

FOR LEASE

318 Taxiway Drive



ANNVILLE, PA 17003

#### PROPERTY HIGHLIGHTS:

- Exceptional location for retail, especially restaurants and indoor sports or entertainment
- Approximately 5 miles from Hershey, PA
- Located in Flight Path Sports Park, which boasts 1 million visitors per year
- 9,198 SF engineered metal building with 16-20' ceilings
- Industrial Commercial Zoning
- ADA restrooms



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## Property Information



## LEASE INFORMATION

Available SF:	9,198 SF
Lease Rate:	\$9.90/SF/Yr
Lease Type:	Triple Net
CAM Charge:	\$2.63 per SF
Lot Size:	1.6 Acres
Year Built:	2008
County:	Lebanon
Municipality:	South Londonderry Twp

## PROPERTY OVERVIEW

This prime property boasts a spacious 9,198 SF engineered metal building. Complete with ADA-compliant restrooms & an electric heat pump, the space offers a versatile layout with 16-20' ceilings. The site's Light Industrial zoning provides flexibility for various business ventures, making it an exceptional business opportunity for retail, restaurants, or indoor entertainment/sports centers. Located in Flight Path Sports Park, known for its significant weekend foot traffic, this property sets the stage for a wide range of business endeavors. Situated in the greater Hershey area, this property offers the perfect blend of accessibility & potential. Take advantage of this rare chance to build & grow your business in a thriving commercial entertainment and sports hub!

## OFFERING SUMMARY

Zoning:	I-C Industrial Commercial	Ceilings:	High insulated roof deck ceilings at 16-20'
HVAC:	Electric heat pump; Heat is natural gas	Flooring:	Concrete & carpet
Parking:	Approximately 40; plus overflow at Klick-Lewis Ice Arena	Lighting:	Energy efficient fluorescent
Water:	Public - PAWC	Signage:	On building & Park entrance
Sewer:	Public - S. Londonderry Authority	Traffic Counts:	Horseshoe Pk - 14,000/day S Forge Rd - 8,504/day
Electric/Gas:	200 amp		

## PARK NEIGHBORS INCLUDE:

In The Net sports complex, The Lazer Factory, Paramount Sports Complex, Klick-Lewis Ice Arena, Flightpath Sports Park, Power Train Sports Institute, Cross Fit, and Reigle Aviation.



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318 TAXIWAY DR  
Exterior photos



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318 TAXIWAY DR  
Interior photos



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318 TAXIWAY DR

Interior photos (continued...)



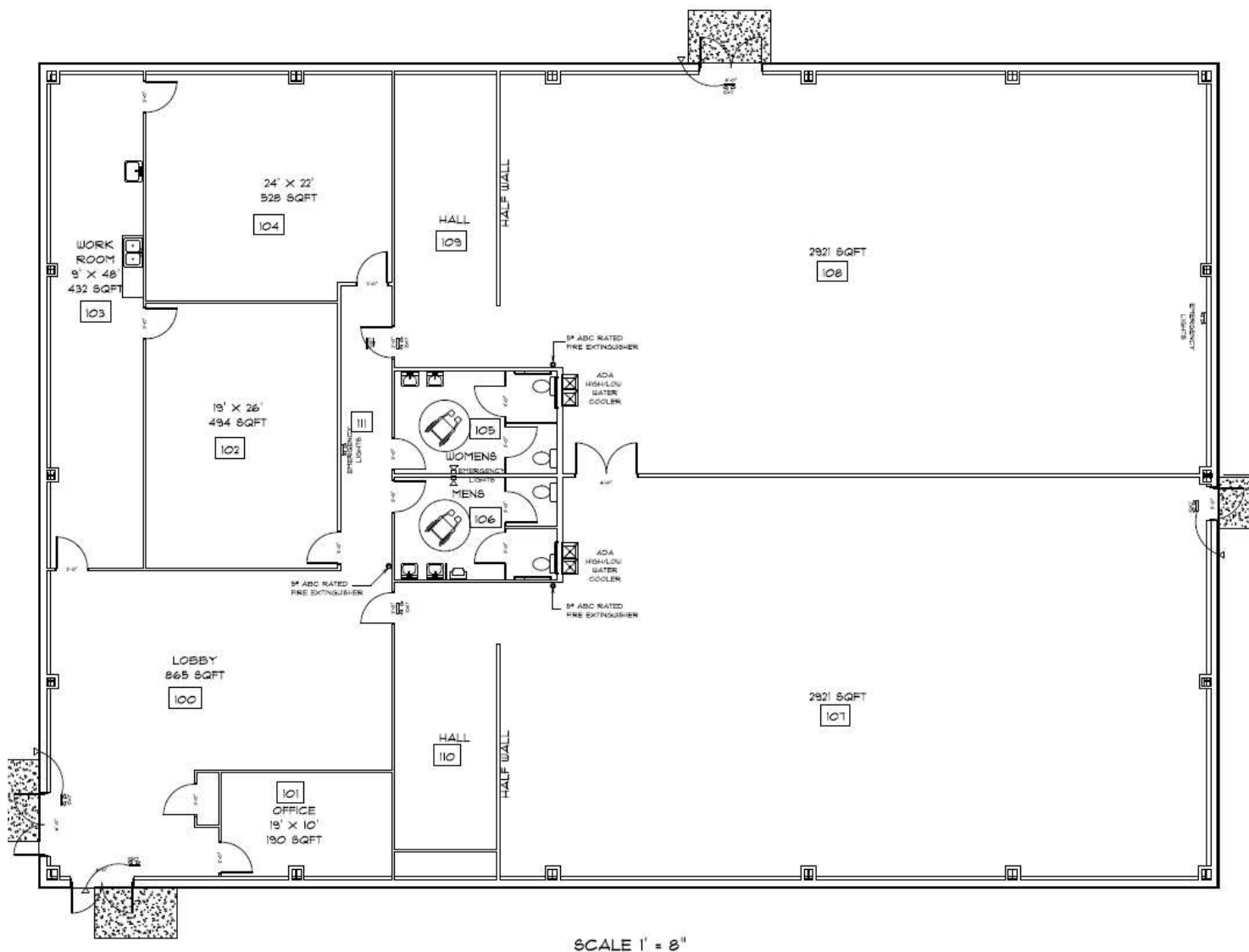
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# 318 TAXIWAY DR Floorplan



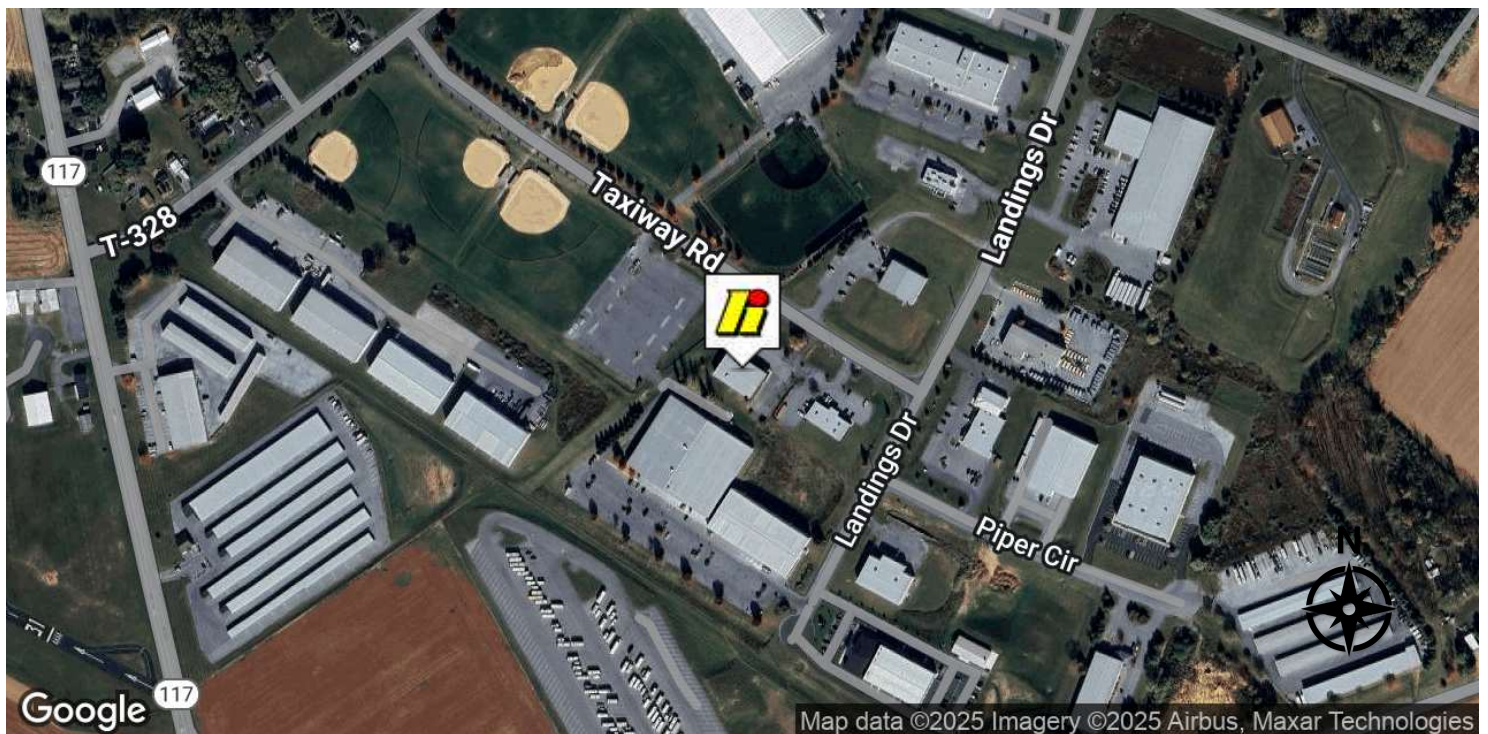
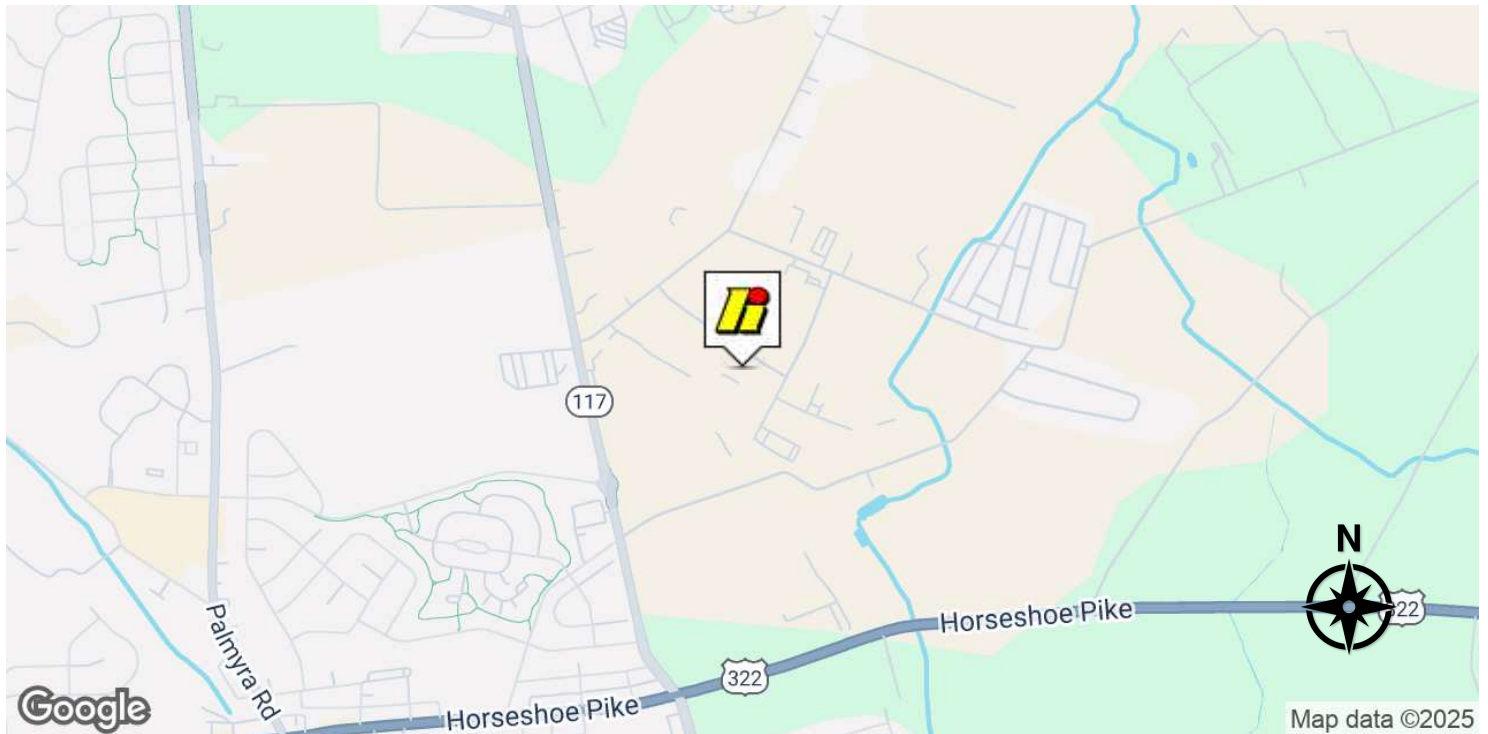
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# 318 TAXIWAY DR Location Maps



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# 318 TAXIWAY DR Area Demographics



POPULATION	1 MILE	3 MILES	6 MILES
Total Population	3,980	25,299	59,449
Average Age	45	44	43
Average Age (Male)	43	42	42
Average Age (Female)	47	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	1,538	10,160	23,392
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$109,301	\$107,363	\$112,416
Average House Value	\$324,649	\$319,919	\$344,702

Demographics data derived from AlphaMap

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- Recognizing and rewarding the accomplishments of our co-workers.
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