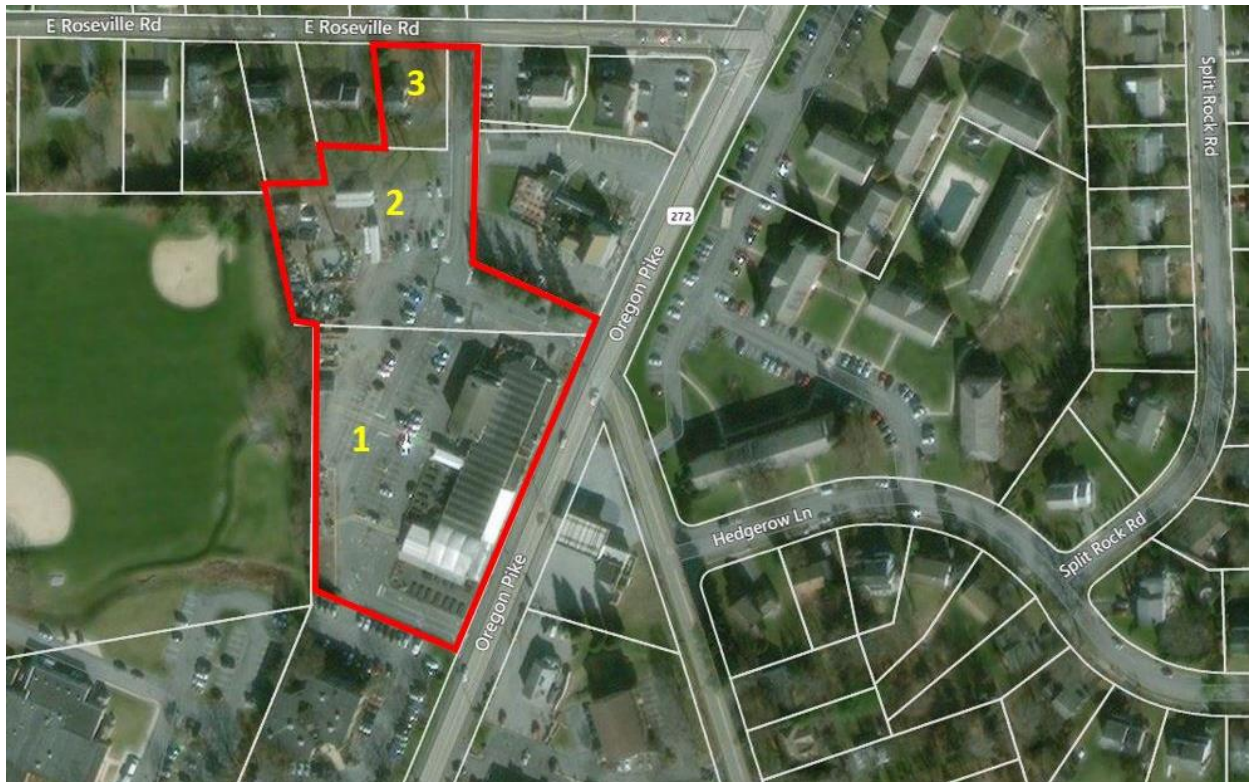


For Sale



**1850 OREGON PIKE
384 EAST ROSEVILLE ROAD
LANCASTER, PA 17601**

Land Development Opportunity off Route 272

Jeffrey Kurtz, CCIM
Associate Broker
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For Sale

1850 Oregon Pike
384 East Roseville Road
Lancaster, PA 17601

Land Development Opportunity



1850 Oregon Pike
384 East Roseville Road
Lancaster, PA 17601

Available Acreage
+/- 4.25

Total Square Feet
Grocery Store – 24,354 +/-
Home – 1,000+/-

Sale Price
\$2,875,000

Description

Former Stauffer's Of Kissel Hill location. Many options to consider, like using the existing footprint and rebuild, renovating the building and make it your own for your business, or redeveloping the site. The purchase is for total three properties, two additional with a 384 E Roseville Rd address (Tax ID's 390-19818-0-0000 & 390-20500-0-0000). These include a residence with potential rental income and a long-term cell tower lease. Extremely well position in a main Manheim Township corridor, less than a mile to Route 30 and only about 3 miles to downtown Lancaster City. The average daily traffic count is about 19,000 vehicles in this location. Ideal for a retail redevelopment project, medical office or adaptive reuse.

BUILDING INFORMATION

Parking	100+
Water/Sewer	Public
Zoning	B-2
Municipality	Manheim Township
Additional Comments	Active cell phone tower and residential lease income

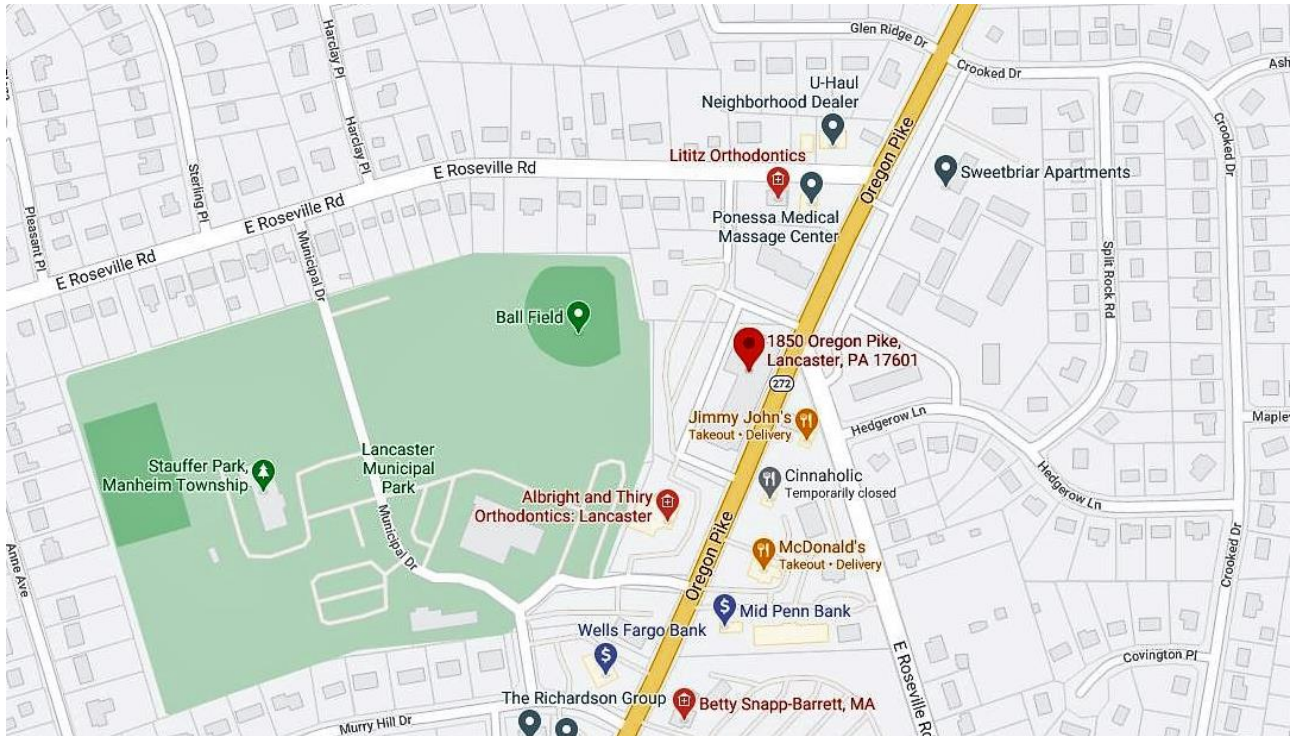
Photos

1850 Oregon Pike
384 East Roseville Road
Lancaster, PA 17601



Location Map

1850 Oregon Pike
384 East Roseville Road
Lancaster, PA 17601



2021 ESRI Data

Population

1 MILE – 6,548
3 MILES – 85,022
5 MILES – 174,928

Average HHI

1 MILE – \$97,447
3 MILES – \$81,724
5 MILES – \$84,686

Households

1 MILE – 2,524
3 MILES – 33,467
5 MILES – 68,087





*Every company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" – High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.



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Mechanicsburg, PA 17055
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