

Flight Path Park

Annville/Palmyra | PA | 17003/17068

Contact:
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The following is a partial list of permitted and special exception uses.

Permitted Uses:

- * Agricultural, Horticultural, Forestry uses
- * Auto parts store
- * Banks/financial institutions
- * Bookbinding, printing, etc.
- * Custom or repair shops
- * Furniture/refinishing shops
- * Industrial activities
- * Scientific/industrial research labs
- * Medical/dental clinics
- * Offices (business/professional)
- * Parking compounds
- * Public uses and utilities
- * Retail sale of goods/services
- * Shops for contractors
- * Sign makers
- * Theaters/auditoriums
- * Accessory uses to any of the above

Special Exception Uses:

- * Amusement arcades
- * Auto/boat/trailer sales
- * Billboards
- * Car washes
- * Collection/distribution stations
- * Commercial daycare facilities
- * Commercial recreation facilities
- * Convention centers
- * Drive-thru/fast food restaurants
- * Dry cleaners/laundromats
- * Funeral homes
- * Health/recreation clubs
- * Heavy equipment sales/service
- * Home improvement/building supply stores
- * Hospitals/care facilities
- * Hotels/motels/lodging
- * Mass transportation depots
- * Mini warehouses
- * Nightclubs
- * Private schools
- * Sales/storage of nursery/garden materials
- * Truck/motor freight terminal
- * Warehousing/wholesale trade
- * Veterinarians/animal hospitals



Flight Path Park is a unique, 100 acre campus that is becoming a destination phenomenon in the Central Pennsylvania leisure and entertainment marketplace. Situated just East of Hershey, Pennsylvania in Lebanon County, this dynamic location will offer numerous First Class tournament facilities including indoor and outdoor soccer, lacrosse, field hockey and baseball. It is also the site for a regionally recognized training complex for Gymnastics and Cheerleading as well as home of Klick Lewis Arena, a regional ice sport venue, Bounce U, a successful party venue and Twistin' Pig the newest ice cream and food destination in The Central PA area, where lives revolve around family, sporting events and food.

Flight Path Park is an exciting choice for retailers, hoteliers, restaurants and family entertainment companies who desire to take advantage of a location that attracts thousands of families each week and for companies that want to be part of a location that will continue to grow as a magnet for entertainment and leisure dollars.

Land Information

Municipality: South Londonderry Twp.

County: Lebanon County

Zoning: I-C Industrial Commercial

Typography: Flat

Traffic Count:

ADT - 6,900 @ PA Route 117

21,000 @ Route 422 (Palmyra)

16,000 @ Route 32 (Campbelltown)

Environmental Issues: None known

Present Use: Sports/Entertainment Co.'s

Surrounding Uses: Retail, Residential & Light Industrial

Restrictions/Associations: By Zoning

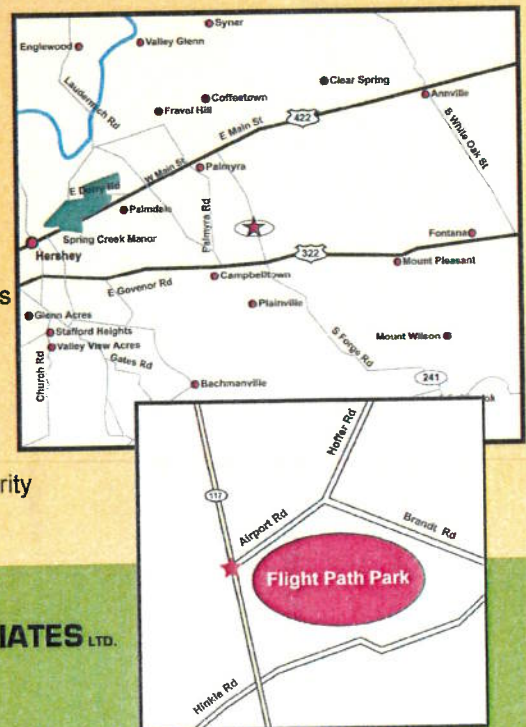
Utilities

Water: PAWC

Sewer: S. Londonderry Municipal Authority

Gas: UGI

Electric: Med Ed



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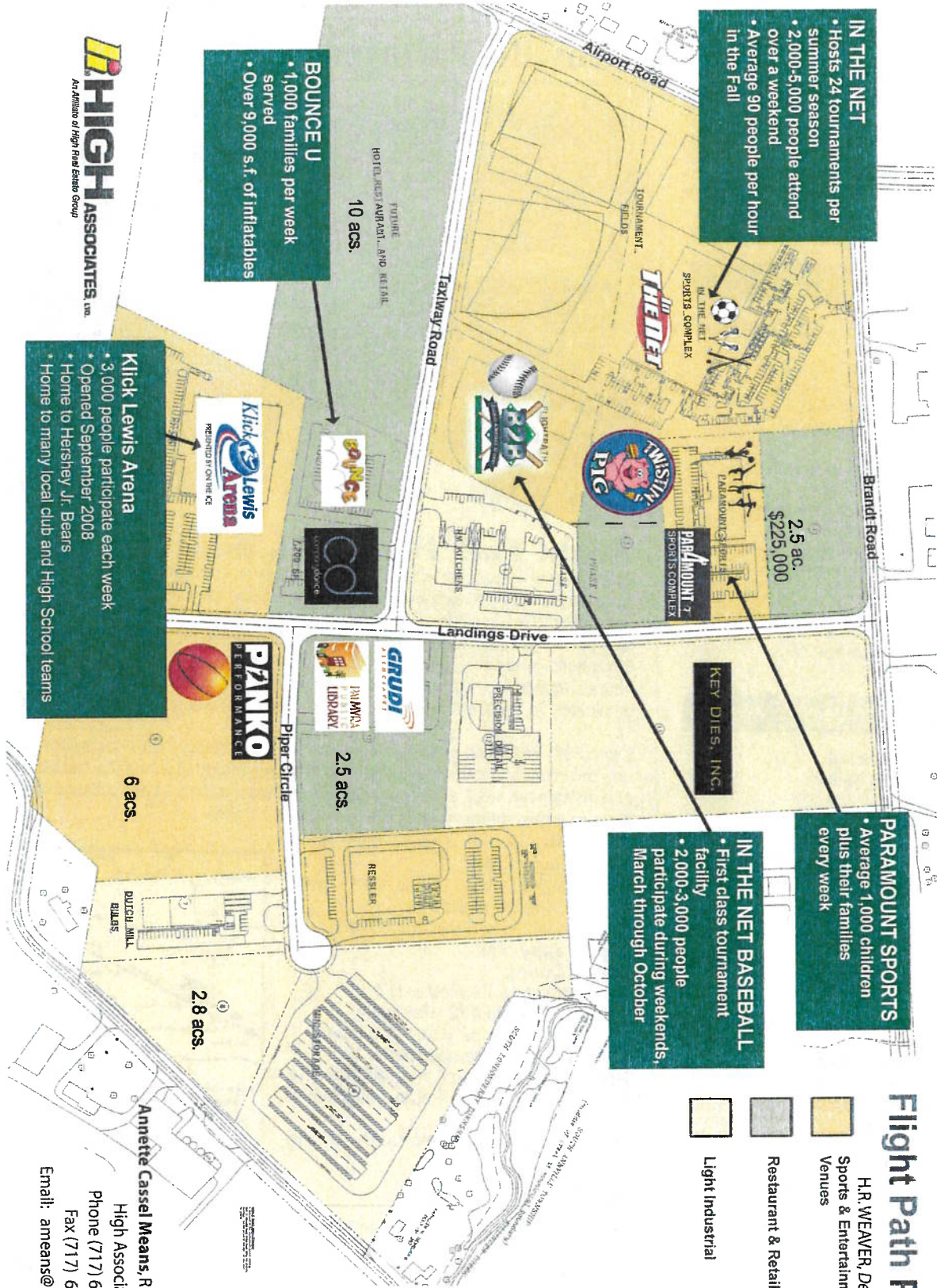
Mechanicsburg, PA 17055

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Flight Path Park

H.R. WEAVER, Developer
Sports & Entertainment
Venues

- Restaurant & Retail
- Light Industrial



IN THE NET

- Hosts 24 tournaments per summer season
- 2,000-6,000 people attend over a weekend
- Average 90 people per hour in the Fall

BOUNCE U

- 1,000 families per week served
- Over 9,000 s.f. of inflatables

Klick Lewis Arena

- 3,000 people participate each week
- Opened September 2008
- Home to Hershey Jr. Bears
- Home to many local club and High School teams

PARAMOUNT SPORTS

- Average 1,000 children plus their families every week

IN THE NET BASEBALL

- First class tournament facility
- 2,000-3,000 people participate during weekends, March through October

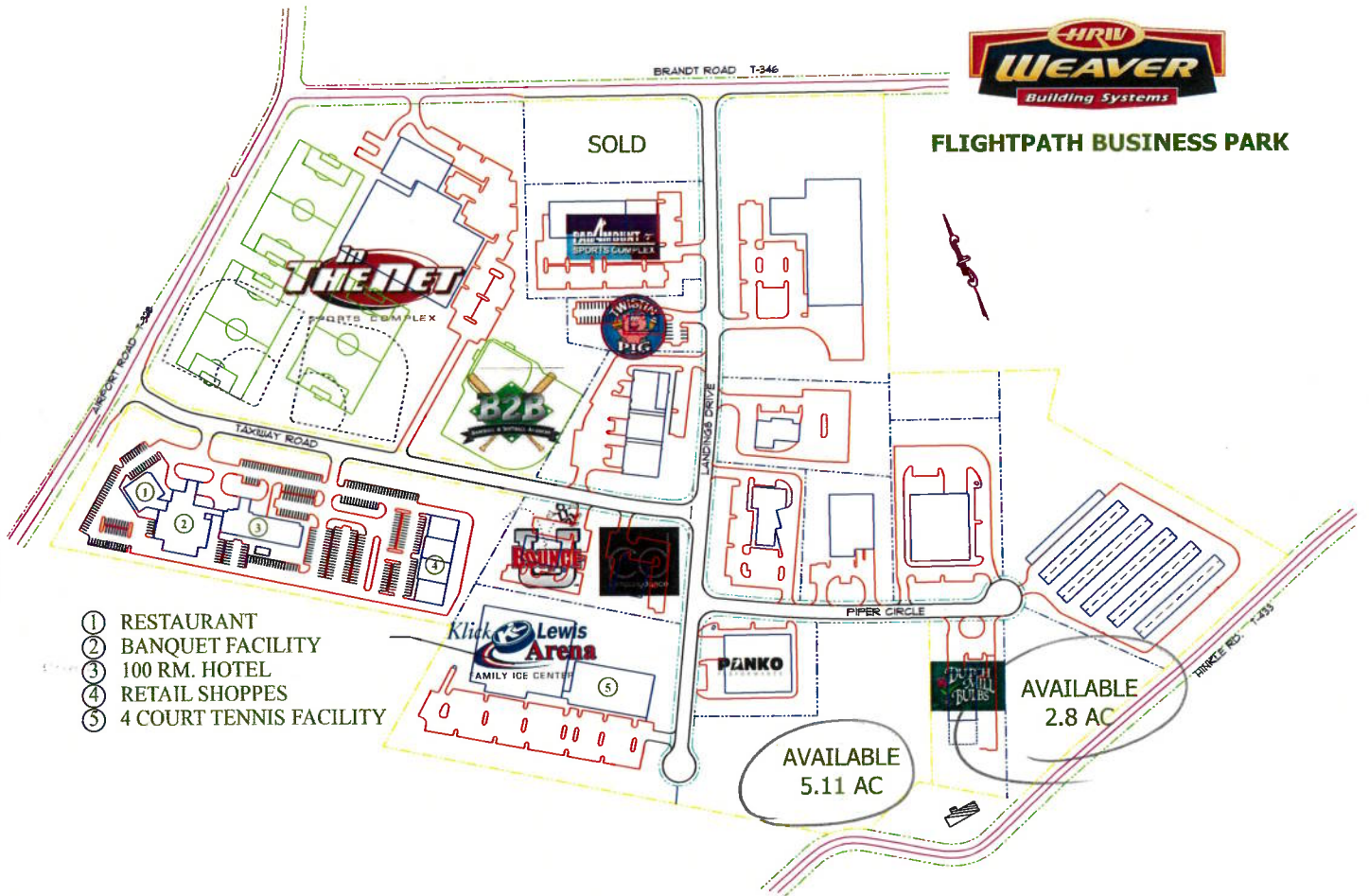
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FLIGHTPATH BUSINESS PARK



- ① RESTAURANT
- ② BANQUET FACILITY
- ③ 100 RM. HOTEL
- ④ RETAIL SHOPPES
- ⑤ 4 COURT TENNIS FACILITY

