



715 & 717 RANGE END ROAD

DILLSBURG, PENNSYLVANIA 17019

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPOSED SUB DIVISION PLAN



PROPOSED LOT #1

PROPOSED LOT #4

PROPOSED LOT #2

PROPOSED LOT #5

PROPOSED LOT #3

PROPERTY OVERVIEW

HIGHLIGHTS:

- Development potential
- Conceptual subdivision plan to include 5 separate Lots
- Multiple tenants in place - Potential for Investment sale and Owner user opportunity
- Mixed use zoning
- User or lease opportunity for sections 1 & 2 with outside storage
- New storm water systems in place

LEASE SPACE:

- **Section 1 - For Lease:**
6 Acres with outside storage
9,400 sf shop/warehouse (2) buildings
5,200 sf & 4,200 sf shop/warehouse
- **Section 2: Leased** through 2028
- **Section 3 - For Lease:**
2 Acres with outside storage
Building A - Leased
Building B - 12,200 SF
2 drive-on doors, storage barn
Building C - 1,500 sf
Storage building



LOT SIZE:

41.60 ACRES ±

PARKING:

ON SITE

ZONING:

MIXED USE

SALE PRICE:

\$3,300,000



GOOGLE STREET VIEW

AVAILABLE FOR LEASE/OWNER USER



2

B

A - LEASED

3

C

1

RANGE END RD

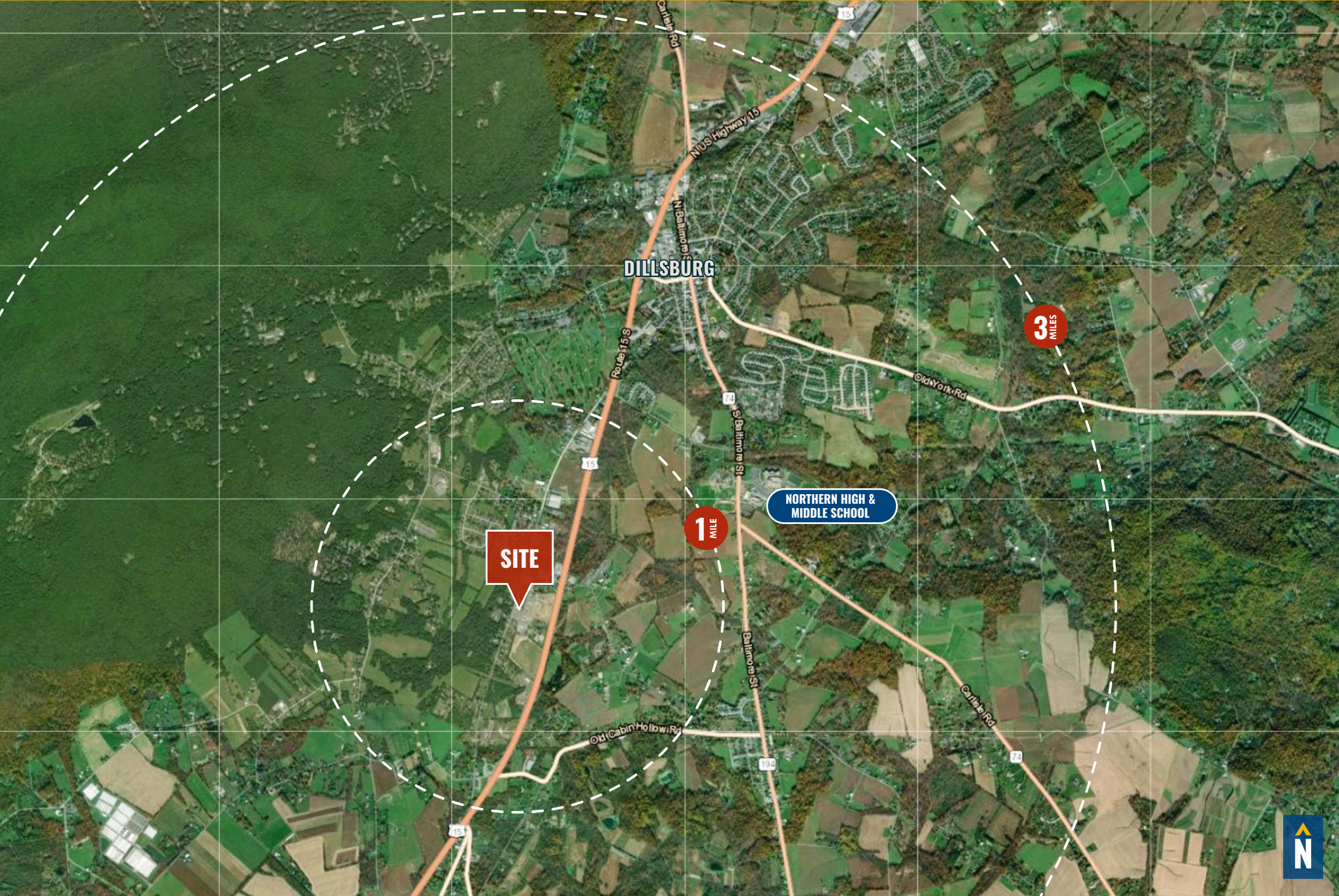
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ADDITIONAL PHOTOS



LOCAL TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



790

5,555

9,822

DAYTIME POPULATION



1,187

9,296

15,622

AVERAGE HOUSEHOLD INCOME



\$76,368

\$107,198

\$116,361

NUMBER OF HOUSEHOLDS



632

4,593

7,900

MEDIAN AGE

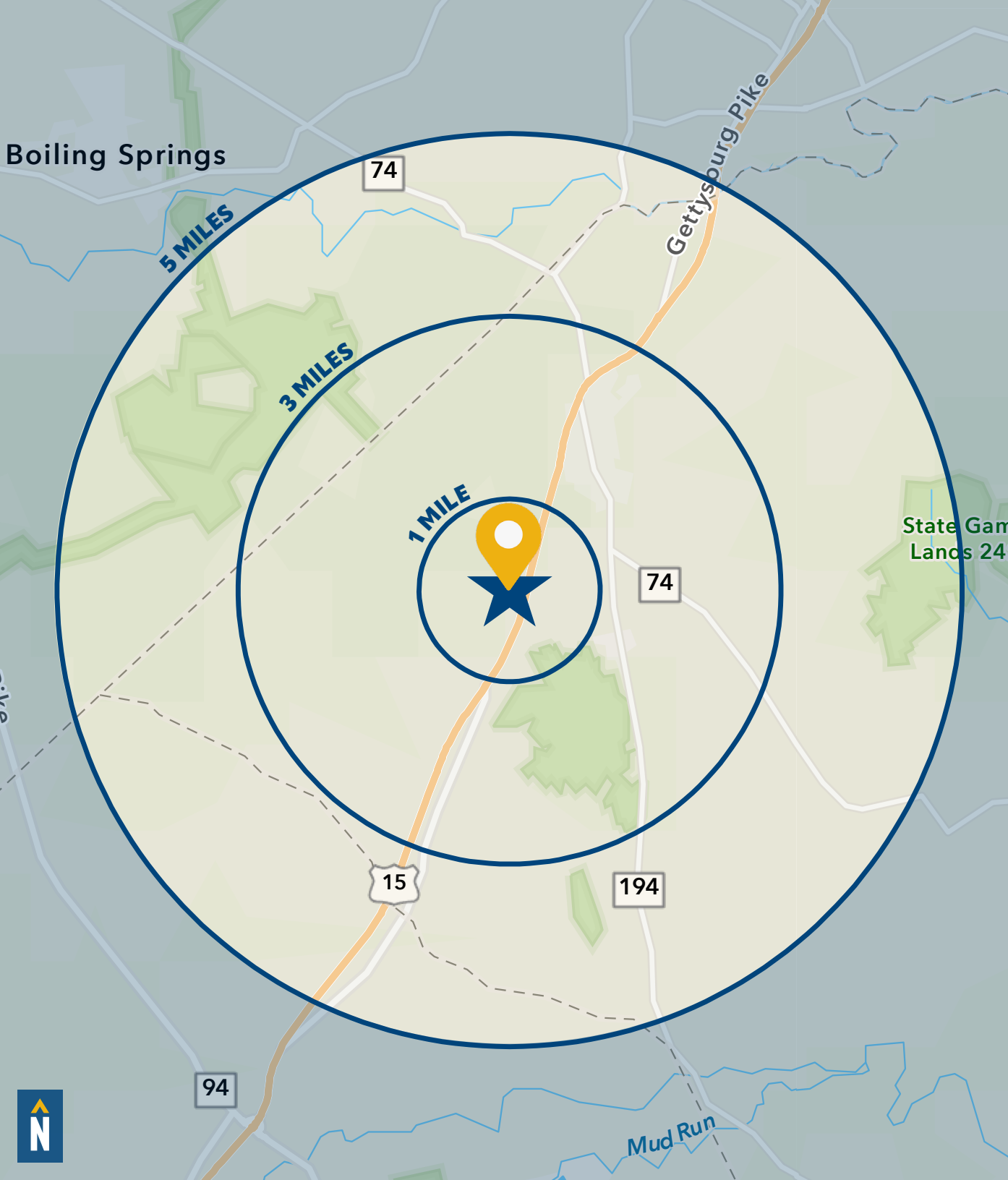


41.8

41.3

42.8

[FULL DEMOS REPORT](#)



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