

1205-1225 BARLOW TWO TAVERNS RD | GETTYSBURG, PA 17325

116.89 ACRES AVAILABLE | FOR SALE



**POPULATION**

57,730



**EMPLOYEES**

21,390



**HH INCOME**

\$85,560



**HOUSEHOLDS**

22,209



**TRAFFIC COUNTS**

RT 97  
9,135 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

**PROPERTY OVERVIEW**

Raw land located just off the Hellam exit of Route 30 and six miles from Interstate 83. Parcel is zone Kreuz Creek Interchange which allows for many conditional uses.



**KAREN NEIDERER**

kneiderer@bennettwilliams.com

Phone: 717 | 390 | 9858 | www.bennettwilliams.com



Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

## BENEFITS

- Beautiful Turn-Key 18 Hole Golf Course
- 116.89 Acres
- 4 Buildings that total 16,688 SF
- Liquor License Included
- Located in the Historic Gettysburg Area
- Includes Storage Sheds, Pro Shop, Banquet, Kitchen Facilities, & Detached Home
- All Carts Mowers, Tractors are Included in Sale



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$2,400,000
<b>Property Type:</b>	Special Purpose
<b>Lot Size:</b>	116.89
<b>Building Size:</b>	16,688 SF
<b>Year Built:</b>	1986
<b>Zoning:</b>	Commercial-Combination



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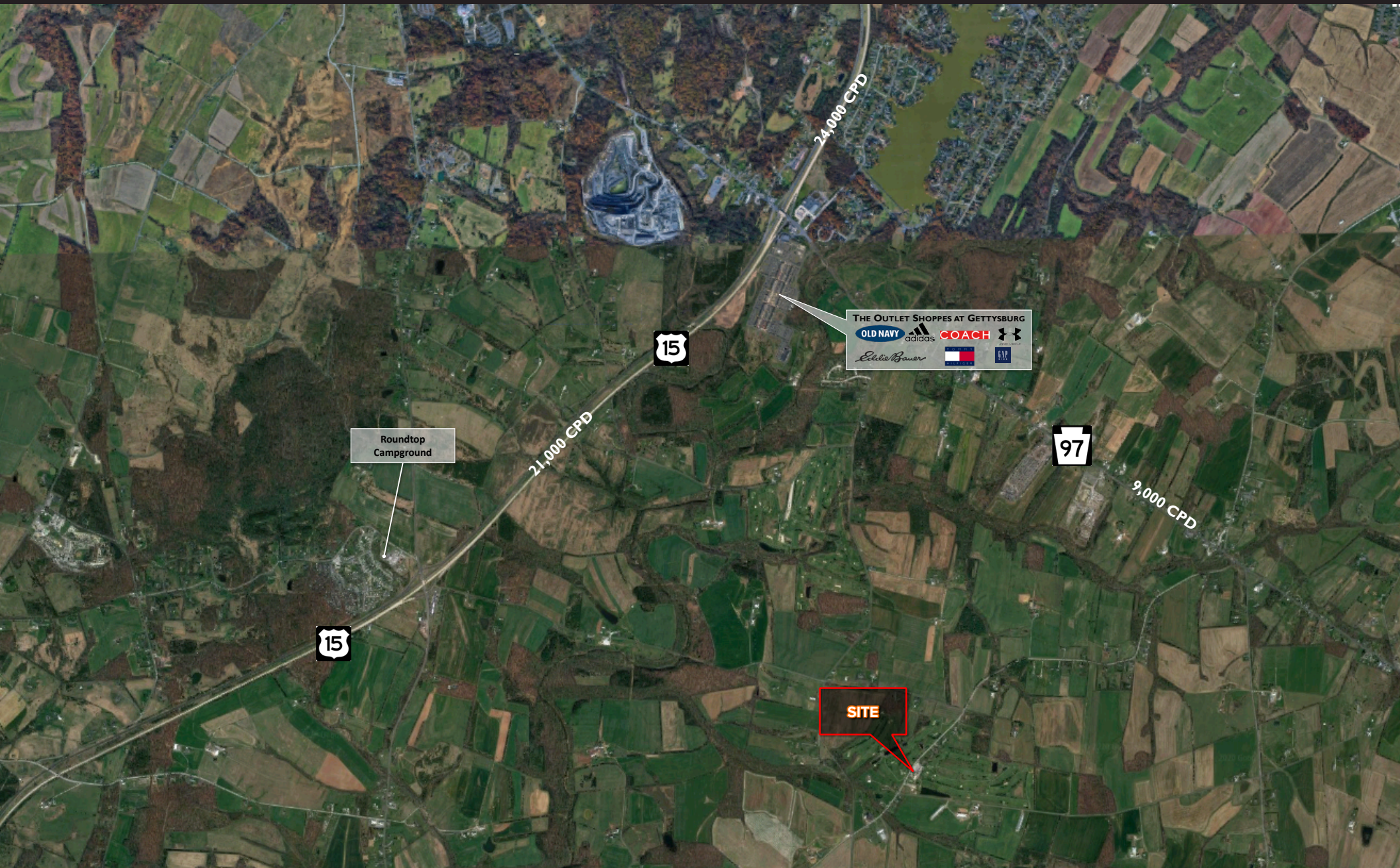
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ACTIVE MEMBERS OF:  
**RETAIL** BROKERS  
NETWORK



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