


RETAIL PROPERTY  
**FOR SALE**

**223 E KING ST**  
LITTLESTOWN, PA 17340



**Tony Plakas**  
tplakas@naicir.com | 717 761 5070

 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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# 223 E KING ST

## PROPERTY DETAILS

# FOR SALE

\$250,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$250,000
<b>Number of Units</b>	One (1)
<b>Lot Size</b>	0.22 Acres

### PROPERTY SUMMARY

<b>Address</b>	223 E King Street Littlestown, PA 17340
<b>Municipality</b>	Littlestown Borough
<b>County</b>	Adams County
<b>Tax Parcel #</b>	27009-0002---000
<b>Year Built</b>	2000

### PROPERTY DESCRIPTION

NAI CIR is proud to present this rare opportunity to acquire a freestanding drive-thru building situated on a highly visible corner lot. Formally operated as a drive-thru bank, the property is well suited for a variety adaptive reuses and offers excellent ingress and egress from multiple directions. The existing drive-thru infrastructure, on site parking, and strong street frontage make this a ideal candidate for a coffee shop, ice cream shop, QSR, or other retail or service uses. The site also lends itself well to specialty retail, small car sales, neighborhood serving businesses seeking maximum exposure and convenience. With its compact footprint, efficient layout, and prime corner location, this property presents a turnkey redevelopment or owner user opportunity.

### LOCATION DESCRIPTION

Located in Littlestown, Pennsylvania which is located in Adams County. Convenient access to Route 15, Gettysburg, Maryland border, and the greater Baltimore- Washington corridor.

### PROPERTY HIGHLIGHTS


- Excellent ingress/egress
- On site parking
- Owner user opportunity
- Average Daily Traffic: 13,000 VPD
- High visibility corner
- Town Center Mixed Use Zoning

### BUILDING INFORMATION

<b>Construction</b>	Brick
<b>Roof</b>	Asphalt
<b>Lighting</b>	Fluorescent
<b>Restrooms</b>	One (1)
<b>Office Size</b>	15' x 9'
<b># of Floors</b>	One (1)
<b>Restrooms</b>	One (1)
<b>Electrical Capacity</b>	240V
<b>Zoning</b>	Town Center Mixed Use
<b>Water &amp; Sewer</b>	Public
<b>Gas</b>	Natural
<b>HVAC</b>	Mini Splits

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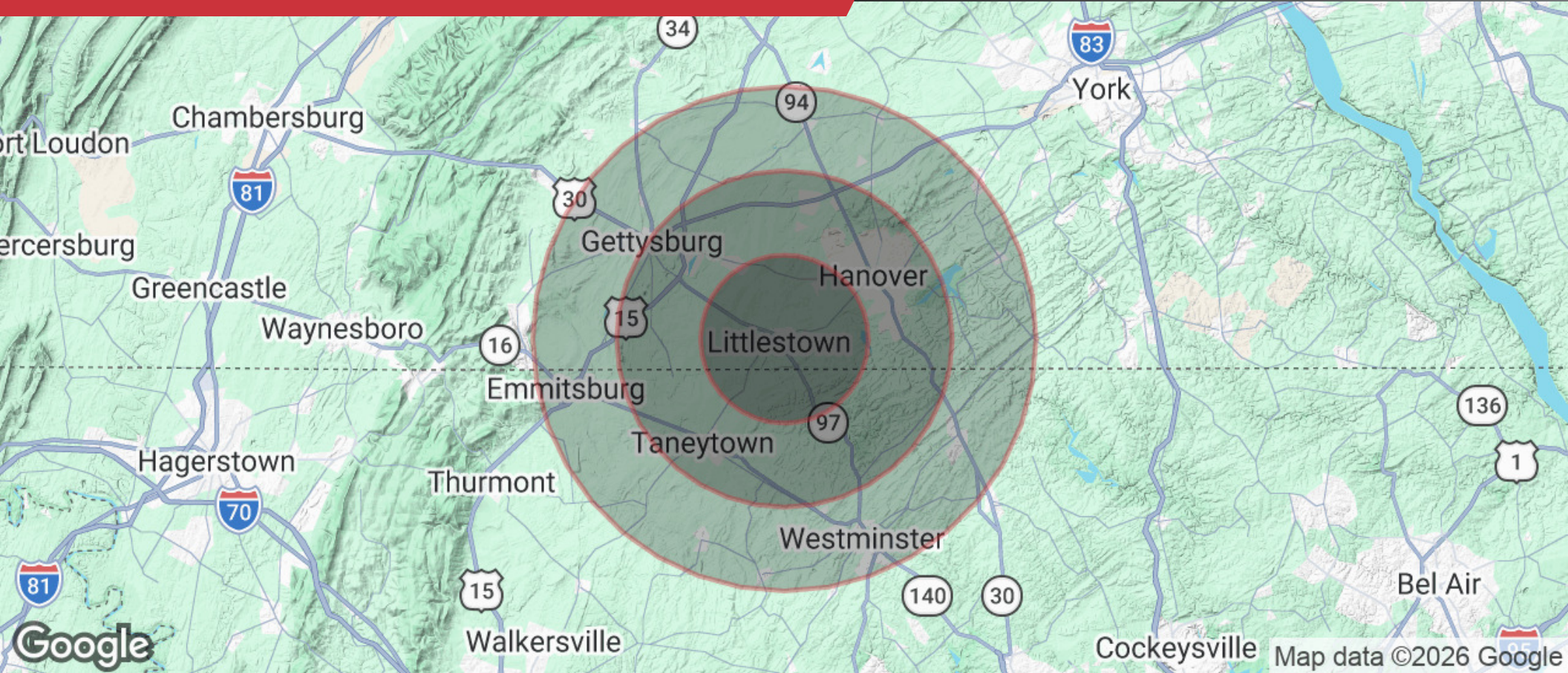
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# NAICIR

# 223 E KING ST

## DEMOGRAPHICS

**FOR SALE**  
\$250,000



### POPULATION

5 MILES	10 MILES	15 MILES
21,109	128,274	233,009



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
8,272	49,683	89,439



### INCOME

5 MILES	10 MILES	15 MILES
\$103,809	\$100,878	\$107,285

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