

For Lease
Land
 \$120,000 per year



409 Bow Creek Road & 1477 Ridge Road

409 Bow Creek Road & 1477 Ridge Road
 Grantville, Pennsylvania 17028

Property Highlights

- 2.68 acres for lease
- Located immediately off I-81 toward Hollywood Casino
- Zoned Interchange Commercial
- Average Daily Traffic Volume: 13,000 VPD on Route 743
- Average Daily Traffic Volume: 65,000 VPD on I-81
- Minutes from Hershey attractions

Property Description

2.68 acres available for lease. Property is located immediately off of I-81 and minutes from Hollywood Casino at Penn National Race Course.

OFFERING SUMMARY

Available Acres	2.68 Acres
Lease Rate	\$120,000 per year (NNN)
Lot Size	2.68 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	441	\$70,062
5 Miles	13,107	\$72,652
10 Miles	116,326	\$78,421

For more information

Nik Sgagias

O: 717 761 5070 x154
 nsgagias@naicir.com

Amber Corbo

O: 717 761 5070 x185
 acorbo@naicir.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
 NAICIR, 1015 Mumma Road, Lemoyne, PA 17043
 PA License #RB02432DA

1015 Mumma Road
 Lemoyne, PA 17043
 717 761 5070 tel
naicir.com

Property Details

PROPERTY NAME:	409 Bow Creek Road & 1477 Ridge Road, Grantville, PA 17028
COUNTY:	Dauphin
MUNICIPALITY:	East Hanover
APN:	25-007-016, 25-007-013, 25-007-025
LOT SIZE:	2.68 Acres
ZONING:	Interchange Commercial
TOPOGRAPHY:	Level
FRONTAGE:	514' on Bow Creek Road (Route 743)
DIMENSIONS:	514' x 680' x 600' x 400'
PARKING:	Per township requirements
UTILITIES:	Water: Private Sewer: Public
LEASE TERM:	120 months
RENTAL RATE:	\$120,000 per year (NNN)



Nik Sgagias
O: 717.761.5070 x154
nsgagias@naicir.com

Amber Corbo
O: 717.761.5070 x185
acorbo@naicir.com

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com

Additional Photos

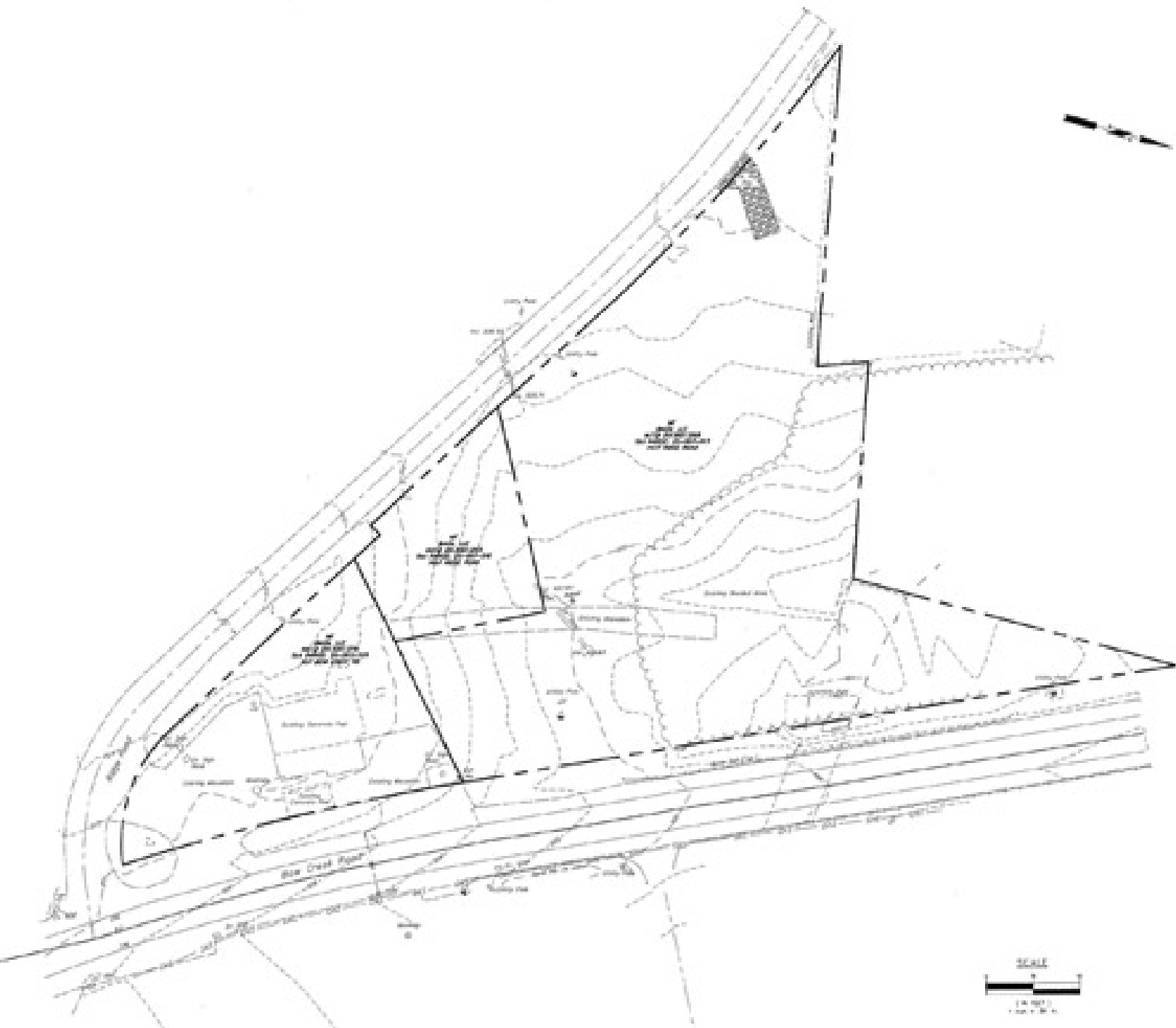


Nik Sgagias
O: 717.761.5070 x154
nsgagias@naicir.com

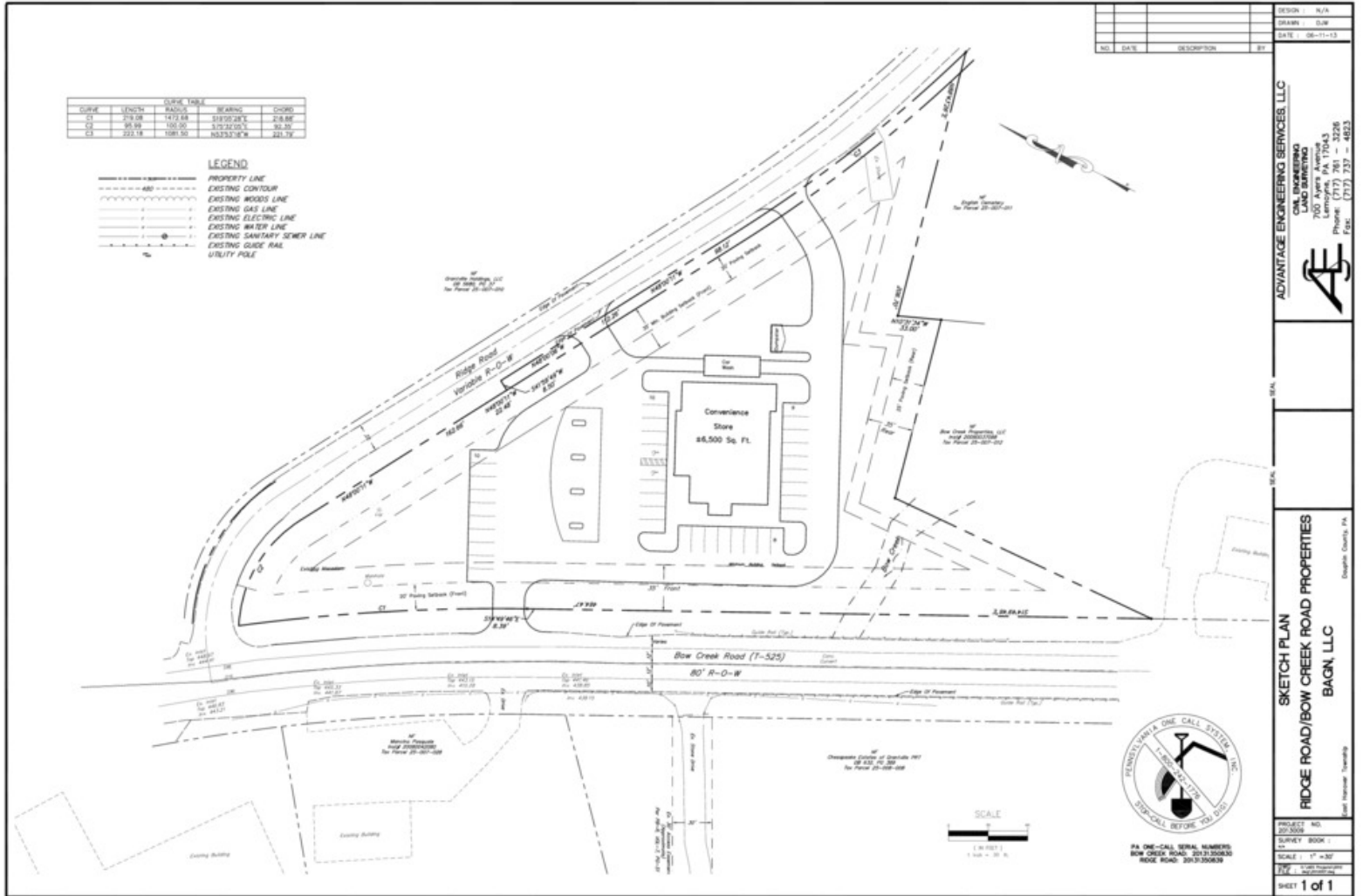
Amber Corbo
O: 717.761.5070 x185
acorbo@naicir.com

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
NAICIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA



Site Plan



NO.	DATE	DESCRIPTION	BY

REGION: N/A
DRAWN: D.W.
DATE: 08-11-13

ADVANTAGE ENGINEERING SERVICES, LLC
CIVIL ENGINEERING
LAND SURVEYING
700 AYERS AVENUE
LEMOYNE, PA 17043
PHONE: (717) 761-1326
FAX: (717) 737-4823

SKETCH PLAN
RIDGE ROAD/BOW CREEK ROAD PROPERTIES
BACN, LLC

PROJECT NO: 201308
SURVEY BOOK: 1
SCALE: 1" = 30'
DATE: 08/11/13

SHEET 1 of 1



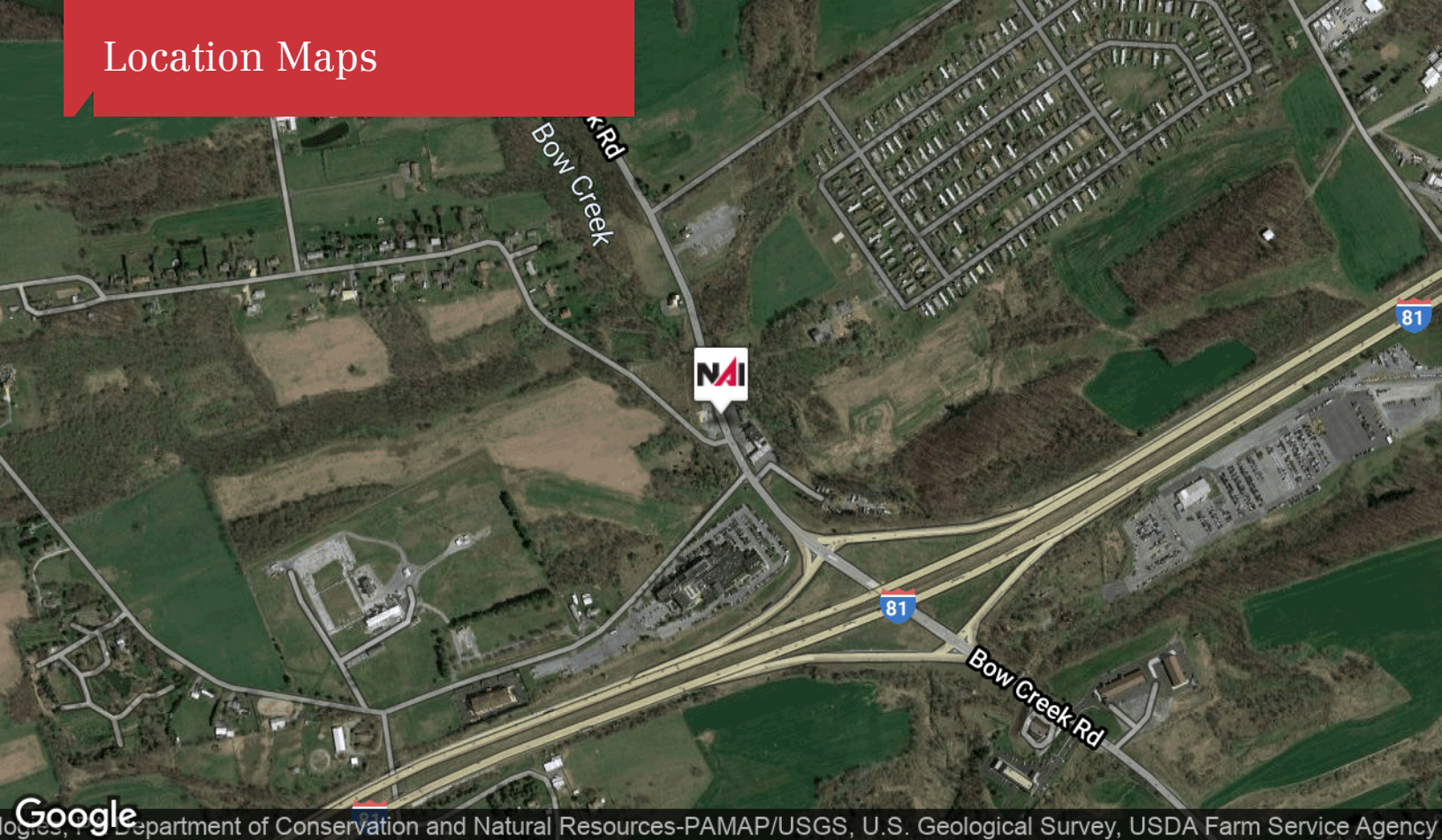
Nik Sgagias
O: 717.761.5070 x154
nsgagias@naicir.com

Amber Corbo
O: 717.761.5070 x185
acorbo@naicir.com

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
NAICIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

Location Maps



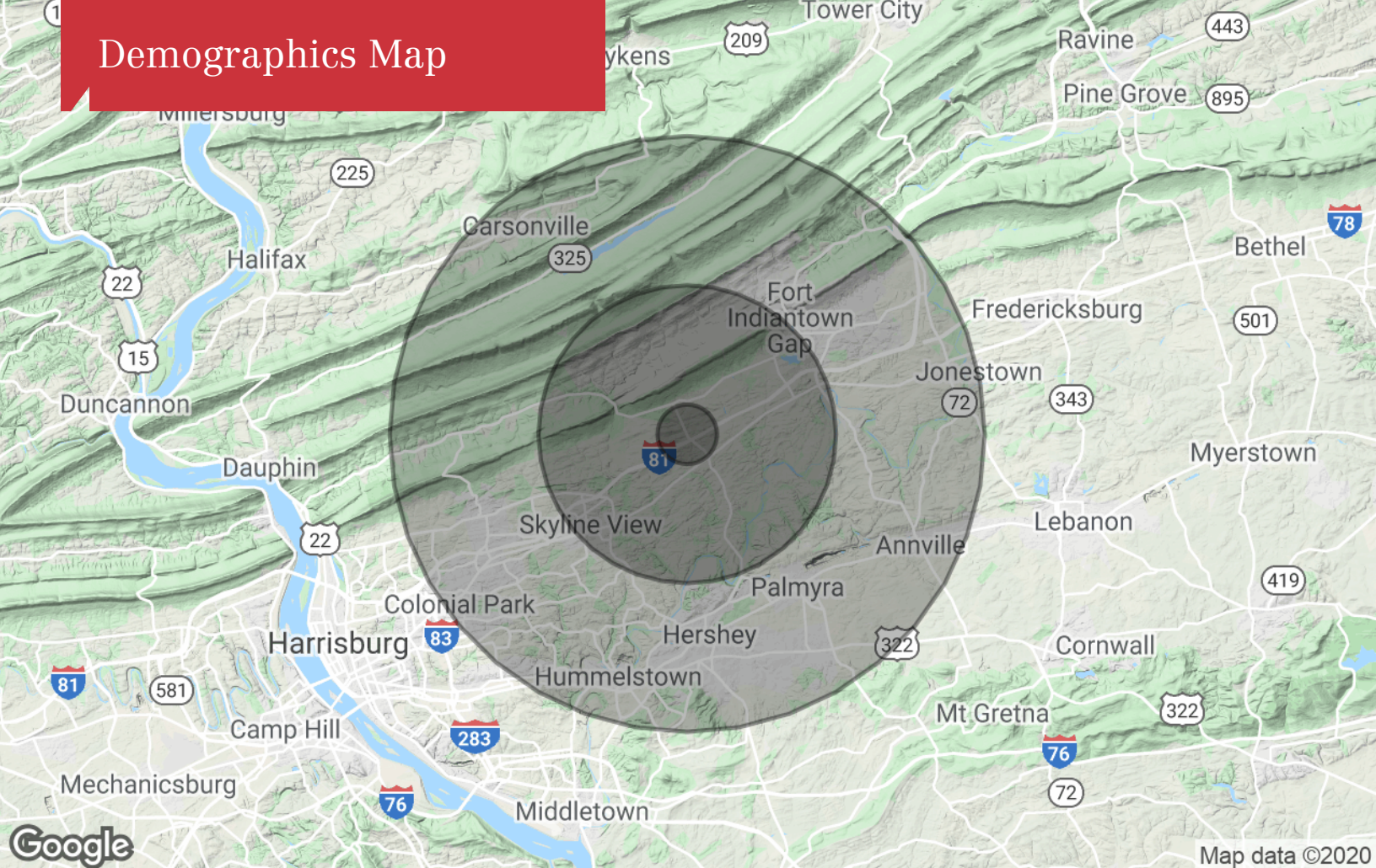
Nik Sgagias
O: 717.761.5070 x154
nsgagias@naicir.com

Amber Corbo
O: 717.761.5070 x185
acorbo@naicir.com

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	441	13,107	116,326
MEDIAN AGE	42.2	41.8	41.3
MEDIAN AGE (MALE)	41.5	40.3	40.1
MEDIAN AGE (FEMALE)	43.9	43.6	42.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	156	4,927	46,960
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$70,062	\$72,652	\$78,421
AVERAGE HOUSE VALUE		\$210,251	\$199,847

Race

	1 Mile	5 Miles	10 Miles
% WHITE	97.2%	96.6%	93.9%
% BLACK	0.7%	0.8%	1.9%
% ASIAN	0.0%	1.2%	3.1%
% HAWAIIAN	0.7%	0.4%	0.1%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	2.1%	1.2%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	4.8%	3.2%	2.4%

* Demographic data derived from 2010 US Census



Nik Sgagias
 O: 717.761.5070 x154
 nsgagias@naicir.com

Amber Corbo
 O: 717.761.5070 x185
 acorbo@naicir.com

1015 Mumma Road
 Lemoyne, PA 17043
 717 761 5070 tel
naicir.com

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
 NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
 PA License #RB02432DA