

**1.63 ACRES**  
FOR SALE

**SALES CONTACT**

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**MANAGING BROKER**

TED GILDEA  
617.369.5914  
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## PROJECT HIGHLIGHTS

- Parcel Size: 1.63 Acres +/-
- Frontage 226'
- Light Industrial
- Join Lowe's, Sheetz, Wegman's and Walmart.

## DEMOGRAPHICS



### TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
14,690	31,327	55,072



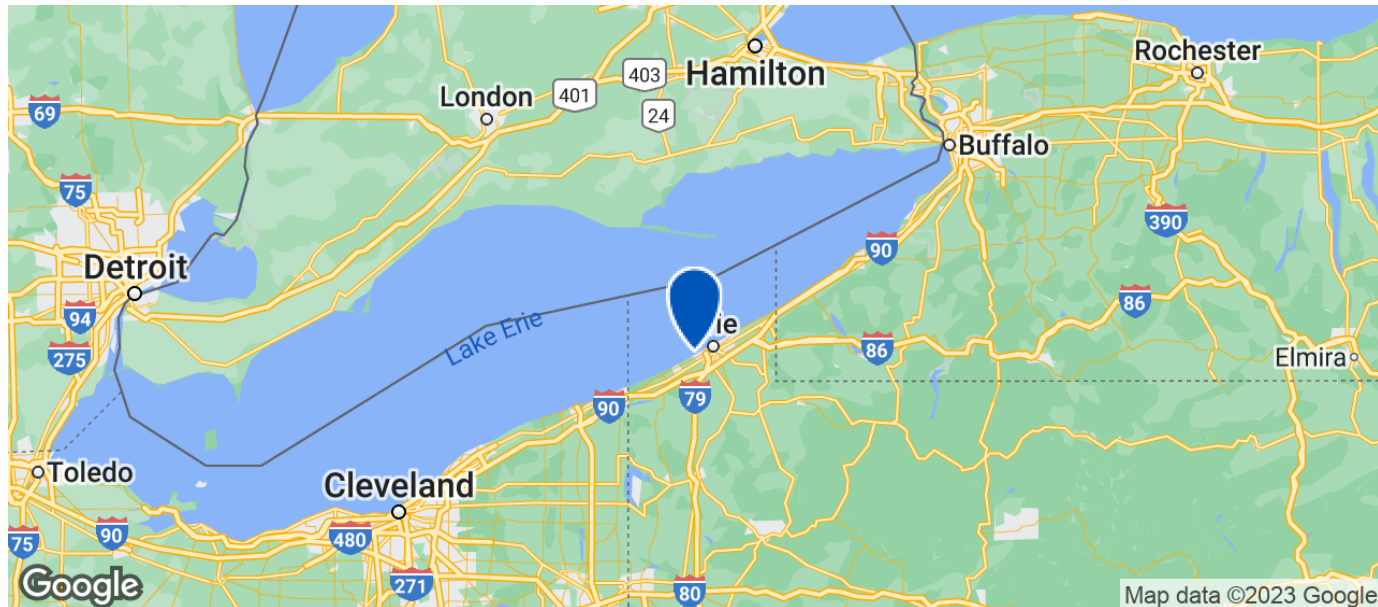
### TOTAL POPULATION

3 MILES	5 MILES	7 MILES
35,123	72,613	130,451



### AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$100,395	\$87,341	\$78,415



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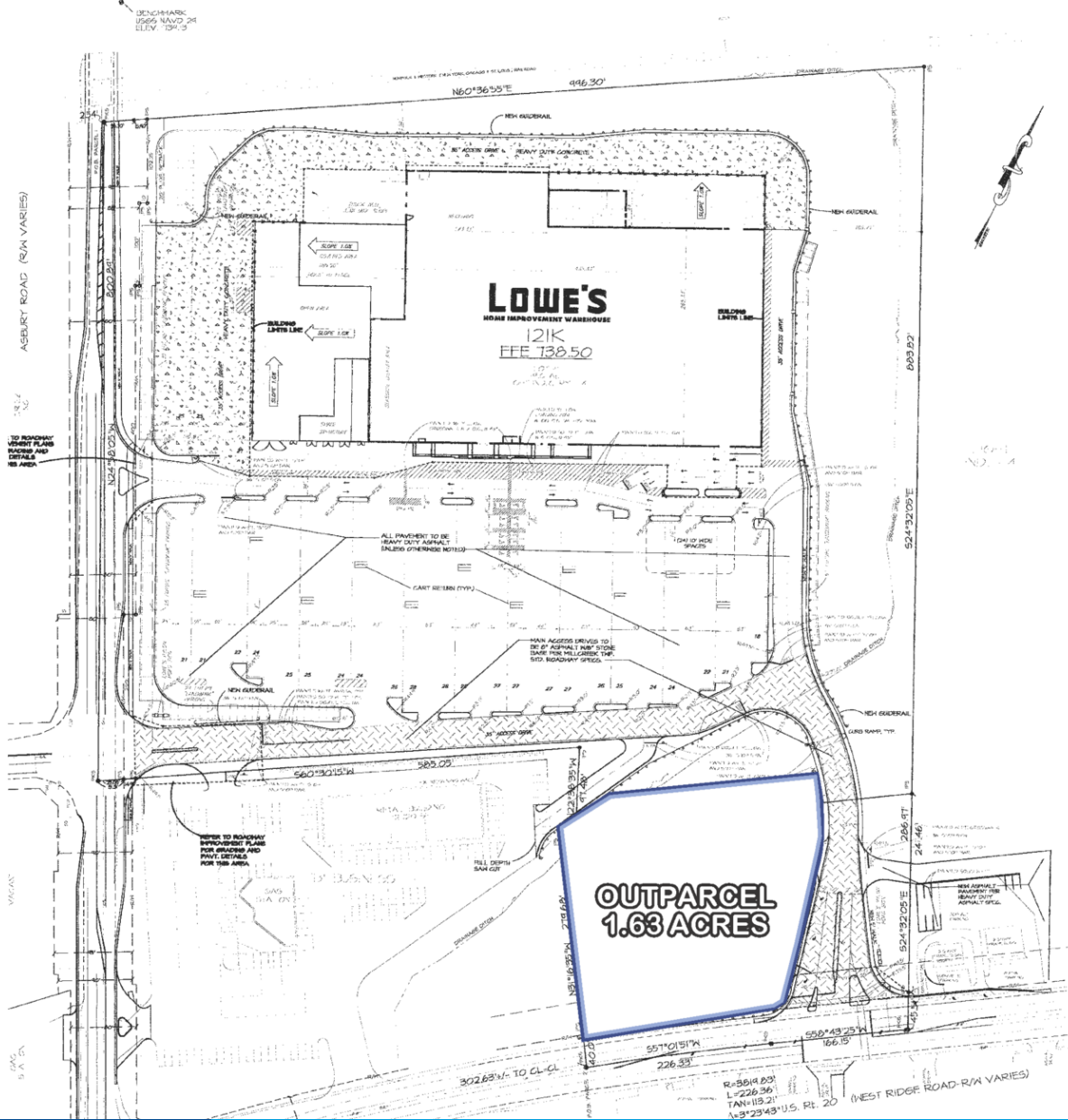
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Atlantic  
RETAIL

**HANNA**  
LANGHOLZ WILSON ELLIS



**LEGEND OF SYMBOLS**

- HOODED AREA
- IRON PIN OR PIPE FOUND
- 5/8" CAPPED IRON REBAR PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- MONUMENT BOX FOUND
- GAS
- US TEL
- EK STM
- EK SAN
- EK WTR
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY (R/W)
- POWER POLE
- LIGHT POLE
- LIGHTED POWER POLE
- TRAFFIC SIGNAL POLE
- LIGHTED TRAFFIC POLE
- GUY WIRE
- CURB INLET
- WATER 4 GAS VALVE
- HYDRANT
- TREE OR FINE
- DISH
- SIGN
- UNKNOWN
- TRAFFIC SIGNAL WIRES
- PEDESTRIAN SIGN
- PEDESTRIAN SIGN

**ZONING**  
FELLSBURK TOWNSHIP ZONING CODE

FRONT YARD	40
SIDE YARD	20
REAR YARDS	0

LAND AREA 21.7 ACRES  
AREA OF BUILDING FOOTPRINT 135,941 SQ. FT.  
PARKING/DRIVE AREA 375,184 SQ. FT.  
ZONING DISTRICT L-2, B-1

**MAIN BUILDING**

Sales Floor 121,541 SF  
Office Area 4,337 SF  
Receiving 16,556 SF  
Main Building Total 141,434 SF

**GARDEN CENTER**

Shade Structures 5,445 SF  
Covered Area 1,413 SF  
Open Area 25,266 SF  
Garden Center Total 42,224 SF

**GENERAL**

Acres 21.7  
Total 18.2  
Developed 18.2

**PARKING**

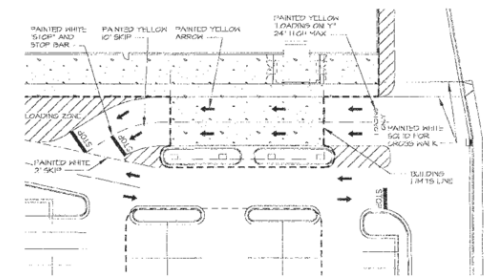
TRF'S Parking Requirements:  
Store Parking Ratio = 1 space/200 s.f.  
121,541 s.f. / 200 = 608  
Warehouse/Rear Ratio = 1 space/500 s.f.  
16,556 s.f. / 500 = 33  
Office Parking Ratio = 1 space/150 s.f.  
4,337 s.f. / 150 = 29  
Garden/Nursery Ratio = 1 space/200 s.f.  
42,224 s.f. / 200 = 211  
Total Spaces Required 881

**Parking Provided:**

Standard Spaces 628  
Handicapped Spaces 14  
Landbanked Spaces 168  
Total Spaces Provided 810  
Avg. Parking Ratio (spaces/1000 s.f.) 4.5

**SITE NOTES**

- ASPHALT PARKING LOT TO BE STRIPPED WITH 4" W/OT PAINTED WHITE LINES AS INDICATED. CONCRETE PARKING AREAS TO BE PAINTED YELLOW. PAINT SHALL BE SPECIUM DELTA 10 THROUGH THE FURTHER MARKING ENTERPRISE LATEX TRAFFIC MARKING PAINT IN PREFERRED COLORS SPECIFIABLE. DIM'S AND ZONING MARKING L.A.L.C.A.T.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL DIM'S SHALL BE 1/8" LESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.



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