



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors • 717.697.2422

► Restaurant Space with Phenomenal Customer Base



318 Taxiway Drive
Annville, PA 17003

Available SF:
1,000 SF to 9,198 SF

Renderings of proposed restaurant



Lease Price:
\$9.50/SF/Year NNN

Description:

Exceptional restaurant, retail or office space available. 2015 Numbers for Flight Path Park: 182,000 people on weekends April-November attending events on campus. 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. Building has high ceilings and open space. Neighbors include In The Net, Paramount Sports, Klick-Lewis Ice Arena, Palmyra Public Library, Company Dance, Twisted Pig, Flight Path Baseball and Lazer Factory.



Annette Cassel Means

Call Today! ☎ 717.697.2422 ext. 207

✉ ameans@high.net

Building information

Construction	Engineered metal building
Year constructed	2008
Basement	None
Number of floors	Single story
Restrooms	ADA restrooms
Heating	Electric heat pump
Air conditioning	Electric heat pump
Roof	Metal
Ceiling height	16-20'
Restaurant seating	Potential for 125 seats

Demographics	1 Mile	3 Miles	5 Miles
Population	4,303	23,440	44,303
Households	1,710	9,479	17,189
Avg HH Income	\$82,280	\$77,212	\$80,277

Finishing specifications

Ceiling type

Walls

Floor type

Lighting

Business ID sign

Insulated roof deck
Drywall/Paint
Concrete and carpet
Energy efficient fluorescent
On building and at park entrance

Utilities

Water

Sewer

Electric

Internet available

PAWC
So. Londonderry Authority
Met Ed
Comcast

Leasing information

Price per SF

Rentable SF

Useable SF

Finish allowance

Lease term

Escalation

Possession

Building hours

Security deposit

Common area maintenance

\$9.50/SF/Year NNN
9,200
9,200
N/A
10 Years
3%
Upon lease ratification
24/7
1 month's rent
\$2.50/SF/Year (includes taxes, landscaping, snow removal, insurance, property maintenance)

UTILITIES & SERVICES (L=Landlord; T=Tenant)

<input type="checkbox"/> Heat	<input type="checkbox"/> Taxes	<input type="checkbox"/> Trash Removal	<input type="checkbox"/> Parking Lot Maintenance
<input type="checkbox"/> Electric	<input type="checkbox"/> Insurance	<input type="checkbox"/> Janitorial	<input type="checkbox"/> Water
<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Supplies	<input type="checkbox"/> HVAC Repair	<input type="checkbox"/> Light Bulbs
<input type="checkbox"/> Structural Repairs	<input type="checkbox"/> Interior Repairs	<input type="checkbox"/> Roof Repairs	<input type="checkbox"/> Plumbing Repairs

Land

Acres

Frontage

1.6 Acres
Corner lot approximately 600' on Taxiway Road
And 300' on Landings Drive
Approximately 40 plus overflow at "On The Ice"
None
Flat

Parking

Parking restrictions

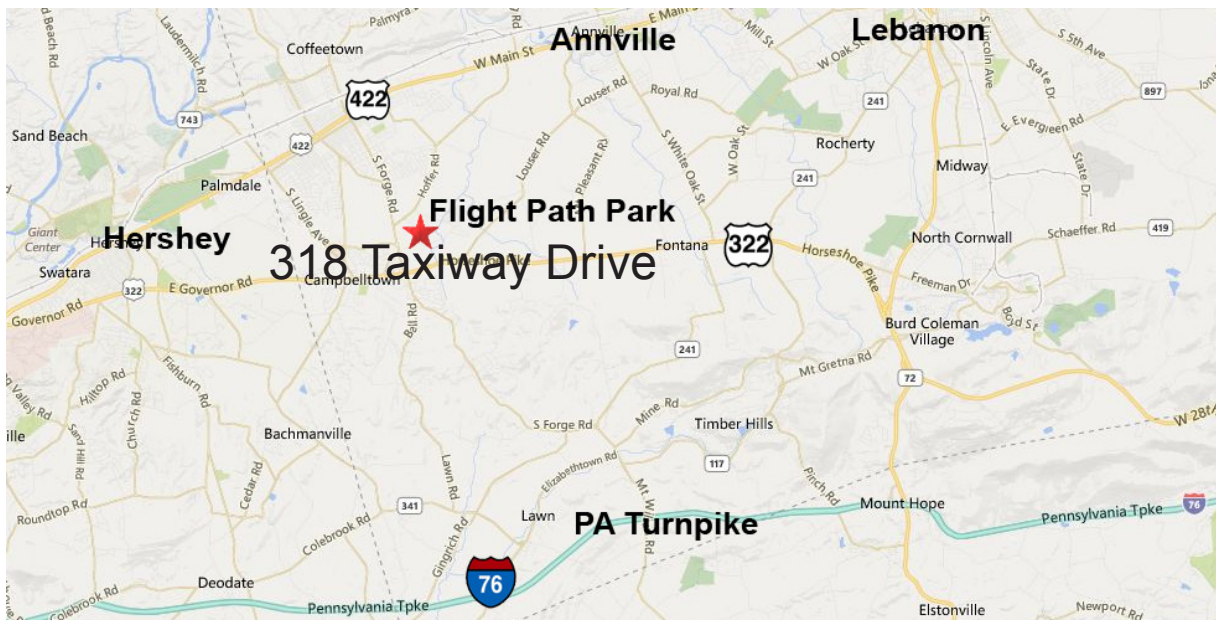
Topography

Zoning

I-C Industrial Commercial

Location

Located in Flight Path Park



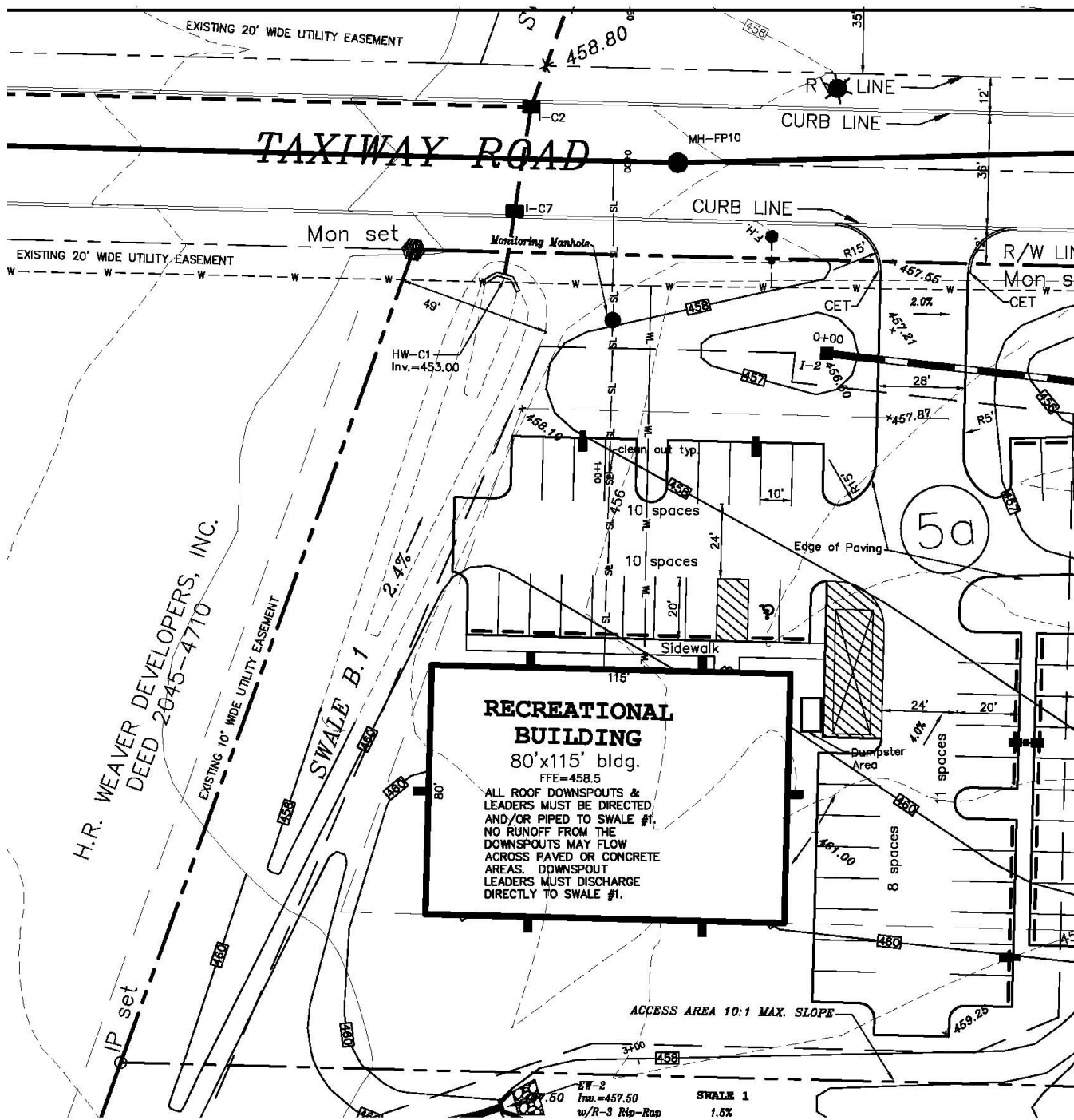
Existing building



Renderings of proposed restaurant

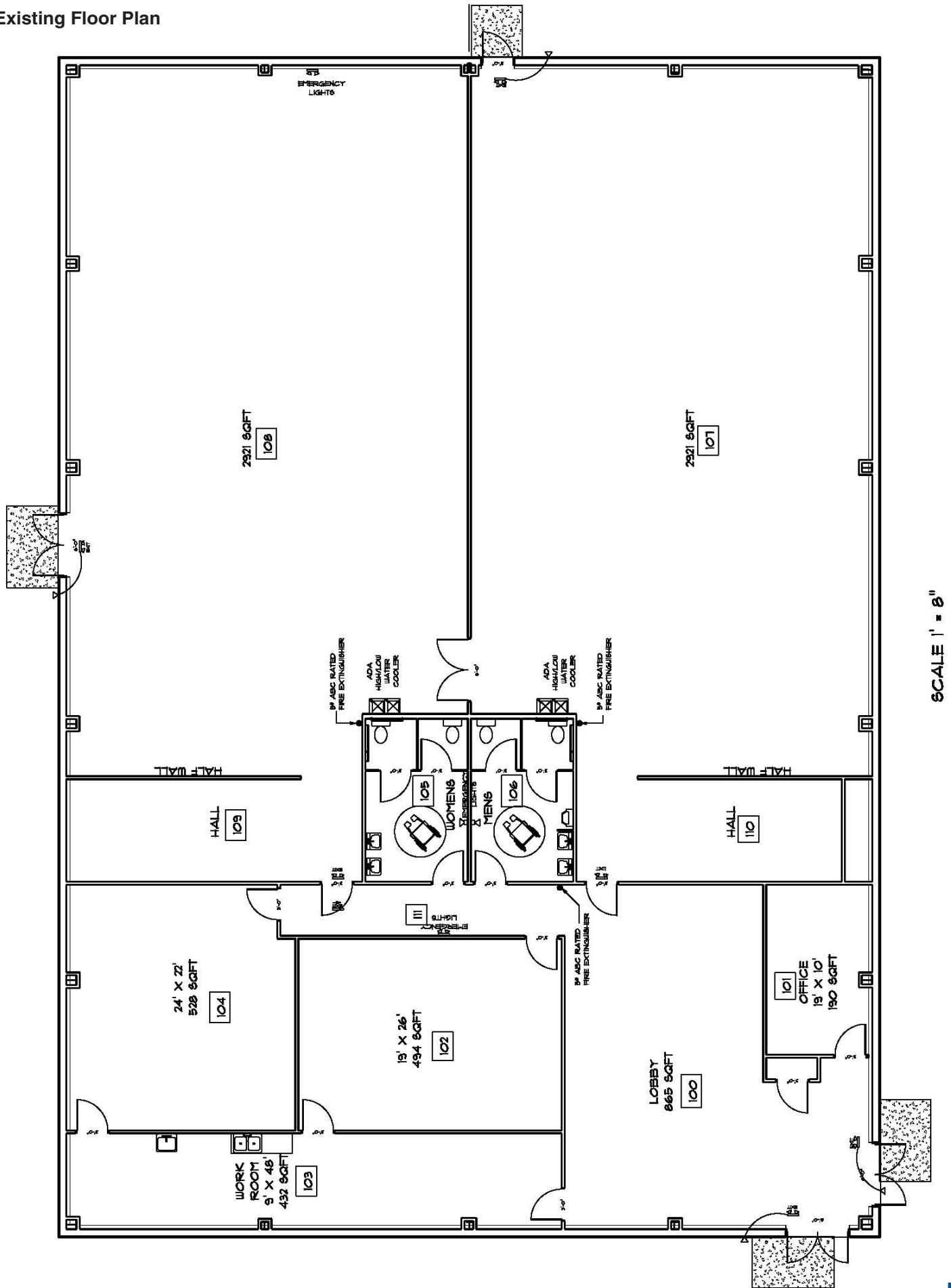


Site Plan



H.R. WEAVER DEVELOPERS, INC.
DEED 2045-4770

Existing Floor Plan



SCALE 1" = 8"

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

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

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

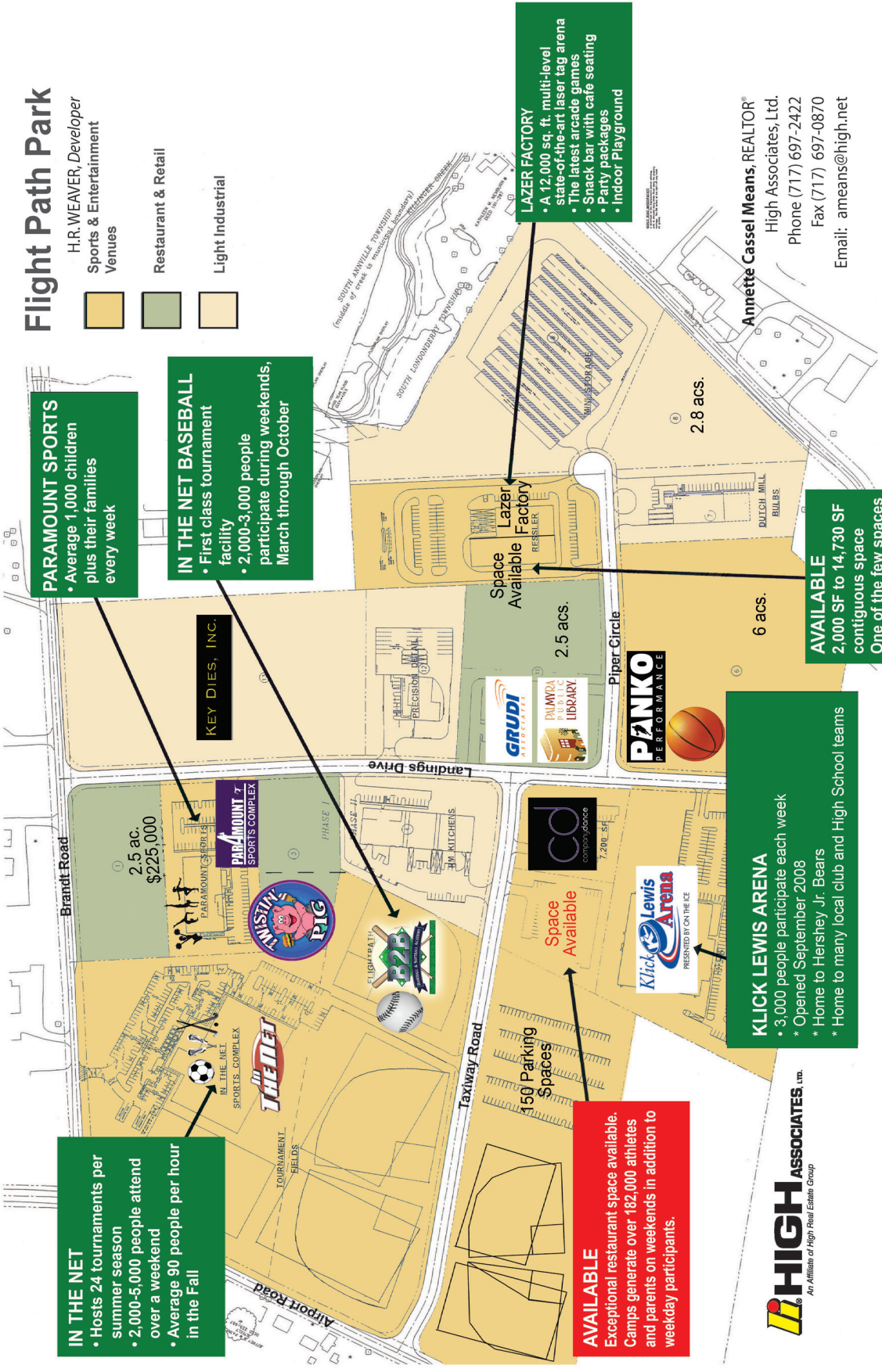
KLICK LEWIS ARENA

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

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

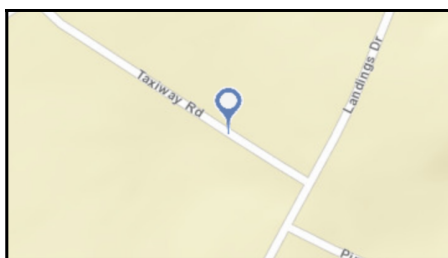
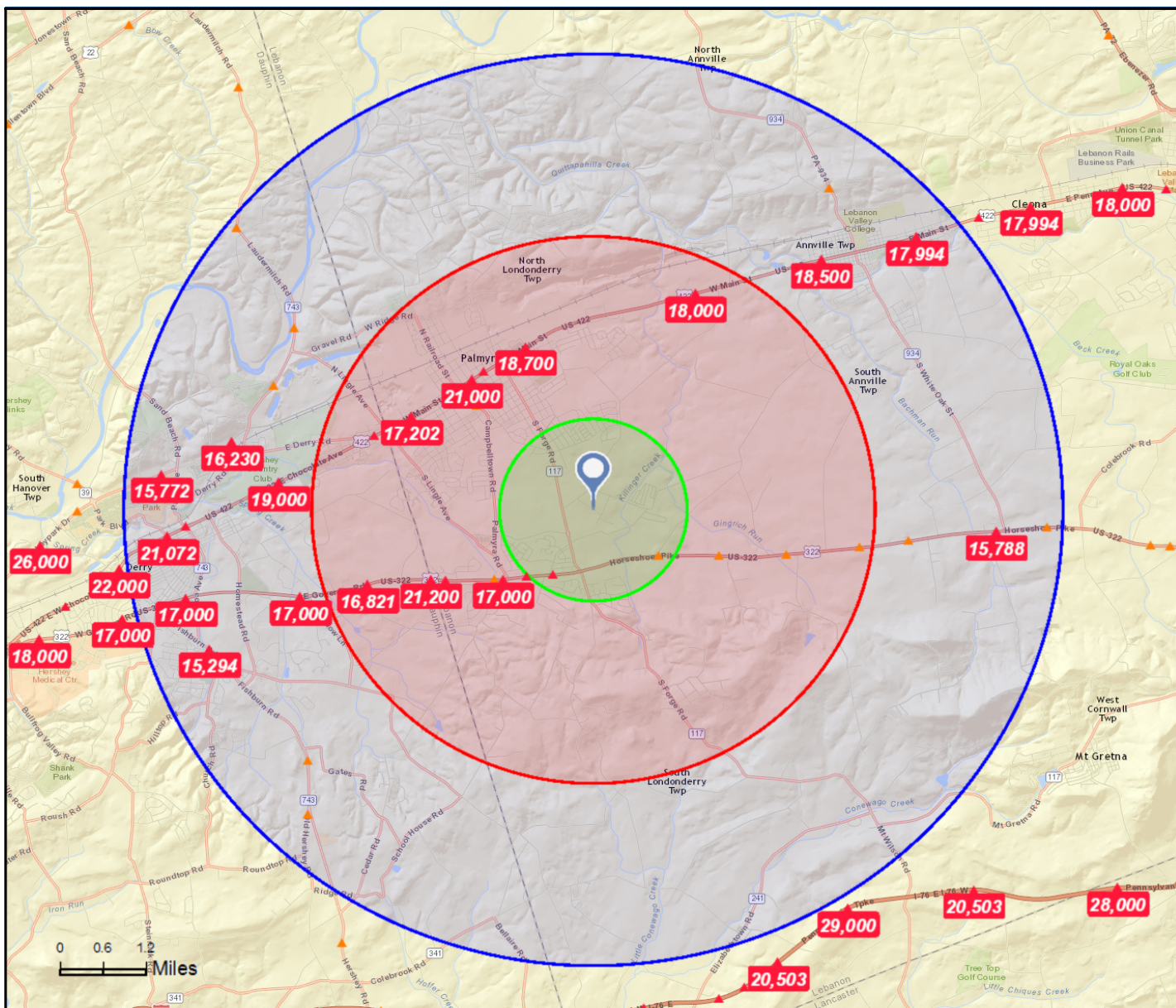
AVAILABLE
 Exceptional restaurant space available. Camps generate over 182,000 athletes and parents on weekends in addition to weekday participants.



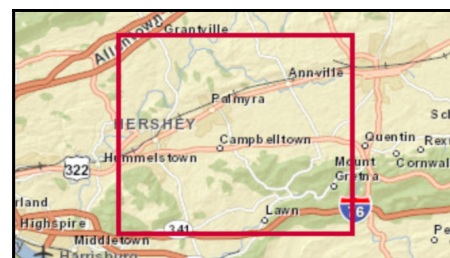
Traffic Count Map

318 Taxiway Rd, Annville, Pennsylvania, 17003
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.28826
Longitude: -76.56810



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

November 03, 2015

Subscribe to our Blog: <http://blog.highassociates.com>

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.