

# GRND LEASE



Adams County, Pennsylvania



## RETAIL PARCEL

530 N. QUEEN STREET

LITTLESTOWN, PENNSYLVANIA 17340



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## LOT SIZE

1.82 Acres ±

## ZONING

C-3 (Highway Oriented Commercial)  
Littlestown Borough, PA

## TRAFFIC COUNT

8,659 AADT (N. Queen Street)

## HIGHLIGHTS

- ▶ Located at a corner, signalized intersection
- ▶ Adjacent to a Royal Farms gas/convenience store
- ▶ Situated at the entrance to the new Stoner's Farm Community
- ▶ 2 min. north of the heart of Littlestown, PA

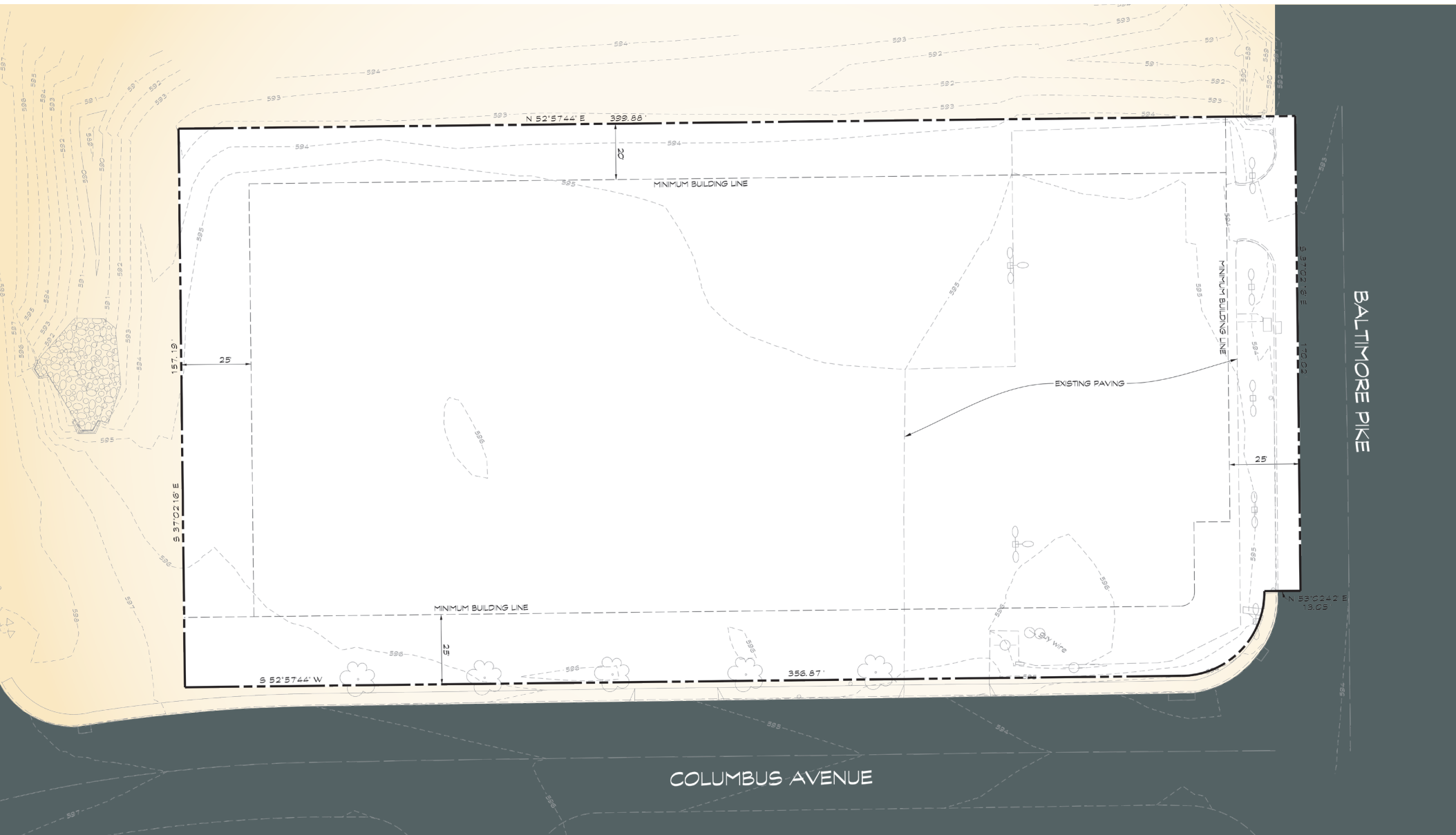


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# SURVEY

530 N. QUEEN STREET | LITTLESTOWN, PENNSYLVANIA 17340



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# LITTLESTOWN TRADE AREA

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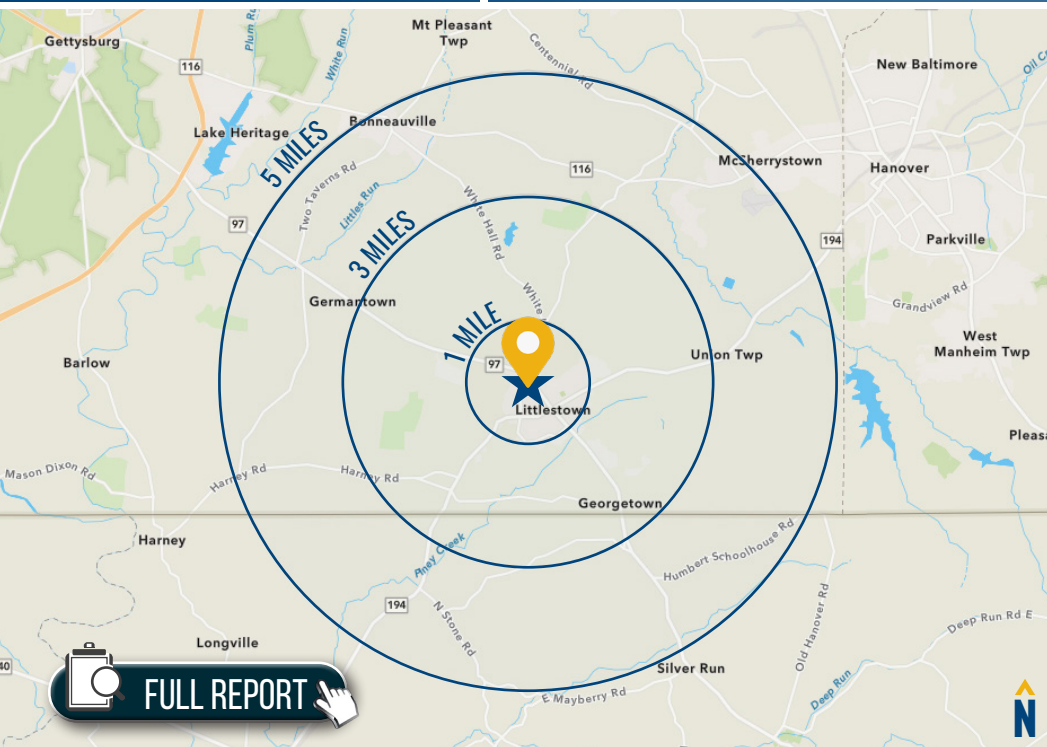


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# LOCATION / DEMOGRAPHICS (2022)

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<b>RESIDENTIAL POPULATION</b> 4,891 1 MILE 10,004 3 MILES 19,136 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 2,030 1 MILE 3,970 3 MILES 7,442 5 MILES	<b>AVERAGE HH SIZE</b> 2.41 1 MILE 2.52 3 MILES 2.57 5 MILES	<b>MEDIAN AGE</b> 40.0 1 MILE 42.8 3 MILES 43.8 5 MILES
<b>AVERAGE HH INCOME</b> \$80,338 1 MILE \$91,872 3 MILES \$96,659 5 MILES	<b>EDUCATION (COLLEGE+)</b> 55.3% 1 MILE 53.3% 3 MILES 53.5% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 96.5% 1 MILE 96.7% 3 MILES 96.8% 5 MILES	<b>DAYTIME POPULATION</b> 3,720 1 MILE 7,063 3 MILES 12,928 5 MILES

**43%**  
**GREEN ACRES**  
3 MILES

Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

**2.70**  
AVERAGE HH SIZE

**43.9**  
MEDIAN AGE

**\$76,800**  
MEDIAN HH INCOME

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**31%**  
**MIDDLEBURG**  
3 MILES

These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

**2.75**  
AVERAGE HH SIZE

**36.1**  
MEDIAN AGE

**\$59,800**  
MEDIAN HH INCOME

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**19%**  
**FRONT PORCHES**  
3 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

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**4%**  
**COMFORTABLE EMPTY NESTERS**  
3 MILES

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

**2.52**  
AVERAGE HH SIZE

**48.0**  
MEDIAN AGE

**\$75,000**  
MEDIAN HH INCOME

[LEARN MORE](#)



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