

## 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
- 1<sup>st</sup> 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

More than 50,000 cars pass this intersection per day (as per PennDOT)

For More Information Please Contact:

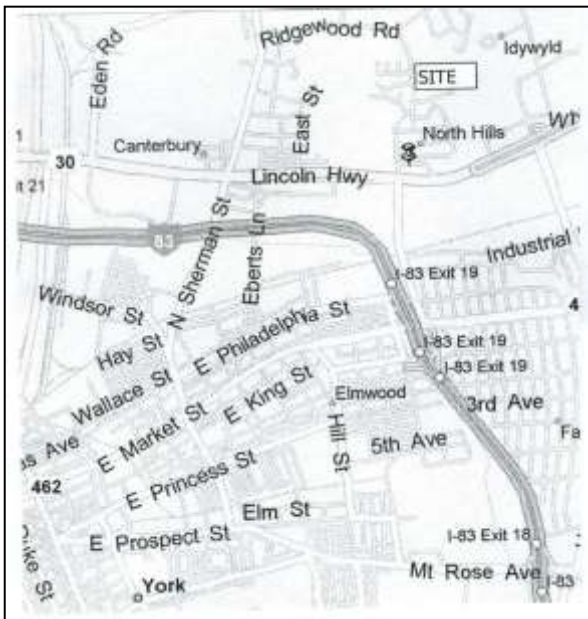
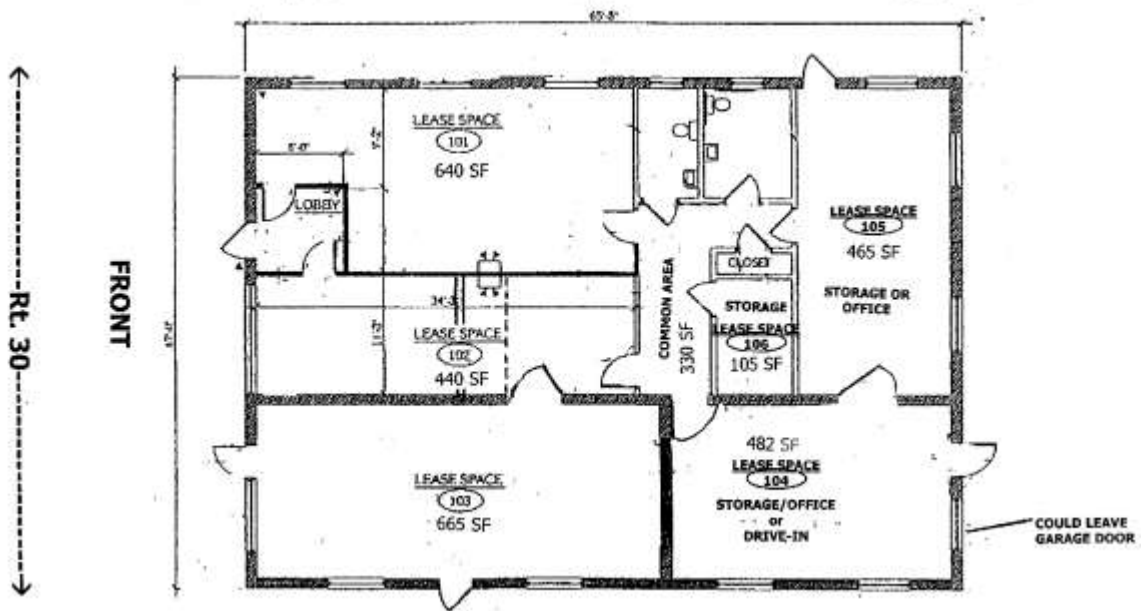
**JOHN SKEPARNIAS**  
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*\*\*Information provided is from sources Deemed Reliable but no warranties or guarantees are made by Sigma Commercial Realty, Inc. as to their accuracy\*\**



LICENSED IN PA AND MD

Sales Leasing Business Brokerage  
Property Management Investment  
Development

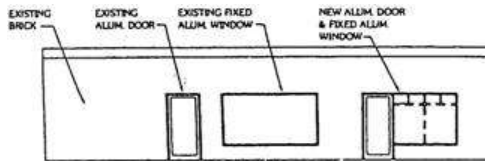


**Demographics**

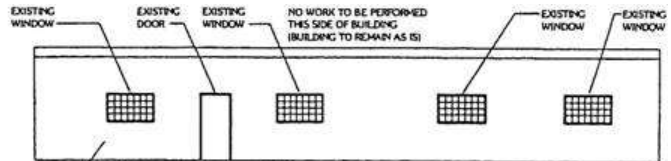
3 Miles: 35,000 +/-  
 5 Miles: 60,000 +/-



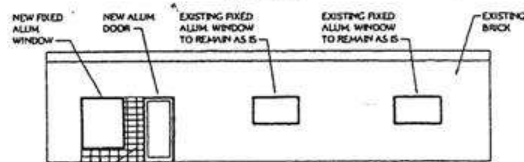
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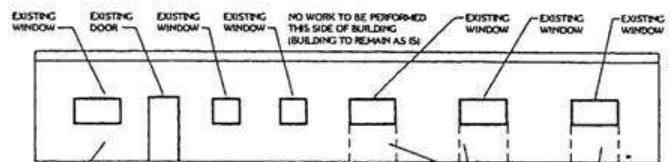
FRONT



EAST SIDE



BACK



WEST SIDE