



715 & 717 RANGE END ROAD

DILLSBURG, PENNSYLVANIA 17019

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPOSED SUB DIVISION PLAN



PROPOSED LOT #1

PROPOSED LOT #4

PROPOSED LOT #2

PROPOSED LOT #5

PROPOSED LOT #3

AVAILABLE BUILDINGS **CURRENTLY FOR LEASE**



PROPERTY OVERVIEW

HIGHLIGHTS:

- Proposed subdivision to include 5 separate Lots with opportunity for lease and sale
- Multiple tenants in place - Potential for Investment sale and Owner user opportunity
- Mixed use zoning
- Fenced 0.33 Acre lot for lease
- Lease opportunity for 4 buildings with outside storage

LEASED SPACE:

JVI/Shop/Outside Storage

- Lot 1: 5,200 SF - Leased through 3/2025
- Lot 2: 4,200 SF - Leased through 3/2025
- Lot 2: 2,100 SF - Leased through 3/2025

Brightview Landscape

- Lot 4: 9,000 SF - Leased through 2028



AVAILABLE:

PROPOSED LOT 1: 1.07 AC
PROPOSED LOT 2: 2.42 AC
PROPOSED LOT 3: 6.63 AC
PROPOSED LOT 4: 2.90 AC
PROPOSED LOT 5: 27.97 AC

LOT SIZE:

41.60 ACRES ±

PARKING:

ON SITE

ZONING:

MIXED USE

SALE PRICE:

NEGOTIABLE

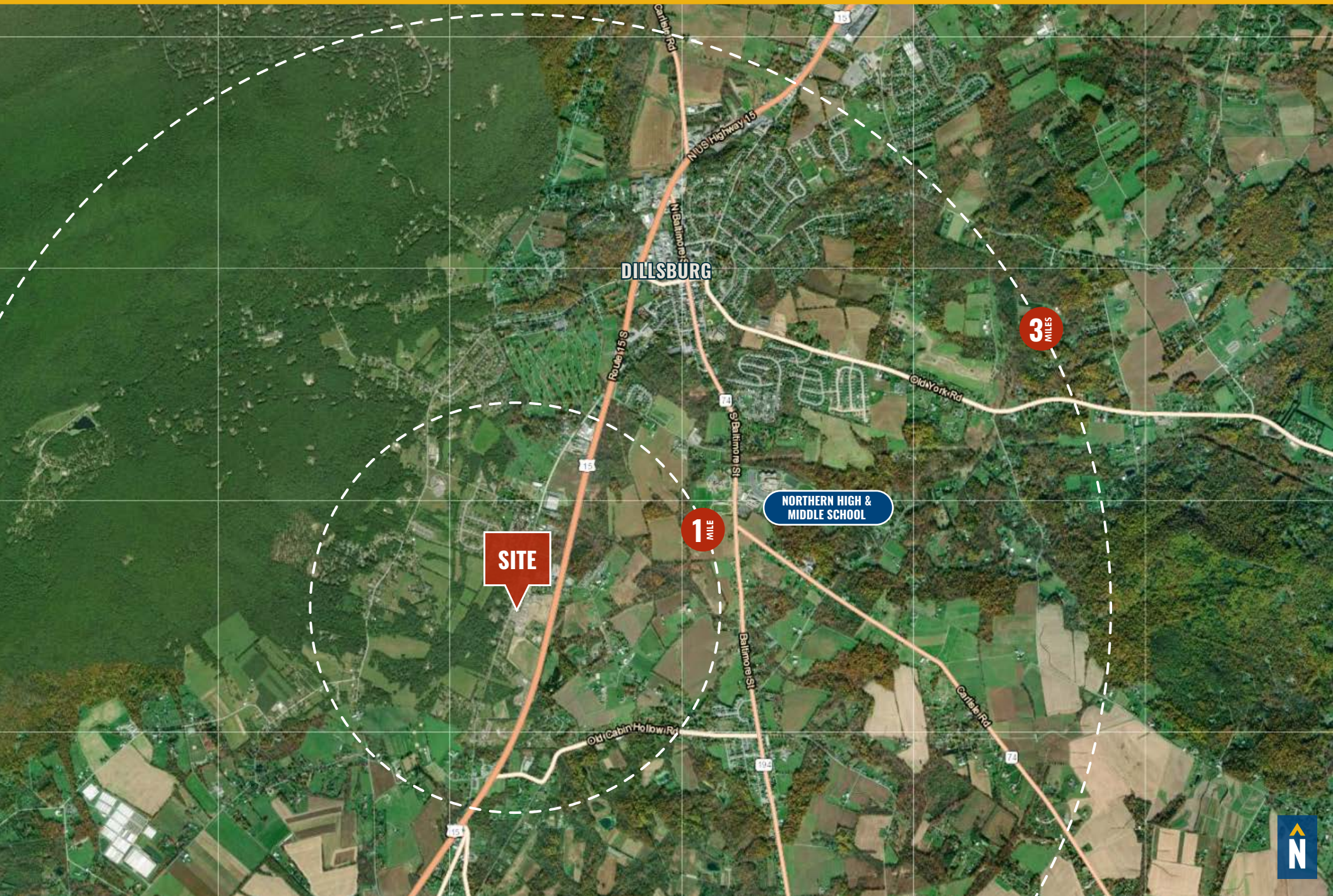


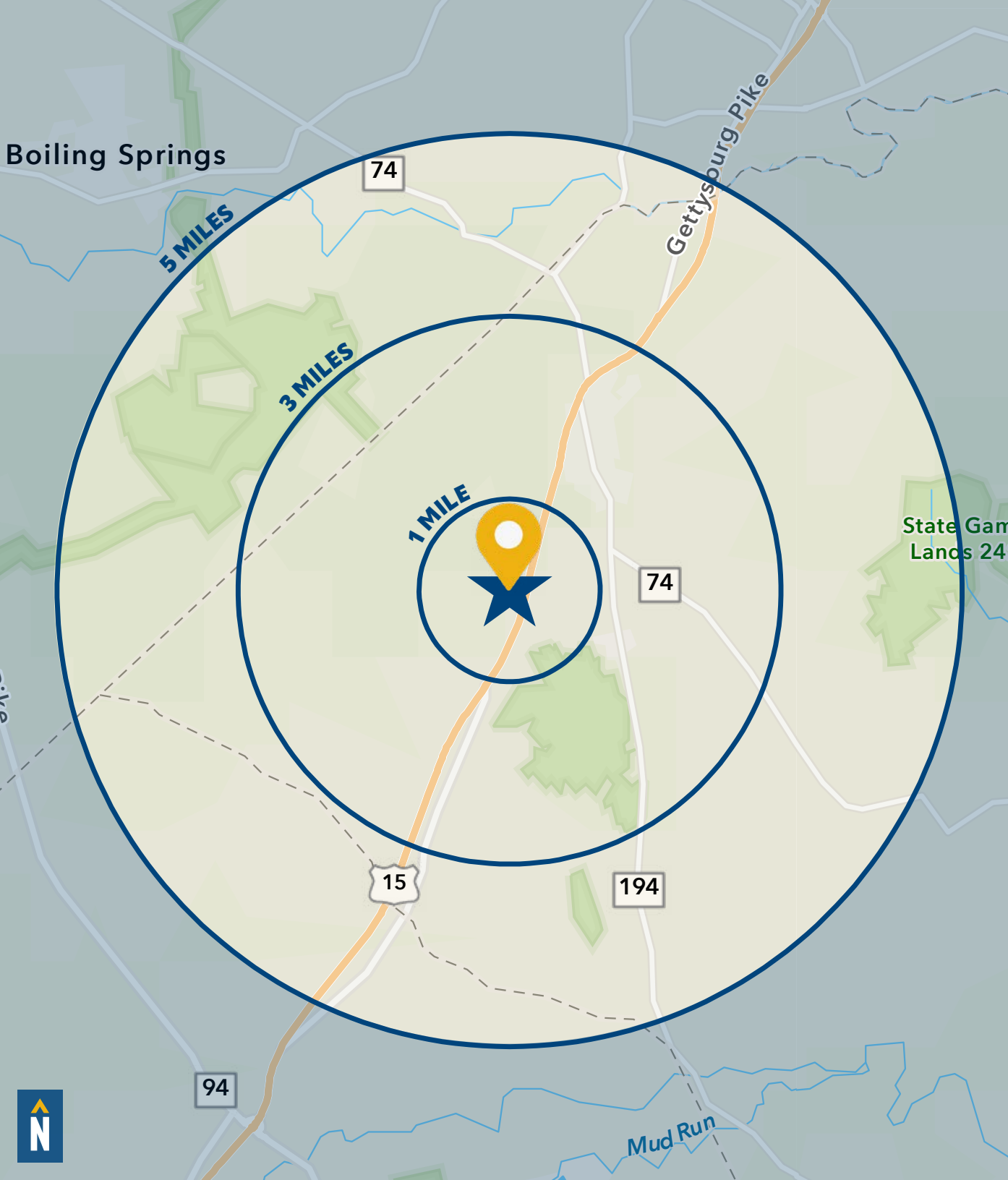
GOOGLE STREET VIEW

ADDITIONAL PHOTOS



LOCAL TRADE AREA





DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



790

5,555

9,822

DAYTIME POPULATION



1,187

9,296

15,622

AVERAGE HOUSEHOLD INCOME



\$76,368

\$107,198

\$116,361

NUMBER OF HOUSEHOLDS



632

4,593

7,900

MEDIAN AGE



41.8

41.3

42.8

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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