

BUSINESS / REAL ESTATE: Sale

Commercial Site

4565 Spring Hill Dr. Schnecksville PA 18078



OFFERING SUMMARY

SALE PRICE

BUSINESS & REAL ESTATE: \$1,325,000

BUILDING SIZE: 960 SF

ACREAGE: 1.935

PARKING: 42 lined spaces

RECREATION: Batting Cages

RECREATION: Miniature Golf

RETAIL: Ice Cream Shop

RENOVATIONS & UPGRADES: 2022

PROPERTY OVERVIEW

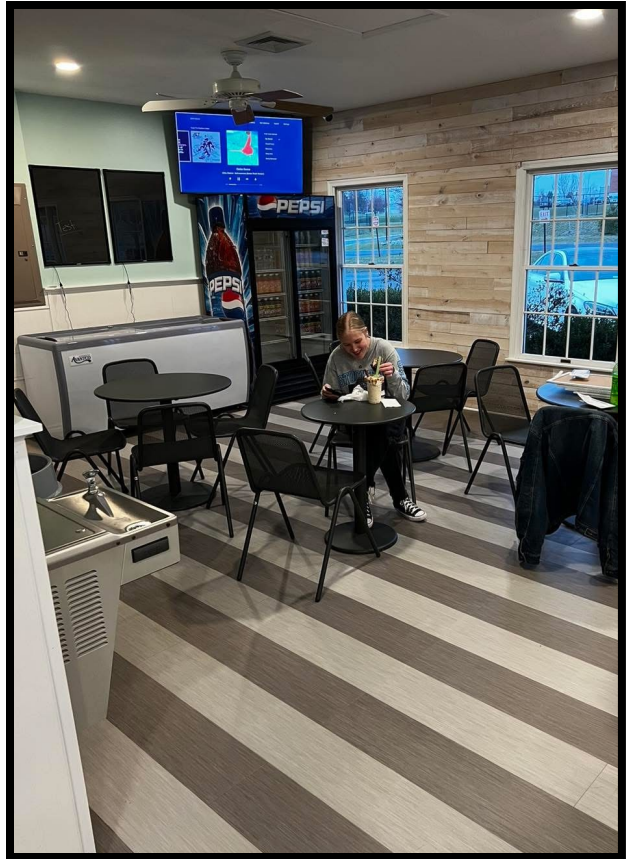
Welcome to this multi-faceted business and real estate opportunity with three independent but complementary businesses on one very large parcel. The owners invested \$200,000 to completely remodeled every aspect of the three operations, raising everything to top-tier quality with a clean and inviting esthetic. The lot has open space to allow expansion of existing operations or to build additional facilities. In addition to the great location near several communities and close to major route, it has become a local attraction for ice cream. It is currently a hands-off operation for the owners, using a full-time employee manager and mainly part-time staff. The operation currently opens after school, 4 days a week in the early and late season, and then full-time, 7 days a week during the summer months. It could be operated a full 7 days a week for the entire season, with the ice cream shop open year-round (ask for the pro-forma to see the impact).

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BUSINESS / Ice Cream Shop



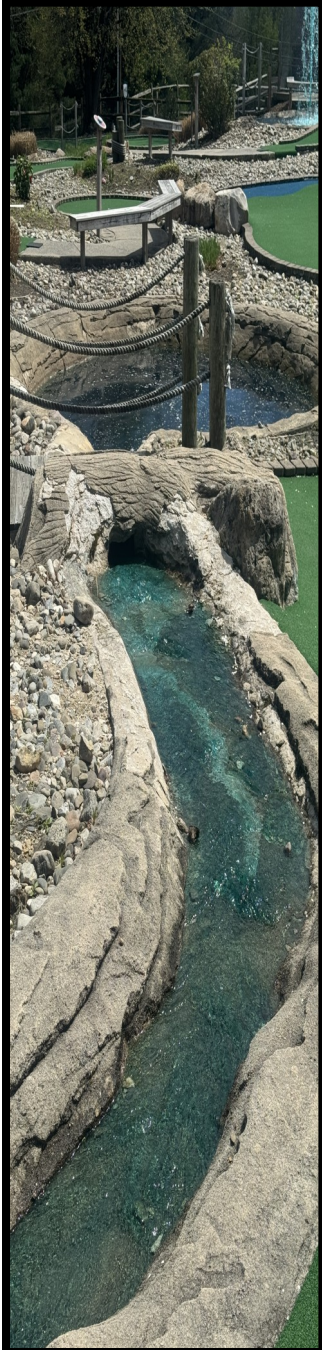
You will love owning and operating this great family-fun center, that has something for adults and kids of all ages. The ice cream shop operates from April through November.

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BUSINESS / Mini Golf



The entire mini-golf course was upgraded with the latest in course materials and design. It operates from the on-set of warm weather (typically April) through the warmer days of November.

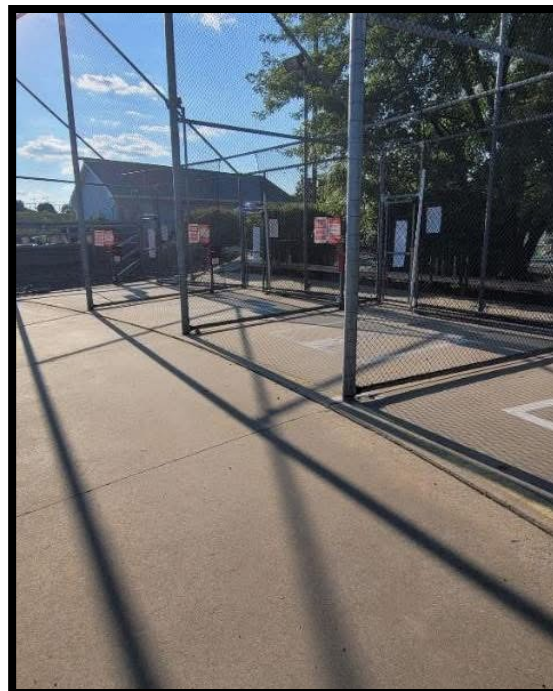
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BUSINESS / Batting Cages

The entire batting cages facility was upgraded with high-quality netting and the latest in pitching machines by industry experts and professional installers. Local teams and top players appreciate the 4 cages with lights, which allows for extended evening hours and simulated game conditions. In conjunction with the mini-golf course, they operate from the on-set of warm weather (typically April) through the warmer days of November.



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,657	14,442	36,598
Median Age	44	45.9	44.8
Annual Growth 2023-2028	+0.1	+0.1	+0.1
HOUSE HOLD & INCOME	1 MILE	3 MILES	5 MILES
Average HH income	\$121,218	\$128,336	\$127,364
Median HH income	\$83,548	\$95,851	\$96,125
Population By Race	1 MILE	3 MILES	5 MILES
White	2,217	12,353	29,953
Black	50	223	835
Hispanic Origin	273	1,135	2,926