

MSC

# 1551 S MARKET STREET

ELIZABETHTOWN, PA



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

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# 1551 S MARKET STREET

## PROPERTY DETAILS

- ▶ 1,697 SF Former QSR on  $\pm$  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**

**FINE WINE &  
GOOD SPIRITS**

Ocean State  
**JOB  
LOT**



**CVS**

**FAMILY  
DOLLAR**



**HARBOR FREIGHT  
TOOLS**

**Wendy's**

**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



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# MSC



## SITE PHOTO LOOKING WEST

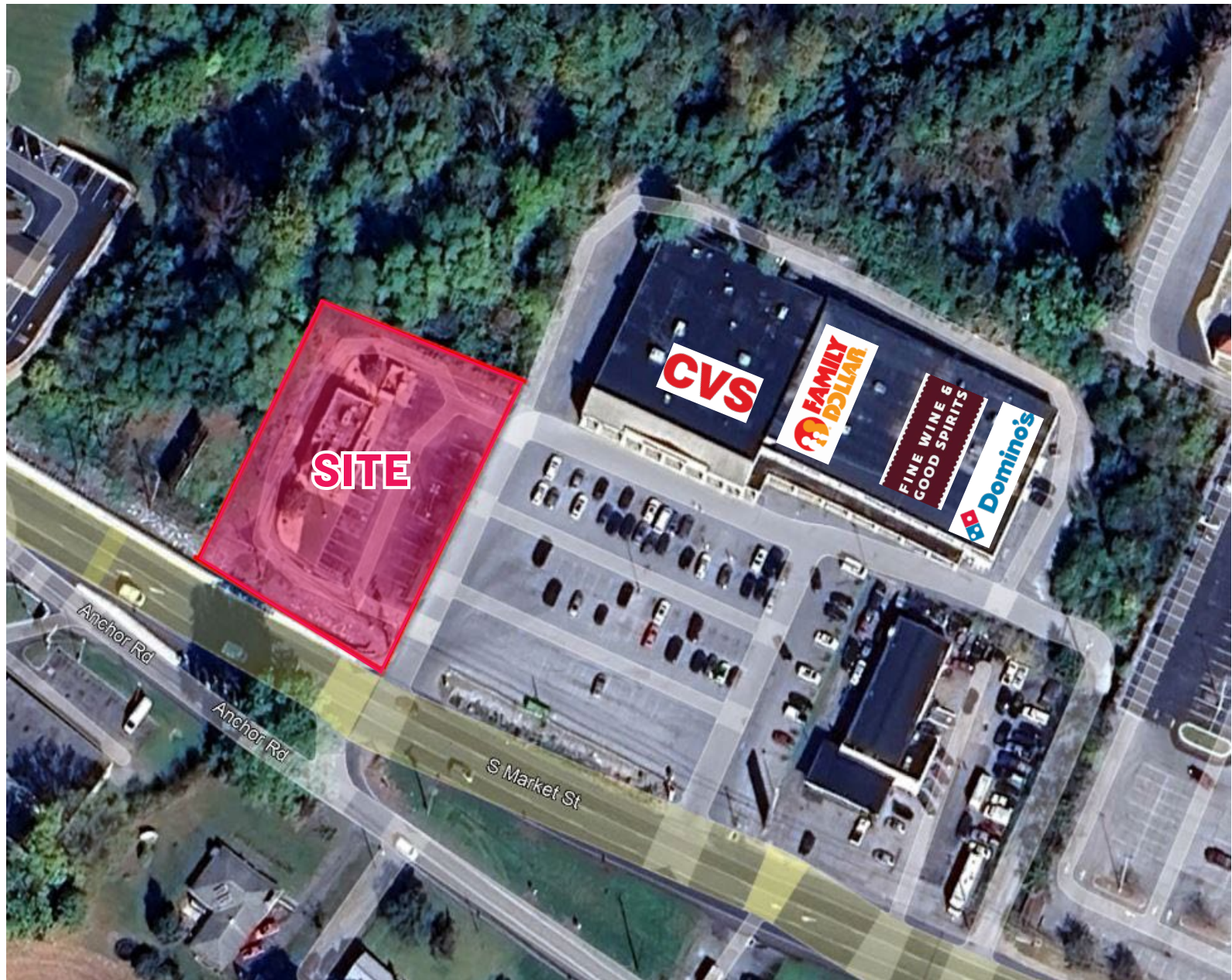


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## ZOOMED AERIAL



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# MSC



## CONCEPT PLAN

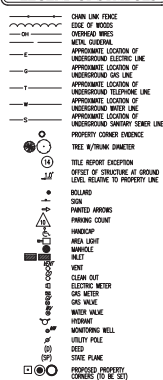
**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN  
ZONE "X" (area determined to be outside the 0.2% annual chance  
floodplain) OF THE FLOOD INSURANCE RATE MAP, MAP NO.  
430770114F, WHICH BEARS A REVISED DATE OF APRIL 5, 2016.  
AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS  
DETERMINATION TO APPLY FOR A LOAN.  
BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT  
FEMA/NOI 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

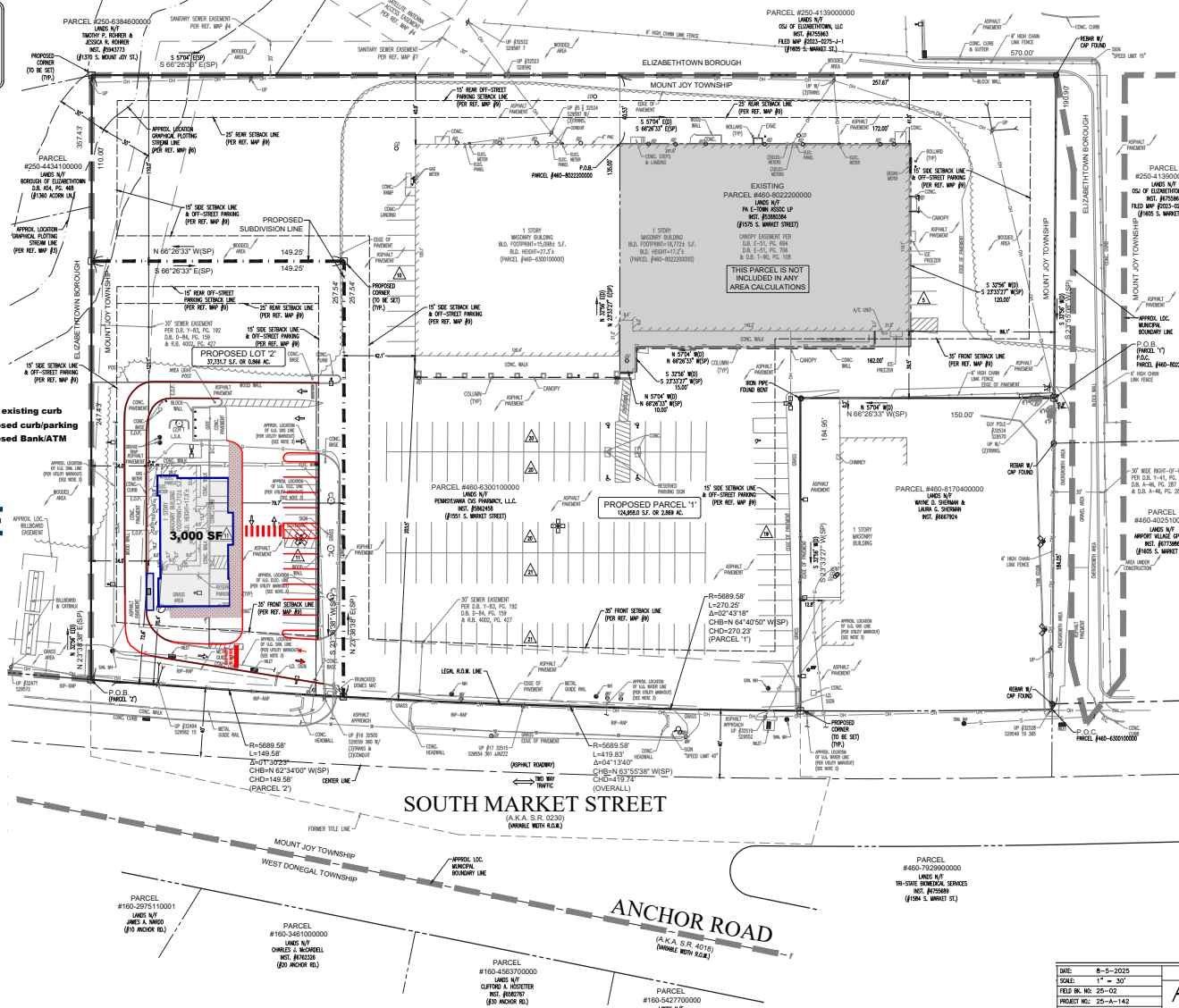
 **PA 1**  
DESIGN-BUILD  
1-800-242-1776

TICKET #20251322059  
TICKET #20251322060

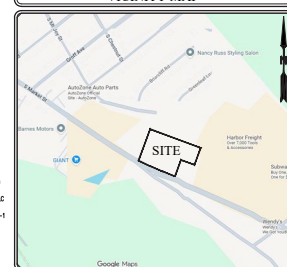
### LEGEND OF SYMBOLS



 **Keep**  
 **Propo**  
 **Propo**



## VICINITY MAP

 $1'' = 600'$ 

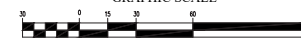
## NOTES

- PROPERTY OWNED AS FIDELITY. [REDACTED] 300-0000000000 AT CONVEYANCE OF THE OFFICIAL MAP, TOWN OF LAKE CHARLOTTE, COUNTY OF DAVIE, STATE OF FLORIDA.
- AREA PRICE: \$100,000-000000000 = 162,691 SF, OR \$2.35 AC.
- AREA PRICE: \$100,000-000000000 ARE APPROXIMATELY ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK, OUTSIDE ABOVE GROUND STRUCTURES THAT WERE EXISTING AT THE TIME OF THE SURVEY. THE EXISTING UTILITY MARKS AND STRUCTURES AVAILABLE AT THE TIME OF THE SURVEY, INCLUDING ABBREVIATED PLAN AND UTILITY MARKS, ARE SHOWN ON THE SURVEY. THE SURVEY IS BASED ON THE EXISTING STRUCTURES, BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BE CONSIDERED. THE SURVEY IS NOT VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY THE SURVEYOR, AND OTHER REFERENCE MATERIAL, AS LISTED HEREIN.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
- THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- COORDINATES AND ELEVATIONS ARE BASED UPON (NAD 83) DATA ESTABLISHED ON UTILITIES CLOSING, POSSESSION, SYSTEM AND OWNERS.
- ENCROACHMENTS AND WULFS, IF ANY, BELOW SURFACE NOT SHOWN HEREIN.
- THIS SUBDIVISION PLAN DOES NOT PROPOSE ANY NEW IMPROVEMENTS TO ANY PART OF THE PROPERTY.
- NO ITEM SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT.

## REFERENCES

- [illegible]

GRAPHIC SCALE



SCALE : 1" = 30'

## Conceptual Plan

OWNER/APPLICANT \_\_\_\_\_

OWNER:	PENNSYLVANIA CVS PHARMACY, LLC ONE CVS DRIVE MOONSOCKET, RI 02895
EQUITABLE OWNER	ETOWN IRE ASSOCIATES, LLC P.O. BOX 14 VILLANова, PA 19095

### AREA TABLE

EXISTING PARCEL #460-6300100000 = 162,689.7 S.F. OR 3.735 AC.  
PROPOSED PARCEL "1" = 124,958.0 S.F. OR 2.869 AC.  
PROPOSED PARCEL "2" = 37,731.7 S.F. OR 0.866 AC.

DATE:	8-5-2025
SCALE:	1" = 30'
FIELD BK. NO:	25-02
PROJECT NO:	25-A-142
DRAWN BY:	S.N.W./S.C.H.
REVIEWED BY:	T.D.M./J.J.W.
REV-1:	11-7-2025
REV. PER COMMENT LETTER	8-18-2025
REV-2:	
REV-3:	
REV-4:	
REV-5:	

PRELIMINARY/FINAL SUBDIVISION PLAN  
**PENNSYLVANIA CVS PHARMACY, L.L.C.**  
#1551 SOUTH MARKET STREET  
PARCEL #460-6300100000  
TOWNSHIP OF MOUNT JOY, LANCASTER COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**BLUE MARSH ASSOCIATES, INC.**  
LAND SURVEYORS & PLANNERS

 551 EASTON ROAD, SUITE A  
WARRINGTON, PA 18976-2370  
215-278-4053 (MMH)  
215-343-0218 (FAG)

1541 ROUTE 37 EAST, SUITE B  
TOMAS RIVER, NJ 08753  
732-552-3441 (MMH)  
732-929-8015 (FAG)

[www.BlueMarshAssociates.com](http://www.BlueMarshAssociates.com)

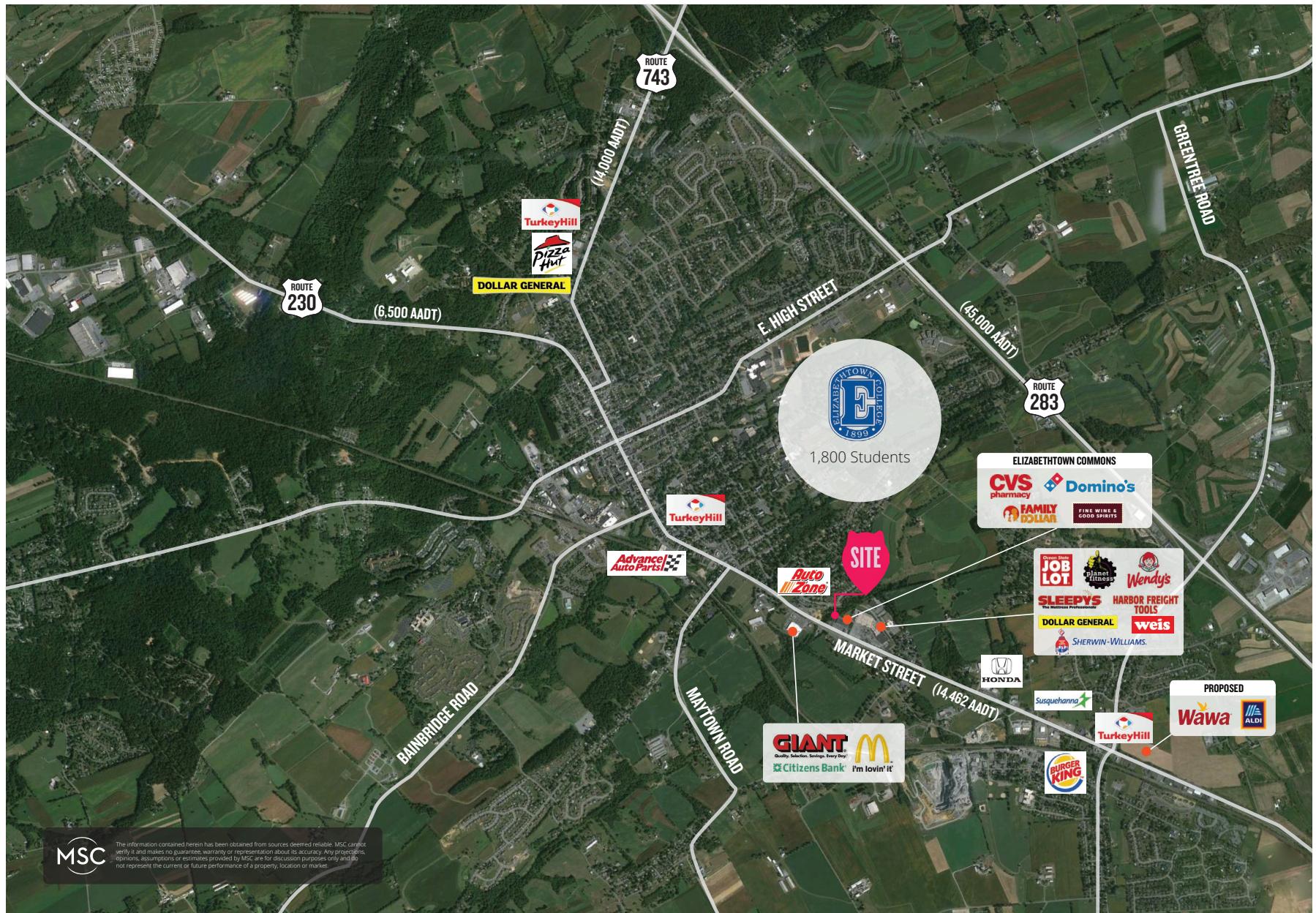
MEET:

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# AERIAL



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For more information:

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