



# 3.32 +/- ACRES OF VACANT LAND

West Manchester Twp. | York County

1925-1947 Kenneth Road York, PA 17408

## FOR SALE

3.32 +/- acres of vacant land  
for development. Zoned  
Professional Office.



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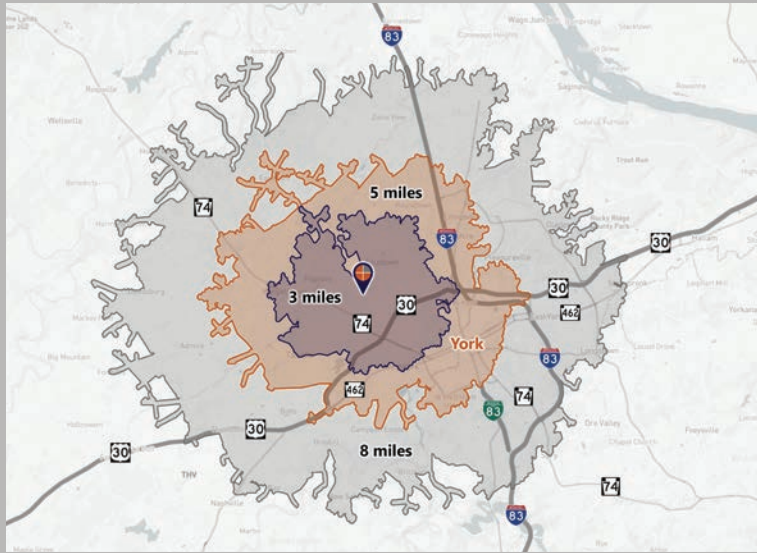
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# 3.32 +/- ACRES OF VACANT LAND

## DEMOGRAPHICS

Variable	1925 Kenneth Road York, PA 17408		
Travel Distance from Site	3 miles	5 miles	8 miles
Total Population	37,423	108,605	173,002
Population Density (Pop per Sq. Mile)	2,424.0	2,548.8	1,458.2
Total Households	14,997	42,096	67,221
Per Capita Income	\$36,466	\$30,955	\$34,135
Average Household Income	\$90,105	\$79,364	\$87,399
Average Disposable Income	\$70,993	\$62,402	\$67,963
Total (SIC01-99) Businesses	1,236	3,750	6,765
Total (SIC01-99) Employees	19,323	53,747	103,048
Health Care	\$95,905,826	\$230,723,808	\$410,165,507
Medical Services	\$18,160,403	\$43,390,486	\$77,203,760
Physician Services	\$3,944,362	\$9,412,498	\$16,776,378
Dental Services	\$6,017,188	\$14,500,693	\$25,800,458
Non-Physician Services	\$732,410	\$1,717,538	\$3,061,878

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Offering 3.32 +/- acres of land zoned Professional Office (PO). Property is located in close proximity to UPMC Memorial Hospital, OSS Health and many other medical uses. Also nearby is Normandy Ridge Assisted Living Campus, Country Meadows Retirement Community, Encompass Health Rehabilitation Hospital, and York North Skilled Nursing & Rehab Center. A great opportunity for one of the last vacant parcels in the area.

*Note: a very small portion of the land on the northwest side of the property is zoned R-2.*

## PROPERTY DETAILS

- Land/Lot Size: ..... 3.32 +/- Acres
- Sale Price: ..... \$650,000
- Zoning: ..... Professional Office Zone (PO)
- Annual Taxes (Est.): ..... \$2,408
- Water/Sewer: ..... Public
- Gas: ..... Available to Site
- Electricity: ..... Available to Site
- Topography: ..... Level

## TRAFFIC COUNTS

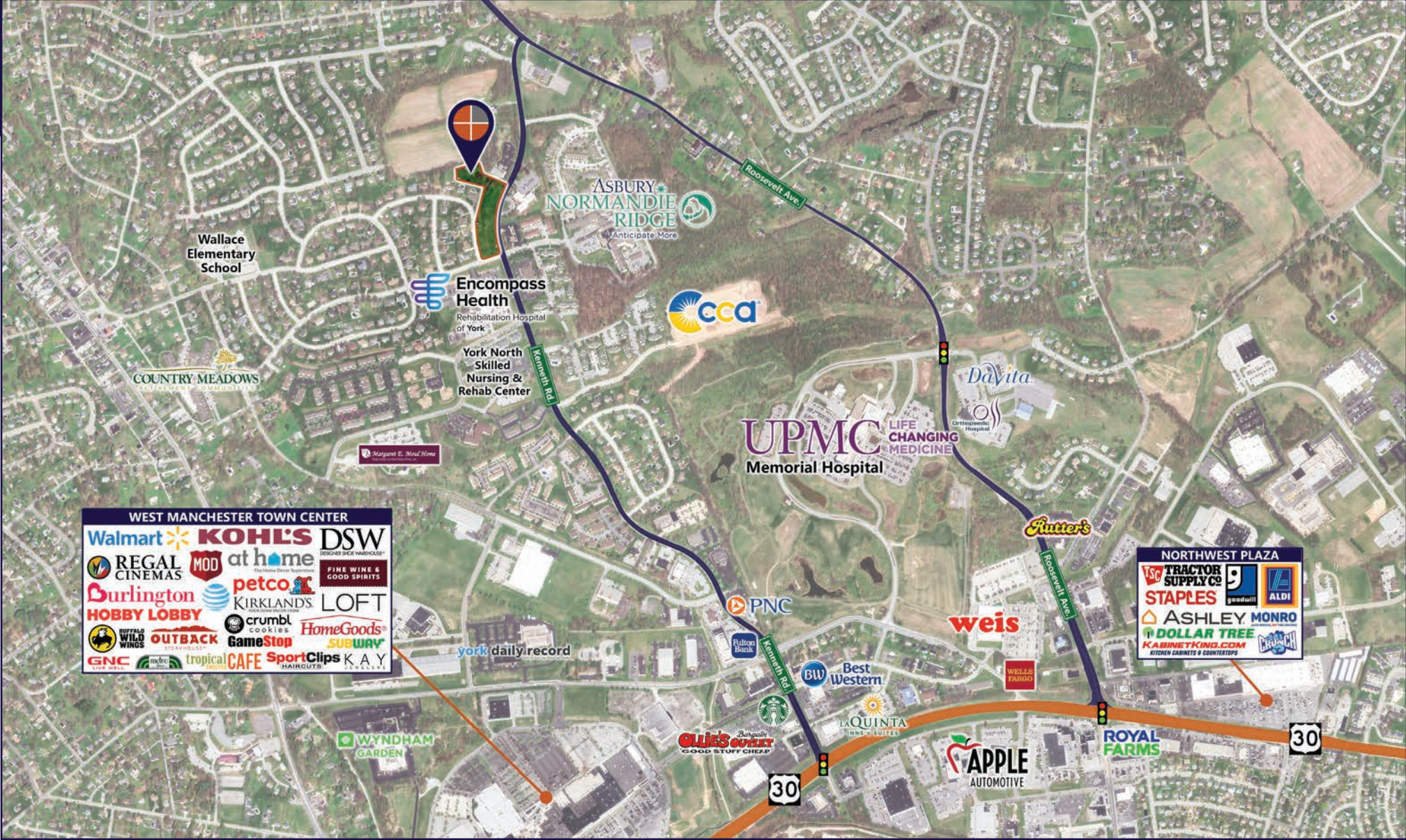
- Kenneth Road: ..... 5,748 VPD
- Roosevelt Ave.: ..... 15,684 VPD
- US Route 30: ..... 51,514 VPD



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# ESTABLISHED REGIONAL AREA MAP



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# ZONING ORDINANCE | WEST MANCHESTER TWP.

## PROFESSIONAL OFFICE (PO) ZONE

### Purpose

This district provides opportunity for a wide range of office uses that are protected from other commercial activities. These districts are conveniently located amid proposed residential areas and along major roads. In addition, this zone can be used as a transitional land use separating residential zones with different permitted densities. Lastly, this zone accommodates various medical and care facilities by conditional use, thereby acknowledging a trend toward such uses which are evolving along Kenneth Road. Unless otherwise noted, this zone shall be considered a commercial zone.

### Permitted Uses

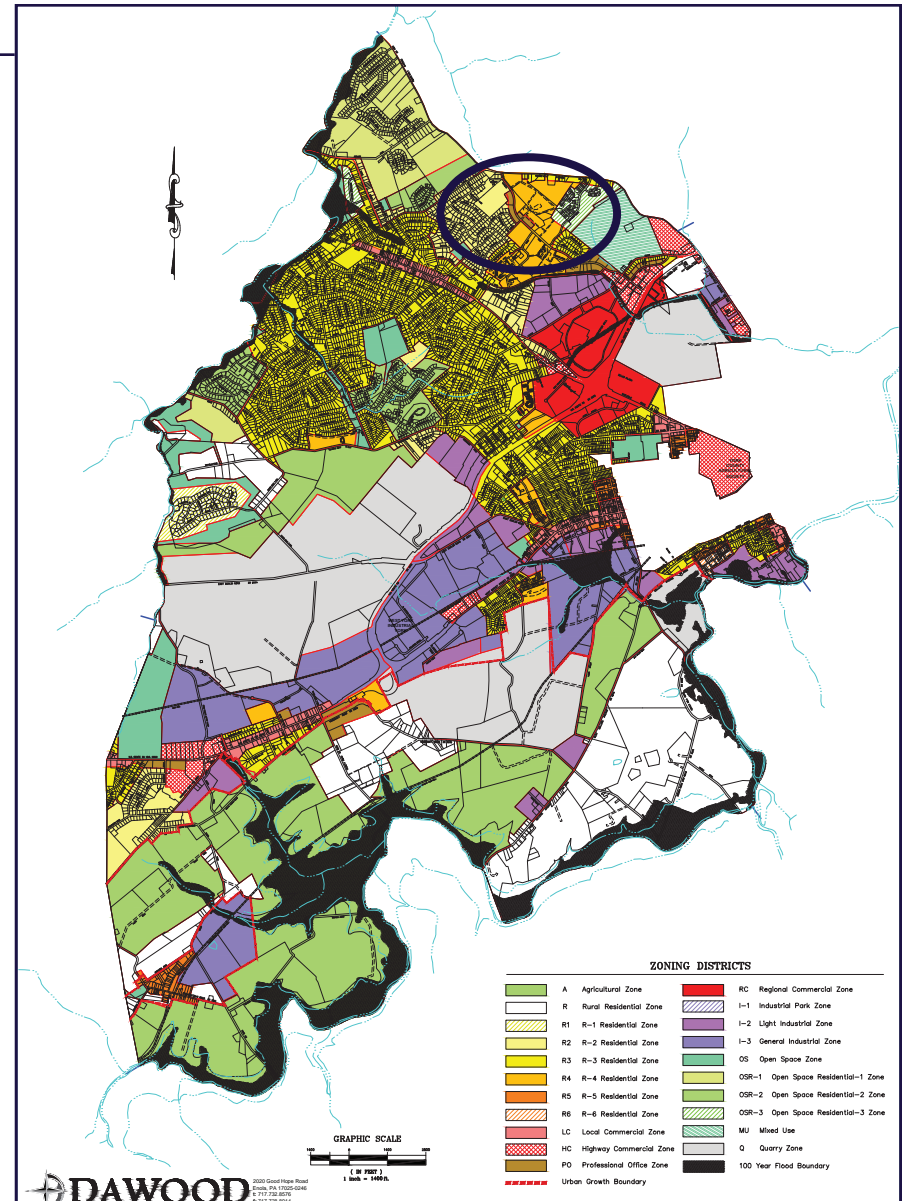
Permitted uses shall be as follows:

- A. Offices (business and professional)
- B. Medical and Dental Offices
- C. Alternative Therapy Office
- D. Nursing, Rest or Retirement Homes (See 150-343.)
- E. Hospitals (See.150-333.)
- F. Banks and similar financial institutions (See 150-313.)
- G. Zoning lot reduction (See 150-357.)
- H. Commercial Day-Care Facilities (See 150-321.)
- I. Public Buildings, including firehouses (See 150-345.)
- J. Churches and related uses (See 150-319.)
- K. Funeral Homes (See 150-327.)
- L. Forestry
- M. Accessory uses customarily incidental to the above permitted uses.

### Special Exception Uses

Subject to the general criteria listed in 150-302D, special exception uses shall be as follows:

- A. Public Utilities (See 150-346.)
- B. A communications antenna mounted on an existing public utility transmission tower, building or other structure, and a communications equipment building (See 150-322.1.)



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