



950 WOODLAND ST  
MECHANICSBURG, PA 17055

UPMC MEDICAL OUTPATIENT FACILITY



TCN  
The logo for TCN, featuring the letters "TCN" in a bold, sans-serif font next to a stylized icon of a city skyline with three buildings of increasing height.



# 950 WOODLAND STREET MECHANICSBURG, PA



## UPMC NNN LEASED INVESTMENT FOR SALE

### OFFERING SUMMARY

<b>Address</b>	950 Woodland St Mechanicsburg, PA 17055
<b>Sale Price</b>	<b>Subject to Offer</b>
<b>NOI</b>	\$111,121 (Year 1)
<b>Lease Type</b>	<b>NNN</b>
<b>Tenant</b>	<b>UPMC</b>
<b>Building Size</b>	<b>6,800 SF</b>
<b>Building Type</b>	<b>Medical Office</b>
<b>Tenancy</b>	<b>Single</b>
<b>Year Built/Renovated</b>	<b>1980 / 2019</b>
<b>Lot Size</b>	<b>1.25 Acres</b>
<b>Parking Ratio</b>	<b>6.18/1,000 SF</b>
<b>Municipality</b>	<b>Lower Allen Twp</b>
<b>County</b>	<b>Cumberland</b>
<b>Submarket</b>	<b>Harrisburg West</b>
<b>Zoning</b>	<b>General Commercial (C-2)</b>
<b>APN</b>	<b>13-24-0795-170</b>
<b>Taxes</b>	<b>\$20,123.66 (2025)</b>

### PROPERTY HIGHLIGHTS

- Single tenant medical office investment asset available for sale in Mechanicsburg, PA
- Leased by UPMC and is the submarket's only UPMC Plastic and Reconstructive Surgery location
- Property offers an efficient floorplan with ample parking and sits on a 1.25 acre site
- Located in densely populated, mature business park setting with access to over 50,000 households in 5-mile radius
- Easy access to:       
- Corporate neighbors include Select Medical Corporate Campus, UPMC Family Care, Penn State Health, PA American Water, Bethany Village, & OSS Health

### PROPERTY DESCRIPTION

950 Woodland Street presents a rare opportunity to acquire a single-tenant medical office asset in the highly desirable Mechanicsburg, Pennsylvania submarket. The property is fully leased to UPMC through October 2027 and serves as the only UPMC Plastic and Reconstructive Surgery location in the area, offering long-term income stability backed by one of the region's leading healthcare systems. Notably, the current rent is below market, providing upside potential for future income growth.

Positioned on a 1.25-acre site, the building features an efficient medical office layout with ample surface parking, ideally suited to support both patients and staff. Located within a mature and densely developed business park, the property enjoys immediate access to over 50,000 households within a five-mile radius, contributing to a strong patient base and regional demand.

The site benefits from excellent regional connectivity, situated just off US-15 with quick and convenient access to I-76 (PA Turnpike), PA-581, I-83, US-11, and I-81. The surrounding area is home to a strong mix of medical and corporate users including Select Medical's Corporate Campus, UPMC Family Care, Penn State Health, PA American Water, Bethany Village, and OSS Health.

This offering represents a stable, income-generating medical investment opportunity in one of Central Pennsylvania's most established and strategically located healthcare corridors, with the added benefit of future value enhancement through rent adjustments at lease rollover.



### LEASE DETAILS

Tenant	UPMC
Leased SF	6,800 SF
NOI	\$111,121.00 (Year 1)
Lease Type	NNN
Lease Commencement	October 2019
Lease Expiration	October 2027
Rent Increases	2.5% annually
Date Next Increase	October 15, 2026
Remaining Options	1 option remaining (3-year)

### PHOTOS

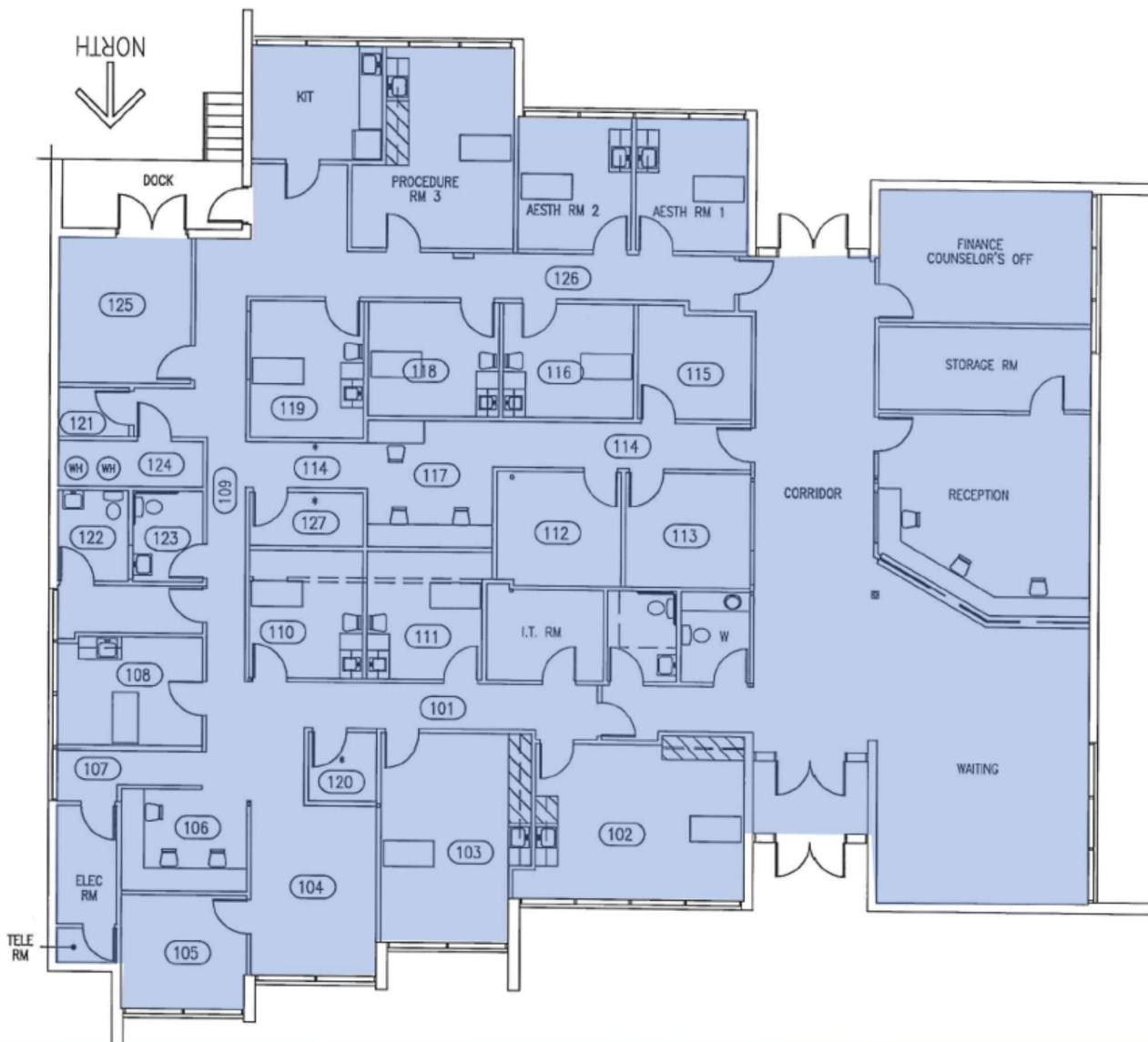




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## FLOORPLAN



ROOM IDENTIFICATION CHART

101 NORTH CORRIDOR  
102 PROCEDURE RM 1  
103 PROCEDURE RM 2  
104 OPEN SPACE  
105 OFFICE 4  
106 MA SPACE  
107 ELECTRICAL RM CORRIDOR  
108 EXAM RM 3  
109 EAST CORRIDOR  
110 EXAM RM 2  
111 EXAM RM 1  
112 OFFICE 3  
113 OFFICE 2  
\*114 PRIVATE CORRIDOR  
115 OFFICE 1  
116 EXAM RM 4  
117 WORK STATION RM  
118 EXAM RM 5  
119 EXAM RM 6  
\*120 DIRTY UTILITY RM  
121 STORAGE ROOM  
122 UNISEX EMPLOYEE RESTROOM  
123 UNISEX PATIENT RESTROOM  
124 UTILITY RM  
125 CLEAN UTILITY RM  
126 SOUTH CORRIDOR  
\*127 PHOTO RM

DESIGNS NEW AND/OR  
RECONFIGURED SPACE/ROOM

**ADDITIONAL WALL & BASE  
CABINETS W/ COUNTERTOPS**

**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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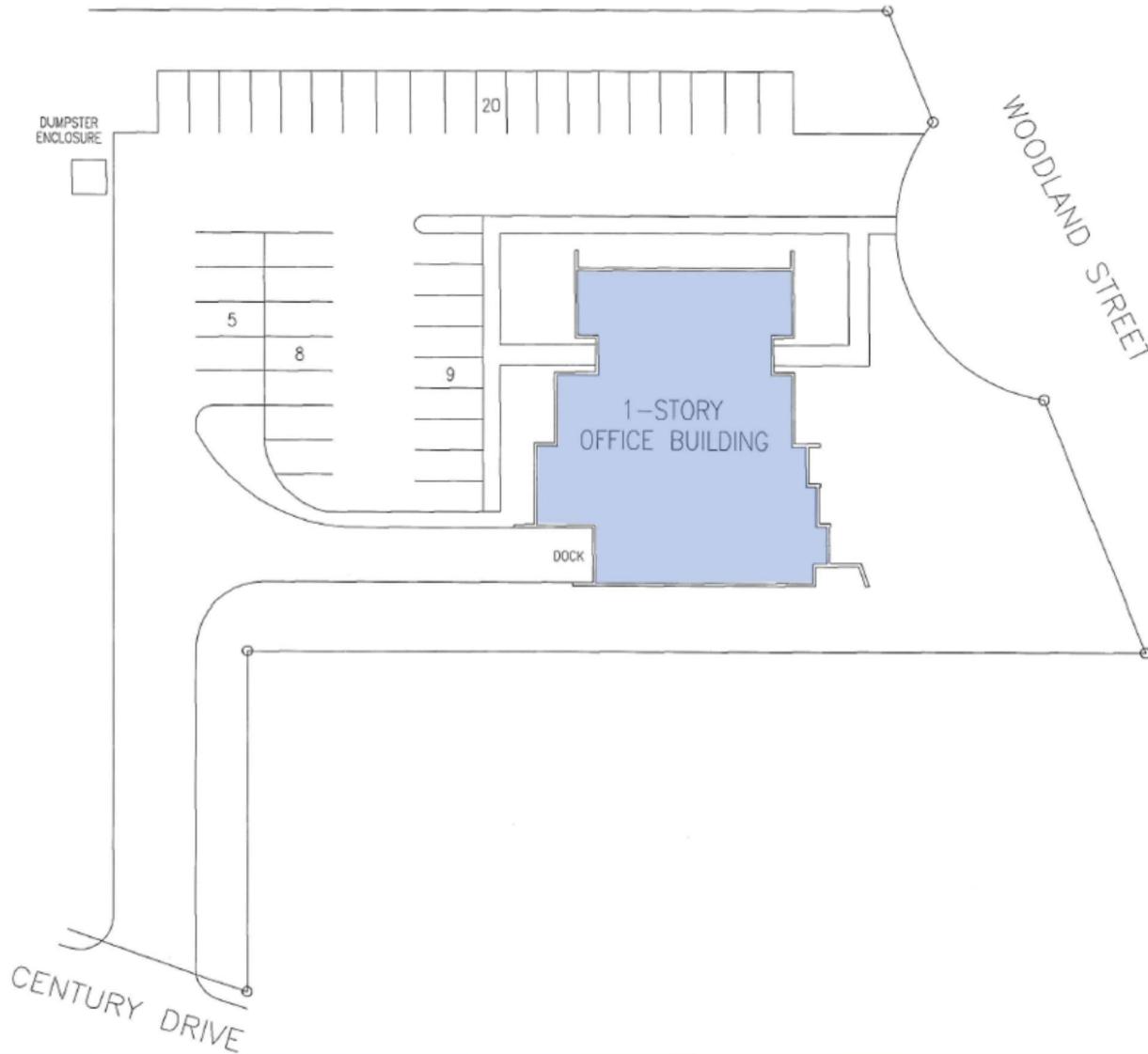
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### SITE PLAN





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## PARCEL MAP



### TRADE AERIAL





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## TENANT OVERVIEW



## TENANT HIGHLIGHTS

- \$27.7 billion health care provider and insurer
- Largest Nongovernmental employer in Pennsylvania
- 100,000 employees, 40 hospitals, 800 doctors' offices and outpatient sites
- More than 4 million member Insurance Services Division, the largest medical insurer in Western Pennsylvania
- Contributed \$1.5 billion in benefits to its communities, including more care to the region's most vulnerable citizens
- UPMC's international footprint is among the largest of any US-based academic medical center, which includes a presence in China, Italy, Ireland, & Kazakhstan

## TENANT DATA

<b>COMPANY</b>	University of Pittsburgh Schools of the Health Sciences (UPMC)
<b>FOUNDED</b>	1893
<b>LOCATIONS</b>	840 +/-
<b>TOTAL REVENUE</b>	\$27.7 Billion
<b>EMPLOYEES</b>	100,000
<b>HEADQUARTERS</b>	Pittsburgh, PA
<b>CREDIT RATING</b>	A2 (Moody's)
<b>WEBSITE</b>	<a href="http://www.UPMC.com">www.UPMC.com</a>

**UPMC** is a \$27.7 billion health care provider and insurer, Pittsburgh-based UPMC is inventing new models of patient-centered, cost-effective, accountable care. The largest nongovernmental employer in Pennsylvania, UPMC integrates more than 100,000 employees, 40 hospitals, 800 doctors' offices and outpatient sites, and a more than 4 million-member Insurance Services Division, the largest medical insurer in western Pennsylvania. In the most recent fiscal year, UPMC contributed \$1.5 billion in benefits to its communities, including more care to the region's most vulnerable citizens than any other health care institution, and paid more than \$900 million in federal, state and local taxes. Working in close collaboration with the University of Pittsburgh Schools of the Health Sciences, UPMC shares its clinical, managerial and technological skills worldwide through its innovation and commercialization arm, UPMC Enterprises, and through UPMC International. U.S. News consistently ranks UPMC Presbyterian Shadyside among the nation's best hospitals in many specialties and ranks UPMC Children's Hospital of Pittsburgh on its Honor Roll of Best Children's Hospitals. For more information, go to [www.UPMC.com](http://www.UPMC.com).

### ABOUT THE AREA

**CUMBERLAND COUNTY:** Carlisle is the seat of Cumberland County, PA. The historic town of Carlisle is noted for its restored architecture and tree-lined streets—once walked on by George Washington, Molly Pitcher, and other icons of early America. If history is your passion, this town offers landmarks such as the U.S. Army Heritage & Education Center, the Cumberland County Historical Society, and several self-guided walking tours that delve deeper into the town's rich history. For these reasons and more, Carlisle was voted #4 in USA Today's 10 Best Historic Small Towns.

The town is also close to the Appalachian Trail, which provides opportunities to escape into the great outdoors through hiking and also offers nearby biking trails throughout the town. Be sure to take part in tasting the unique flavors in the Carlisle area with their dine around the world experience and attending one of Carlisle's numerous car shows, such as Corvettes at Carlisle.

Home to Dickinson College, Carlisle also made the 2021 list of Safest College Towns in America by SafeWise.com, an online safety resource. Carlisle was ranked at #20 and was one of only two Pennsylvania college towns to make the list of 50 locations throughout the country.

Carlisle was one of 10 communities across the country to receive a 2021 All-America City Award from the National Civic League. The award recognized communities that overcame the overwhelming challenges of the past year to unite during difficult times and build equity and resilience.



**POPULATION**  
262,919



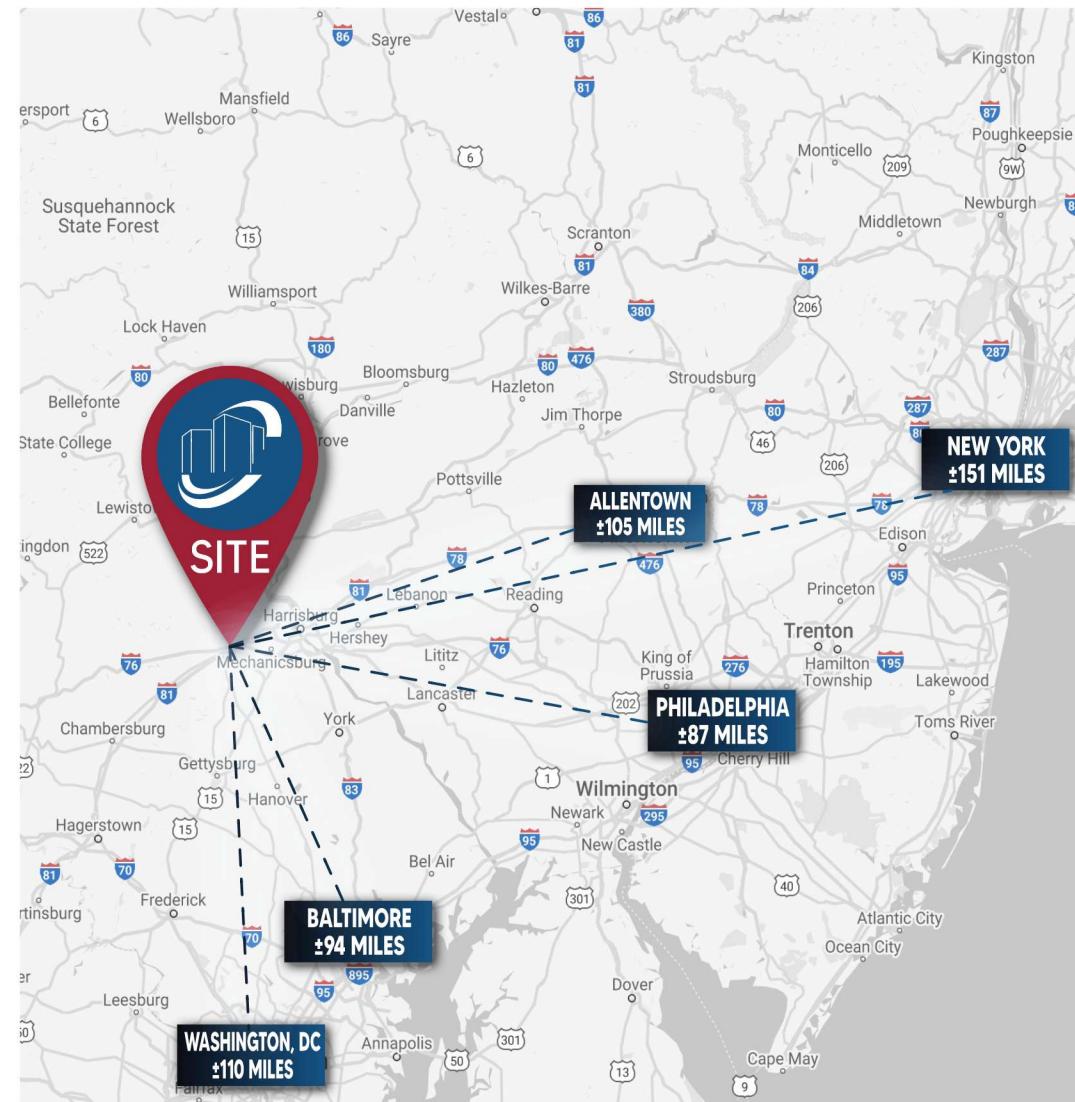
**AVG FAMILY INCOME**  
\$77,001



**TRAVEL TO WORK**  
21.5 MIN



**EMPLOYEES**  
119,993





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.