



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors • 717.697.2422

► Neighborhood Commercial



*SW Corner of Red Top Road
and Route 39, W. Hanover Twp.*

Lot Size/Acreage:

3 acres

Sale Price:

Negotiable

Lease Price:

Negotiable

Description:

Prime retail land on one of the busiest North to South corridors in the region.

Annette Cassel Means

Call Today! ☎ 717.697.2422 ext. 207

✉ ameans@high.net

Land information

Municipality	West Hanover
County	Dauphin
Zoning	Neighborhood commercial
Road access	Route 39 and Red Top Road
Topography	Flat
Visibility	Excellent
Environmental	None known - historically farmland
Present use	Agricultural
Surrounding uses	Turkey Hill, banks, Giant grocery and Verizon
Possible uses	Bank, convenience store, drug store and other retail
Restrictions/associations	By zoning
Location	Located on busy Route 39 Corridor
Local amenities	Giant Foods, Turkey Hill, Susquehanna Bank, Hershey Credit Union, Verizon and Agway

Traffic Count AADT 16,205 @ Dir Both on S. Hershey Rd. at Red Top Rd.

Demographics	1 Mile	3 Miles	5 Miles
Population	1,413	14,167	59,961
Households	627	5,419	24,360
Avg. HH Income	\$85,182	\$82,417	\$79,352

Utilities

Water

Private

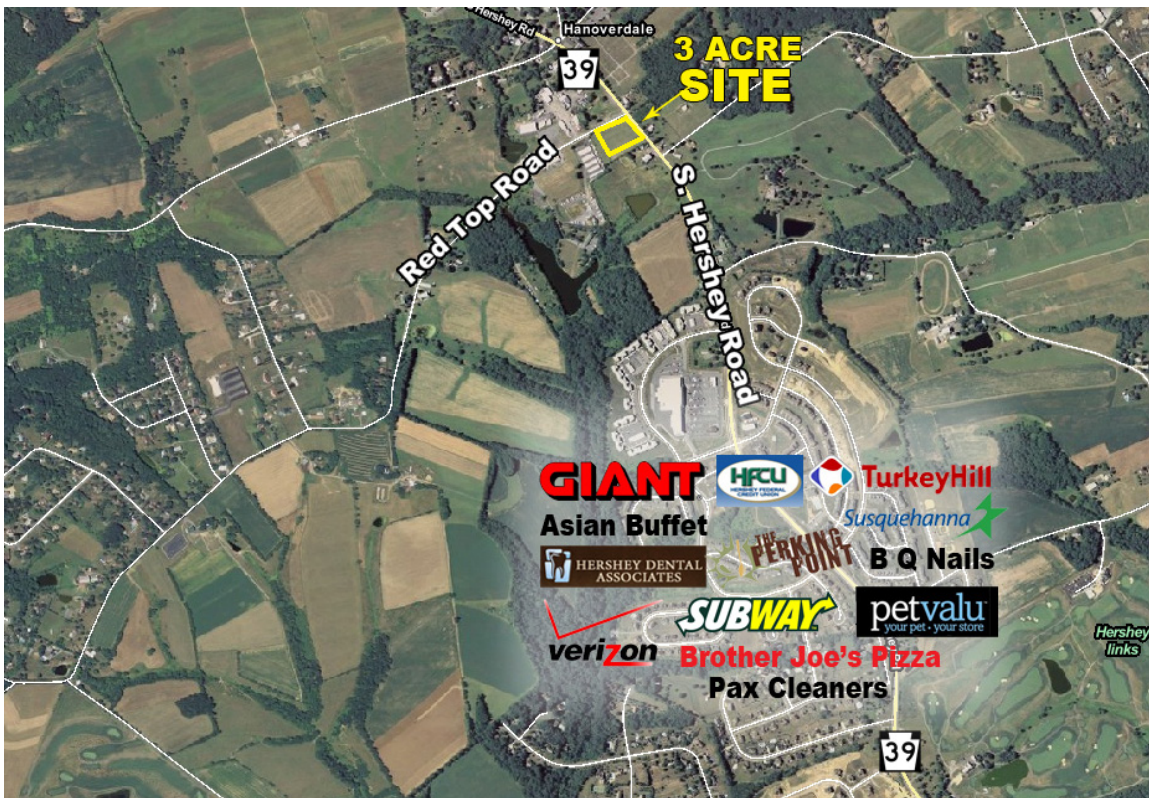
Sewer

Private

Electric

PPL

Local Amenities Map



Concept Sketches

PROJ. MGR. - JSS
DESIGN - JSS/KAM
CADD - KAM
CHECKED - CHECKED

CONCEPT PLAN #1

FOR

LOT #2, RT. 39 & RED TOP ROAD

FOR

JOE MARI

WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA

PROJECT NO. 12-0118-002

DATE: 05/14/12

SCALE: 1"=40'

SHEET 1 of 1

Snyder, Secary & Associates, LLC

ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

PHONE: 717.651.1010

FAX: 717.651.1022

2000 LINGLESTOWN ROAD, SUITE 304

HARRISBURG, PA 17110

SITE DATA	
1. ZONING DISTRICT - NEIGHBORHOOD COMMERCIAL DISTRICT (NC)	
2. MAXIMUM BUILDING HEIGHT: 35' OR 3 STORES	
3. MINIMUM LOT AREA: NONE	
4. MAXIMUM BUILDING COVERAGE: 15,000 S.F. (FOR DEV. > 15 AC.)	
5. MAXIMUM GROSS FLOOR AREA: 45,000 S.F. (FOR DEV. > 15 AC.)	
6. MAXIMUM NONRESIDENTIAL DEVELOPMENT: 50% OF LOT AREA	
7. MINIMUM LOT WIDTH: NONE	
8. MINIMUM YARD REGULATIONS: FRONT - 10'	
	SIDE - 10' EACH
	REAR - 30'
9. MAXIMUM IMPERVIOUS COVERAGE - 75%	
10. OVERALL DEVELOPMENT AREA: 27,682 ACRES	
11. LOT 2 AREA: 2,994 ACRES	
12. PROPOSED USE: CONVENIENCE STORE WITH FUELING FACILITIES	
13. PROPOSED PARKING: 44 SPACES (1 SPACE/14 S.F.)	

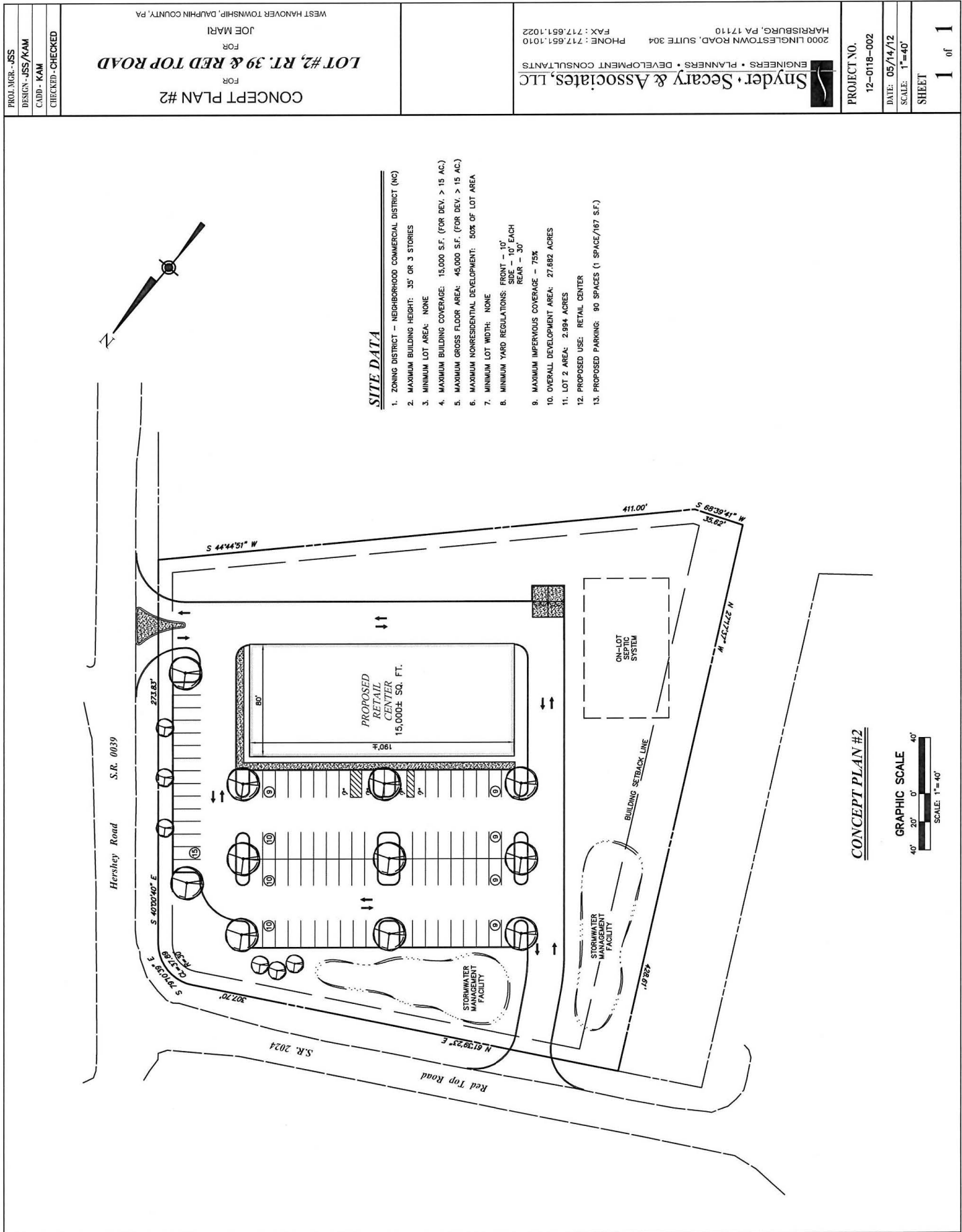
CONCEPT PLAN #1

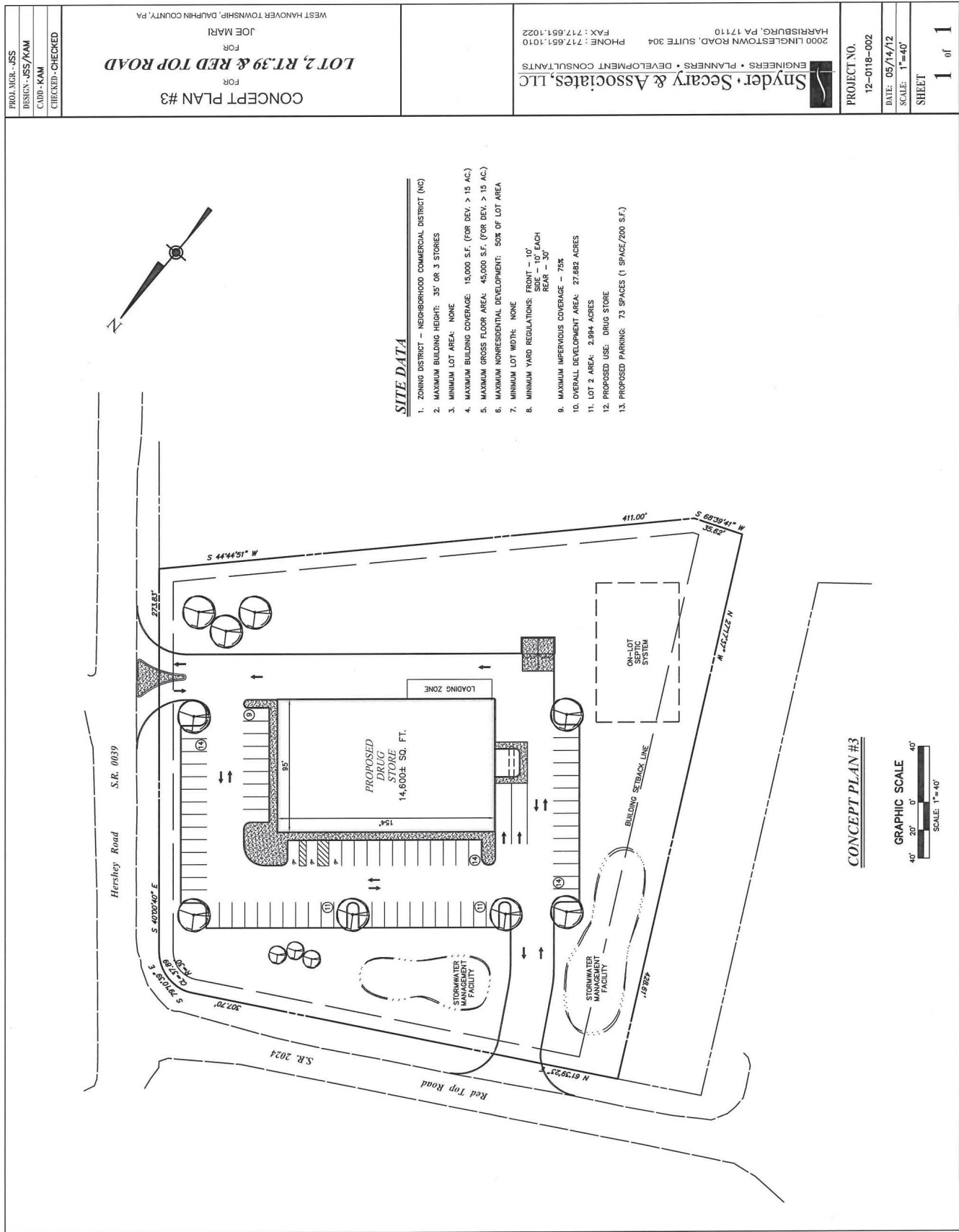
GRAPHIC SCALE

40' 20' 0' 40'

SCALE: 1"=40'

Concept Sketches





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