


FOOD COURT/QSR/DRIVE-THRU/RETAIL
FOR LEASE

1460 N RIDGE RD - EAST
MILTON, PA 17847



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1460 N RIDGE RD - EAST

PROPERTY DETAILS

FOR LEASE

\$30.00 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$30.00 SF/yr (NNN)
Available SF	691 - 5,380 SF
Building Size	21,415 SF

PROPERTY SUMMARY

Address	1460 N Ridge Rd - East Milton, PA 17847
County	Northumberland County
Tax Parcel #	056-00-019-038-B
Year Last Renovated	2025

PROPERTY DESCRIPTION

Brand new food court with two (2) drive-thru availabilities at highly trafficked auto/truck plaza at Milton Exit 215 of I-80. New renovation provides flexible food service sizes and finishes with common tables/seating area and restrooms. Overall site includes a truck plaza with fueling, separate auto fueling islands, trucking supply store, convenience store and overnight parking availabilities. Plaza is highly suited for QSR, fast food, coffee, etc. at a greatly under-served interstate location.

PROPERTY HIGHLIGHTS

- Heavily traveled truck and auto plaza
- New build-to-suit food court spaces available
- 2 drive-thrus available
- Common tables/seating area common restrooms
- All new parking and traffic circulation with drive-thrus available

LOCATION DESCRIPTION

This 5,380 SF brand new retail food court facility is conveniently situated in underserved Milton, PA, just off Interstate 80 in the American Truck Plaza. The property offers immediate access via the full cloverleaf Exit 215 of I-80, one of Pennsylvania's primary east-west trucking corridors. The site offers excellent accessibility for distribution/trucking traffic and easily accessible convenience for the traveling public. Daily vehicle count along I-80 is approximately 28,000 and approximately 18,000 on PA Route 254 access road. The Milton area also benefits from a strong industrial and transportation presence, supporting both local and regional commerce.

BUILDING INFORMATION

Restrooms	In common
Ceiling Height	Varies
Ceiling Type	To tenant specification
Business ID Sign	Yes
# Of Stories	One (1)
Water & Sewer	Public
Electrical Capacity	Variable



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1460 N RIDGE RD - EAST

LOCATION MAP

FOR LEASE

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MILTON



← DANVILLE

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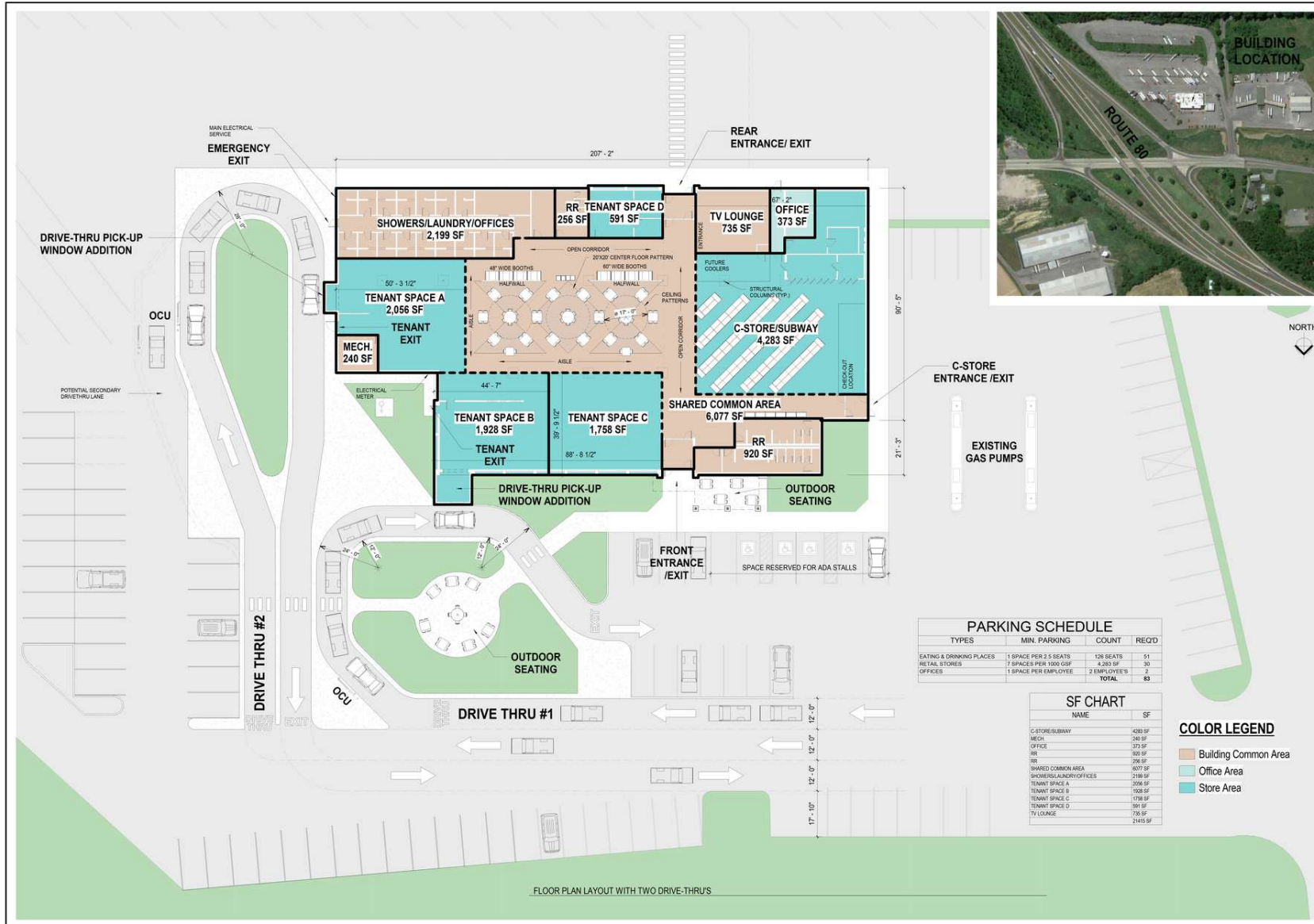
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PROPOSED PLAN

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PARKING SCHEDULE

TYPES	MIN. PARKING	COUNT	REQ'D
EATING & DRINKING PLACES	1 SPACE PER 2.5 SEATS	126 SEATS	51
RETAIL STORES	7 SPACES PER 1000 GSF	4,283 SF	30
OFFICES	1 SPACE PER EMPLOYEE	2 EMPLOYEE'S	2
TOTAL			83

SF CHART

NAME	SF
C-STORE/SUBWAY	4283 SF
MECH.	240 SF
OFFICE	373 SF
RR	920 SF
RR	736 SF
SHARED COMMON AREA	6077 SF
SHOWERS/LAUNDRY/OFFICES	2199 SF
TENANT SPACE A	2056 SF
TENANT SPACE B	1928 SF
TENANT SPACE C	1758 SF
TENANT SPACE D	591 SF
TV LOUNGE	735 SF
TV LOUNGE	2145 SF

COLOR LEGEND

- Building Common Area
- Office Area
- Store Area

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T-ROSS BROTHERS CONSTRUCTION, INC.
 519.226.6471 www.trossbrothers.com
 P.O. Box 10, Monroeville, PA 15146

CONCEPT DRAWINGS

AMERICAN TRUCK PLAZAS LLC
 BUILDING RENOVATIONS
 1460 N RIDGE ROAD
 MUMMOY, PA 17043

SITE PLAN

THE INFORMATION PRESENTED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE PASSED AS A CONTRACT. THE CONTRACT SHALL BE THE WRITTEN AGREEMENT BETWEEN THE CLIENT AND T-ROSS BROTHERS CONSTRUCTION, INC.

ISSUE DATE: 10/19/20
 SCALE: 1/16" = 1'-0"
 PROJECT #: 2806

SHEET NUMBER
SD101

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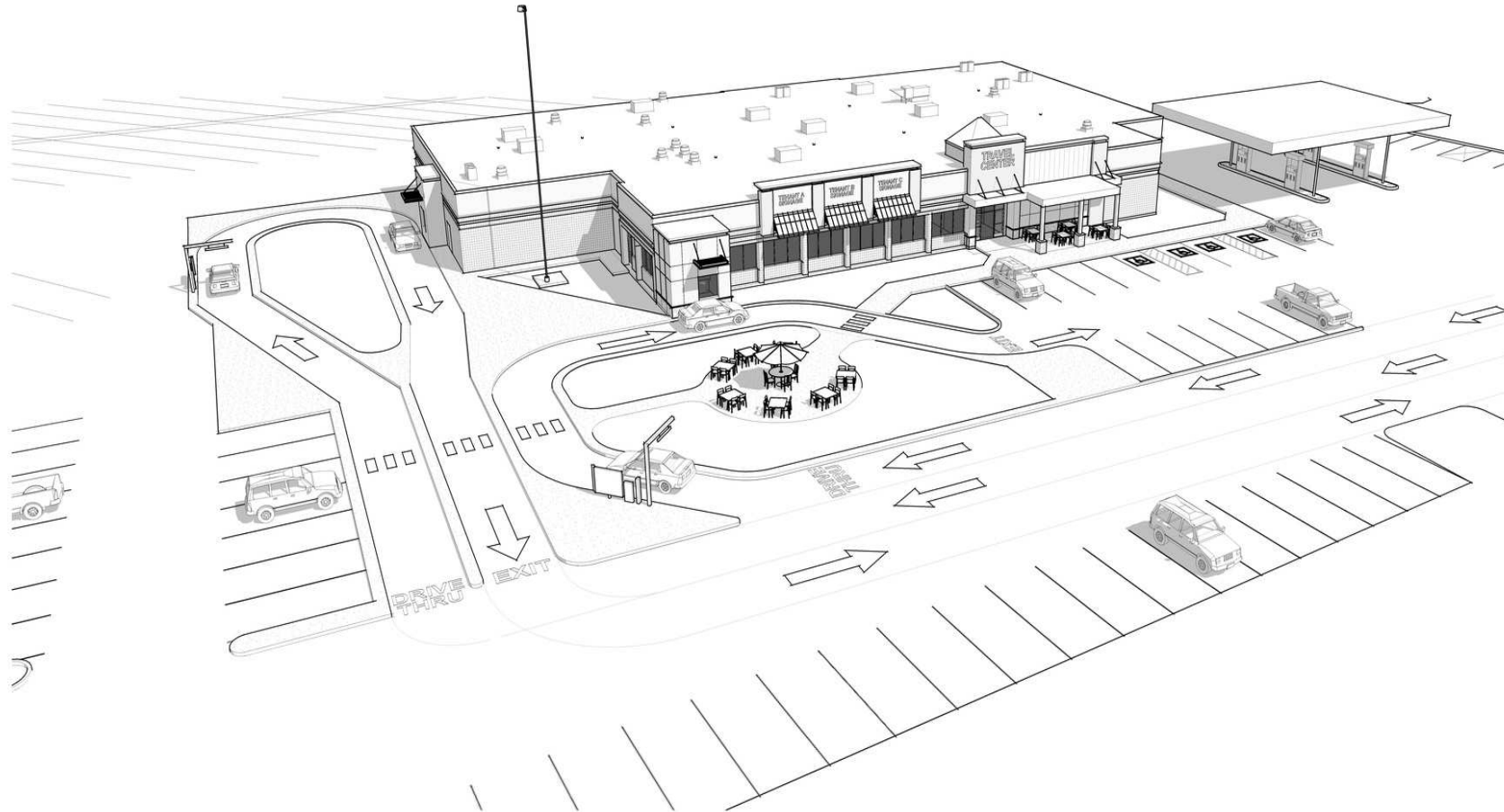
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1460 N RIDGE RD - EAST

SITE RENDERING

FOR LEASE

\$30.00 SF/YR (NNN)



3D PERSPECTIVE

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CONCEPT DRAWINGS

AMERICAN TRUCK PLAZAS LLC
BUILDING RENOVATIONS
MELBON, PA 17047
3D PERSPECTIVE

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ISSUE DATE: 10/19/20
SCALE: AS SHOWN
PROJECT #: 2808

SHEET NUMBER
SD102

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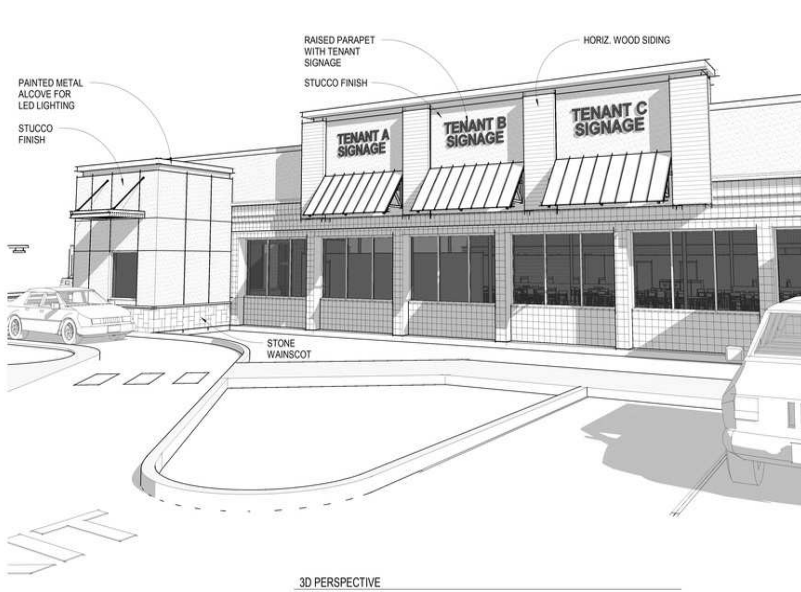
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ADDITIONAL RENDERING

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CONCEPT DRAWINGS

AMERICAN TRUCK PLAZAS LLC
BUILDING RENOVATIONS
1460 NORTH RIDGE ROAD
MILTON, PA 17047
FRONT ENTRY

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ISSUE DATE: 10/19/20
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PROJECT #: 2808

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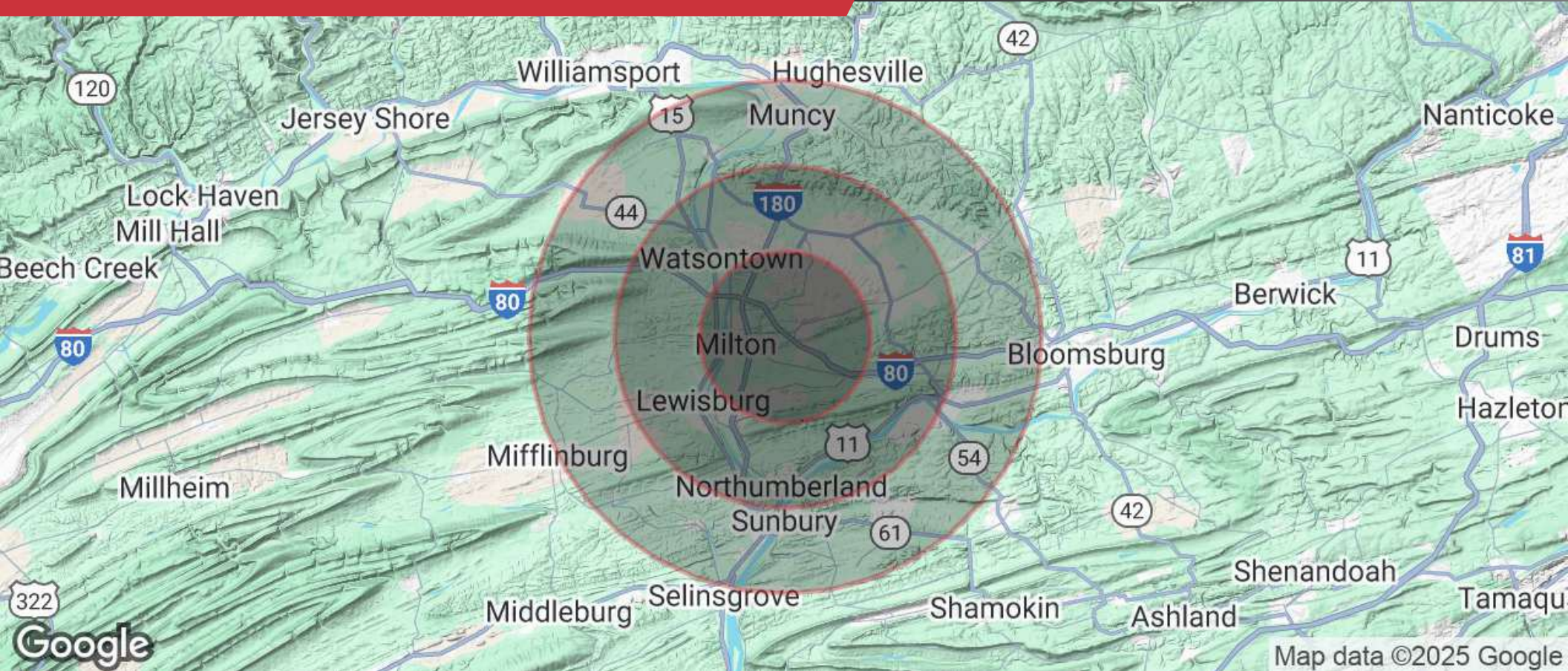


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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
15,250	62,050	125,495



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
6,328	24,067	48,509



INCOME

5 MILES	10 MILES	15 MILES
\$81,328	\$101,750	\$98,682

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