

**FOR SALE**  
**± 17 ACRE DEVELOPMENT SITE**  
**GETTYSBURG, PA**



**LOCATION:** 1957 York Road, Straban Township, Adams County, Gettysburg, PA 17325

**LAND SIZE:** 17.17 acres

**ZONING:** **EC-1 Economic Development - Commercial District** - *permitted uses include:* mixed-use buildings (commercial first floor, residential on other floors); professional services; banking/financial institutions; personal services; health care offices; veterinary facilities and animal hospitals; day-care centers; funeral home; tavern; commercial greenhouse; retail businesses; commercial technical or training schools; hospital; public services office uses, among others.

*Special Exception uses include:* Hotel and motel; multiplex units; commerce/business park; shopping center; vehicles sales, service, washing, repairing an body shop; among other uses.

**TRAFFIC COUNT:**

York Road/ Route 30	14,332	vehicles per day (both directions)
Route 15	11,047	vehicles per day (Northbound)
Route 15	11,475	vehicles per day (Southbound)

**DEMOGRAPHICS:**

		<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
2016	Population:	6,655	23,693	77,862
	Average HH Income:	\$58,689	\$66,280	\$69,678

**UTILITIES:**

- Water - Well water
- Sewer- Gettysburg Municipal Authority
- Electric - Met-Ed

**REAL ESTATE TAXES:** Annually - \$7,834

**COMMENTS:** Outstanding commercial development property for many uses.

**SALE PRICE:** **\$1,600,000**





Regional Map



Local Map

**Dwight E. Wagner, CCIM**



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