

Highest Traffic Route 30 (Intersection to I-83) in York County

Route 30 & North Hills Road (East York)

LEASE

- **1.3 acre corner retail development on Route 30**
- **1st lighted intersection stopping Route 30 West traffic (last light – Route 30 East)**
- **Interchange to I-83 North & South**
- **High demographics of retail & surrounding households**
- **Cross-easement parking providing for 100+/- parking spaces**
- **3,500 SF building which can be subdivided for two-use or pad for new building**
- **Can be redeveloped to provide maximum exposure, parking, & drive-thrus**
- **Can raze half of adjacent building for new tenant's larger pad site**
- **Excellent for banks, fast food, retail, etc.**



Traffic Statistics

46,000+/- cars pass this intersection per day (as per PennDOT)

For More Information Please Contact:

NICK SKEPARNIAS
Sigma Commercial Realty, Inc.
(717) 848-8888

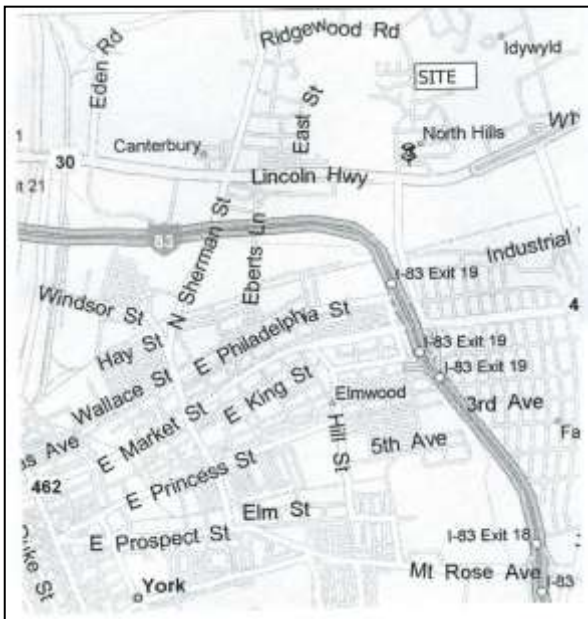
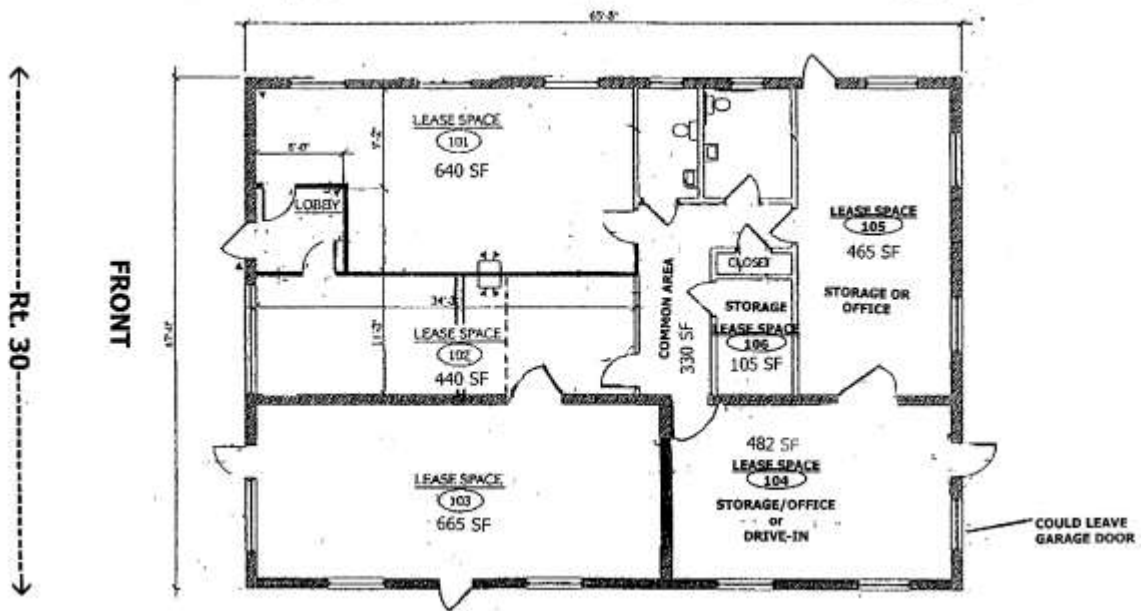
Property is Broker owned.

Information provided is from sources Deemed Reliable but no warranties or guarantees are made by Sigma Commercial Realty, Inc. as to their accuracy



LICENSED IN PA AND MD

Sales Leasing Business Brokerage
Property Management Investment
Development

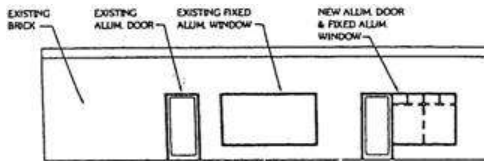


Property is Broker owned.

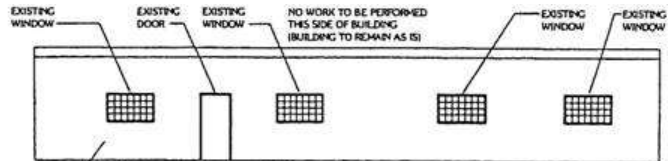
Demographics

3 Miles: 73,685 +/-
 5 Miles: 134,749 +/-

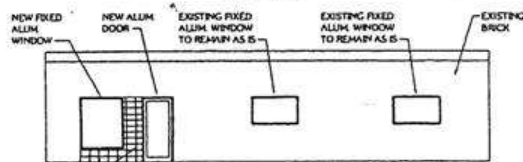
SIGMA COMMERCIAL
 1542 East Market Street
 York, Pennsylvania 17403
 (717) 848-8888
 (717) 854-5659 FAX



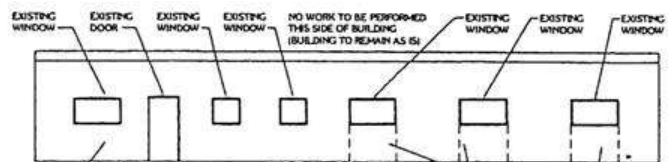
FRONT



EAST SIDE



BACK



WEST SIDE