

For Sale

717.697.2422



FLIGHT PATH PARK  
31 LANDINGS DRIVE  
ANNVILLE, PA 17003



Annette Cassel Means  
717.791.2064 – direct line  
ameans@high.net

- Property Information Sheet
- Property Photos
- Location Maps
- Mail Floor Plan
- Grading & Utility Plan
- Elevations Plan
- Details Plan
- Tax Assessments

For Sale

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▶ *New Restaurant in  
Busy Sports Park*



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*Flight Path Park  
31 Landings Drive  
Annville, PA 17003*

**Available Square Feet:**  
2,836 SF plus 792 SF covered patio

**Sale Price:**  
\$450,000

**Description:**  
Free Standing restaurant (fully equipped)

Flight Path Park is a unique, 100 acre campus that is a destination in the Central Pennsylvania area. Flight Path businesses include In The Net, Paramount Sports, Klick-Lewis Ice Arena, Palmyra Public Library, Company Dance, Flight Path Baseball and Lazer Factory.

*Visitors to the park include 182,000 people on weekends April-November, in 2015. Most are coming from out of the area. These numbers do not include the additional thousands of local people using the campus during the week.*

**BUILDING INFORMATION**

Total Building Square Feet	2,836 SF + 792 SF = 3,628 SF
Zoning	I/C Industrial Commercial
Construction	Insulated wall panels on concrete slab
Year Constructed	2011
Restrooms	(2) ADA
Sprinklers	None
Heating	Gas
Air Conditioning	Electric
Roof	MR-24, standing seam metal roof

For Sale

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Annville, PA 17003

Ceiling Height 9'-10'  
Electrical Service 400 amp 3 phase 120/208 v  
Seating 58 inside and additional 20+ outside

**Finishing Specifications**

Ceiling Type Painted Drywall  
Walls Painted Drywall  
Floor Type Carpet and VCT on slab  
Lighting Incandescent and fluorescent  
Business ID Sign Per Zoning

**Utilities**

Water PAWC  
Sewer S. Londonderry Municipal Authority  
Gas UGI  
Electric Met Ed  
Internet Available Comcast or Fios

**TWISTIN' PIG, LP UTILITY COSTS FOR 2016 SEASON**

UTILITY	APRIL	MAY	JUNE	JULY	AUG	SEPT	AVERAGE/ MONTH
<b>MET-ED</b>	340.52	538.37	612.66	723.24	697.64	544.41	576.14
<b>UGI</b>	95.17	137.38	171.68	130.35	125.07	121.90	130.26
<b>PA AMERICAN WATER</b>	84.11	96.54	96.54	105.64	85.79	79.53	91.36
<b>SEPTIC - S. LONDONDERRY TWP - QUARTERLY PAYMENTS OF 772</b>	0.00	0.00	772.00	0.00	0.00	772.00	257.33



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**GEOGRAPHIC INFORMATION**

Municipality	South Londonderry Township
County	Lebanon County
Location	Located in Flight Path Park
Local amenities	Good “rooftops” as well as good nearby traffic from PA 117 and PA 322. Weekend out-of-town visitors between April and November 2015 were 182,000. Additionally thousands more local visitors on weekdays and weekends from November to April. Great opportunity to serve the captive audience in the sports park as well as create a destination restaurant.
Comments	Turnkey restaurant with new top-of-the-line equipment, like new booths and tables, nice patio and great design.

**LAND INFORMATION**

Acres	1.33
Dimensions	Approx. 150'x367' +/-
Frontage	Approx. 150'
Parking	26 regular spaces + 2 HC = 28
Topography	Flat

**TAXES**

Real Estate Taxes	\$10,000/year
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**TRAFFIC COUNTS**

Both Directions	Rte. 117 10,300 ADT Both Dir
Both Directions	Rte. 322 12,268 ADT Both Dir

**DEMOGRAPHICS**

	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	3,968	23,041	43,879
Households	1,567	9,411	16,945
Avg. HH Income	\$82,236	\$77,439	\$80,267

# Property Photos

31 Landings Drive  
Annville, PA 17003



Ordering counter



Entry



Kitchen



Ice cream prep



Ice cream prep



Kitchen

# Property Photos

31 Landings Drive  
Annville, PA 17003



Kitchen



Freezer/cooler



Kitchen



Dry storage



ADA restroom (typ)



Dining area

# Property Photos

31 Landings Drive  
Annville, PA 17003



IT/Security



Employee lounge



Street side view



Rear and sideview

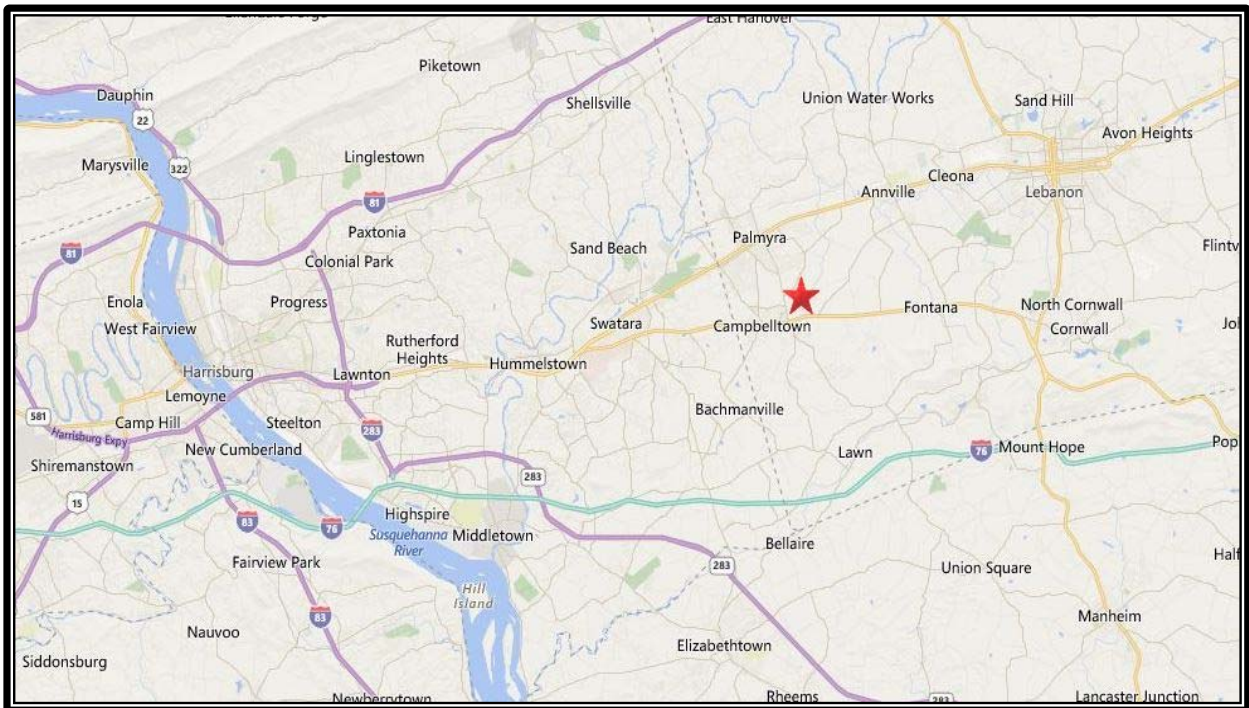
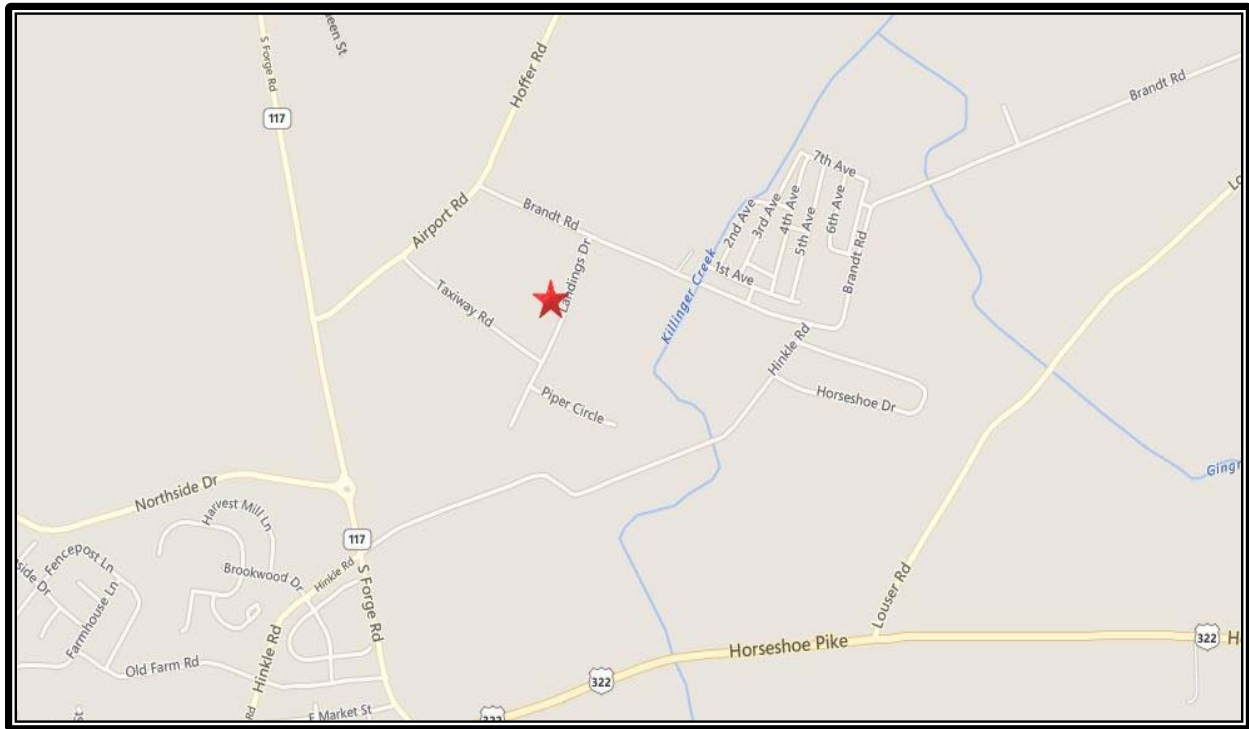


Covered patio dining



# Location Maps

## 31 Landings Drive Annville, PA 17003



MAX OCCUPANCY PROVIDED REQUIRED PER INTERNATIONAL BUILDING CODE 2009 TABLE 2002.1

USE GROUP	OCCUPANCY	# TOLER	# MEN	# WOMEN	# LAVS	# DRINKING FOUNTAINS	OTHER	SERVICE BNC
A2	84	1	1	1	1	0		
TOTALS	84	2	2	2	2	0		

NOTE: ALL OCCUPANCY VALUES ARE BASED ON THE ASSUMPTIONS OF THE IBC. THE USER SHALL VERIFY THAT THE OCCUPANCY VALUES ARE APPROPRIATE FOR THE INTENDED USE OF THE BUILDING.

INTERNET LIGHTING CALCULATIONS INTERNATIONAL ENERGY CONSERVATION CODE - 2009

AREA	ROOM #	ALLOWABLE FOOT CANT	ACTUAL FOOT CANT	ALLOWABLE WATT	ACTUAL WATT	WATT/FT <sup>2</sup>
KITCHEN	100	1.4	1.4	563	563	3.96
BREAK RM	101	1.4	1.4	81	81	0.58
OFFICE	102	1.4	1.4	81	81	0.58
DINING	104	1.4	1.4	81	81	0.58
WORKING ROOM	105	1.4	1.4	81	81	0.58
MECHANICAL RM	106	1.4	1.4	81	81	0.58
HALLWAYS	NA	1.4	1.4	275	275	1.96
TOTALS				286	286	1.96

NOTE: THE ILLUMINATION LEVEL OF EACH ROOM IS BASED ON THE IBC. THE USER SHALL VERIFY THAT THE ILLUMINATION LEVEL IS APPROPRIATE FOR THE INTENDED USE OF THE BUILDING.

BUILDING ENVELOPE REQUIREMENTS INTERNATIONAL ENERGY CONSERVATION CODE - 2009

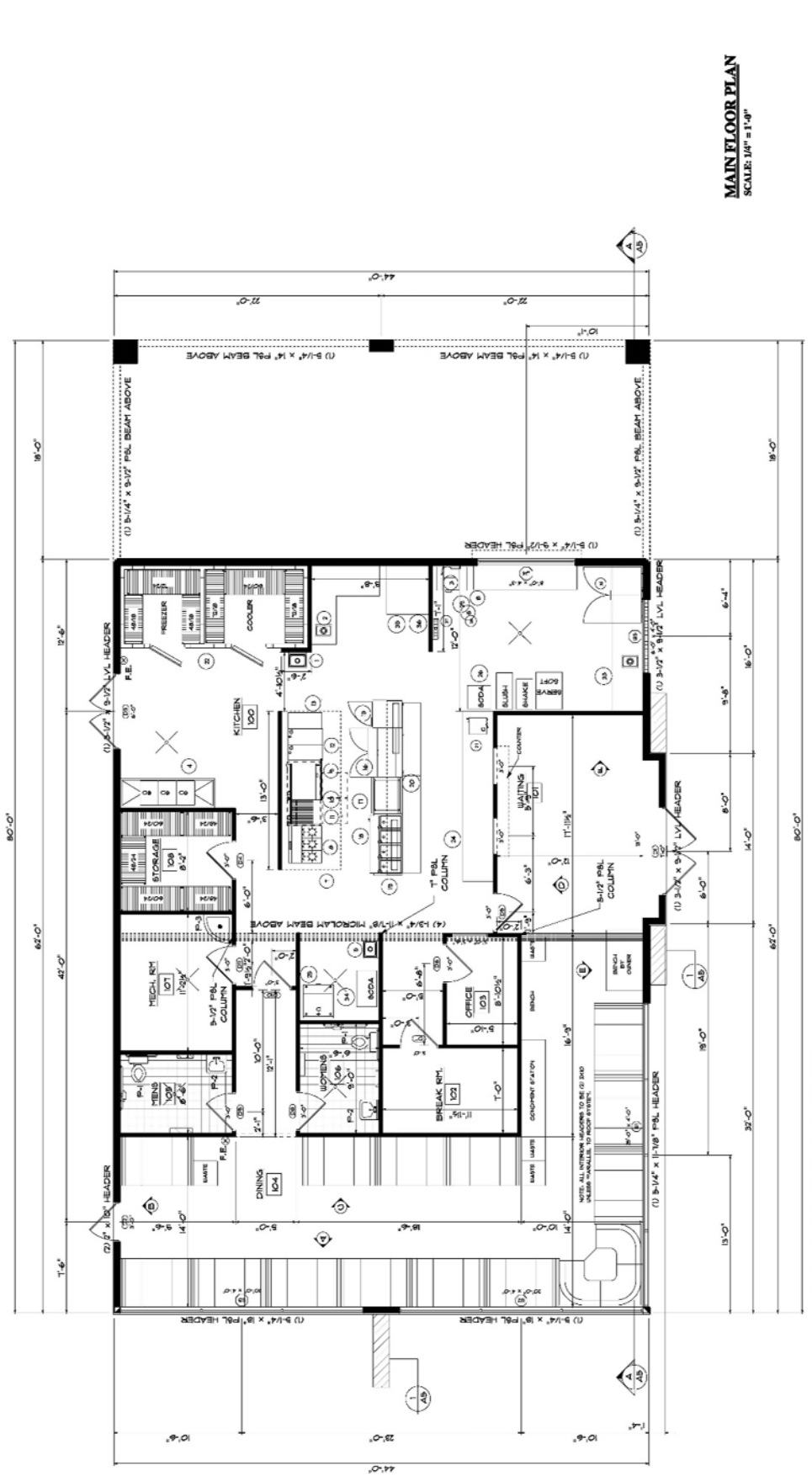
CLIMATE ZONE	GLAZING U-FACTOR	CEILING INSULATION	WALL INSULATION	SLAB
MIN. RCC REQUIREMENTS	0.30	R-3.0	R-13	R-5.0
ACTUAL VALUES	0.30	R-3.0	R-13	R-5.0

NOTE: THE BUILDING ENVELOPE REQUIREMENTS ARE BASED ON THE IBC. THE USER SHALL VERIFY THAT THE BUILDING ENVELOPE REQUIREMENTS ARE APPROPRIATE FOR THE INTENDED USE OF THE BUILDING.

SYMBOL FURNITURE DESCRIPTION

SYMBOL	FURNITURE DESCRIPTION	C.L.	H.L.	MAN. VENT.	POINTING	INT. HOT.	REMARKS
P-1	WATER CLOSET/TANK	12"	4"		FLOOR	ADA COMPLIANT	
P-2	LAVATORY	12"	12"	2"	WALL	ADA COMPLIANT	
P-3	HOP RECEPTOR	12"	12"	3"	FLOOR	ADA COMPLIANT	

NOTE: THE BUILDING ENVELOPE REQUIREMENTS ARE BASED ON THE IBC. THE USER SHALL VERIFY THAT THE BUILDING ENVELOPE REQUIREMENTS ARE APPROPRIATE FOR THE INTENDED USE OF THE BUILDING.



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOTE: SEE ELECTRICAL PLAN FOR EMERGENCY LIGHTING

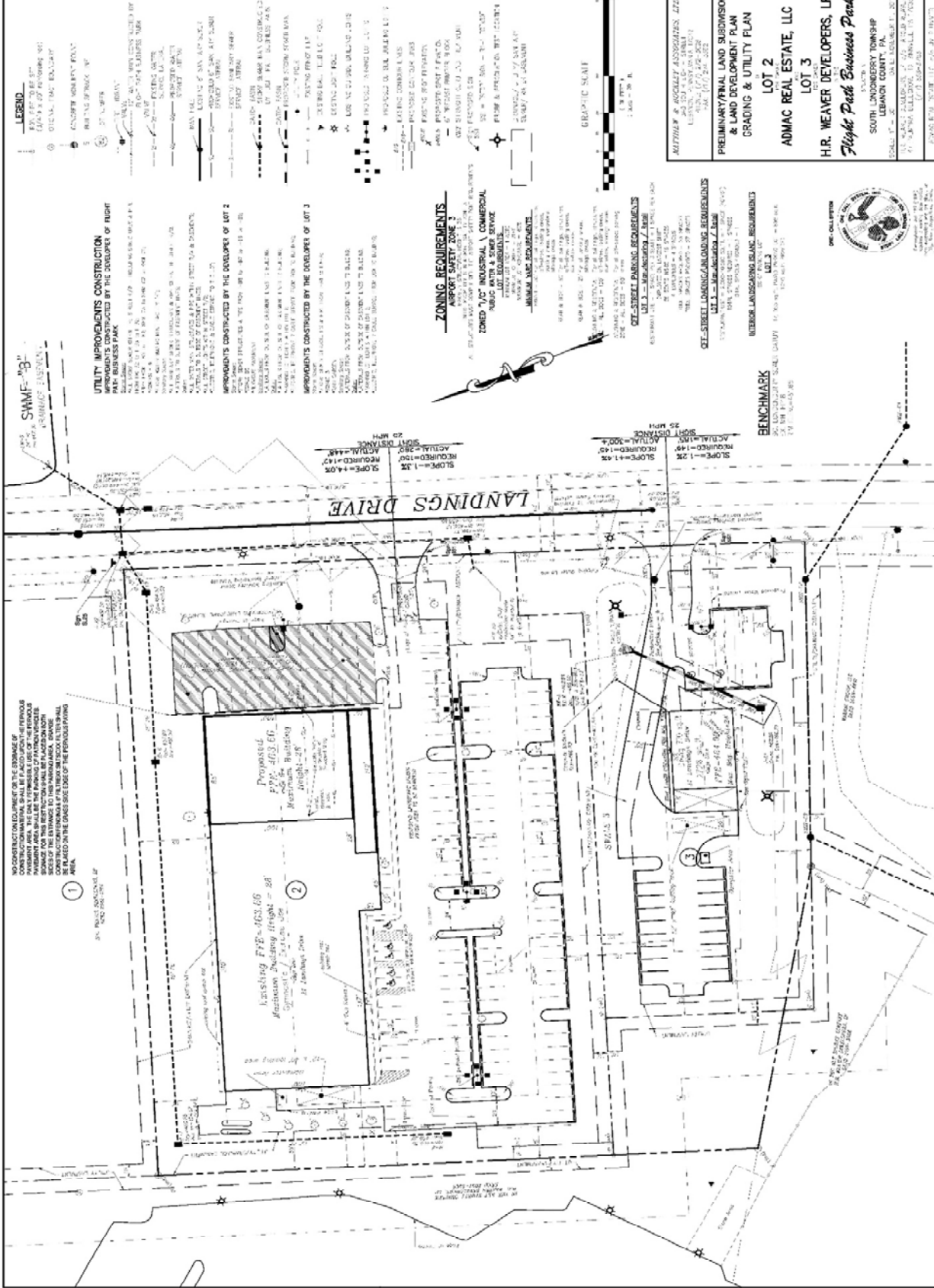
NO CONSTRUCTION EQUIPMENT OR THE STORAGE OF EQUIPMENT IS PERMITTED IN THE DRIVEWAY OR PARKING AREA. THE ONLY PERMISSIBLE EQUIPMENT IS THE EQUIPMENT NECESSARY FOR THE OPERATION OF THE BUSINESS. EQUIPMENT FOR THE OPERATION OF THE BUSINESS SHALL BE PLACED ON BOTH SIDES OF THE DRIVEWAY TO THE BUSINESS. EQUIPMENT SHALL BE PLACED ON THE DRIVEWAY SIDE OF THE DRIVEWAY. EQUIPMENT SHALL BE PLACED ON THE DRIVEWAY SIDE OF THE DRIVEWAY. EQUIPMENT SHALL BE PLACED ON THE DRIVEWAY SIDE OF THE DRIVEWAY.

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UTILITY IMPROVEMENTS CONSTRUCTION PERMITTED BY THE DEVELOPER OF RIGHT PARTY BUSINESS PARK:

IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER OF LOT 2:

IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER OF LOT 3:

ZONING REQUIREMENTS:

STREET PARKING REQUIREMENTS:

BENCHMARK:

LEGEND:

GEODETIC SURVEY:

MITCHELL & ASSOCIATES ASSOCIATES, LLC:

PRELIMINARY LAND SUBDIVISION & LAND DEVELOPMENT PLAN GRADING & UTILITY PLAN:

ADMAR REAL ESTATE, LLC LOT 2 LOT 3 H.R. WEAVER DEVELOPERS, LP Flight Path Business Park SOUTH LINDSEY TOWNSHIP LEBANON COUNTY, PA.

DATE: 11/15/2023  
 DRAWN BY: J. J. WEAVER  
 CHECKED BY: J. J. WEAVER  
 PROJECT NO: 23-0001

SCALE: 1" = 40' (PLAN)  
 1" = 10' (SECTION)

DATE: 11/15/2023  
 DRAWN BY: J. J. WEAVER  
 CHECKED BY: J. J. WEAVER  
 PROJECT NO: 23-0001

DATE: 11/15/2023  
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 PROJECT NO: 23-0001

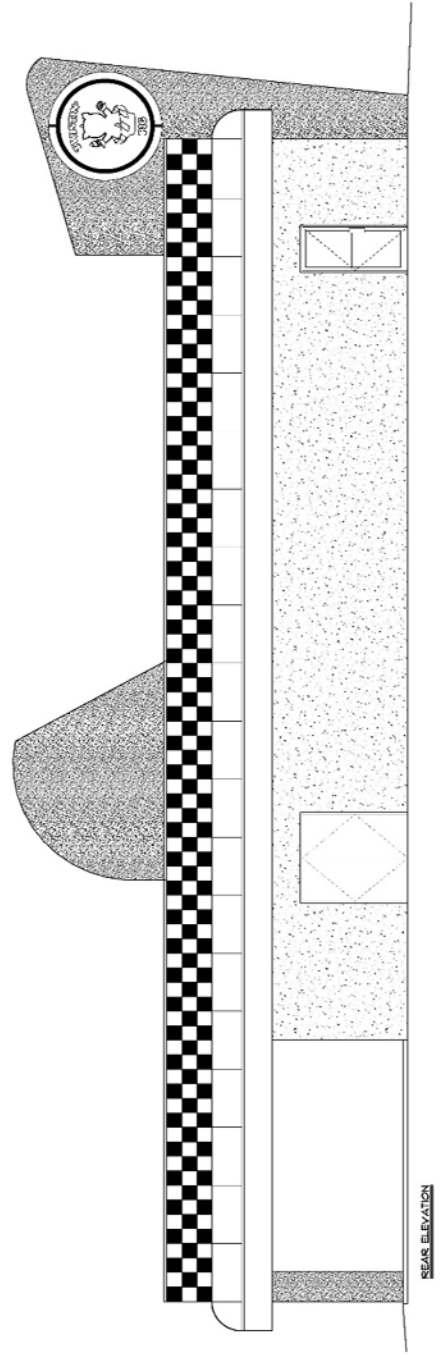
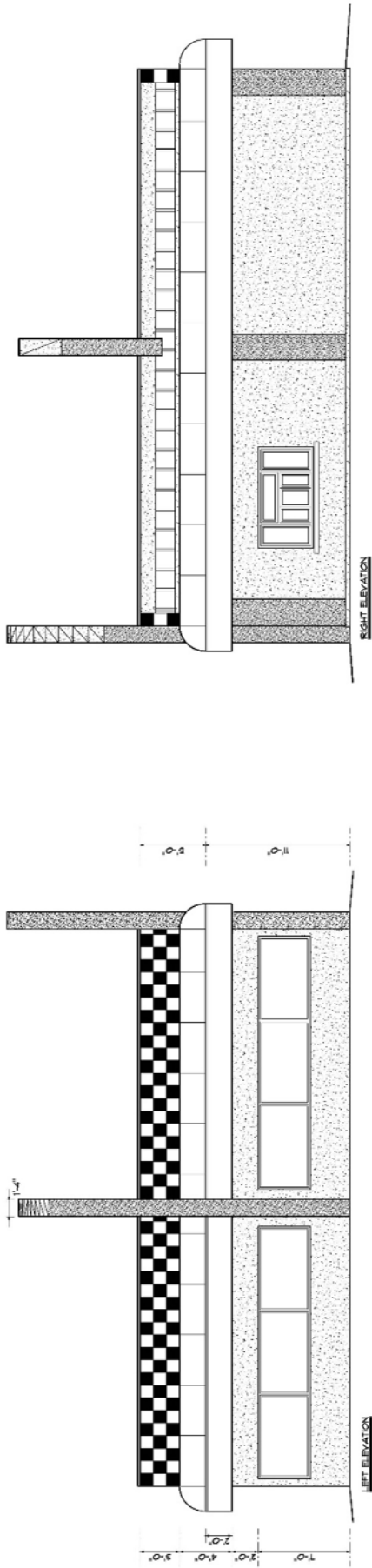
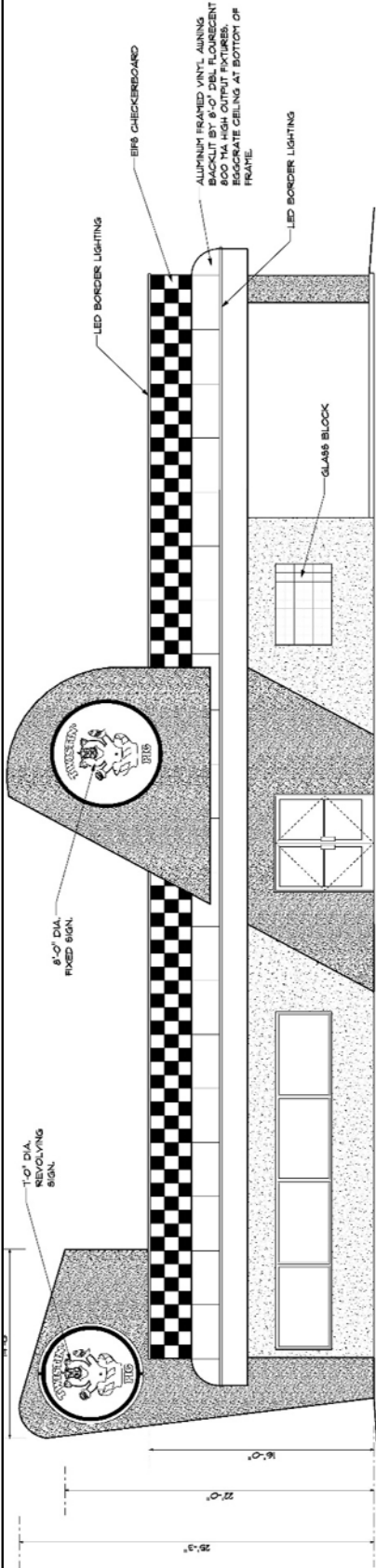
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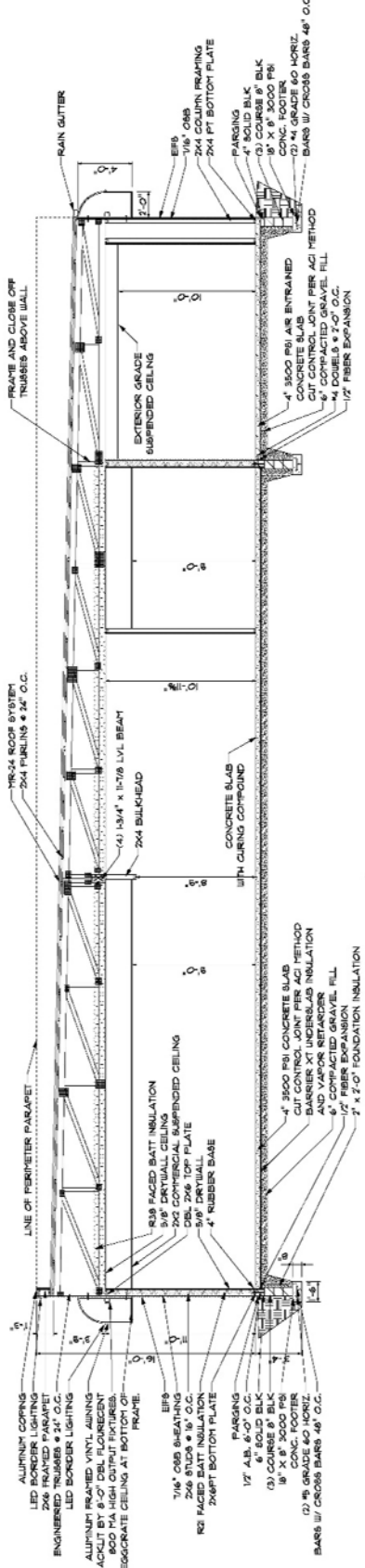
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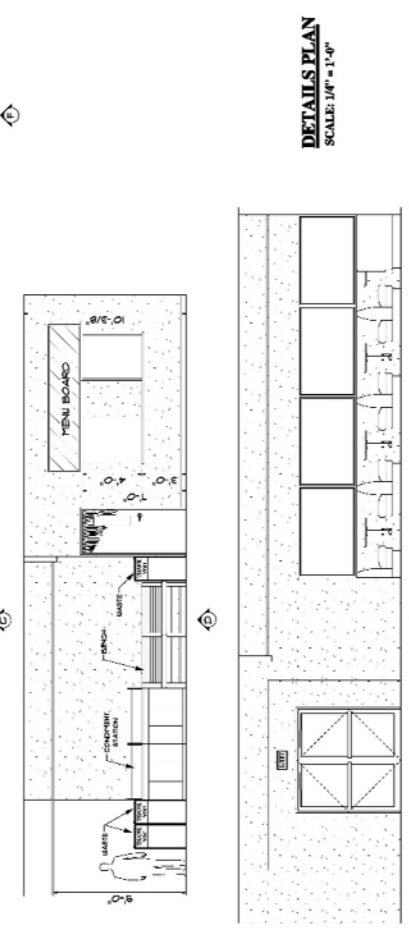
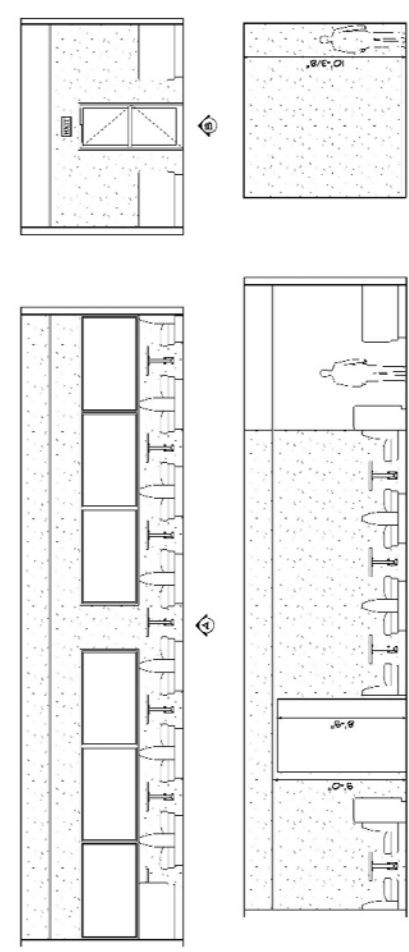




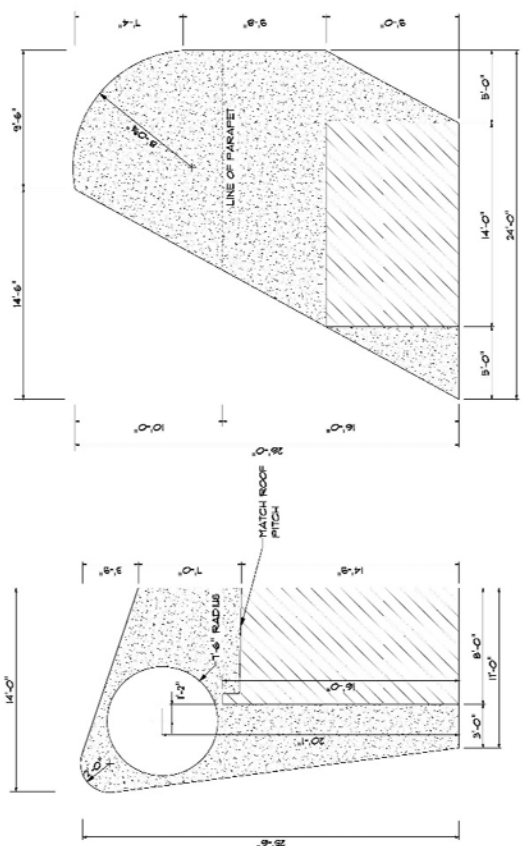
ELEVATIONS PLAN  
SCALE: 1/8" = 1'-0"



**CROSS SECTION**  
SCALE: 1/2" = 1'-0"



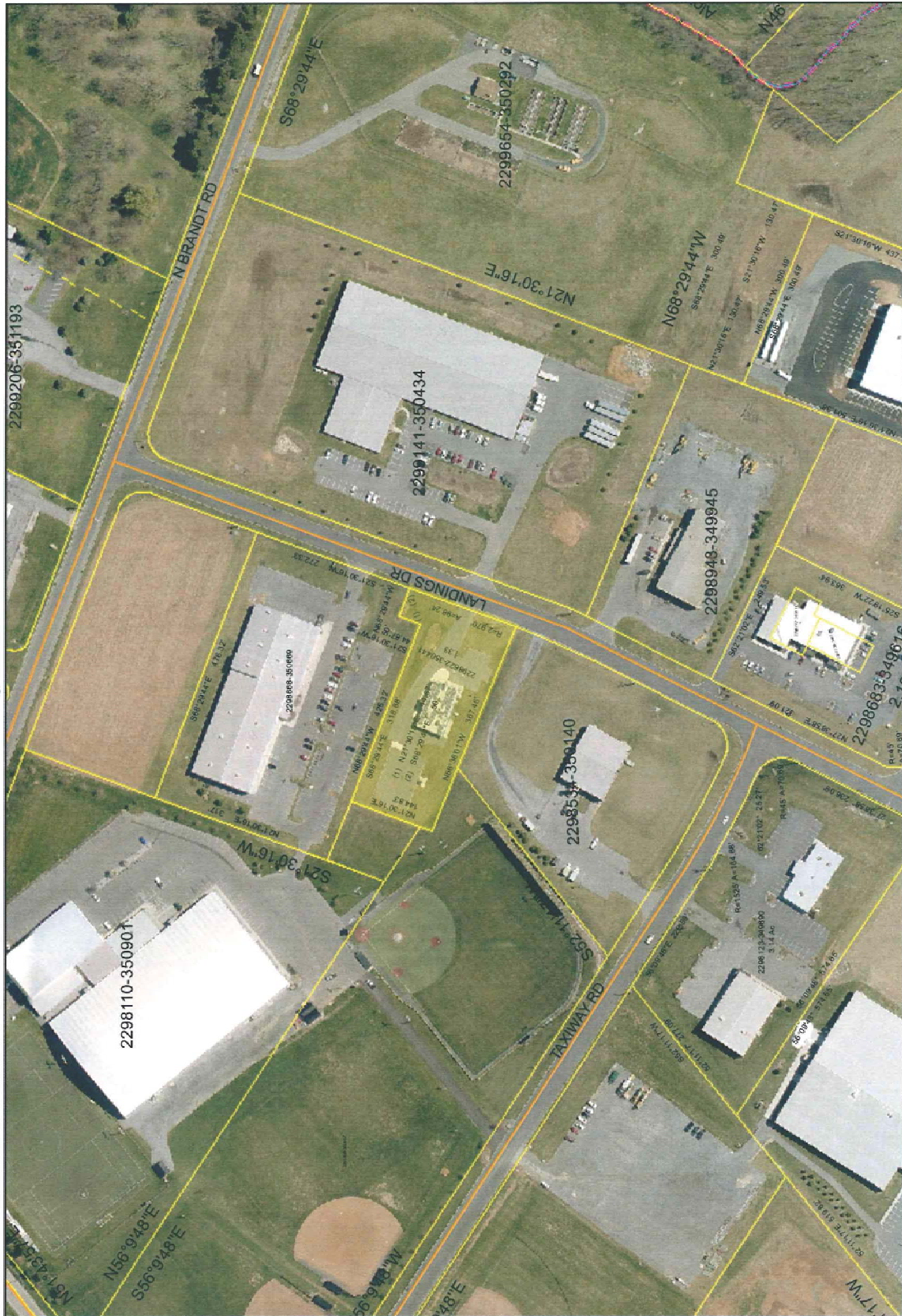
**DETAILS PLAN**  
SCALE: 1/4" = 1'-0"



**SIGN DETAIL**  
SCALE: 1/4" = 1'-0"

# Lebanon County Tax Assessment Office

- Tax Parcels
- Tract
- Subdivision Lot
- Municipal Boundary
- Roads
- Buildings
- Buildings Under Construction
- County Boundary



Disclaimer:  
 Tax maps show the approximate boundaries of taxable and non-taxable property. The property boundaries depicted should not be interpreted as the legal boundary description. The legal boundary description can be obtained from the property's deed.

1 inch = 222.05 feet

Tax Maps Compiled from 1997 Aerial Photography  
 Map Projection - PA State Plane Coordinate System  
 South Zone, NAD83, Coordinates in Feet



# 1 31-2298622-350441-0000  
 TYPE:CR-Commercial - Restaurant

Situs:  
 31 LANDINGS DR  
 FLIGHT PATH BUSINESS PARK

BVB LP  
 20 BLACK WALNUT LN  
 ANNVILLE PA 17003-8530  
 OId Map #:

PROPERTY RECORD CARD: LEBANON COUNTY  
 (Page 2) As Of 09/27/2016 13:26:41  
 Neighborhood: 3117 - Flight Path Business Park  
 Zoning.....: -  
 Township.....: 31 - S LONDONDERRY TWP

BUILDING #.Sct Use	Floor #	Sty	SECTION Dimensions	Sqft	Basemnt %	Heat	Floors Interior	Exter.	Class Grade	Eff Age
01.01 Restrant	10	1		2836	NONE	GAS	TILE	DRY WALL	DRYVIT	2011
01.02 Appendge	10	1		792	NONE	NONE	CEMENT	X	C B	2011
02.00 Surfaced				10000	X	X	PAVED	X	D D	2011

\*\*\*\*\* PLOT PLAN \*\*\*\*\*  
 No Plot Plan Entered  
 =====Road Frontage=====

\*\*\*\*\* LAND INFORMATION \*\*\*\*\*  
 LOT SIZE: actual frontage  
 Frontage: x Lot: Interior  
 x depth: x FF?:  
 : x Adj:  
 TYPE SQFT/ACRES RATE VALUE  
 Lot SF  
 B.Site 1.33 100000 133000  
 Srpl#1  
 Srpl#2  
 =====  
 TOTAL 1.33 133000  
 =====

\*\*\*\*\* BUILDINGS SUMMARY \*\*

TYPE	SQ.FT.
Restrant	2836
Appendge	792
Surfaced	10000
TOTALS	2836

\*\*\*\*\* T = Tenant L = Landlord \*\*\*\*\*

TYPE OF HOUSING	UNITS	T = Tenant	L = Landlord
Efficiency		Heat:	
1 Bedroom		Elect:	
2 Bedroom		Water:	
3 Bedroom		Sewer:	
Other		Garbg:	
		Taxes:	
		Insur:	
Single Bed		Int Rep:	
Double Bed		Ext Rep:	
Other			
TOTALS			

31-2298622-350441-0000

SPEC ID: CTL: 38060082  
TIEBACK: 31-2298678-349201-  
School: 6 Nbhd: 3117

BVB

20 BLACK WALNUT LN  
ANNVILLE PA 17003-8530

PROPERTY RECORD CARD: LEBANON COUNTY

Fair Market  
Land: 133000 Commercial/Industrial  
Bldg: 432700 (cprc)  
Total: 565700  
Assessed: 565700 As of: 09/27/16 13:26:41

Part Interest of Location

PROPERTY TYPE.... CR ( 321 )  
Twistin Pig

Lead Card Bldg Value. 432716  
Other Res. (#) ..  
Other Com. (#) ..  
-----  
TOTAL BLDG APPRAISAL. 432700  
Bldg Adjustments.....  
=====

Primary Site Value... 133000  
Surplus Land..... 0  
-----  
TOTAL LAND APPRAISAL. 133000  
Land Adjustments.....  
=====

INITIAL APPRAISAL.... 565700  
Bldg Adjustments.....  
Land Adjustments.....  
=====

ASSESSED VALUE HISTORY

DATE	FM LAND	FM BLDG	FM TOTAL	-- ST	CG LAND	CG BLDG	CG TOTAL
06/03/2016	133000	432700	565700				
11/17/2012	133000	0	133000				
06/15/2012	133000	0	133000				
06/14/2012	6700	71700	78400				

Grantee (Buyer)	Instrument	Date	Price
(Most Recent Purchase - Code: 4	Multiple: N	12/07/2010	119500
BVB	02151-9505	03/26/2004	456126
WEAVER HR DEVELOPERS LP	02042-1384		

----- General Remarks -----  
06/01/16 ADD BLDG/MISSED AT REASSESSMENT  
04/07/15 ADDRESS CHANGE PER OWNERS PHONE CALL  
10/14/11 PU NEW BLDG-TWISTIN PIG  
10/13/11 ADD NEW BLDG+PAVING  
01/03/11 PU LND FR 31-2298678-349201  
12/13/10 LOT FROM 31-2298678-349201 (2042-1384)

Location:

Parcel Number: 31-2298622-350441-0000

Routing Number:

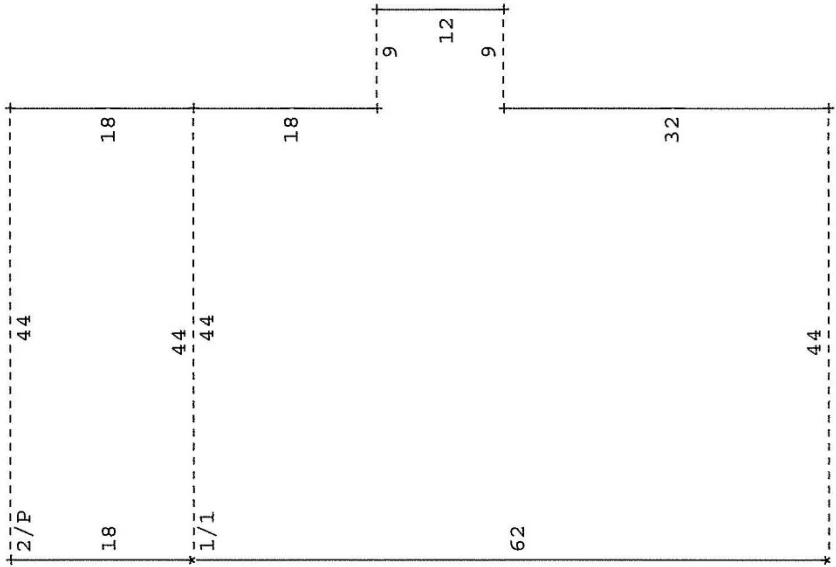
Property Type: CR

Land Use: 321

Neighborhood: 3117

Description: Twistin Pig

Sketch 01	Section	Sqft	Story	Count	Sketch	Section	Sqft	Story	Count
	1	2836	1	1.000		1			
	2	0	P			2			
	3					3			
	4					4			
	5					5			
	6					6			
	7					7			
	8					8			
	9					9			
	Total	2836				Total			



717.697.2422



An Affiliate of High Real Estate Group LLC  
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495 Highlands Boulevard  
Suite 103  
Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

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