For Lease Ground Lease



Flight Path Park



Annette Cassel Means

Call Today!

Land information

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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.

Municipality County Typography Environmental issues Present use Surrounding uses	South Londonderry Township Lebanon Flat None known Sports/Entertainment Compaines Retail, residential & light industrial			
Zoning	I/C Industrial Commercial			
<u>Utilities</u> Water Sewer Gas Electric	PAWC S. Londonderry Township Municipal Authority UGI 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 Population Households Avg HH Income	1 Mile 3,855 1,660 \$83,994	3 Miles 23,029 9,437 \$78,176	5 Miles 43,293 16,871 \$78,305	

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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

E Govenor Re

Stafford Heights

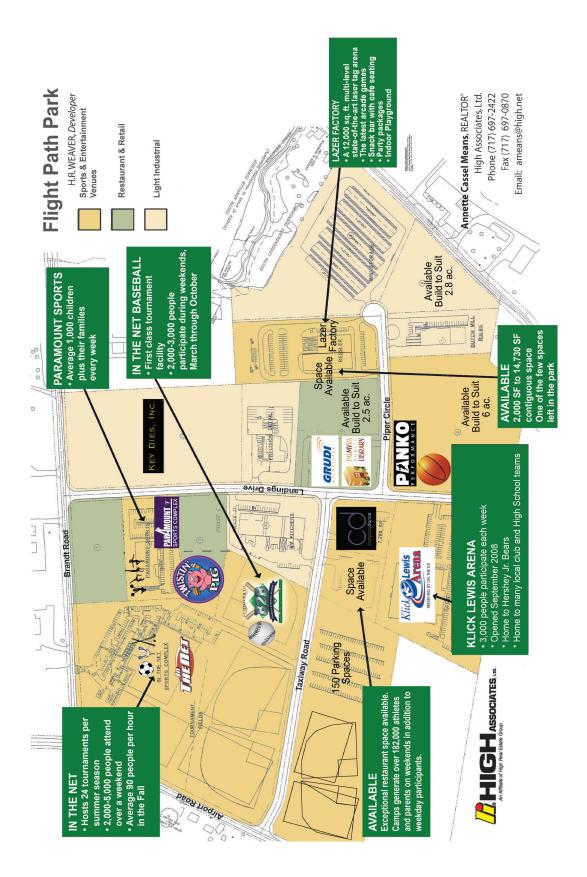
* Accessory uses to any of the above



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





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