

MSC
1551 S MARKET STREET
ELIZABETHTOWN, PA



1,697 SF FORMER TACO BELL SITUATED ON ± 0.9 AC AVAILABLE
FOR BUILDING LEASE, GROUND LEASE OR BUILD TO SUIT



1551 S MARKET STREET

SITE



PROPERTY DETAILS

- ▶ 1,697 SF Former QSR on ± 0.9 AC available for building lease, ground lease or build to suit
- ▶ Existing building has a drive up window
- ▶ Located adjacent to CVS, Weis Market, Harbor Freight and Ocean State Job Lot
- ▶ Traffic counts on S. Market Street exceed 14,000 VPD
- ▶ Minutes away from Elizabethtown University (over 1,800 students)

JOIN THESE AREA TENANTS

GIANT

weis



**HARBOR FREIGHT
TOOLS**

CVS

Wendy's

**FINE WINE &
GOOD SPIRITS**

**FAMILY
DOLLAR**

**Ocean State
JOB
LOT**



**Advance
Auto Parts**
the best part is our people

**MONRO
MUFFLER/Brake
& Service**

DEMOGRAPHICS

EST. POPULATION

1 mi **4,776**

3 mi **27,113**

5 mi **46,554**

EST. EMPLOYEES

1 mi **1,610**

3 mi **8,238**

5 mi **12,209**

EST. AVG HH INCOME

1 mi **\$121,208**

3 mi **\$106,061**

5 mi **\$109,209**

EST. HOUSEHOLDS

1 mi **1,470**

3 mi **10,633**

5 mi **18,404**

SITE PHOTO LOOKING EAST



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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SITE PHOTO LOOKING WEST



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ZOOMED AERIAL



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CONCEPT PLAN

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN
ZONE "X" (areas determined to be outside the 0.2% annual chance
floodplain) OF THE FLOOD INSURANCE RATE MAP, WFO ID:
40370010146, WHICH BEARS A REVISION DATE OF APRIL 5, 2016.
AN ELEVATION CERTIFICATE MAY BE NEEDED TO APPLY THIS
DETERMINATION TO APPLY FOR A INSURANCE.
BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT
FEMA/NOAA TO CONFIRM THE INFORMATION LISTED ABOVE.

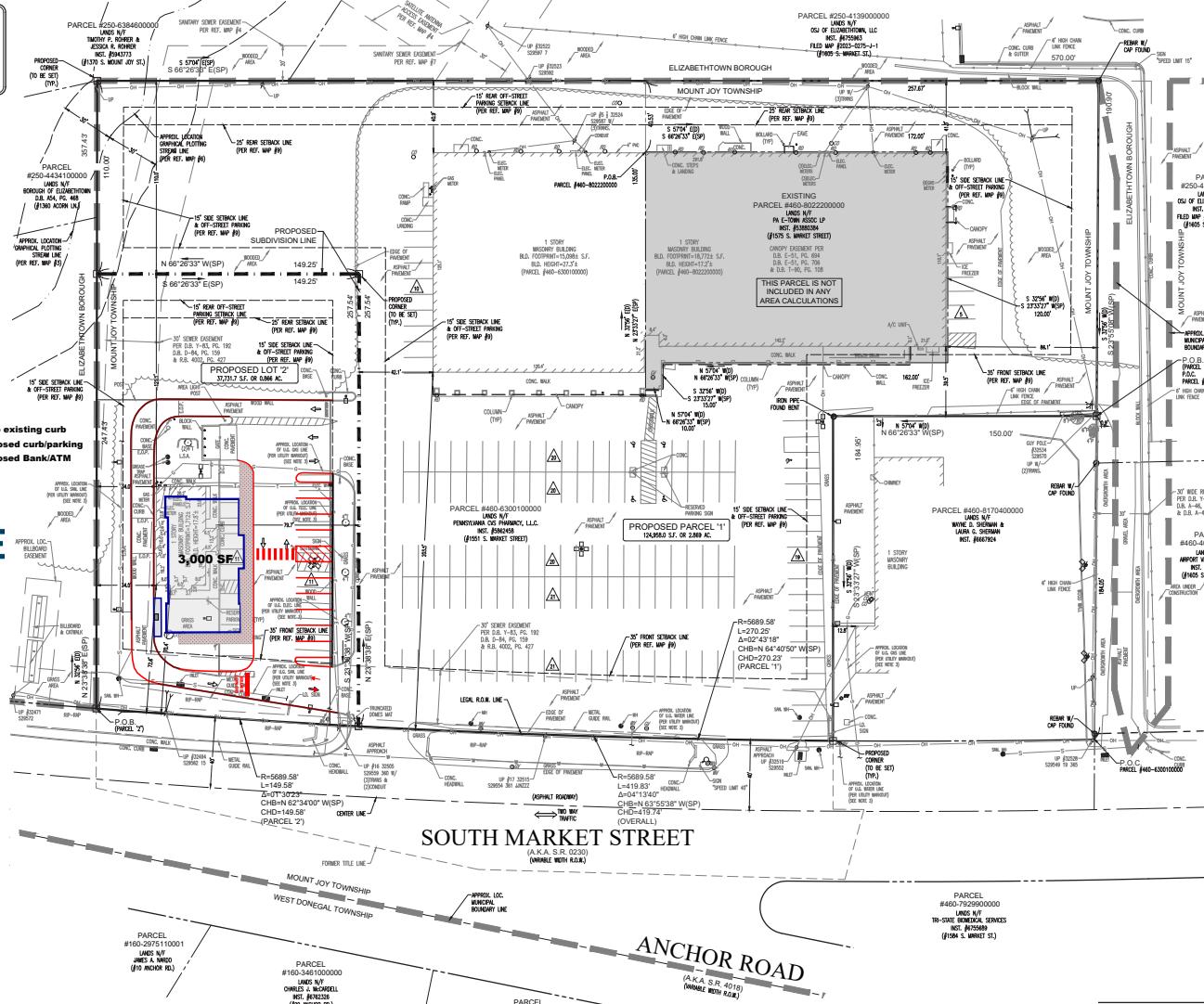
CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
TICKET #20251322059
TICKET #20251322060
TICKET #20251322061

LEGEND OF SYMBOLS



Key
Pro
Pr

 LANDCORE APPRENTICE



Conceptual Plan

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PRELIMINARY/FINAL SUBDIVISION PLAN
PENNSYLVANIA CIVIC PHARMACY, LLC

PENNSYLVANIA CVS PHARMACY, L.L.C.
#1551 SOUTH MARKET STREET
PARCEL #460-6300100000
TOWNSHIP OF MOUNT JOY, LANCASTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA

LAND SURVEYORS & PLANNERS

LAND SURVEYORS & PLANNERS
551 EASTON ROAD, SUITE A
HARRISBURG, PA 17110-2200
1541 ROUTE 37 EAST, SUITE B
DAVE BURKE, INC. CONSULTANTS

WARRINGTON, PA 18976-2370 703-336-0753
215-278-4053 (MAIN) 732-552-3641 (MAIN)
215-343-0218 (5000) 732-928-8115 (5000)

www.BlueMarshAssociates.com

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about its sources

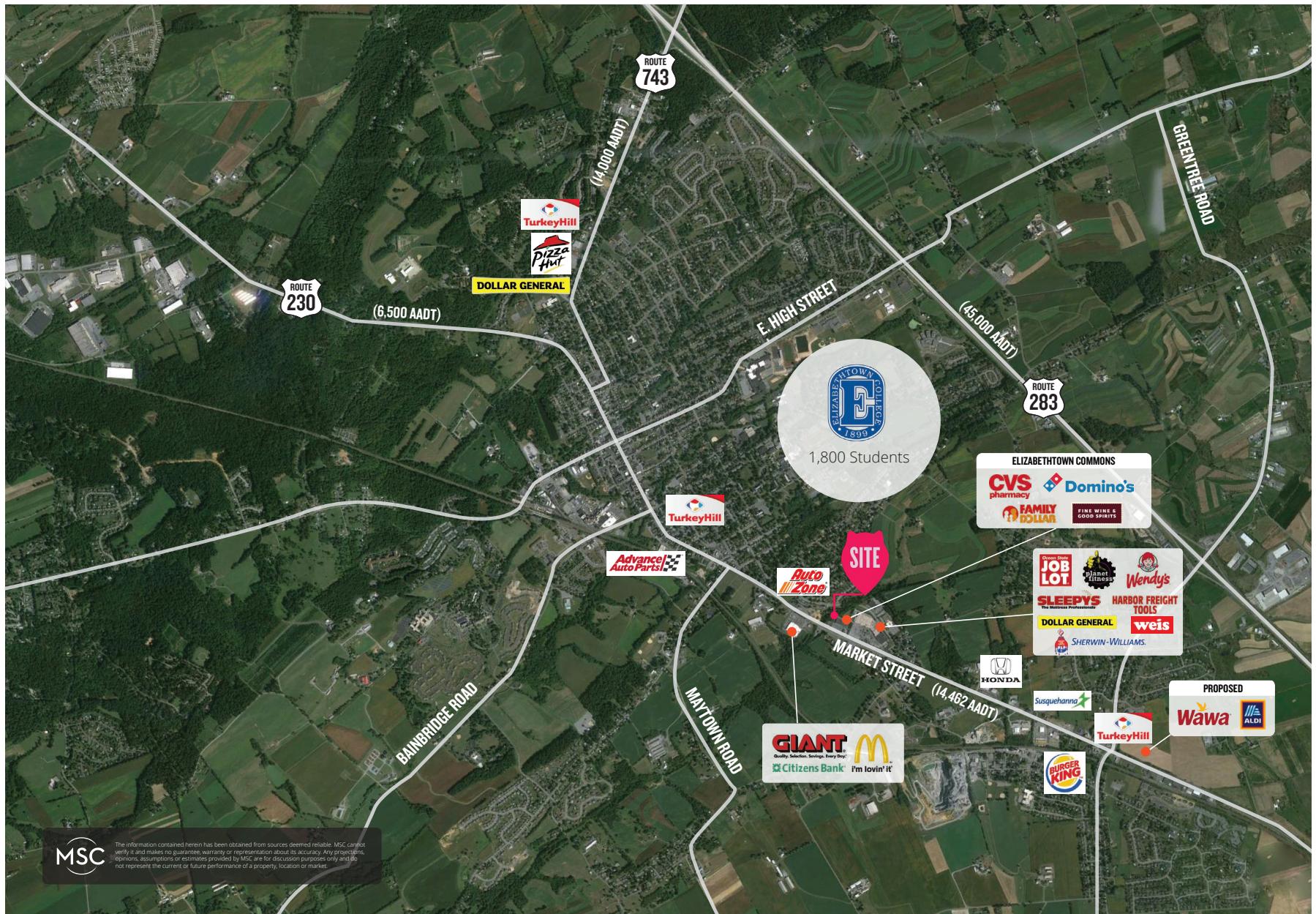
about its accuracy.

location or market.

1990-1991

MSC

AERIAL



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