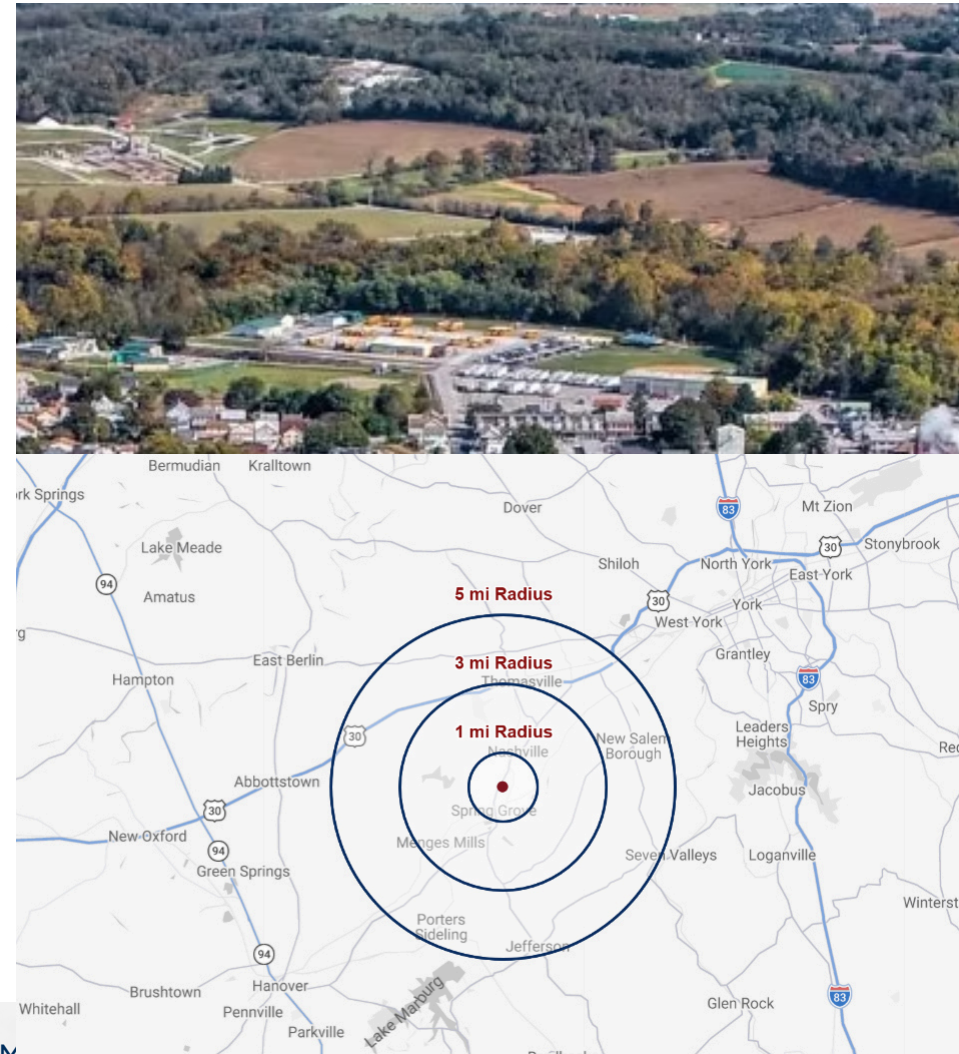
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DEMOGRAPHICS & LOCATION OVERVIEW

SPRING GROVE, located in southwestern York County, Pennsylvania, is a small suburban community of roughly 2,400 residents. The area is characterized by stable, middle-income demographics, with median household incomes generally ranging from the mid-\$70,000s in the borough to nearly \$100,000 across the surrounding area, reflecting a solid working- and middle-class base. Spring Grove benefits from its proximity to York City—located approximately 7 miles to the northeast—making it an attractive residential option for those working in the York market. Average commute times are in the mid-20-minute range, with convenient access via Route 116 and nearby connections to Route 30, allowing for efficient travel to York as well as other regional employment centers.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,099	12,463	27,928
Households	1,267	4,916	11,096
Average Household Income	\$120,558	\$109,554	\$111,510
Businesses	161	288	620
Employees	1,842	3,996	7,469



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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 or 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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