

# Land for Lease or Sale

ROUTE 222 & COLONEL HOWARD BLVD  
EAST COCALICO, PA

# Cocalico Commons



## PRESENTED BY:

John Wilson

Vice President | Investment

DIRECT +1 717 736 8725

EMAIL [john.wilson@colliers.com](mailto:john.wilson@colliers.com)

Frederick Null

Vice President | Land & Investment

DIRECT +1 610 897 2375

EMAIL [frederick.null@colliers.com](mailto:frederick.null@colliers.com)

Phillip Sprenkle

Associate | Investment

DIRECT +1 717 736 8724

EMAIL [phillip.sprenkle@colliers.com](mailto:phillip.sprenkle@colliers.com)

**Colliers**  
INTERNATIONAL



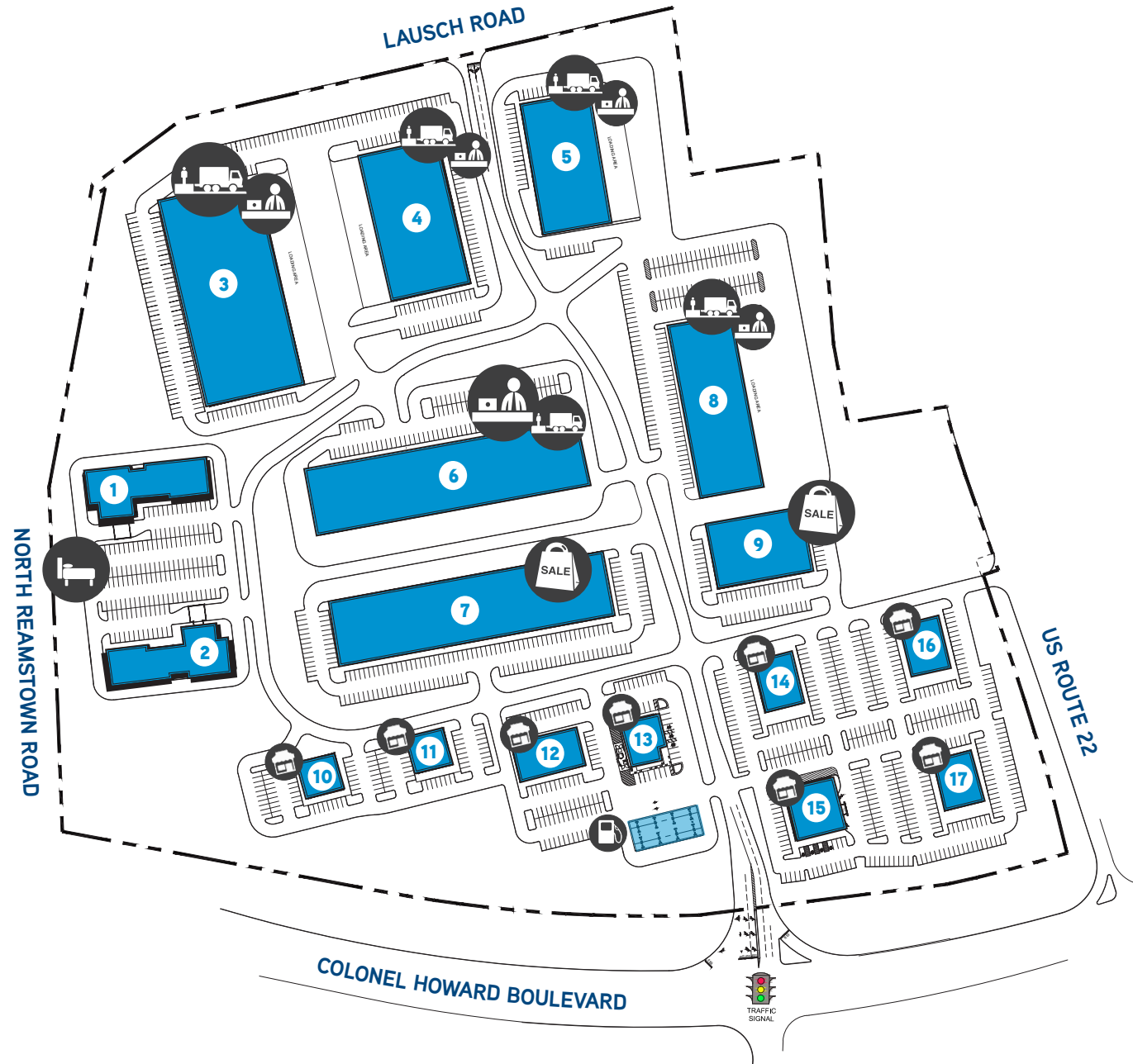
**Cocalico Commons**

Address	Route 222 & Colonel Howard Blvd East Cocalico, Pa
Total GLA	500,576 +/- SF
Lot Size	57+/- Acres
Year Built	Under Development



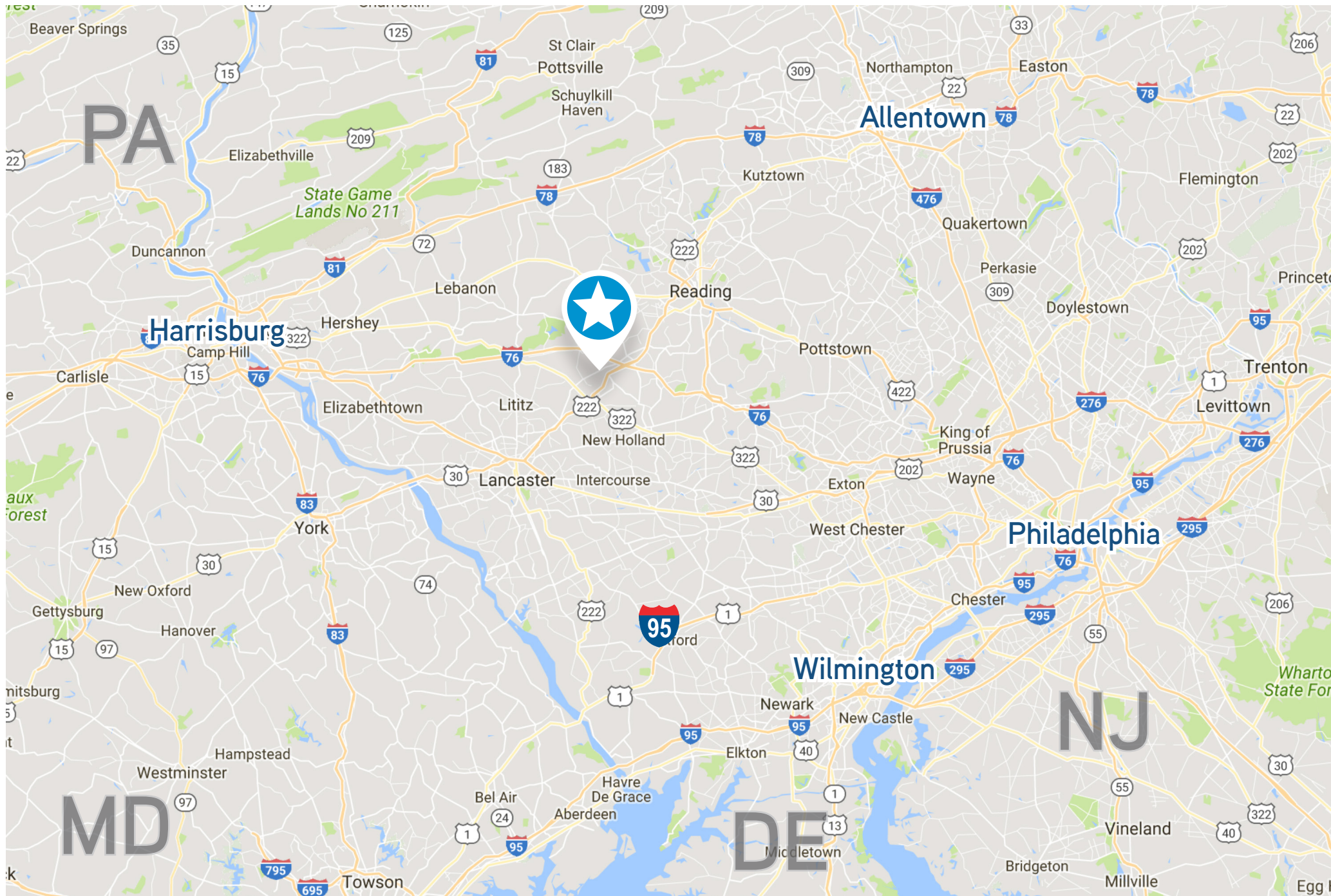
# Cocalico Commons

#	Proposed Use	Sq Ft
1	Hotel	51,873
2	Hotel	51,873
3	Warehouse/Office	74,000
4	Warehouse/Office	42,312
5	Warehouse/Office	32,000
6	Office/Warehouse	64,515
7	Retail	64,515
8	Warehouse/Office	39,704
9	Retail	22,492
10	Pad	5,000
11	Pad	5,000
12	Pad	9,500
13	Gas/Convenience	5,636
14	Pad	7,500
15	Pad	9,656
16	Pad	7,500
17	Pad	7,500
Total		500,576 SF













## AREA DEMOGRAPHICS



17,402  
2016 Population

18,082  
2021 Population

6,388  
2016 Households

6,627  
2021 Households



41,470  
2016 Population

42,843  
2021 Population

14,739  
2016 Households

15,205  
2021 Households



183,340  
2016 Population

188,006  
2021 Population

68,395  
2016 Households

69,905  
2021 Households



**Please Contact:**

**John Wilson**  
Vice President | Investment  
DIRECT +1 717 736 8725  
EMAIL [john.wilson@colliers.com](mailto:john.wilson@colliers.com)

**Frederick Null**  
Vice President | Land & Investment  
DIRECT +1 610 897 2375  
EMAIL [frederick.null@colliers.com](mailto:frederick.null@colliers.com)

**Phillip Sprenkle**  
Associate | Investment  
DIRECT +1 717 736 8724  
EMAIL [phillip.sprenkle@colliers.com](mailto:phillip.sprenkle@colliers.com)



**COLLIERS INTERNATIONAL**  
300 N. Second Street  
Suite 1203  
Harrisburg, PA 17101  
+1 717 730 3752  
[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)

---

**COCALICO LAND | OFFERING SUMMARY**

Materials contained in this Investment Offering are confidential, furnished solely for the purpose of considering the "AS IS" acquisition of 693 E. Lincoln Highway, Easton, PA (the "Property") described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Colliers International and Owner. No representations, expressed or implied are made as to the foregoing matters by Owner, Owner's property management/ leasing agent, Colliers or any of their officers, employees, affiliates and/or agents.