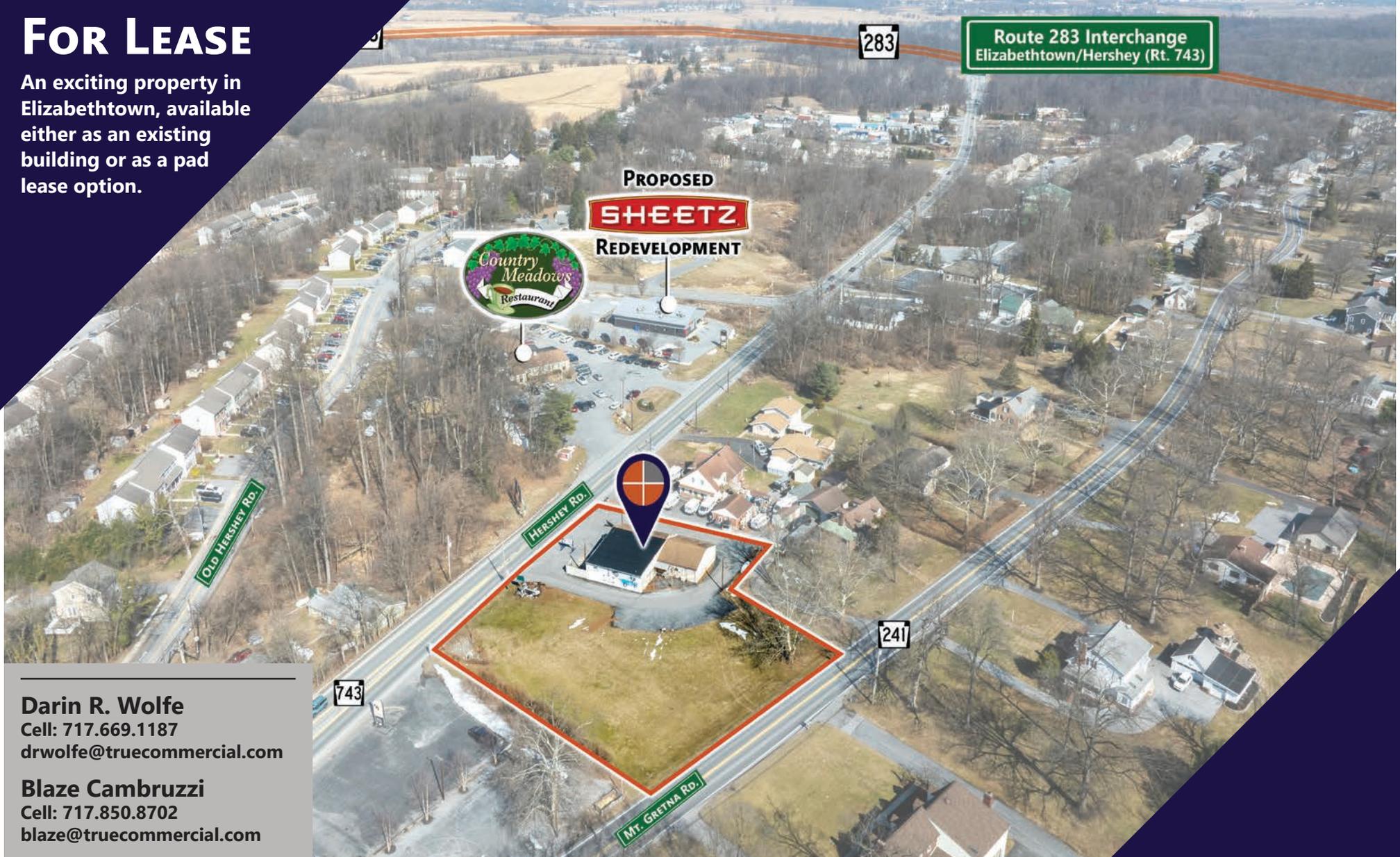


FOR LEASE

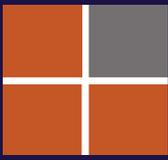
An exciting property in Elizabethtown, available either as an existing building or as a pad lease option.



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PROPERTY INFORMATION



PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased to market this exciting property in Elizabethtown for lease, available as a pad site or as the existing building. The site was most recently utilized by a well-known beverage distributor. With mixed-use zoning, a wide array of potential uses is possible at the site.

This property is less than 1 mile from PA-283/PA 743 interchange, which experiences significant daily traffic volume of approx. 43,000 vehicles and serves as a vital feeder route, connecting the property to major highways including the PA Turnpike, I-81, and I-83, providing excellent connectivity for logistics and customer access.

In addition to its close proximity to PA-283, the site features excellent visibility along Hershey Road (PA 743) and is well-positioned near Mt. Gretna Road and N. Hanover Street, all of which contribute to traffic volume of approx. 22,500 vehicles per day. This high visibility makes the property an attractive option for QSR's and other similar retailers who will benefit from its access to PA-283.

The site's appeal is further enhanced by the planned construction of a Sheetz convenience store, located approximately 500 feet from the site. With a scheduled opening in 2026, the presence of this new store affirms the growth of this part of the market, increasing traffic and visibility to the benefit of the site.

PROPERTY DETAILS

- Total Building Size:..... 3,354 SF
- Land/Lot Size: :.....0.83 acres
- Lease Rate:..... Negotiable/NNN
- Lease Terms:..... Negotiable
- Zoning:..... Mixed-Use District
- Year Built:..... 1975
- Annual Taxes:..... \$9,860
- Drive-In Doors:..... 2
- Electric:..... 200+ Amp
- Heating:..... Forced Air/Natural Gas
- Water/Sewer:..... Public

TRAFFIC COUNTS

- Hershey Rd./Route 743:..... 11,637 VPD
- Mt. Gretna Rd./Route 241:..... 2,847 VPD
- N. Hanover St./Route 241:..... 7,998 VPD
- Route 283/PA 743 Interchange:..... 43,609 VPD



LISTING AGENTS



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DEMOGRAPHICS: 10 MILE DRIVE TIME

DEMOGRAPHIC SUMMARY

62 Hershey Rd. Elizabethtown, PA

Drive distance of 10 miles

KEY FACTS

111,259

Population

41.5

Median Age



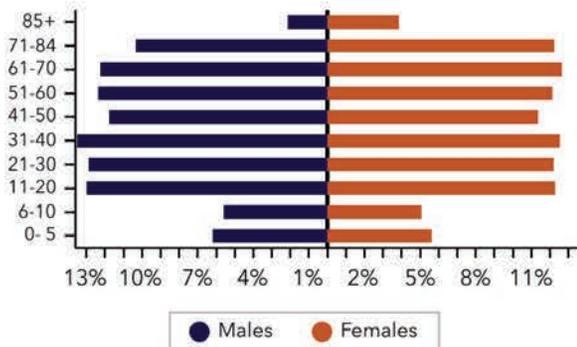
44,402

Households

\$67,549

Median Disposable Income

AGE PYRAMID



INCOME



\$83,700
Median Household Income

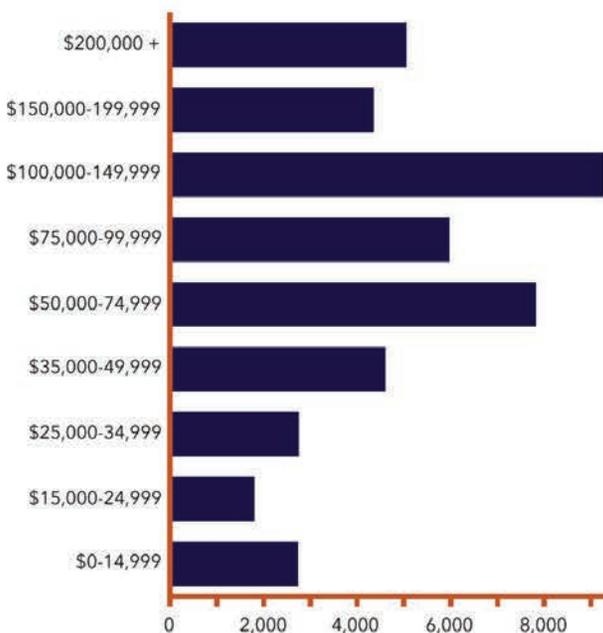


\$44,703
Per Capita Income

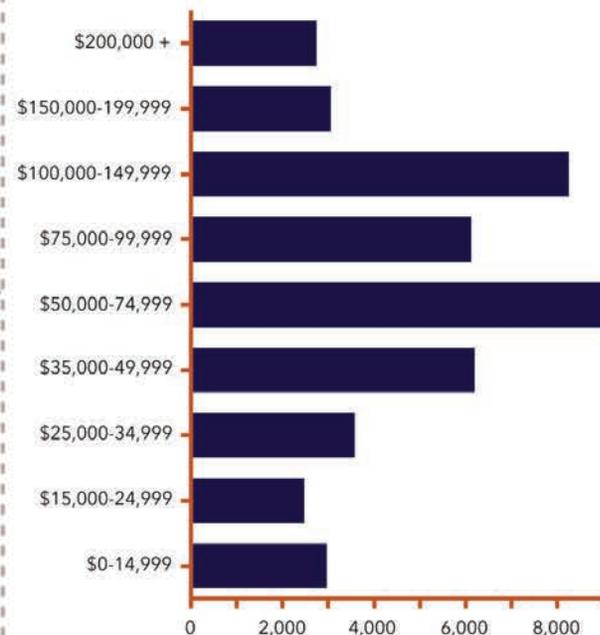


\$267,748
Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



\$2,326
Apparel & Services



\$3,853
Eating Out



\$7,116
Groceries

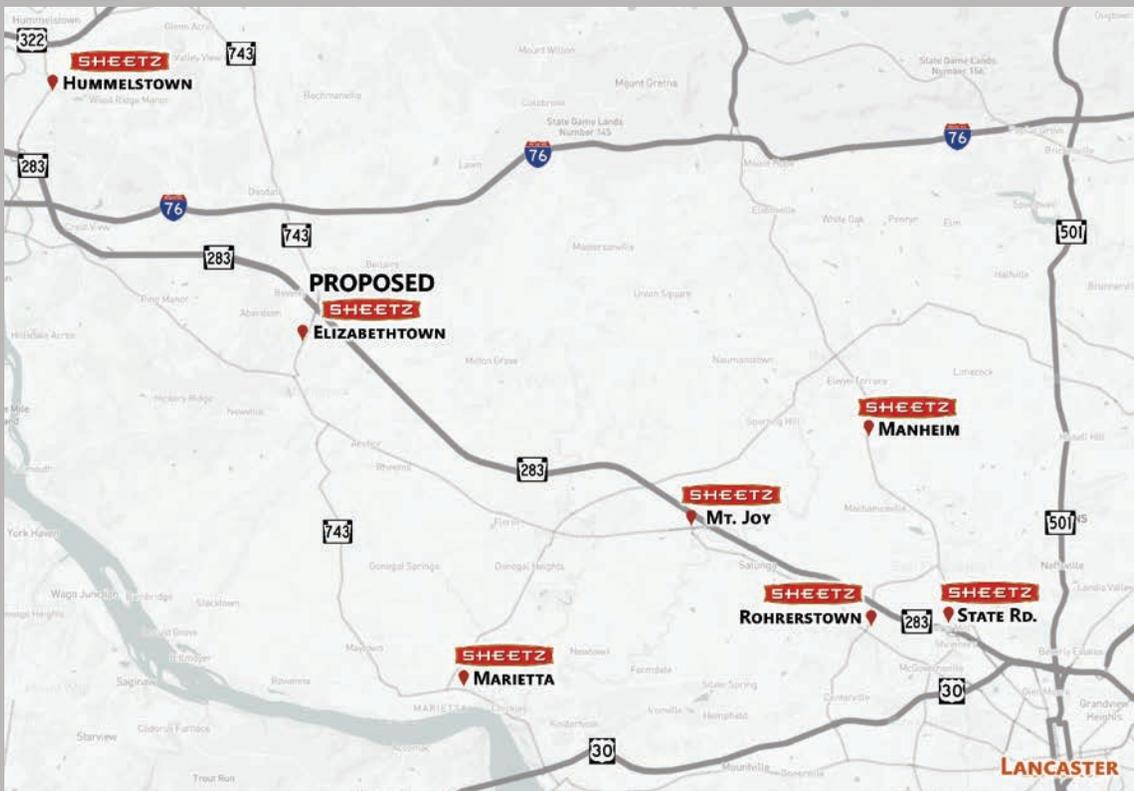


\$7,681
Health Care

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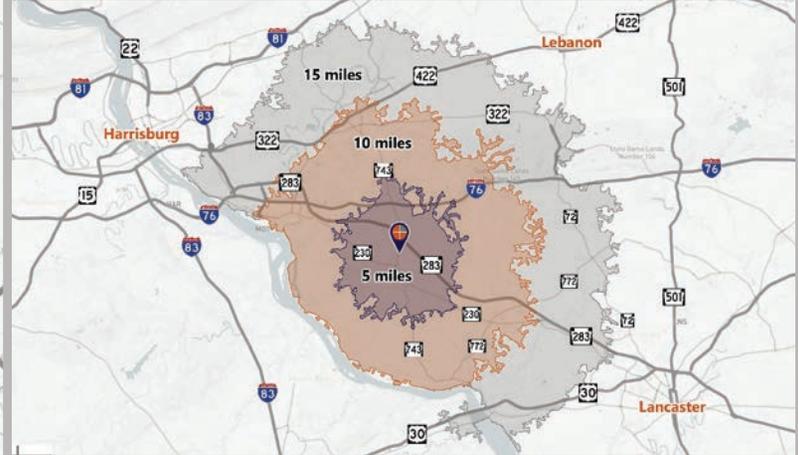
COMPARATIVE SHEETZ DEMOGRAPHICS

WESTERN LANC. SHEETZ LOCATIONS



| Variable | 62 Hershey Rd. Elizabethtown, PA | | |
|---------------------------|----------------------------------|-----------|-----------|
| Travel Distance from Site | 5 miles | 10 miles | 15 miles |
| Total Population | 30,620 | 111,259 | 251,171 |
| Total Daytime Population | 27,494 | 101,748 | 235,218 |
| Total Households | 11,947 | 44,402 | 100,474 |
| Per Capita Income | \$40,345 | \$44,703 | \$44,532 |
| Average Household Income | \$102,984 | \$111,328 | \$110,987 |

5-10-15 MILE DRIVE DISTANCE



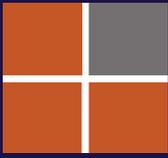
WESTERN LANCASTER SHEETZ LOCATIONS: 5 MINUTE DRIVE DISTANCE

| Variable | Hummelstown Sheetz | Marietta Sheetz | Mt. Joy Sheetz | Manheim Sheetz | Rohrerstown Sheetz | State Rd. Sheetz | Elizabethtown Sheetz |
|-----------------------------------|--------------------|-----------------|----------------|----------------|--------------------|------------------|----------------------|
| Total Population | 8,048 | 5,309 | 5,250 | 4,756 | 9,025 | 10,415 | 9,828 |
| Population Density (Per Sq. Mile) | 1,544.0 | 1,092.3 | 692.2 | 868.3 | 1,393.1 | 1,694.5 | 1,468.1 |
| Total Daytime Population | 5,787 | 4,735 | 7,414 | 5,699 | 15,889 | 8,733 | 6,402 |
| Total Households | 3,180 | 2,220 | 2,385 | 1,891 | 3,709 | 4,187 | 4,181 |
| Per Capita Income | \$65,523 | \$40,266 | \$44,863 | \$50,340 | \$43,615 | \$52,391 | \$39,629 |
| Median Household Income | \$116,134 | \$78,151 | \$80,265 | \$97,846 | \$83,134 | \$90,047 | \$74,257 |
| Total (SIC01-99) Businesses | 209 | 121 | 303 | 246 | 815 | 271 | 254 |
| Total (SIC01-99) Employees | 3,040 | 2,284 | 4,656 | 3,560 | 12,028 | 3,470 | 3,721 |
| Retail Goods | \$143,776,408 | \$61,925,955 | \$68,576,210 | \$68,210,544 | \$109,315,271 | \$148,612,872 | \$112,871,762 |

NOTE:
 We believe that the proposed Sheetz will address a significant need in Western Lancaster County, as illustrated in the map to the left. Furthermore, the demographics of the area surrounding this location align well with those of existing Sheetz stores.
 We are confident that this addition will enhance the Elizabethtown market and create additional economic opportunities.

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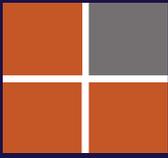


AERIAL DRONE PHOTO

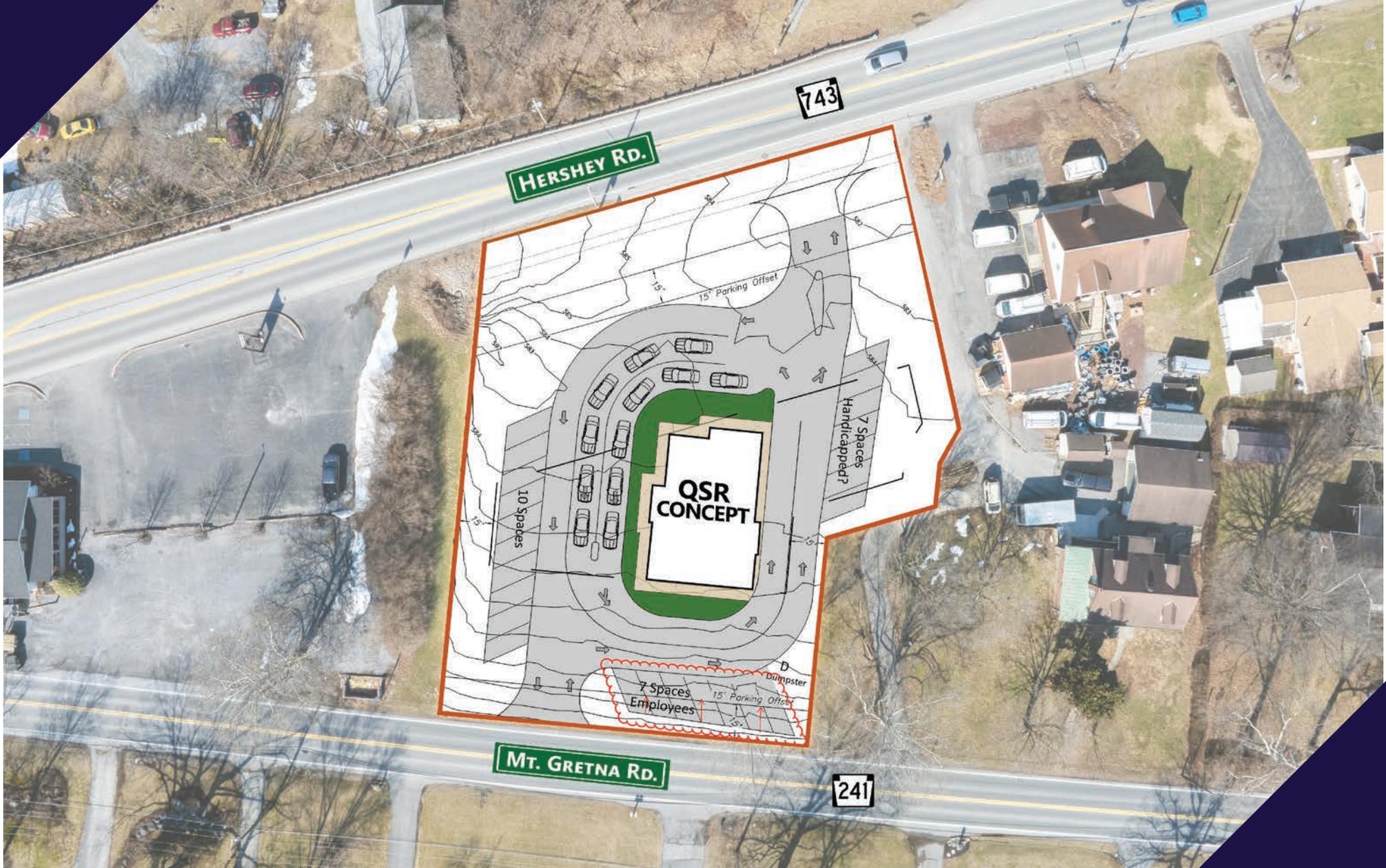


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CONCEPTUAL PLAN | 62 HERSHEY RD.



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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SITE PLAN | PROPOSED SHEETZ



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AERIAL DRONE PHOTO



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