



Industrial/Commercial Realtors • 717.697.2422

► Flight Path Park



Flight Path Park Annville, PA 17003

Available SF:
2-10 Acres

Lease Price:
Negotiable

Description:

Flight Path Park is a unique, 100 acre campus that is a destination in the Central Pennsylvania area. Flight Path businesses include In The Net, Paramount Sports, Klick-Lewis Ice Arena, Palmyra Public Library, Company Dance, Twisted Pig, Flight Path Baseball and Lazer Factory.

Visitors to the park include 182,000 people on weekends April-November, in 2015. Most are coming from out of the area. These numbers do not include the additional thousands of local people using the campus during the week.

Annette Cassel Means

Call Today! ☎ 717.697.2422 ext. 207

✉ ameans@high.net

Land information

Municipality	South Londonderry Township
County	Lebanon
Typography	Flat
Environmental issues	None known
Present use	Sports/Entertainment Compaines
Surrounding uses	Retail, residential & light industrial

Zoning I/C Industrial Commercial

Utilities

Water	PAWC
Sewer	S. Londonderry Township Municipal Authority
Gas	UGI
Electric	Med Ed

Traffic Count
 AADT 10,874 @ Route 117 (Forge Rd) & Airport Rd
 AADT 17,461 @ Route 322 & Forge Rd
 AADT 15,647 @ Route 422 & Forge Rd

Demographics	1 Mile	3 Miles	5 Miles
Population	3,855	23,029	43,293
Households	1,660	9,437	16,871
Avg HH Income	\$83,994	\$78,176	\$78,305



Permitted Uses:

- * Agricultural, Horticultural, Forestry uses
- * Auto parts store
- * Banks/financial institutions
- * Bookbinding, printing, etc.
- * Custom or repair shops
- * Furniture/refinishing shops
- * Industrial activities
- * Scientific/industrial research labs
- * Medical/dental clinics
- * Offices (business/professional)
- * Parking compounds
- * Public uses and utilities
- * Retail sale of goods/services
- * Shops for contractors
- * Sign makers
- * Theaters/auditoriums
- * Accessory uses to any of the above

Special Exception Uses:

- * Amusement arcades
- * Auto/boat/trailer sales
- * Billboards
- * Car washes
- * Collection/distribution stations
- * Commercial daycare facilities
- * Commercial recreation facilities
- * Convention centers
- * Drive-thru/fast food restaurants
- * Dry cleaners/laundromats
- * Funeral homes
- * Health/recreation clubs
- * Heavy equipment sales/service
- * Home improvement/building supply stores
- * Hospitals/care facilities
- * Hotels/motels/lodging
- * Mass transportation depots
- * Mini warehouses
- * Nightclubs
- * Private schools
- * Sales/storage of nursery/garden materials
- * Truck/motor freight terminal
- * Warehousing/wholesale trade
- * Veterinarians/animal hospitals



Flight Path Park

H.R. WEAVER, Developer
Sports & Entertainment Venues

Restaurant & Retail

Light Industrial



PARAMOUNT SPORTS

- Average 1,000 children plus their families every week

IN THE NET BASEBALL

- First class tournament facility
- 2,000-3,000 people participate during weekends, March through October

KEY DIES, INC.

PARAMOUNT 7 SPORTS COMPLEX

MINISTAR PIC

IN THE NET SPORTS COMPLEX

IN THE NET

- Hosts 24 tournaments per summer season
- 2,000-5,000 people attend over a weekend
- Average 90 people per hour in the Fall

LAZER FACTORY

- A 12,000 sq. ft. multi-level state-of-the-art laser tag arena
- The latest arcade games
- Snack bar with cafe seating
- Party packages
- Indoor Playground

Space Available
Lazer Factory

Available
Build to Suit
2.5 ac.

Available
Build to Suit
2.8 ac.

Annette Cassel Means, REALTOR®
High Associates, Ltd.
Phone (717) 697-2422
Fax (717) 697-0870
Email: amean@high.net

AVAILABLE
2,000 SF to 14,730 SF
contiguous space
One of the few spaces left in the park

Available
Build to Suit
6 ac.

KLICK LEWIS ARENA

- 3,000 people participate each week
- Opened September, 2008
- Home to Hershey Jr. Bears
- Home to many local club and High School teams

AVAILABLE

Exceptional restaurant space available. Camps generate over 182,000 athletes and parents on weekends in addition to weekday participants.

Space Available

150 Parking Spaces



Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof, and is submitted subject to errors, omissions, change of price, or other conditions, prior to sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.