981 BULLFROG VALLEY RD

HUMMELSTOWN, PA 17036



BW **BLAKE SHAFFER | AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE**
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

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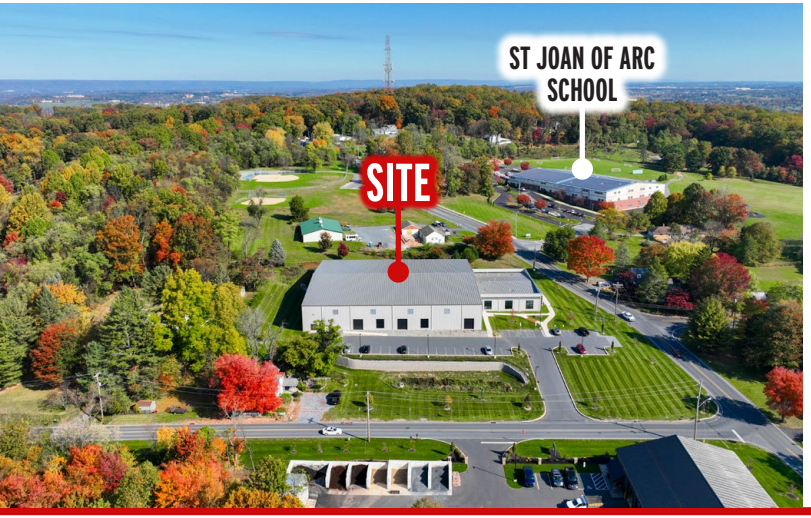
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Situated in Hummelstown, PA, 981 Bullfrog Valley Road presents a unique opportunity to lease 575 SF of office space within a dynamic sports and wellness-oriented complex. Surrounded by an established sports training facility and physical therapy practice, the property offers an ideal setting for businesses looking to serve an active clientele. This space is well-suited for sports-related services, wellness providers, or professional office users seeking a presence in a specialized, activity-driven environment.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	27,064	62,168	124,501
EMPLOYEES	11,169	26,751	44,166
AVERAGE HHI	$149,976	$133,169	$129,737
HOUSEHOLDS	11,150	25,502	50,953

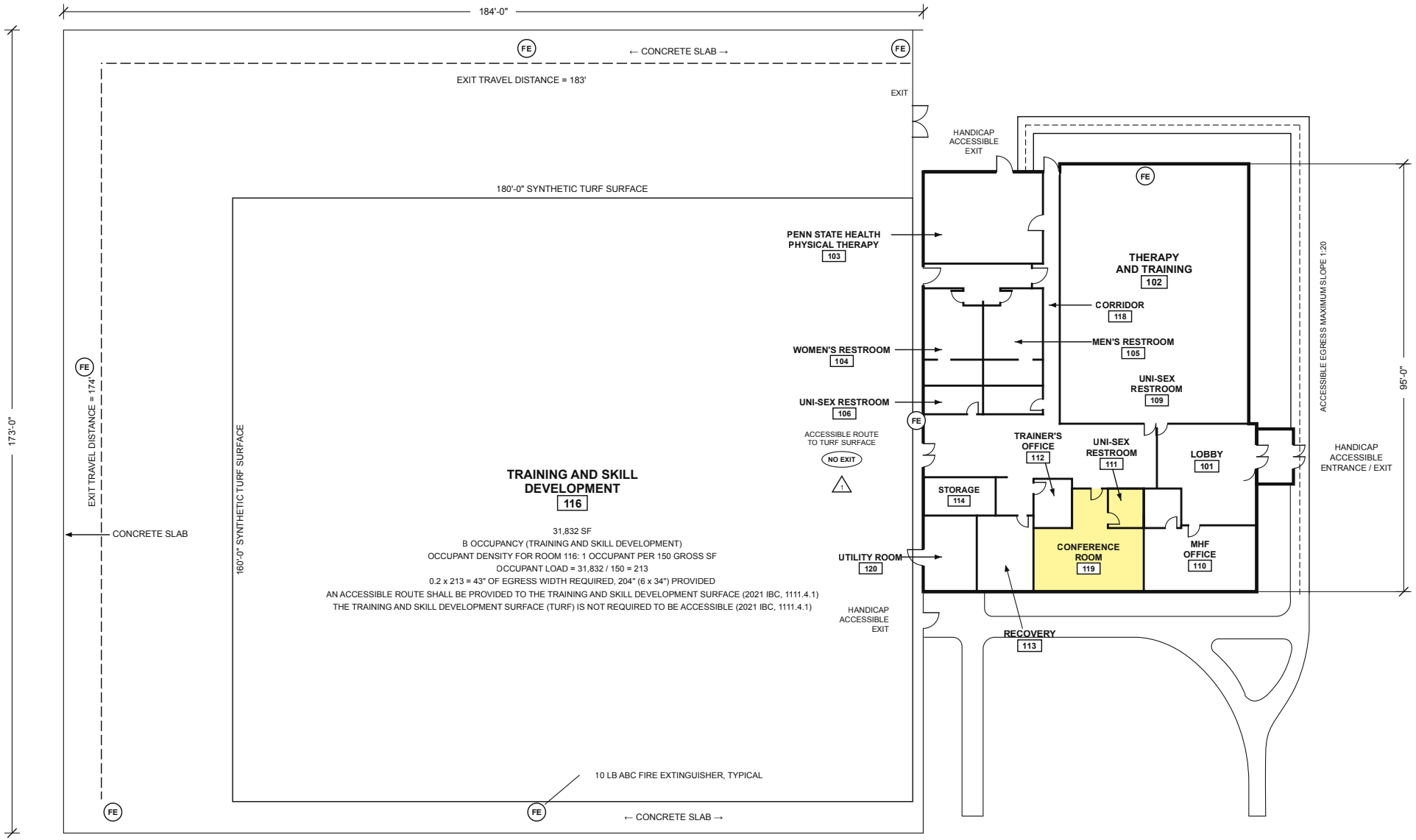




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FLOOR PLAN


184'-0"
173'-0"
FE
← CONCRETE SLAB →
EXIT TRAVEL DISTANCE = 183'
EXIT
HANDICAP ACCESSIBLE EXIT
180'-0" SYNTHETIC TURF SURFACE
PENN STATE HEALTH PHYSICAL THERAPY 103
THERAPY AND TRAINING 102
CORRIDOR 118
WOMEN'S RESTROOM 104
MEN'S RESTROOM 105
UNI-SEX RESTROOM 109
UNI-SEX RESTROOM 106
ACCESSIBLE ROUTE TO TURF SURFACE
NO EXIT
TRAINER'S OFFICE 112
UNI-SEX RESTROOM 111
LOBBY 101
STORAGE 114
TRAINING AND SKILL DEVELOPMENT 116
31,832 SF
B OCCUPANCY (TRAINING AND SKILL DEVELOPMENT)
OCCUPANT DENSITY FOR ROOM 116: 1 OCCUPANT PER 150 GROSS SF
OCCUPANT LOAD = 31,832 / 150 = 213
0.2 x 213 = 43" OF EGRESS WIDTH REQUIRED, 204" (6 x 34") PROVIDED
AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO THE TRAINING AND SKILL DEVELOPMENT SURFACE (2021 IBC, 1111.4.1)
THE TRAINING AND SKILL DEVELOPMENT SURFACE (TURF) IS NOT REQUIRED TO BE ACCESSIBLE (2021 IBC, 1111.4.1)
CONFERENCE ROOM 119
MHF OFFICE 110
UTILITY ROOM 120
HANDICAP ACCESSIBLE EXIT
RECOVERY 113
ACCESSIBLE EGRESS MAXIMUM SLOPE 1:20
95'-0"
HANDICAP ACCESSIBLE ENTRANCE / EXIT
EXIT TRAVEL DISTANCE = 174'
CONCRETE SLAB
160'-0" SYNTHETIC TURF SURFACE
10 LB ABC FIRE EXTINGUISHER, TYPICAL
← CONCRETE SLAB →

MARKET OVERVIEW



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Lancaster, PA 17601

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:
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Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

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