



# RETAIL REDEVELOPMENT OPPORTUNITY COMMERCIAL BUILDING FOR SALE OR LEASE

50 VETERANS DRIVE, ELIZABETHTOWN, PA 17022



### PROPERTY OVERVIEW

50 Veterans Drive is a premier commercial opportunity available for lease. Currently outfitted as a restaurant/ bar and grill, the site is ideal for fast, casual dining, services, retail, or more.

This 5,120 SF building has been well maintained and has great visibility. The property boasts a full bar, multiple dining room options, and an impressive commercial kitchen.

50 Veterans Drive is ideally located at a signalized intersection along Hershey Road with near immediate access to Route 283 (Hershey/Elizabethtown exit), just two miles from Elizabethtown area schools, the Elizabethtown Fairground, and Elizabethtown College.

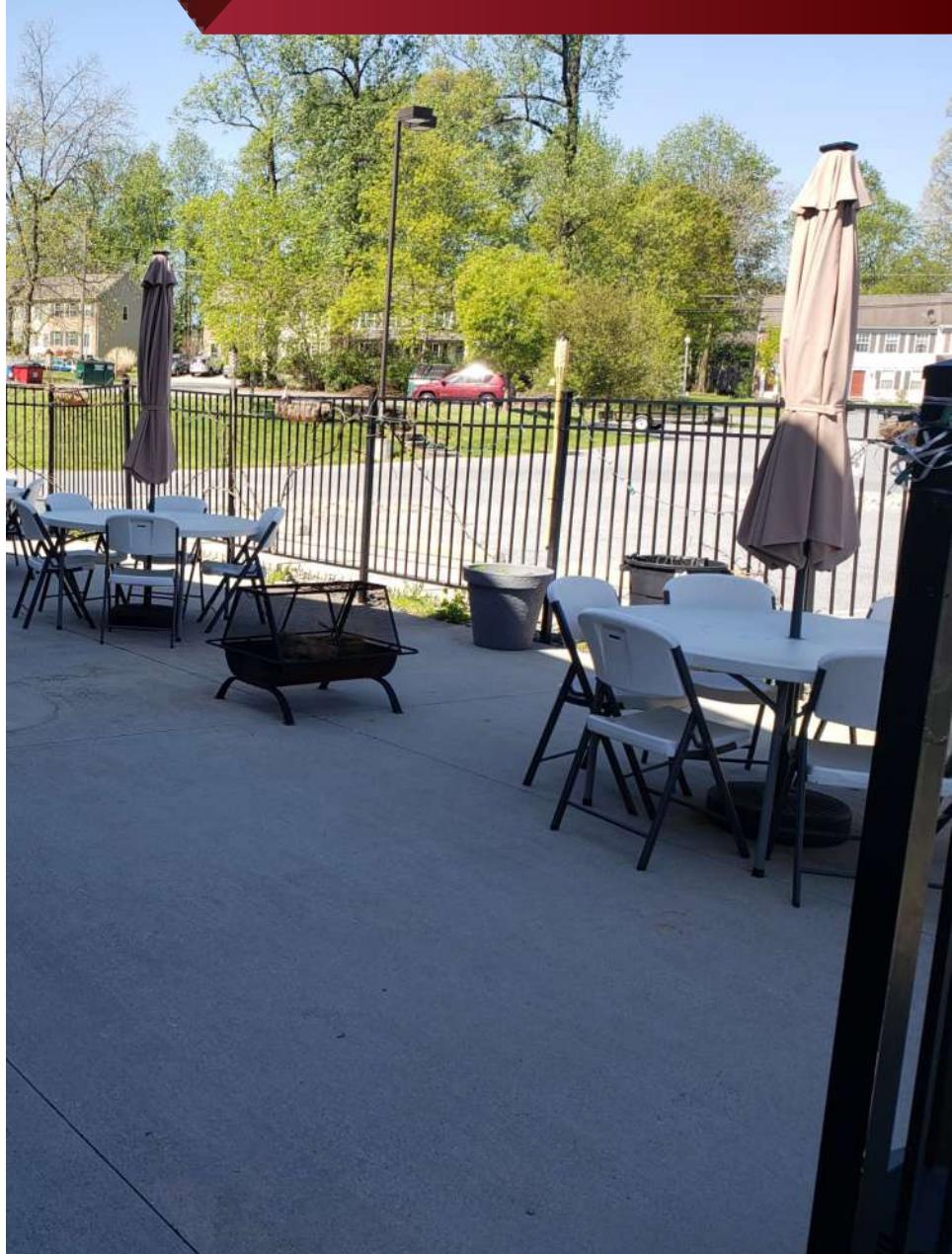
### PROPERTY DESCRIPTION

Outstanding opportunity to lease a unique 5,120 SF commercial building on 2+ acres. Currently outfitted as a restaurant with an exceptional commercial kitchen and large dining area. This property makes an outstanding location for any retail business.

Mount Joy Township MU zoning allows for retail, storage, medical/veterinary, commercial recreation, restaurants, and personal services by right; special exception uses include auto sales/parts, mini warehouses, convenience stores with gas, car washes, and many more. Do not miss the chance to lease a prime retail location in the fast growing Lancaster County market.

### PROPERTY HIGHLIGHTS

- Exceptional opportunity to lease a well positioned property with great access
- Fantastic for fast casual dining, services, retail or more





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### PROPERTY DETAILS

Lease Price

**\$4.00 per SF/yr**

#### LOCATION INFORMATION

STREET ADDRESS 50 Veterans Drive

CITY, STATE, ZIP Elizabethtown, PA 17022

COUNTY Lancaster County

MARKET Mount Joy Township

#### BUILDING INFORMATION

BUILDING SIZE 5,120 SF

LEASE TYPE NNN

OCCUPANCY 100%

TENANCY SINGLE

YEAR BUILT 2014

GROSS LEASABLE AREA 5,120 SF

CONSTRUCTION STATUS EXISTING

#### PROPERTY INFORMATION

PROPERTY TYPE RETAIL

PROPERTY SUB-TYPE SHOPPING CENTER

LOT SIZE 1.89 AC

#### PARKING AND TRANSPORTATION

PARKING TYPE LOT

TRAFFIC COUNT 15,000

NUMBER OF SPACES N/A

#### UTILITIES & AMENITIES

SIGNAGE PYLON

CEILING N/A

COOLING N/A

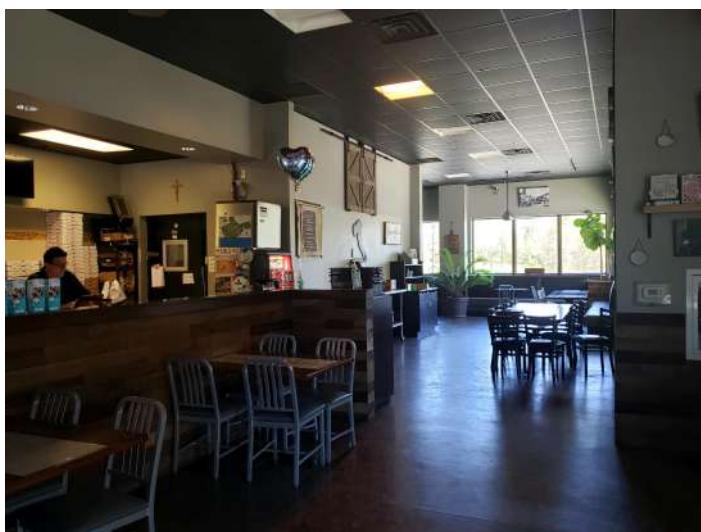
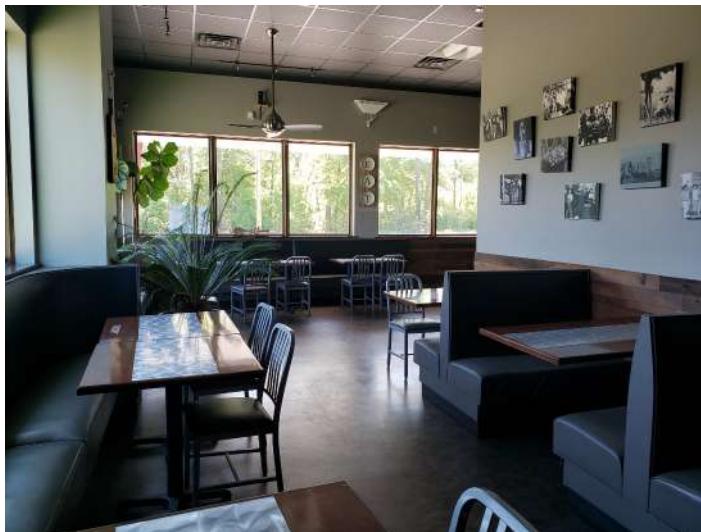
HEATING N/A

ROOF METAL

SECURITY N/A

SPRINKLERS YES

### ADDITIONAL PHOTOS



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

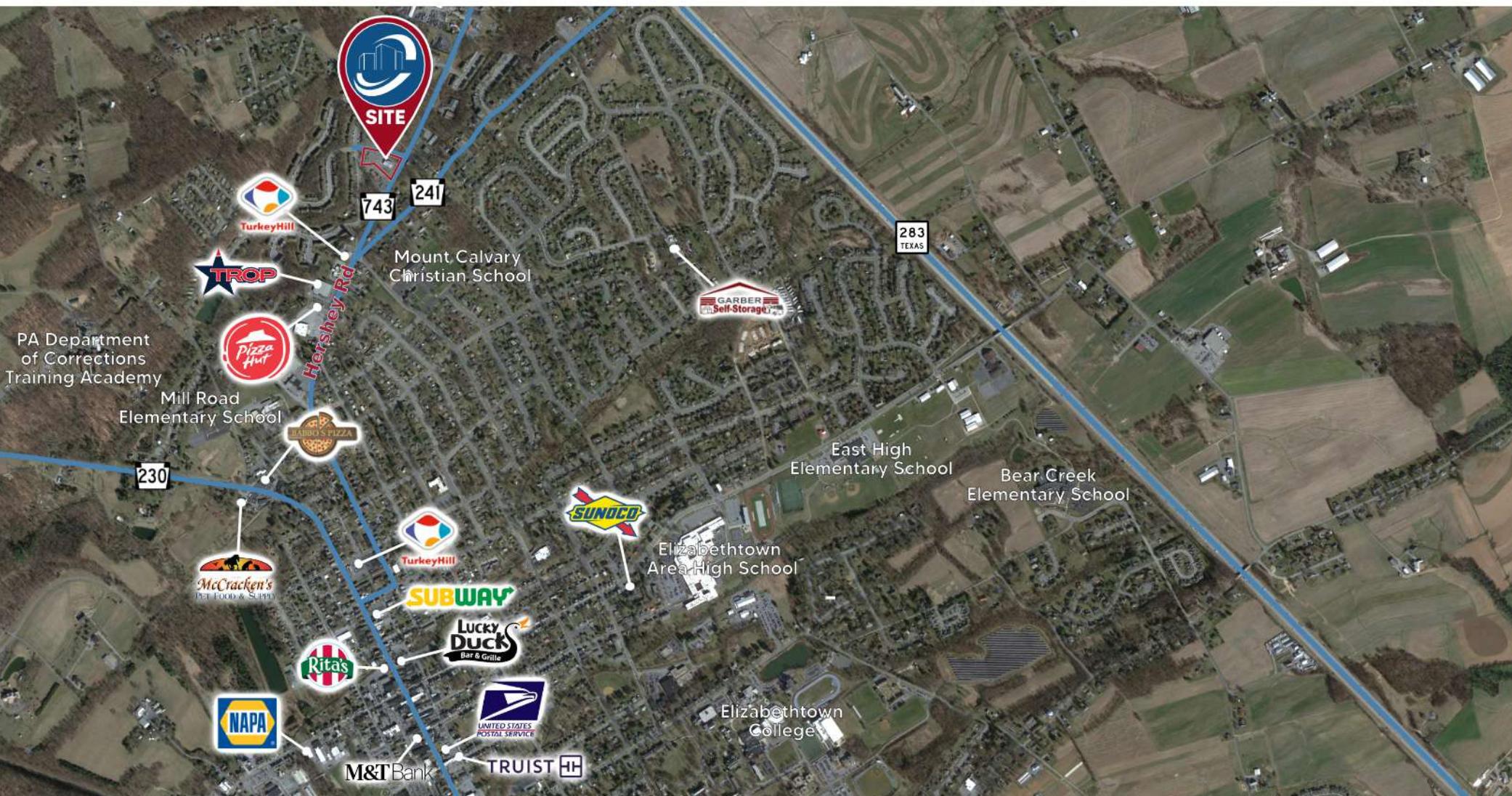
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### LOCATION AERIAL



### REGIONAL AERIAL



### AREA OVERVIEW

**LANCASTER COUNTY:** Often referred to as "Pennsylvania Dutch Country," is known for its agricultural heritage, featuring lush farmland, farmers' markets, and Amish communities. The city also offers a range of job opportunities, including manufacturing, healthcare, education, and tourism-related industries. Major employers like Giant Food Stores LLC and LG Health provide job stability. With excellent educational institutions, a thriving arts scene, and numerous recreational opportunities, Lancaster is an inviting place to live and work. Lancaster County is located in South Central Pennsylvania along the Susquehanna River, approximately 70 miles west of Philadelphia. Lancaster County has a history of manufacturing and industrial activities. This legacy can mean the availability of skilled labor, suppliers, and a supportive business ecosystem.

**MOUNT JOY:** Mount Joy is located between Manheim and the river towns of Western Lancaster County along what was once the Harrisburg-Lancaster Turnpike, the major road between Lancaster and Harrisburg. Today that road is called the Harrisburg Pike (Pennsylvania Route 230).



### LANCASTER COUNTY DEMOGRAPHICS



POPULATION

559,616



HOUSEHOLDS

212,022



AVG HH INCOME

\$115,141



MEDIAN AGE

39.1



BUSINESSES

18,722



EMPLOYEES

207,695



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### DEMOGRAPHICS

#### POPULATION

1 MILE	7,319
2 MILE	25,097
3 MILE	38,507

#### HOUSEHOLDS

1 MILE	2,901
2 MILE	9,765
3 MILE	14,861

#### AVERAGE HOUSEHOLD INCOME

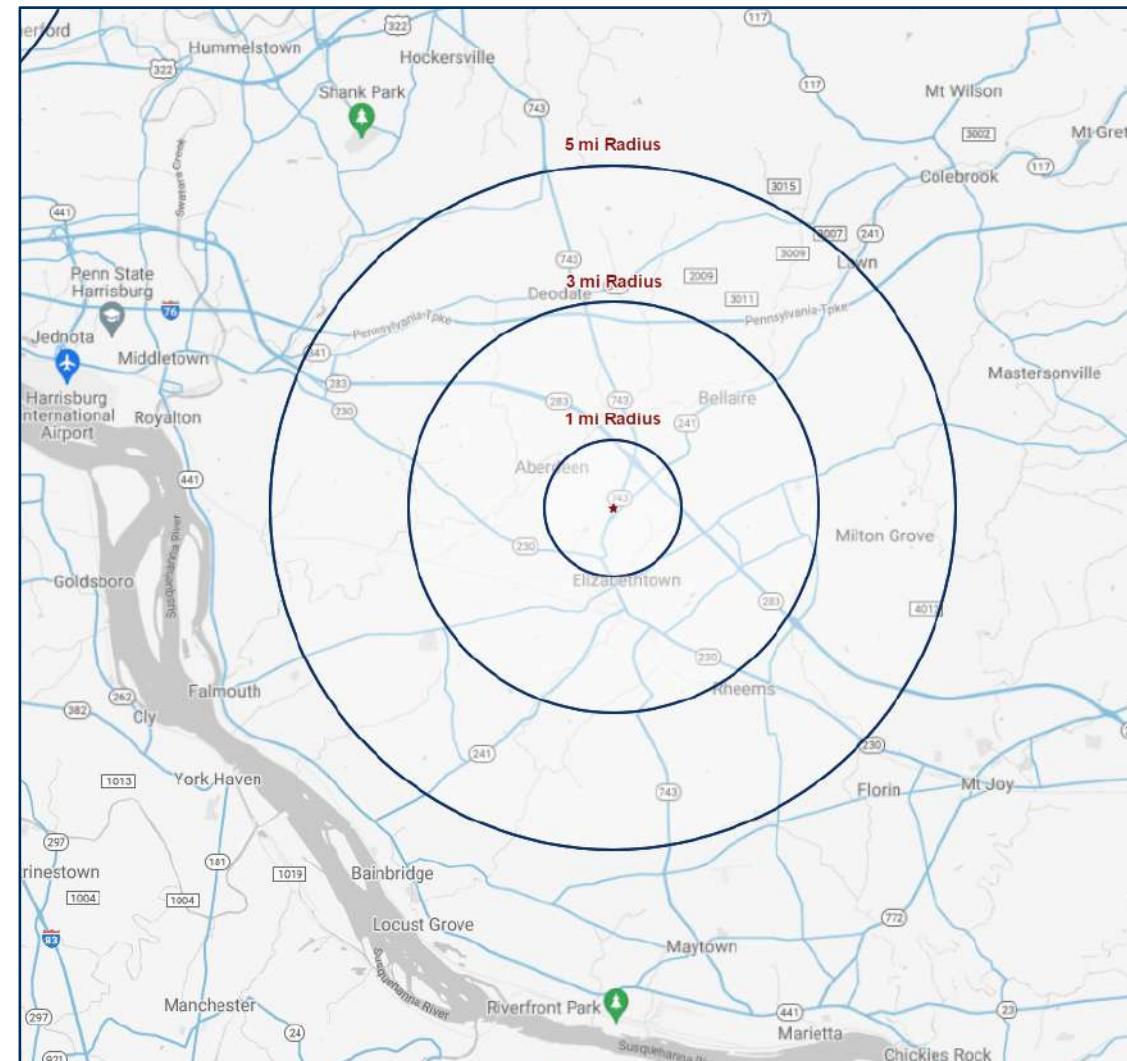
1 MILE	\$109,188
2 MILE	\$102,482
3 MILE	\$110,121

#### TOTAL BUSINESSES

1 MILE	114
2 MILE	617
3 MILE	946

#### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	831
2 MILE	7,545
3 MILE	10,321





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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 or 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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