

FORMER DINER AVAILABLE FOR REDEVELOPMENT

780 ROUTE 41, GAP, PA 17527



41 **15,200 VPD**

FOR SALE OR LEASE

Investment Highlights

- Left turn ingress/egress
- Traffic Counts: Route 41 15,200 VPD & Route 30 17,200 VPD
- Strong national tenants nearby
- Over 650' of road frontage along Route 41
- Zoned C-3 (General Commercial) which allows many uses including a drive thru



COLDWELL BANKER
REALTY



Messina Group

CONTACTS

Frank Messina

frank@sellcentralpa.com

cell: 717-542-2428

FINE WINE & GOOD SPIRITS

weis



verizon

Fulton Bank

DOLLAR GENERAL



Wawa



41

2.2 ACRES
15,200 VPD

30



CONTACTS

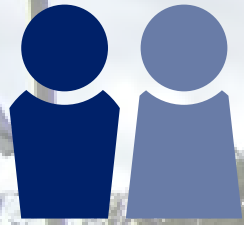
Frank Messina

frank@sellcentralpa.com

cell: 717-542-2428

FORMER DINER AVAILABLE FOR REDEVELOPMENT

780 ROUTE 41, GAP, PA 17527



1 Mile

3 Miles

5 Miles

2024
POPULATION

2,244

9,364

21,305

2024
HOUSEHOLDS

757

2,954

6,697

**AVERAGE HOUSEHOLD
INCOME**

\$121,278

\$113,284

\$118,075

TRAFFIC COUNTS

Route 41
Route 30

15,200 VPD
17,200 VPD

DEMOGRAPHICS



2000 0 2000
LOCATION MAP
 Scale: 1" = 2000'

LEGEND

- - - - - Adjoiner
- - - - - Subject Tract Property Line
- X - X - Existing Fence
- E - E - Underground Electric Line
- C - C - Underground Cable Line
- S - S - Existing Sewer Line
- P - Pile
- T - Tree

ACT NO. 287/187

Fuehrer Associates, Ltd. hereby states that, pursuant to the provisions of Act No. 287 of December 10, 1974 as amended by Act 187 of December 19, 1996 of the Pennsylvania legislature, it has complied with the designer's duties provisions of the Act in preparing these drawings requiring excavation or demolition work at sites within the political subdivision(s) shown of the drawings.

Fuehrer Associates, Ltd. does not make any representation, warranty or assurance or otherwise guarantee that the information received pursuant to a sale from the users, as the term user is defined in the Act, and as reflected on these drawings is correct or accurate.

Fuehrer Associates, Ltd. is including said information on these drawings only to comply with the provisions of Act 287 of December 10, 1974 as amended by Act 187 of December 19, 1996.

Date: March 25, 2021 By: Matthew Neuder

PA One Call Serial Number: 20210641999-500

ACT 187 - UTILITY LISTING

- CONCRETE CASES COMMERCIAL/INDUS INC (EPT) 600 (FEEL-TOUCH)
- FRONTIER COMMUNICATIONS OF PA INC (S) 400 (FEEL-TOUCH)
- PELLETTIER UTILITIES CORPORATION (P) 400 (FEEL-TOUCH)
- SALISBURY TOWNSHIP OF LANCASTER COUNTY (S) 500 (DO NOT EXCAVATE THROUGH/NO CALL)

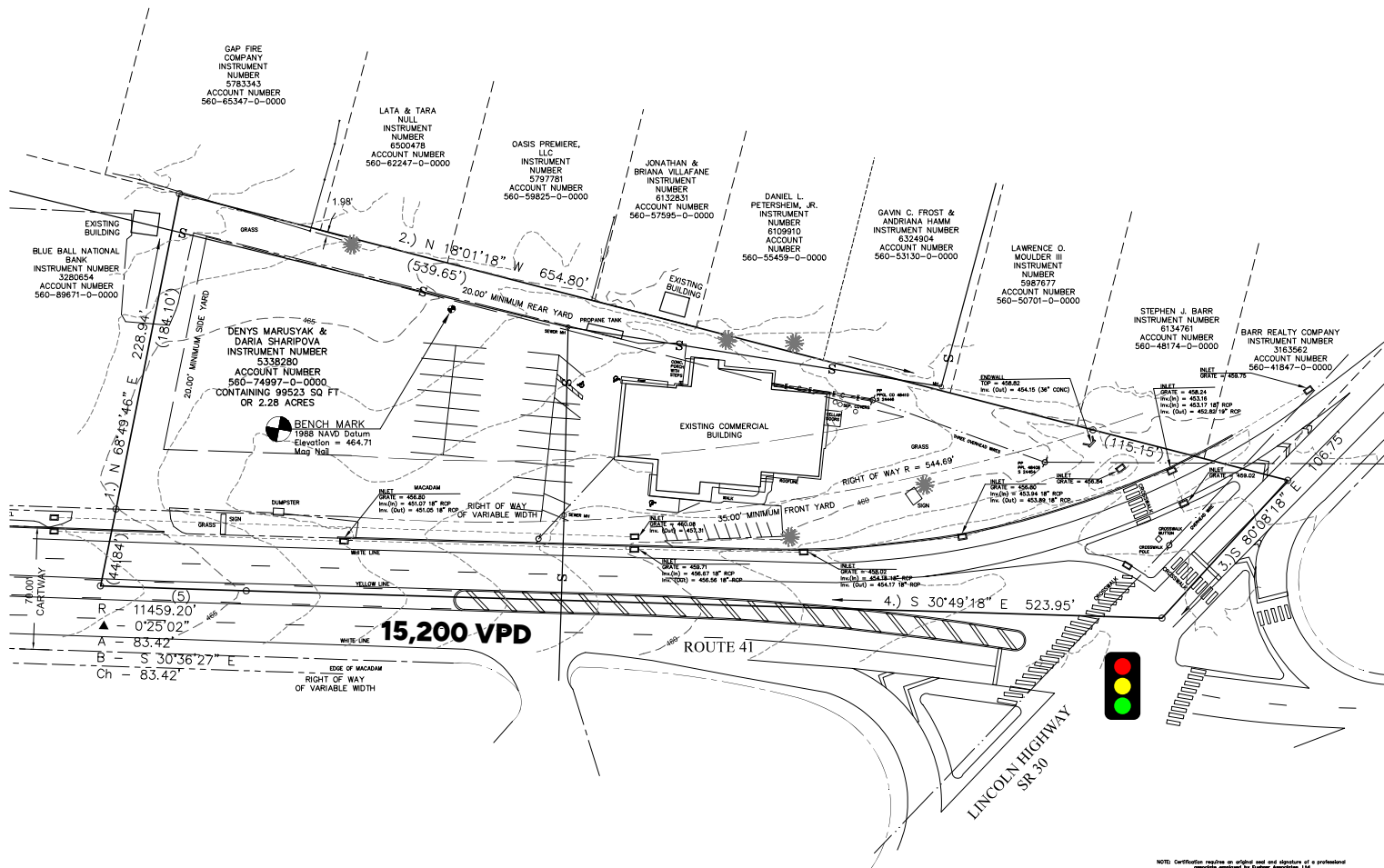
CALL BEFORE YOU DIG!

Pennsylvania law requires three (3) working days notice for construction phase and ten (10) working days in design stage.
 Call: 1-800-242-1776



NOTES

1. Underground utilities located from One Call ground locations and marked up site plan.
2. Surface and known locations based on field survey by Fuehrer Associates.



PRELIMINARY

NOTE: Certification requires an original seal and signature of a professional engineer employed by Fuehrer Associates, Ltd.

NO.	REVISIONS	DATE	BY	APR

NOTE: This plan was developed for the purpose of providing a PRELIMINARY SITE PLAN only. Fuehrer Associates, Ltd. is not responsible for misinterpretation or misuse of the plan by others beyond the specific use stated above.

FUEHRER ASSOCIATES
 ENGINEERING & SURVEYING
 (717) 733-9658; (717) 738-1735 FAX
 BOX 541, 345 WEST MAIN ST., EPHRATA, PA. 17522

CLIENT: **NIKOS KARABAS**
 2838 MAIN STREET
 MORGANTOWN, PA 19543
 (717) 715-5187

SUBJECT: **PRELIMINARY SITE PLAN FOR 780 RT. 41 SALISBURY TOWNSHIP LANCASTER COUNTY GAP, PA.**

JOB NO: 21-02-02 PLS: DATE 03-25-21
 DWN BY: M. NEUDER TIME: 09:00
 DWD BY: J.G. FUEHRER
 DATE: MARCH 25, 2021
 SCALE: 1" = 30.00'

 SHEET NO. 1 OF 1 A:\P-03-03\210202\210202.dwg

SURVEY

30



Pequea Ave



41

2.2
ACRES

15,200 VPD



AERIAL

772

Rutter's

897

Wawa



DOLLAR GENERAL



30



87



verizon

SUBJECT



Village at Gap

weis

FINE WINE & GOOD SPIRITS

Church St

TRUIST

41

Fulton Bank

Chestnut St

Gap

741

Timberline Dr

Strasburg Rd

Old Strasburg Rd

Home Park

LOCAL RETAIL



Intercourse

White Horse

Compass

New Milltown

Buyerstown

Harristown

30

Vintage

Kinzers

Bellemont

SUBJECT

Village at Gap

weis 
FINE WINE & GOOD SPIRITS
verizon

West Sadsbury Commons

Walmart  **TJ-maxx**
 **AMERICA'S BEST**
CONTACTS & EYEGLASSES

41

3 MILES

Black Horse

Dutch-Way
FARM MARKET

Nickel Mines

Homestead Groceries

Smyrna

Christiana

Atglen

Georgetown

MARKET