

# Huntington Court

YORK SPRINGS, PA



**KW COMMERCIAL** GLOBAL PARTNERS

2040 Good Hope Rd.

Enola, PA 17025

*PRESENTED BY:*

**WILLIAM AIELLO**

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**GEORGE LULOS**

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## OFFERING SUMMARY

# HUNTINGTON COURT

8414 Carlisle Pike, York Springs, PA 17372



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>AVAILABLE SF:</b>	2,800 - 9,100 SF
<b>LEASE RATE:</b>	\$20.00 SF/yr (NNN)
<b>LOT SIZE:</b>	5.5 Acres
<b>ZONING:</b>	Commercial Industrial

### LOCATION OVERVIEW

Great commercial location at the intersection of SR 15 and SR94 in York Springs with excellent visibility and accessibility. This untapped market is 10 miles from any commercial competition and is a tremendous opportunity to service the trade area population of approximately 15,000 people and an average daily traffic count of 23,000. The site is within 20 miles of Harrisburg, Carlisle, York, and Gettysburg market areas.

AVAILABLE SPACES	SIZE (SF)
RETAIL LOT	9,100 SF
RETAIL LOT	3,600 SF
RETAIL LOT	3,274 SF
RETAIL LOT	2,849 SF
RETAIL LOT	2,800 SF

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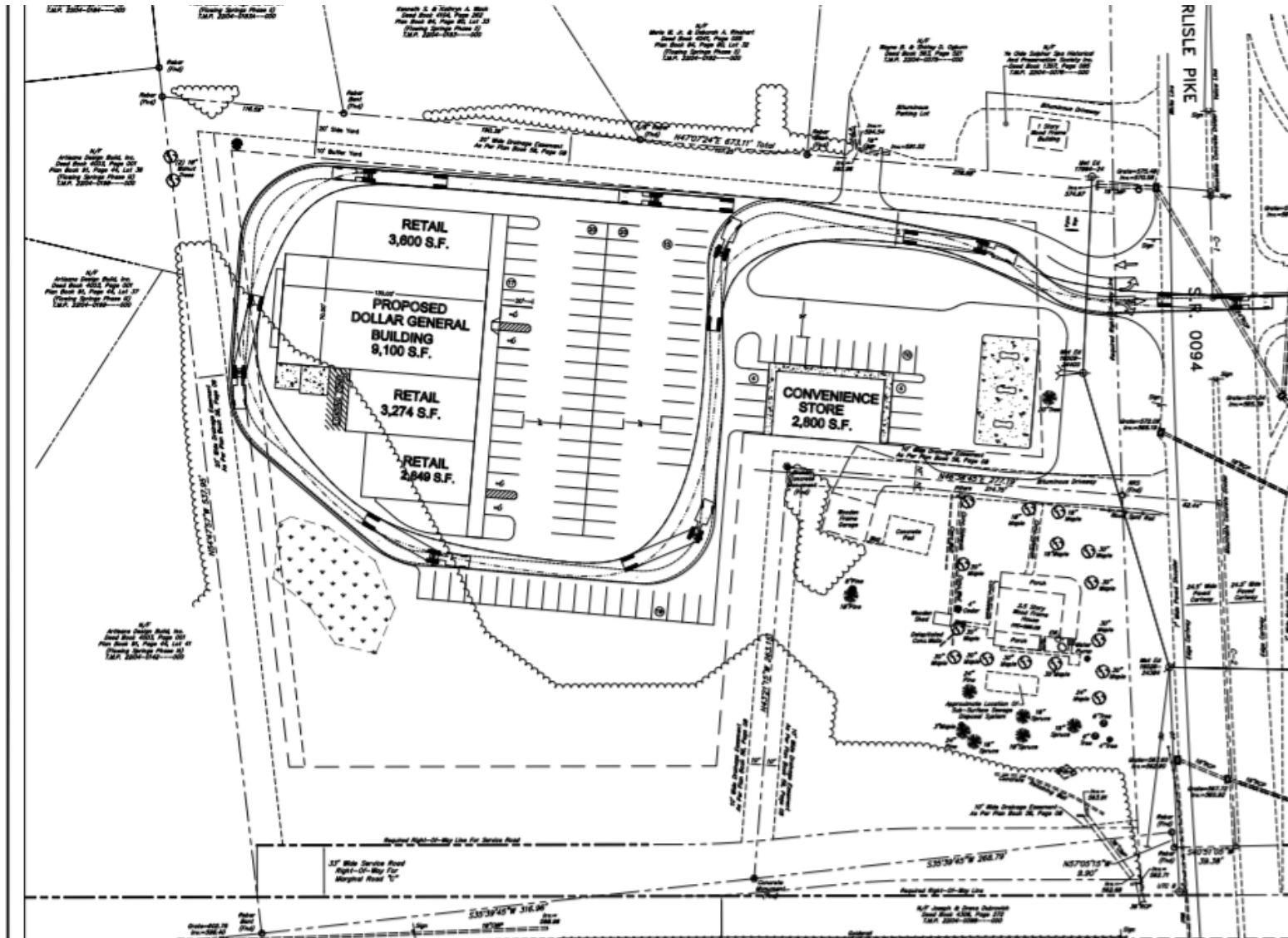
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NO.	DATE	DESCRIPTION	BY
A	7/26/11	Added Retail, Parking	DAW

**PA**  
ARCHITECTURAL  
CONSULTANTS  
1000 N. 17TH ST.  
SUITE 200  
PITTSBURGH, PA 15222

**CONCEPTUAL SITE PLAN (DG-1)**  
**HUNTINGTON COURT**  
HUNTINGTON TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

**Parking Requirements:**  
 Retail Store: 1 space for each 200 sq. ft. of floor area for public use plus 7 spaces for each 1-1/2 employees  
 1,200 sq. ft. = 2,400 sq. ft. = 2,400 sq. ft. = 12,000 sq. ft.  
 15,000 sq. ft. / 200 = 75 spaces  
 18 employees / 1-1/2 = 12,000 sq. ft.  
 Total Parking Required: 88 Spaces  
 Convenience Store: 1 space for each 200 sq. ft. of floor area for public use plus 1 space for each 1-1/2 employees  
 1,800 sq. ft. / 200 = 9 Spaces  
 4 employees / 1-1/2 = 3 Spaces  
 \* Per Condition Use Approved, 308 Cents is Required  
 Total Parking Required: 13 Spaces + 130 = 143 Spaces  
 Total Parking Provided: 143 Spaces

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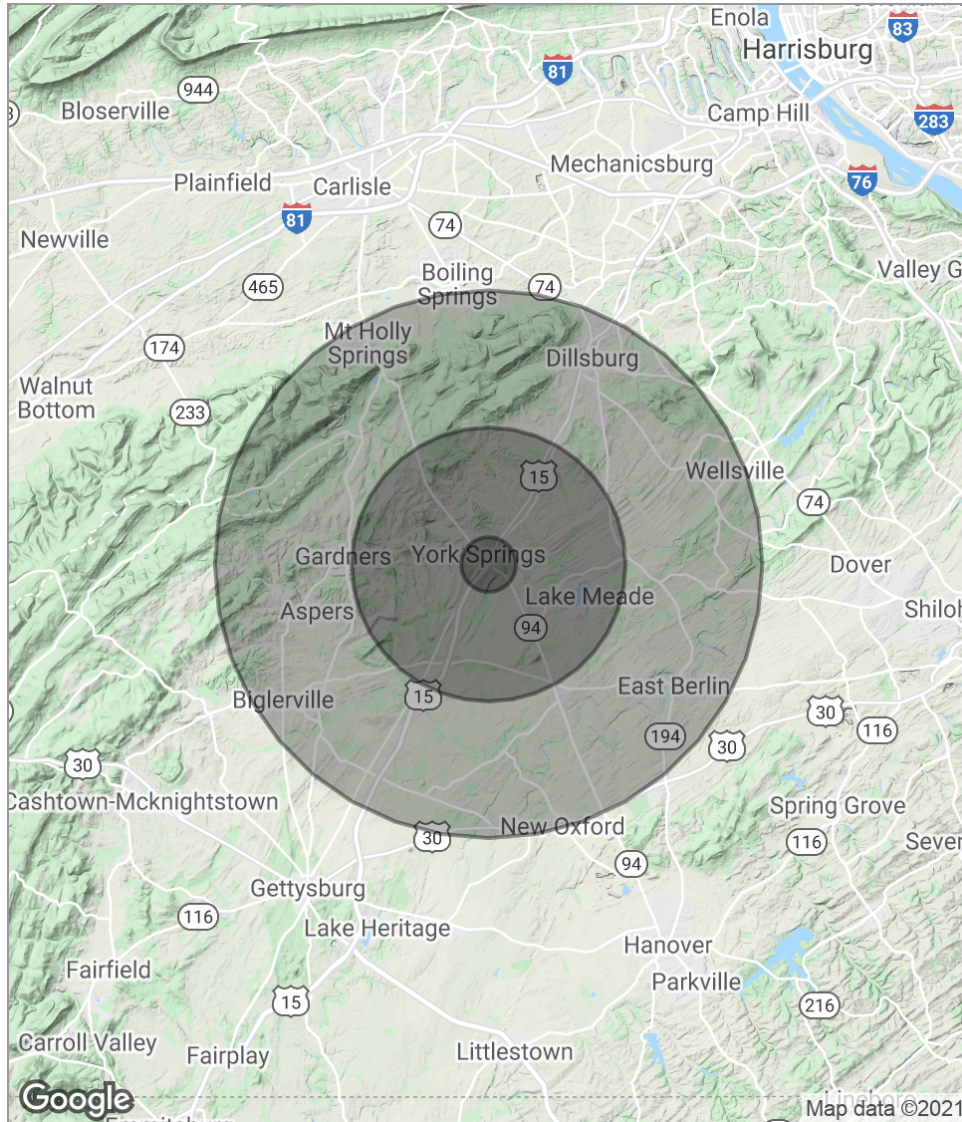
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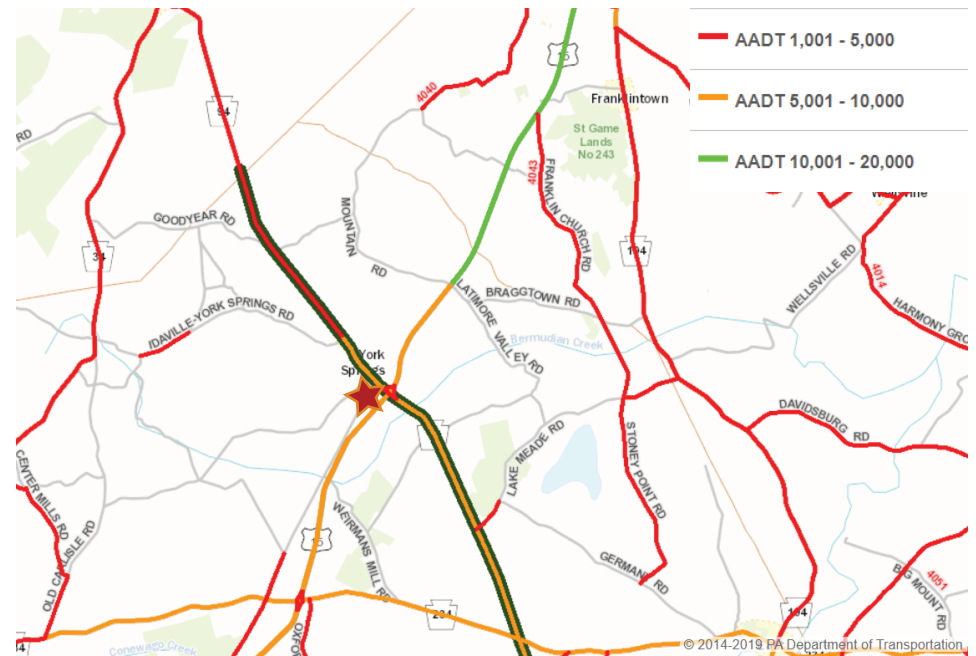
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	378	11,260	56,909
Median Age	40.0	40.1	40.8
Median Age (Male)	38.3	38.9	40.0
Median Age (Female)	40.9	40.9	41.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	138	4,199	21,805
# Of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$68,126	\$70,574	\$71,578
Average House Value	\$221,639	\$227,004	\$232,076

\* Demographic data derived from 2010 US Census



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