


1,500-3,000 SF RETAIL PROPERTY
FOR LEASE

44 NATURAL SPRINGS RD
GETTYSBURG, PA 17325



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44 NATURAL SPRINGS RD

PROPERTY DETAILS

FOR LEASE

\$15 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$15 SF/yr (NNN)
Number of Units	One (1)
Available SF	1,500-3,000 SF
NOI	\$0.00
Cap Rate	0.0%

PROPERTY HIGHLIGHTS

- 1,500-3,000 SF retail available for lease
- Open concept floorplan with rear private bathroom & storage area
- Plaza anchored by Giant with other neighboring national retailers
- Easily accessible from Route 15 and Route 30

PROPERTY SUMMARY

Address	44 Natural Springs Rd Gettysburg, PA 17325
Municipality	Straban Township
County	Adams County
Tax Parcel #	38-G12-0148-000

LOCATION DESCRIPTION

Gettysburg is a prime location for businesses, offering a mix of history and tourism. The Giant-anchored shopping center, near the National Military Park and major highways, attracts local and visiting customers. Major cities such as New York City, Washington D.C., Philadelphia, and Baltimore are easily accessible within a three (3) hour drive.

PROPERTY DESCRIPTION

Join Giant, Holiday Hair, Jersey Mike's, and other retailers in this heavily traveled shopping center, located in Gettysburg, PA. Now available for lease is a 1,500-3,000 SF suite with an open floor plan and flexible commercial zoning welcomes various users.

BUILDING INFORMATION

# Of Restrooms	One (1)
Walls	Drywall
Floor Type	LVP
Signage Available	Yes
Parking	Large Common Lot


UTILITIES & ZONING

Zoning	EC-1 Economic Development
Water & Sewer	Public
Electrical Capacity	200 amps



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ADDITIONAL PHOTOS

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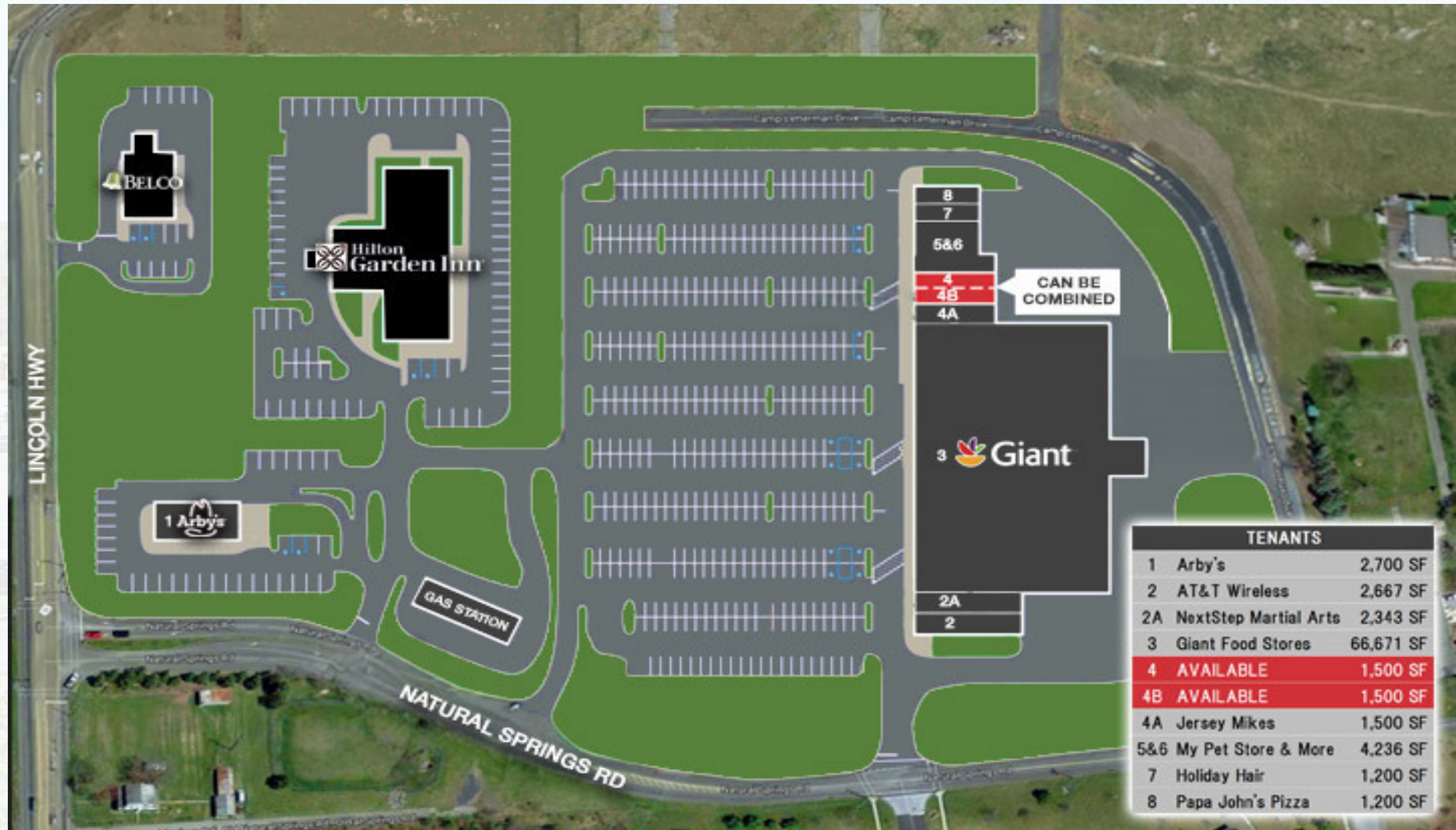
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SITE PLAN

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RETAIL MAP


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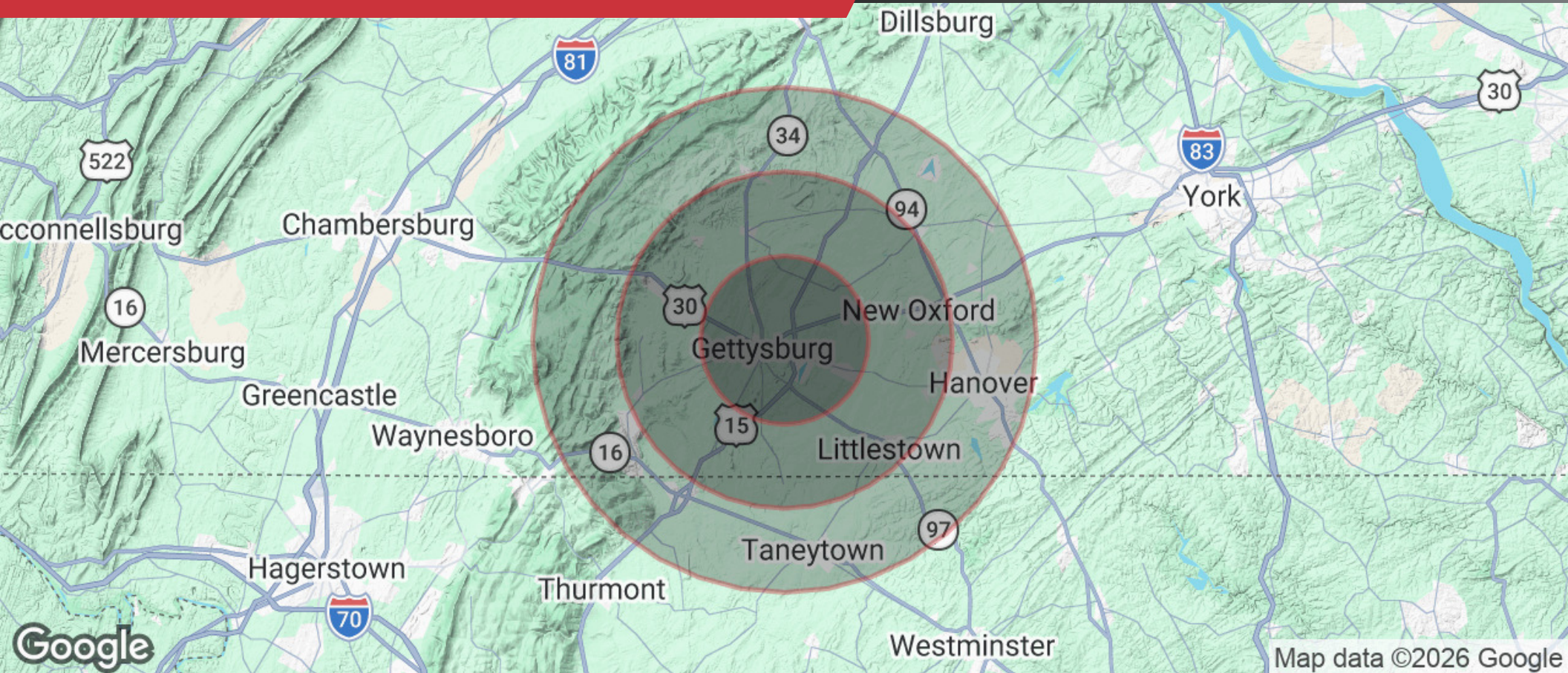
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DEMOGRAPHICS

FOR LEASE

\$15 SF/YR (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
25,569	58,348	168,414



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
9,324	22,326	64,824



INCOME

5 MILES	10 MILES	15 MILES
\$99,596	\$100,134	\$99,179

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