



FLEX COMMERCIAL SPACE

AVAILABLE FOR SALE OR LEASE



1789 YORK RD, GETTYSBURG, PA 17325





EXECUTIVE SUMMARY

Opportunity to purchase or lease a flex commercial space in Gettysburg, PA. The property is conveniently located along the primary business corridor US-30 (York Road) just off US-15. The property consists of a 3,615 SF flex building with 4 drive in doors as well as a large greenhouse that sits on a large 3.45 acre lot. Economic Development Commercial District allows for a multitude of uses including greenhouse/nursery/market, auto sales or service, contractor headquarters, and many retail and commercial uses.

OFFERING DETAILS

Price:	Negotiable
Lease Rate:	\$3,500/Month (NNN)
Building Size:	3,615 SF
Lot Size:	3.45 Acres
County:	Adams
Municipality:	Straban Twp
Zoning:	Economic Development Commercial (EC-1)
APN:	38 G12-0084-000
Taxes:	\$7,187 (2023)

HIGHLIGHTS

- Large 3.45 acre site with 3,615 SF flex building, ample parking, and large outdoor yard available for sale or lease
- Excellent location along the popular US-30 corridor just off of US-15 in Gettysburg, PA
- The property is zoned Economic Development - Commercial District (EC-1) which allows for a multitude of commercial and retail uses
- The property is close to Adams Commerce Park, Battlefield Harley Davidson, Tractor Supply, Wellspan Adams Health Center, R/C Gateway Theater Gettysburg, many national hotels and restaurants, and is just minutes from Downtown Historic Gettysburg and Gettysburg College

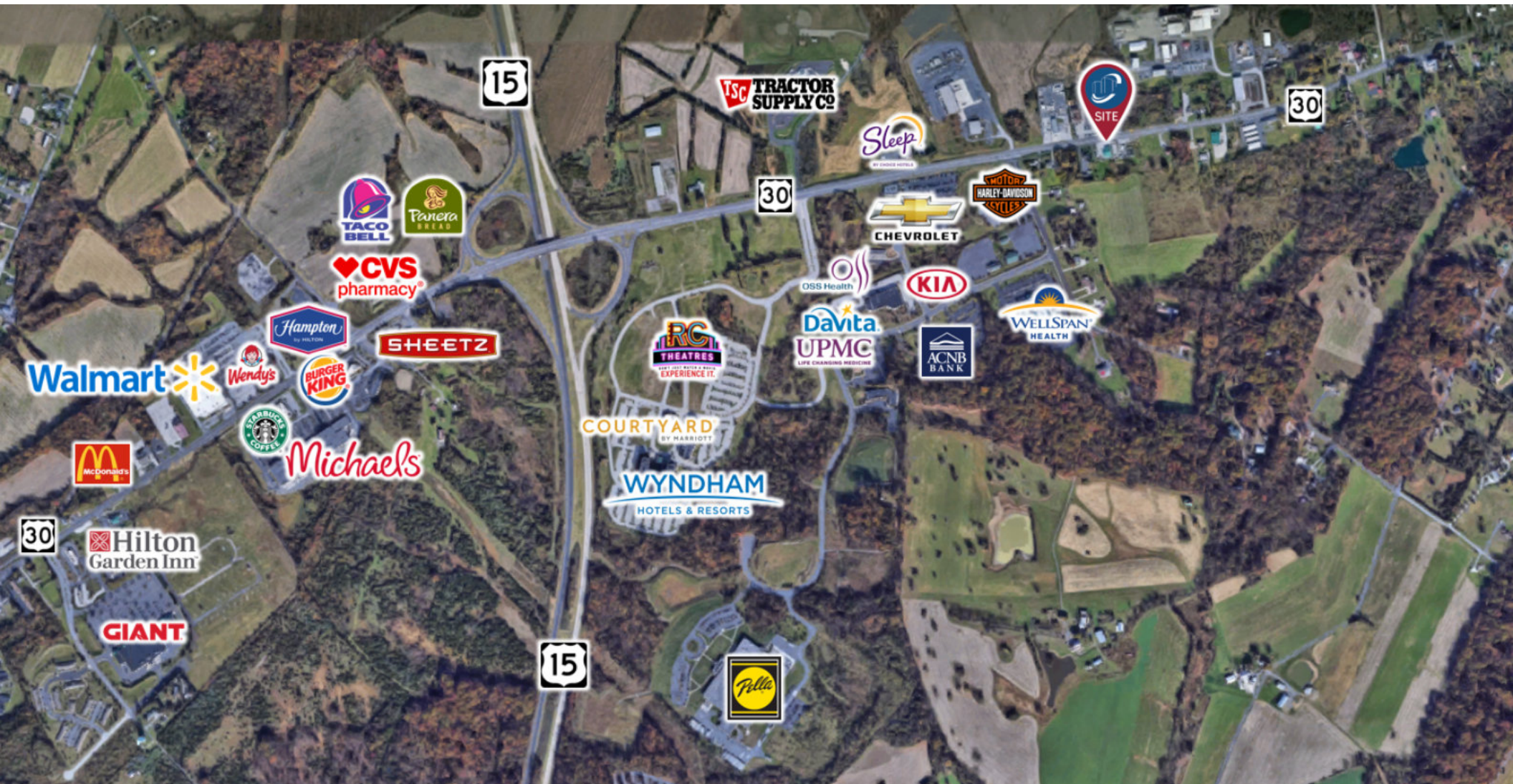
PROPERTY PHOTOS



PARCEL



TRADE AREA



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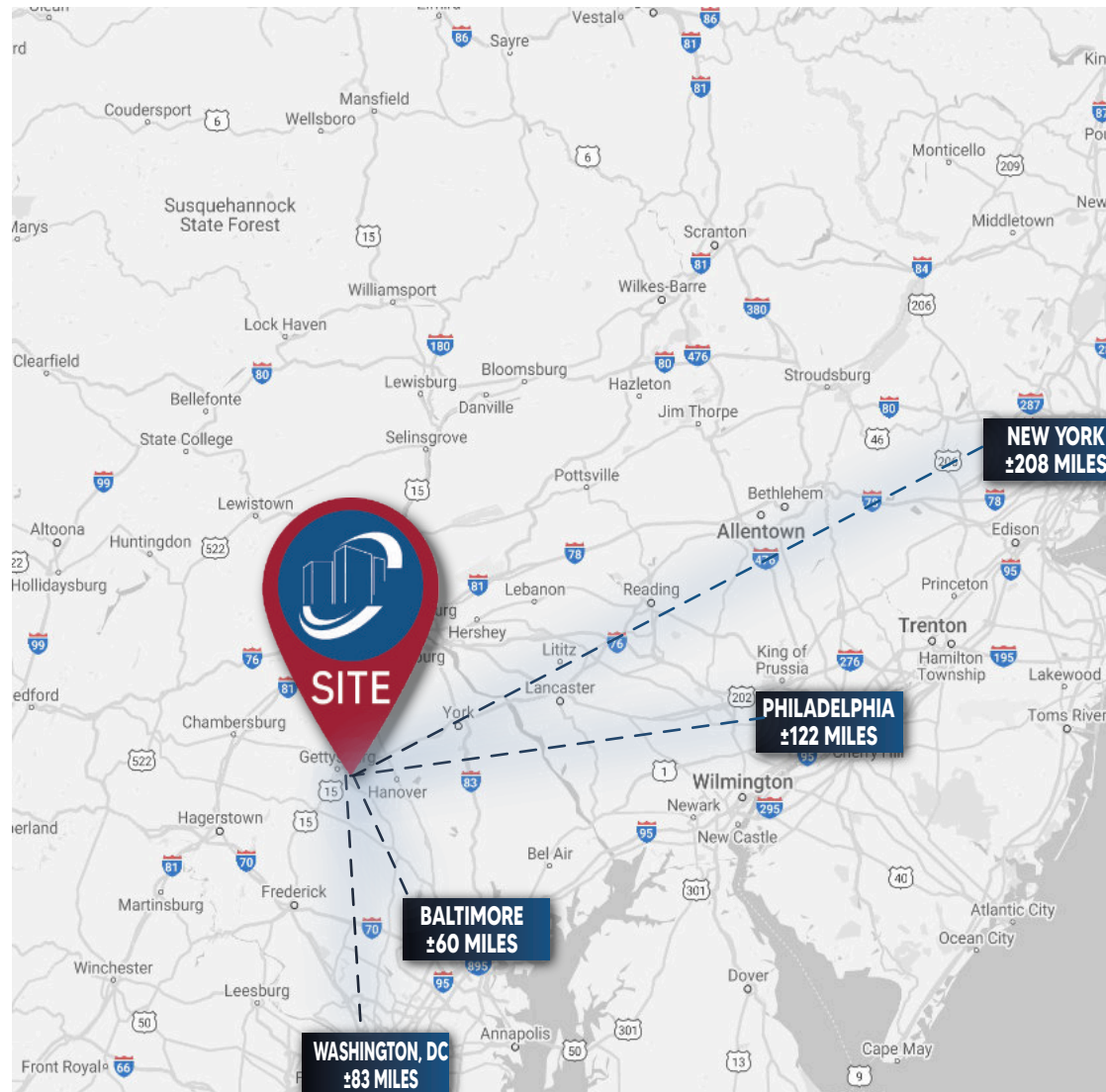
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AREA OVERVIEW

ADAMS COUNTY is a county in the Commonwealth of Pennsylvania. As of the 2020 census, the population was 103,852 Its county seat is Gettysburg. The county was created on January 22, 1800, from part of York County, and was named for the second President of the United States, John Adams. On July 1–3, 1863, a crucial battle of the American Civil War was fought near Gettysburg; as a result is a center of Civil War tourism. Adams County comprises the Gettysburg metropolitan statistical area, which is also included in the Harrisburg–York–Lebanon combined statistical area.

The county has a total area of 522 square miles with the Borough of Gettysburg located at the center of Adams County. This county seat community is surrounded on three sides by the Gettysburg National Military Park (GNMP). The Eisenhower National Historic Site adjoins GNMP on its southwest edge. Most of Adams County's rural landscapes and its mid-19th century roadway pattern remain intact today. Thirteen historic roadways converge at or near Gettysburg Borough. Two circular rings of towns surround Gettysburg; the first is typically found at a distance of about 7 miles (11 km) from Gettysburg. The second ring is found at a distance of 12 to 15 miles (24 km) from the County Seat. This "spokes and wheel" pattern is one of the few examples of Central Place Theory in the Eastern United States. The county is in the watershed of the Chesapeake Bay and is drained by the Susquehanna and Potomac Rivers.

Gettysburg is a borough and the county seat of Adams County in the U.S. state of Pennsylvania. The Battle of Gettysburg (1863) and President Abraham Lincoln's Gettysburg Address are named for this town. Gettysburg is home to the Gettysburg National Military Park, where the Battle of Gettysburg was largely fought; the Battle of Gettysburg had the most casualties of any Civil War battle but was also considered the turning point in the war, leading to the Union's ultimate victory.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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