

FOOD COURT/QSR/DRIVE-THRU/RETAIL  
**FOR LEASE**

**1460 N RIDGE RD - EAST**  
MILTON, PA 17847



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**NAICIR**

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# 1460 N RIDGE RD - EAST

## PROPERTY DETAILS

# FOR LEASE

## \$30.00 SF/YR (NNN)

### OFFERING SUMMARY

<b>Lease Rate</b>	\$30.00 SF/yr (NNN)
<b>Available SF</b>	691 - 5,380 SF
<b>Building Size</b>	21,415 SF

### PROPERTY SUMMARY

<b>Address</b>	1460 N Ridge Rd - East Milton, PA 17847
<b>County</b>	Northumberland County
<b>Tax Parcel #</b>	056-00-019-038-B
<b>Year Last Renovated</b>	2025

### PROPERTY DESCRIPTION

Brand new food court with two (2) drive-thru availabilities at highly trafficked auto/truck plaza at Milton Exit 215 of I-80. New renovation provides flexible food service sizes and finishes with common tables/seating area and restrooms. Overall site includes a truck plaza with fueling, separate auto fueling islands, truck repair service center, truck wash, convenience store and overnight parking availabilities. Plaza is highly suited for QSR, fast food, coffee, etc. at a greatly under-served interstate location.

### PROPERTY HIGHLIGHTS

- Heavily traveled truck and auto plaza
- New build-to-suit food court spaces available
- 2 drive-thrus available
- Common tables/seating area common restrooms
- All new parking and traffic circulation with drive-thrus available

### LOCATION DESCRIPTION

This 5,380 SF brand new retail food court facility is conveniently situated in underserved Milton, PA, just off Interstate 80 in the American Truck Plaza. The property offers immediate access via the full cloverleaf Exit 215 of I-80, one of Pennsylvania's primary east-west trucking corridors. The site offers excellent accessibility for distribution/trucking traffic and easily accessible convenience for the traveling public. Daily vehicle count along I-80 is approximately 28,000 and approximately 5,000 on PA Route 254 access road. The Milton area also benefits from a strong industrial and transportation presence, supporting both local and regional commerce.

### BUILDING INFORMATION

<b>Restrooms</b>	In common
<b>Ceiling Height</b>	Varies
<b>Ceiling Type</b>	To tenant specification
<b>Business ID Sign</b>	Yes
<b># Of Stories</b>	One (1)
<b>Water &amp; Sewer</b>	Public
<b>Electrical Capacity</b>	Variable



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# NAICIR

# 1460 N RIDGE RD - EAST

LOCATION MAP

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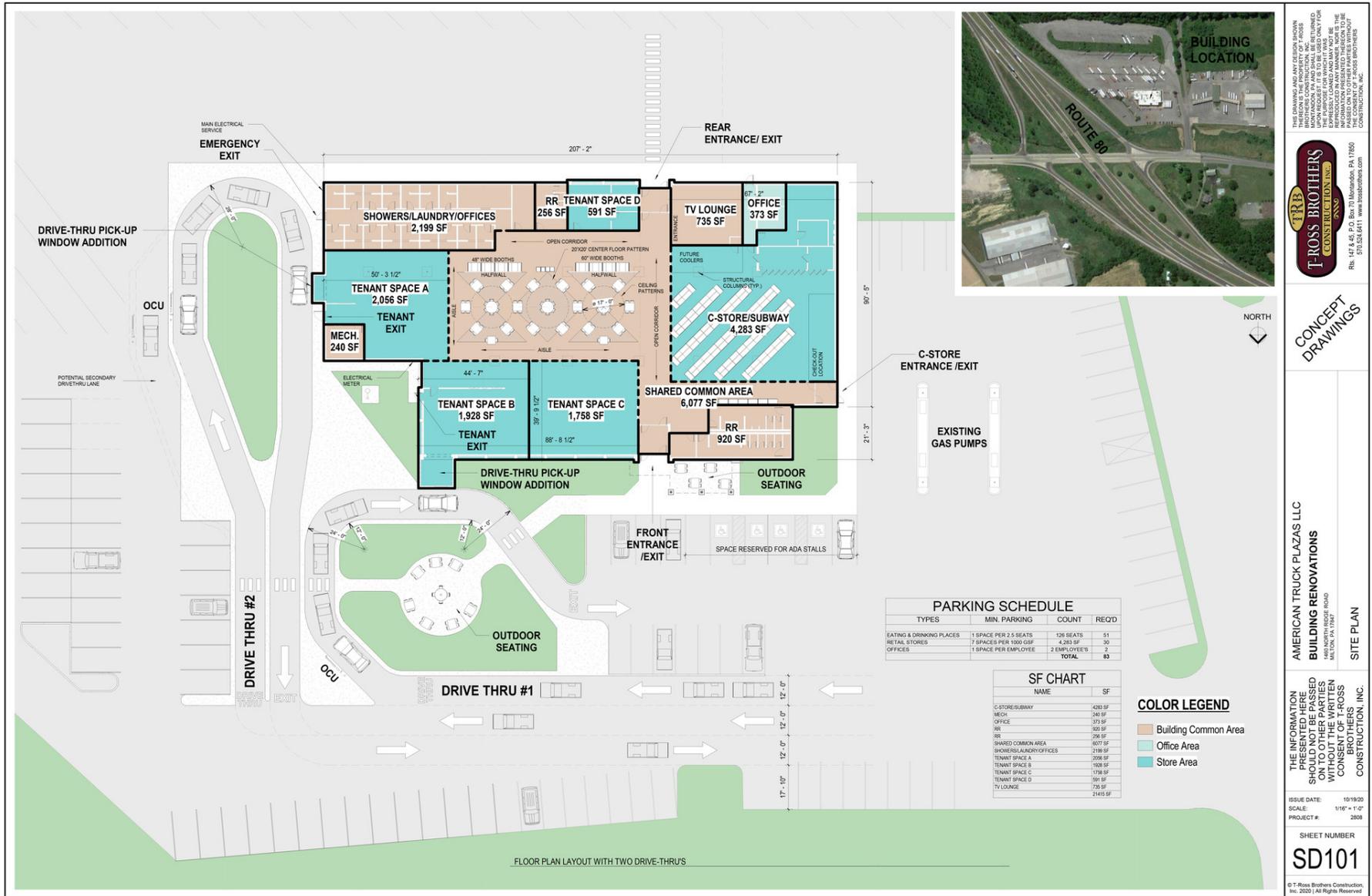
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## PROPOSED PLAN

# FOR LEASE

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**T-ROSS BROTHERS CONSTRUCTION, INC.**  
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**CONCEPT DRAWINGS**

**AMERICAN TRUCK PLAZAS LLC**  
**BUILDING RENOVATIONS**  
 1460 N RIDGE ROAD  
 MUMMOYNE, PA 17043

**SITE PLAN**

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ISSUE DATE: 10/19/20  
 SCALE: 1/16" = 1'-0"  
 PROJECT #: 2808

SHEET NUMBER  
**SD101**

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# NAICIR

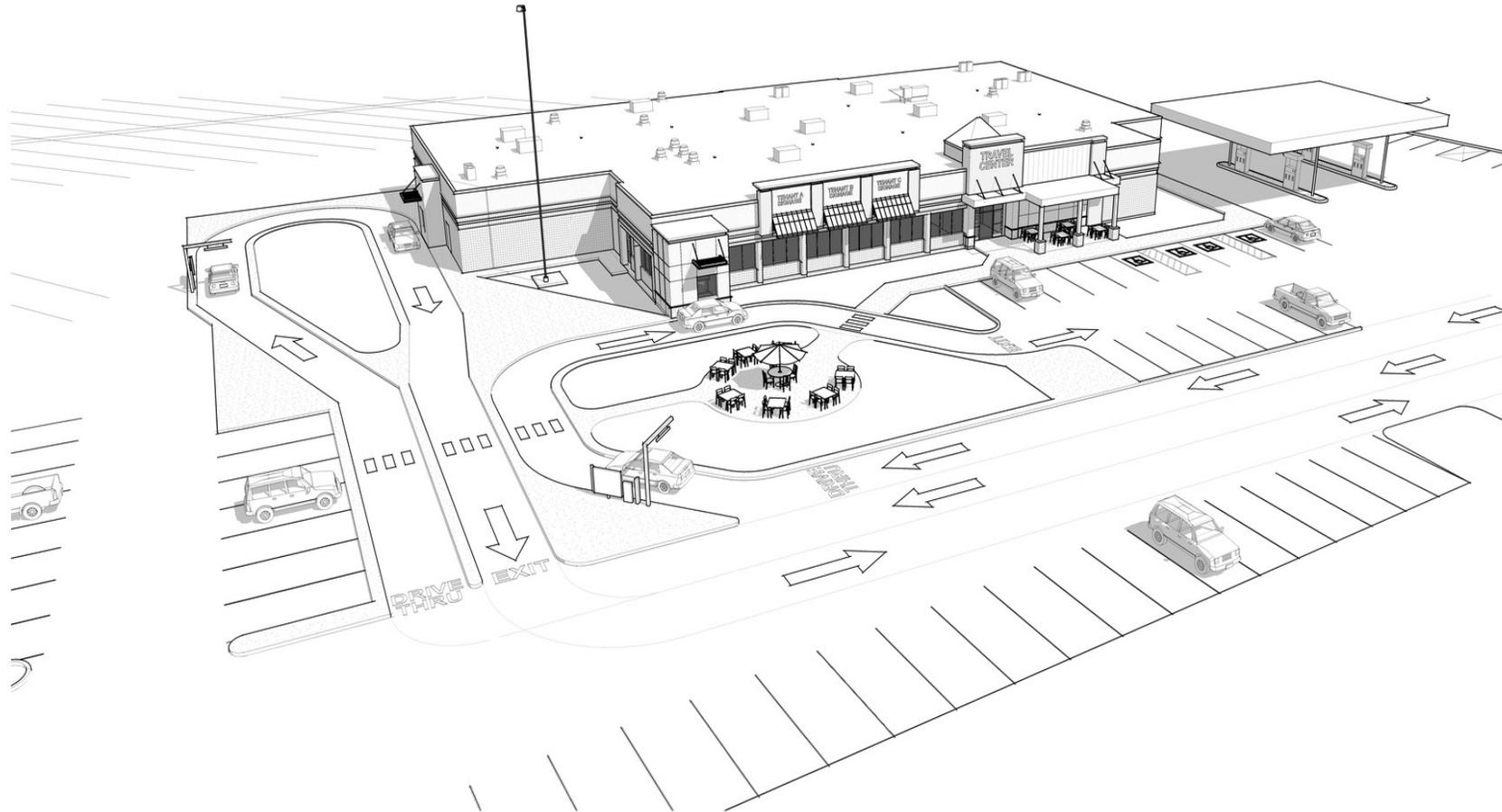
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# 1460 N RIDGE RD - EAST

SITE RENDERING

# FOR LEASE

\$30.00 SF/YR (NNN)



3D PERSPECTIVE

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Res. 175 S. 45th St., Suite 100, Melrose Park, PA 17260  
P.O. Box 100, Melrose Park, PA 17260  
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CONCEPT DRAWINGS

AMERICAN TRUCK PLAZAS LLC  
BUILDING RENOVATIONS  
MELROSE PARK, PA 17260  
3D PERSPECTIVE

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ISSUE DATE: 10/19/20  
SCALE: AS SHOWN  
PROJECT #: 2808

SHEET NUMBER  
SD102

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## ADDITIONAL RENDERING

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## \$30.00 SF/YR (NNN)



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CONCEPT DRAWINGS

AMERICAN TRUCK PLAZAS LLC  
BUILDING RENOVATIONS  
1460 NORTH RIDGE ROAD  
JELFON, PA 17037  
FRONT ENTRY

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ISSUE DATE: 10/19/20  
SCALE: 1/4" = 1'-0"  
PROJECT #: 2808

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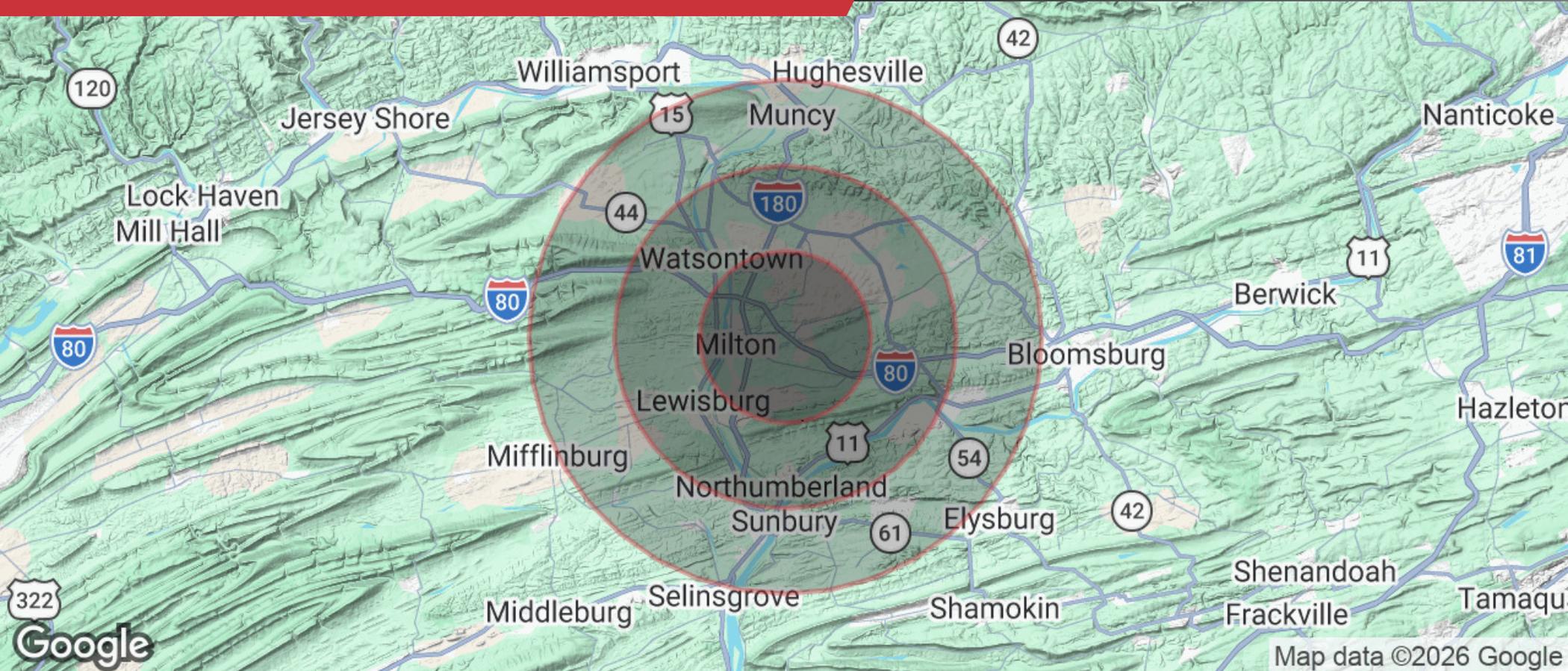
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## DEMOGRAPHICS

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### POPULATION

5 MILES	10 MILES	15 MILES
15,250	62,050	125,495



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
6,328	24,067	48,509



### INCOME

5 MILES	10 MILES	15 MILES
\$81,328	\$101,750	\$98,682

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