



OLD TRAIL ROAD ETTERS, PA 17319

COMMERCIAL DEVELOPMENT SITE



NEW REDUCED PRICE!



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OFFERING SUMMARY

Address:	Old Trail Rd, Etters, PA 17319
Sale Price:	\$550,000
Lot Size:	± 5.34 Acres
APN:	39-000-PG-0090.B0-00000
County:	York
Municipality:	Newberry Twp
Zoning	Regional Commercial/Office

PROPERTY HIGHLIGHTS

- Large 5.34 acre site for sale with Regional Commercial zoning and easy highway access on Old Trail Road
- Site offers excellent exposure with frontage along I-83 with access to both Yocumtown & Newberrytown exits
- Regional Commercial/Office (RCO) zoning allows for multitude of commercial, retail, & medical uses.
- Located just off  with easy access to:   PA Turnpike   
- Adjacent to WellSpan Health York Hospital Lab Services & Valley Green Family Medicine, and in close proximity to national big box anchored retail centers that feature Walmart Supercenter, Karns Foods, McDonalds, Planet Fitness, Starbucks, Rite Aid, Frensenius Kidney Care, and many more

SITE PLAN



PARCEL AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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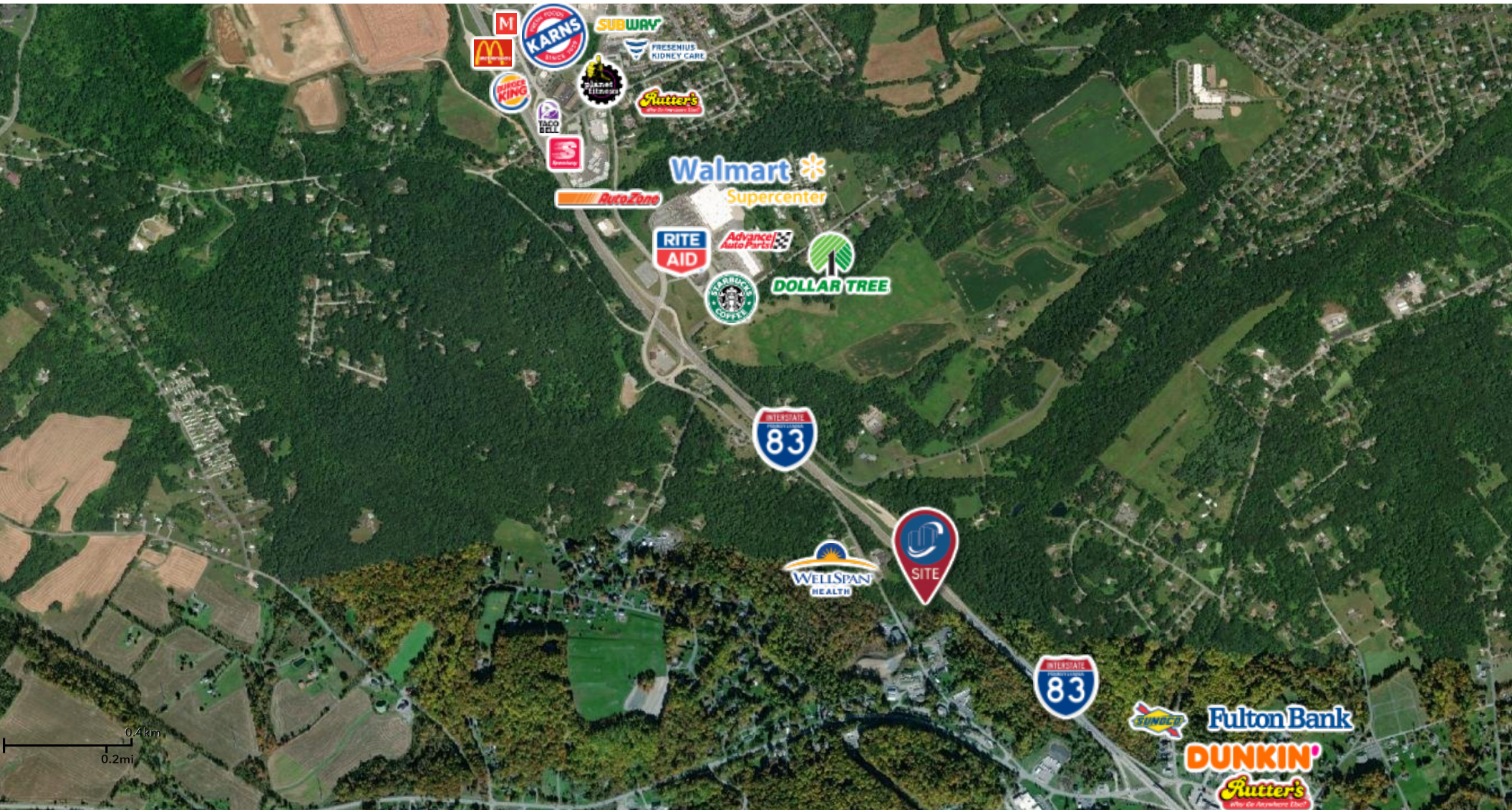
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TRADE AERIAL



LOCATION MAP





AREA OVERVIEW

YORK COUNTY: York county is in southern Pennsylvania and is bordered to the northeast and east by the Susquehanna River, to the south by Maryland, and to the northwest by Yellow Breeches Creek. It consists of a hilly piedmont region that rises to the Blue Ridge Mountains in the northwest.

Founded in 1741, the city of York (the county seat) is one of the oldest European settlements west of the Susquehanna River in Pennsylvania. The county was formed in 1748 and was named James, duke of York and Albany (later King James II). The Continental Congress passed the Articles of Confederation in York while it was the national capital during the British occupation of Philadelphia (Sept. 30, 1777 - June 27, 1778). The county was known for its fabricated metal products, notably the Pennsylvania rifle in the late 18th century, the nation's first iron steamboat in the early 19th century, and automobiles in the early 20th century. The principal boroughs are Hanover, Red Lion, West York, and Dallastown.

TOP EMPLOYERS

YORK HOSPITAL
FEDERAL GOVERNMENT
WELLSPAN MEDICAL GROUP
WAL-MART ASSOCIATES INC
COUNTY OF YORK

HIGHER EDUCATION

YORK COLLEGE OF PENNSYLVANIA
HARRISBURG AREA COMMUNITY COLLEGE- YORK
PENN STATE YORK



YORK COUNTY 2025

DEMOGRAPHICS



459,651
POPULATION



\$86,221
AVERAGE
HOUSEHOLD
INCOME



178,872
HOUSEHOLDS



170,545
EMPLOYEES

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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.