

**191 Ridgeview Road South | Elizabethtown, PA 17022**

**± 51,000 SF Freestanding Building Available**

*Available For Sale*

## Property Overview

46,000 +/- multi-use commercial building and an additional 5,000 SF Retail Strip situated on 8.5 Acres. on Ridgeview Road. Located near Route 283 in Elizabethtown,

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,584	41,949	66,494
TOTAL EMPLOYEES	7,782	12,732	19,596
AVERAGE HHI	\$94,928	\$95,538	\$96,271
TOTAL HOUSEHOLDS	9,204	15,937	25,577

### TRAFFIC COUNTS:

**Ridgeview Road** - ±4,000 VPD | **PA 283** - ±53,000 VPD

## Property Summary

<b>SALE PRICE:</b>	\$4,250,000
<b>PROPERTY TYPE:</b>	Retail
<b>LOT SIZE:</b>	8.5 Acres
<b>BUILDING SIZE:</b>	51,000 SF
<b>YEAR BUILT:</b>	1987
<b>RENOVATED:</b>	1989
<b>ZONING:</b>	C-1 Limited Commercial District



**JEFF HERR | JEFFREY HERR**  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

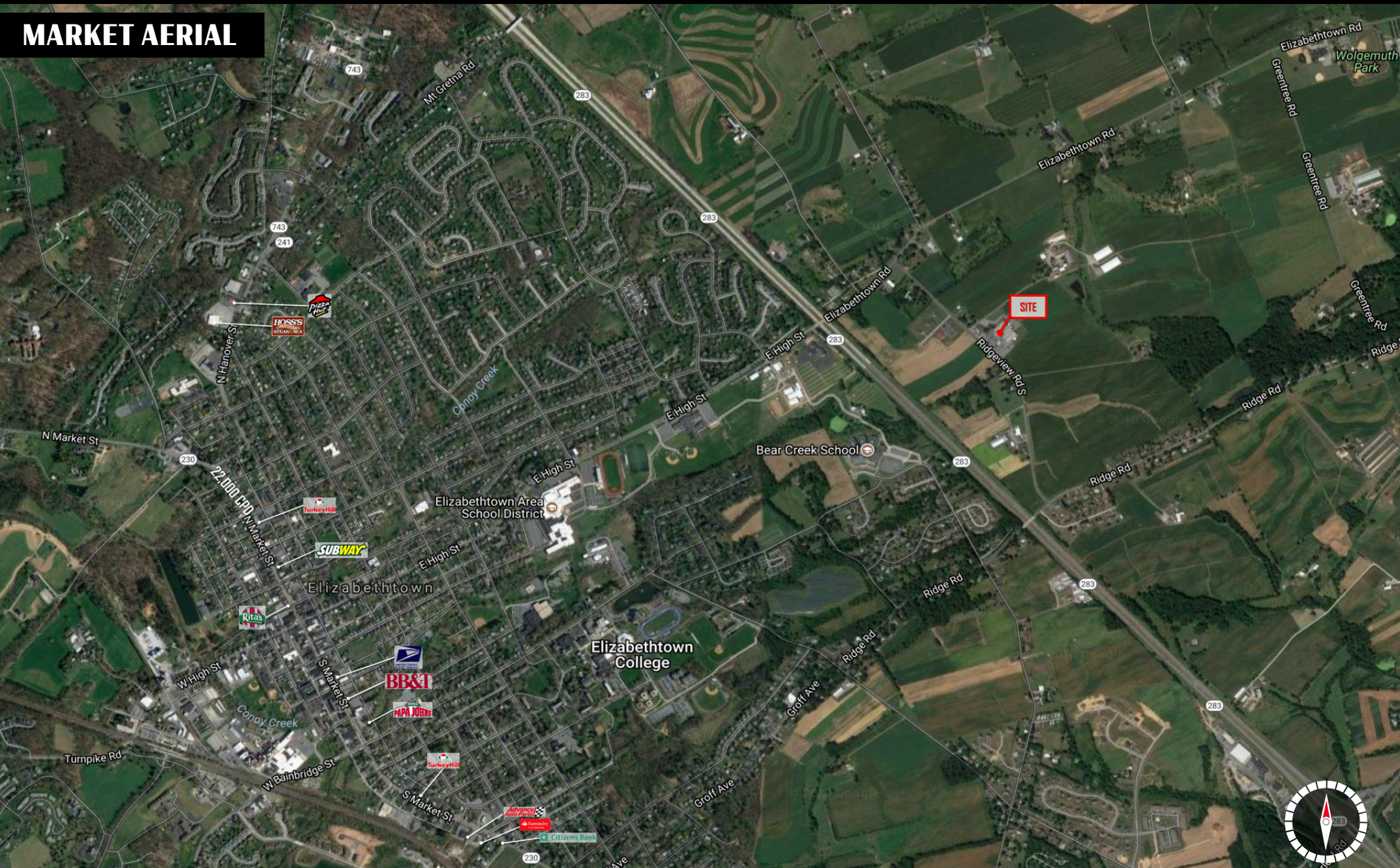


# 191 Ridgeview Road South | Elizabethtown, PA 17022

± 51,000 SF Freestanding Building Available

Available For Sale

## MARKET AERIAL



JEFF HERR | JEFFREY HERR  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK