


1,500-3,000 SF RETAIL PROPERTY  
**FOR LEASE**

**44 NATURAL SPRINGS RD**  
GETTYSBURG, PA 17325



**Amber Corbo**  
acorbo@naicir.com | 717 761 5070

**Nik Sgagias**  
nsgagias@naicir.com | 717 761 5070

 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

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# 44 NATURAL SPRINGS RD

## PROPERTY DETAILS

# FOR LEASE

## \$22.00 SF/YR (NNN)

### OFFERING SUMMARY

<b>Lease Rate</b>	\$22.00 SF/yr (NNN)
<b>Number of Units</b>	One (1)
<b>Available SF</b>	1,500-3,000 SF

### PROPERTY HIGHLIGHTS

- 1,500-3,000 SF retail available for lease
- Open concept floorplan with rear private bathroom & storage area
- Plaza anchored by Giant with other neighboring national retailers
- Easily accessible from Route 15 and Route 30

### PROPERTY SUMMARY

<b>Address</b>	44 Natural Springs Rd Gettysburg, PA 17325
<b>Municipality</b>	Straban Township
<b>County</b>	Adams County
<b>Tax Parcel #</b>	38-G12-0148-000

### LOCATION DESCRIPTION

Gettysburg is a prime location for businesses, offering a mix of history and tourism. The Giant-anchored shopping center, near the National Military Park and major highways, attracts local and visiting customers. Major cities such as New York City, Washington D.C., Philadelphia, and Baltimore are easily accessible within a three (3) hour drive.

### PROPERTY DESCRIPTION

Join Giant, Holiday Hair, Jersey Mike's, and other retailers in this heavily traveled shopping center, located in Gettysburg, PA. Now available for lease is a 1,500-3,000 SF suite with an open floor plan and flexible commercial zoning welcomes various users.

### BUILDING INFORMATION

<b># Of Restrooms</b>	One (1)
<b>Walls</b>	Drywall
<b>Floor Type</b>	LVP
<b>Signage Available</b>	Yes
<b>Parking</b>	Large Common Lot


### UTILITIES & ZONING

<b>Zoning</b>	EC-1 Economic Development
<b>Water &amp; Sewer</b>	Public
<b>Electrical Capacity</b>	200 amps



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ADDITIONAL PHOTOS

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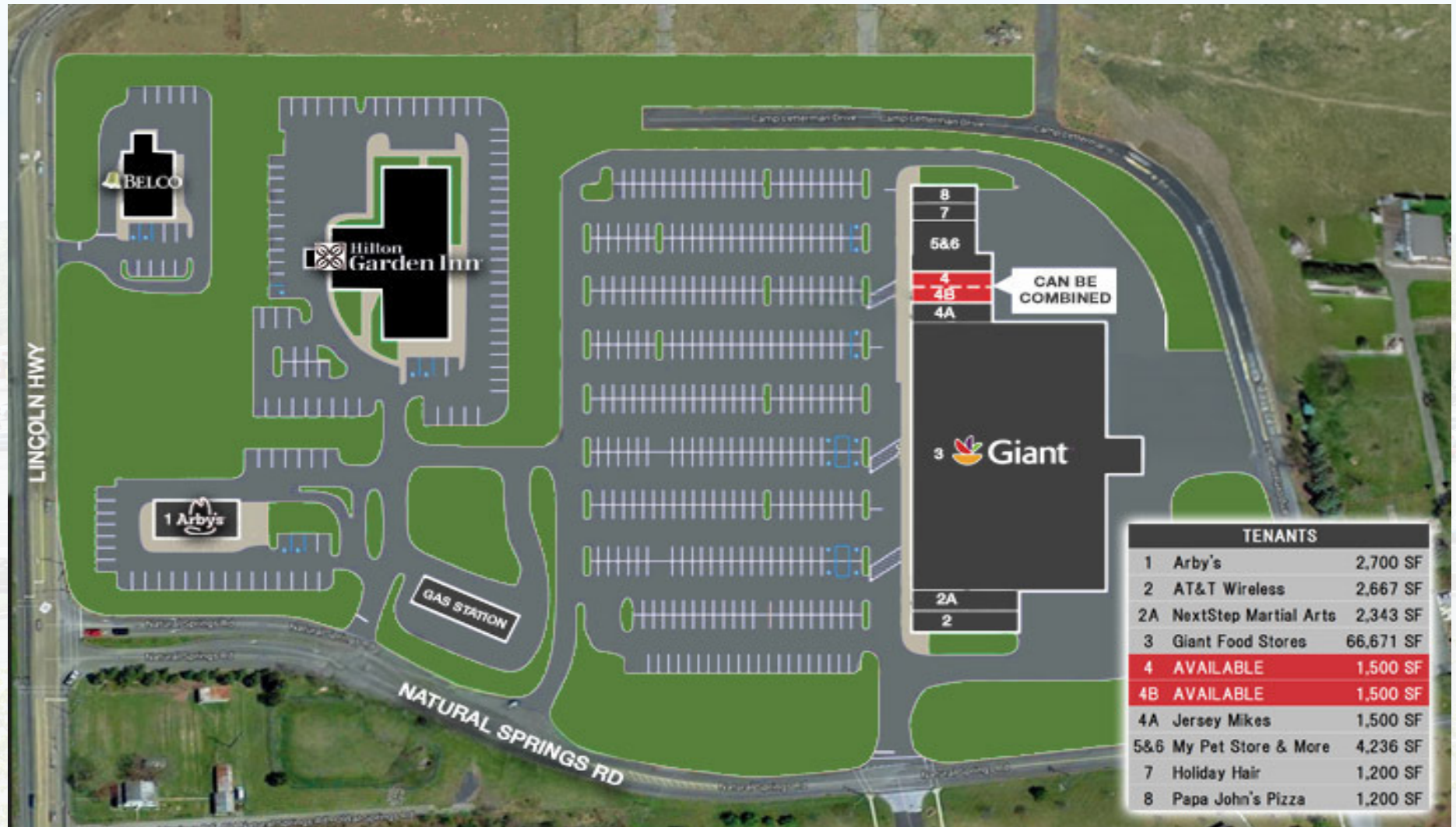
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## SITE PLAN

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## RETAIL MAP


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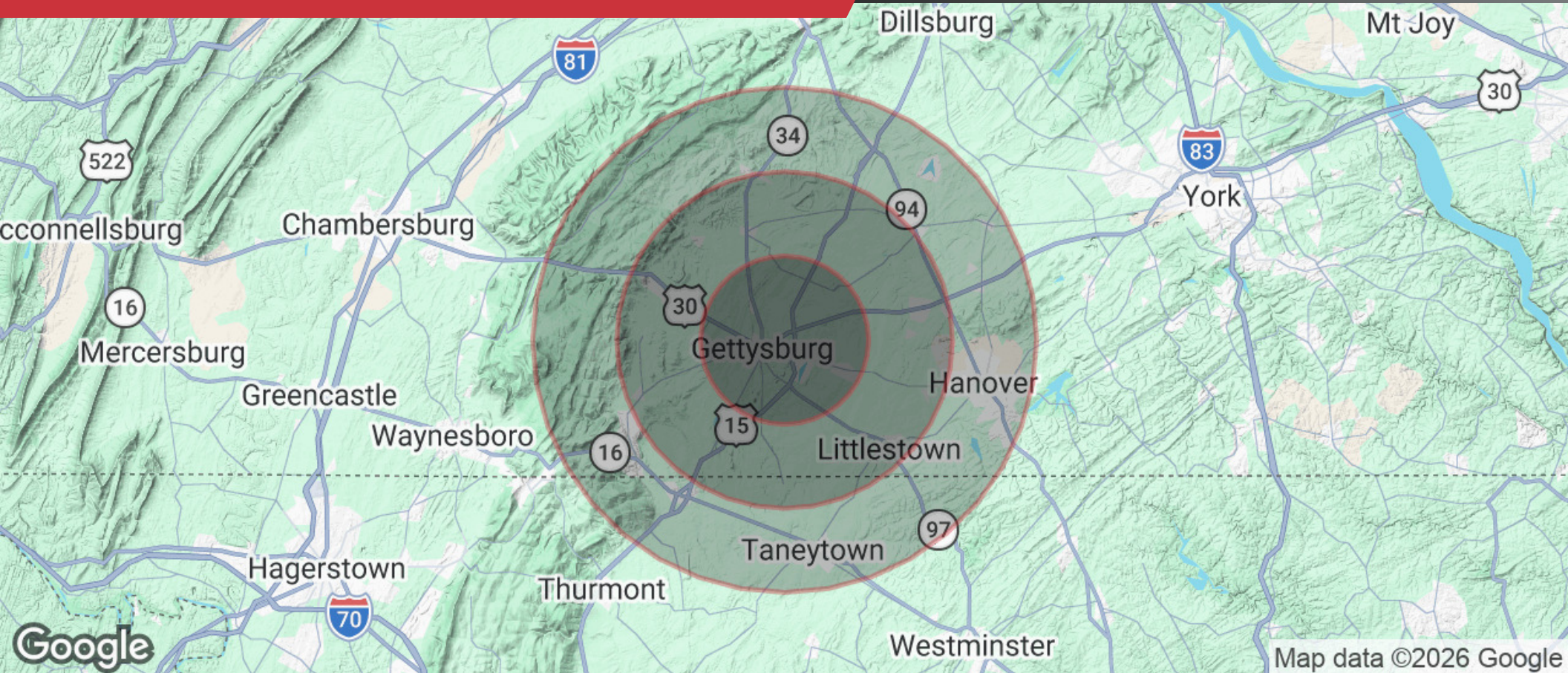
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## DEMOGRAPHICS

# FOR LEASE

## \$22.00 SF/YR (NNN)



### POPULATION

5 MILES	10 MILES	15 MILES
25,569	58,348	168,414



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
9,324	22,326	64,824




### INCOME

5 MILES	10 MILES	15 MILES
\$99,596	\$100,134	\$99,179

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