

For Sale & Lease

# Retail Property

\$1,000,000/ \$12.95 SF/yr



## 1570 Robinhood Drive

Etters, Pennsylvania 17319

### Property Highlights

- 4,984 SF retail building for sale or lease
- High visibility off of I-83
- Neighboring national retailers include Walmart, Advanced Auto, Burger King, McDonald's and many more
- Strategically located between Harrisburg and York, PA
- Average Daily Traffic Volume: 58,671 VPD both directions on I-83

### Property Description

4,984 SF retail building on 1.26 acres centrally located in Etters, PA directly off of I-83, with great visibility. The previous build out was a restaurant and bar. The property is strategically located between Harrisburg and York, PA with an ADT of 58,671 VPD. Neighboring retailers include Walmart, Advanced Auto Parts, Burger King, McDonald's, Taco Bell, Dunkin Donuts and more.

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,000,000
<b>Lease Rate</b>	\$12.95 SF/yr (NNN)
<b>Available SF</b>	4,984 SF
<b>Lot Size</b>	1.26 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	1,634	\$69,853
<b>5 Miles</b>	42,956	\$70,064
<b>10 Miles</b>	278,854	\$62,978

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 #RB024320A

1015 Mumma Road  
Lemoyne, PA 17043  
717 761 5070 tel  
[naicir.com](http://naicir.com)

# Property Details

ADDRESS:	1570 Robinhood Drive Etters, PA 17319
COUNTY:	York
MUNICIPALITY:	Newberry Township
TAX PARCEL #:	39-000-PG-0171-F0-00000
PARCEL SIZE:	1.26 Acres
ZONING:	Regional Commercial/Office
PARKING:	Ample
TOTAL BUILDING SF:	4,984 SF
CONSTRUCTION:	Concrete/brick
SIGNAGE:	Yes
NUMBER OF FLOORS:	1
CEILING HEIGHT/TYPE:	9 - 10 ft./ Acoustic tile

ROOF:	Shingles/rubber
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Tile
UTILITIES:	Water & Sewer: Public Gas: Propane Electric: MetEd
RESTROOMS:	2
HVAC:	AC units/propane heat
LEASE TYPE:	NNN
LEASE TERM:	Negotiable
RENTAL RATE:	\$12.95 SF/yr (NNN)
SALE PRICE:	\$1,000,000.00
TAXES:	\$9,302.48



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# Additional Photos



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# Location Maps



Google, Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Google Map data ©2021



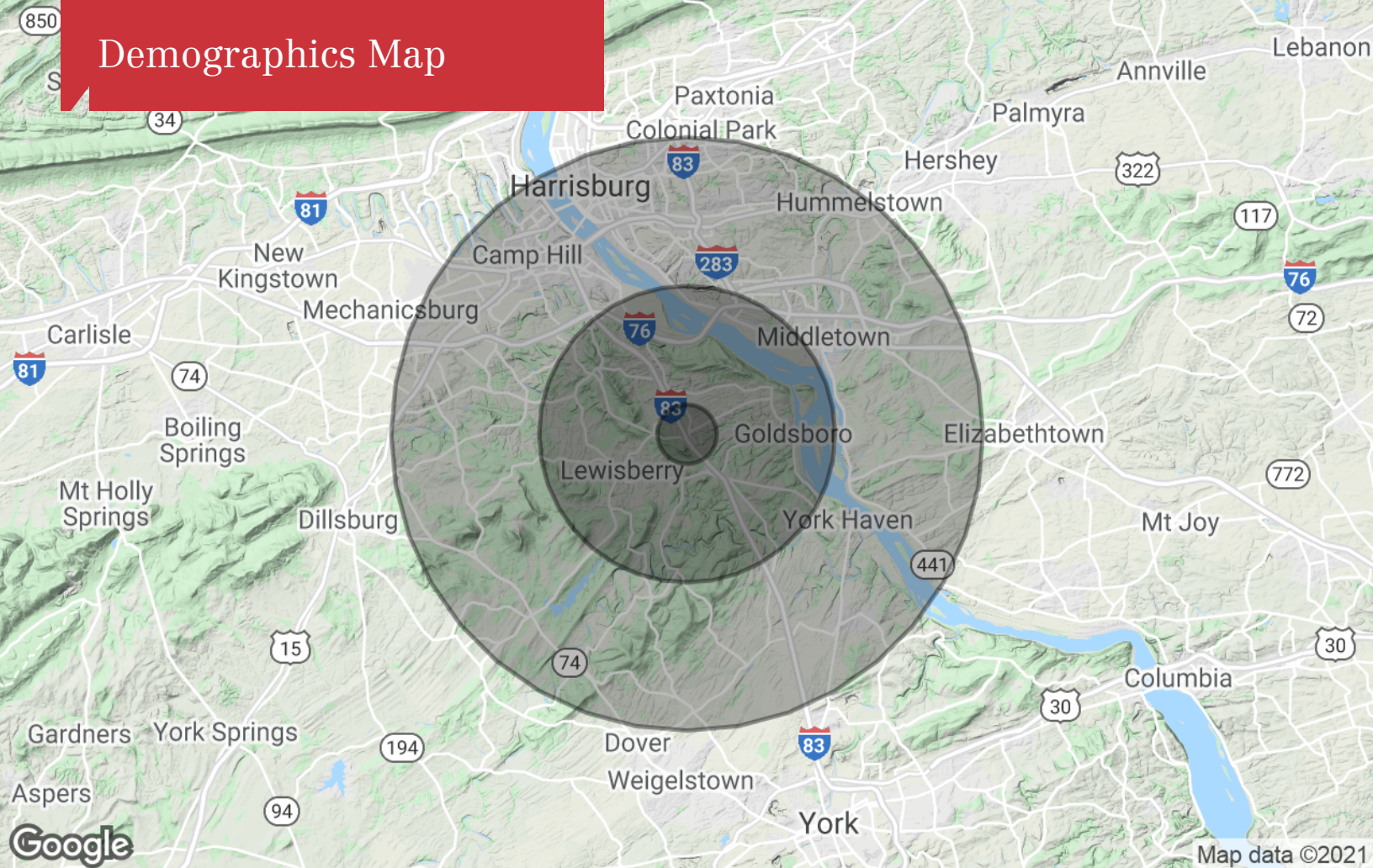
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PA License #RB02432DA

# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,634	42,956	278,854
MEDIAN AGE	38.4	39.8	38.4
MEDIAN AGE (MALE)	36.0	38.7	36.6
MEDIAN AGE (FEMALE)	40.6	40.9	39.4

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	639	16,802	112,789
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$69,853	\$70,064	\$62,978
AVERAGE HOUSE VALUE	\$182,377	\$207,815	\$172,832

\* Demographic data derived from 2010 US Census



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