



PRIME RETAIL SPACE FOR LEASE

1 MILL ROAD, NEWVILLE, PA 17241



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(717) 731.1990





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## OFFERING SUMMARY

Landmark Commercial Realty is proud to offer this prime retail location in Newville, West Pennsboro Township. Position your venture for success in the bustling community of Newville, Pennsylvania! This prime location, spanning 2.04 acres, offers a golden opportunity for businesses seeking a strategic foothold. With renowned tenants such as Dollar General and H&R Block, as neighbors, your brand will thrive in a hub of activity. Imagine the exposure and foot traffic your business could attract in this vibrant commercial epicenter. Whether you're launching a new endeavor or expanding your operations, this space provides the perfect canvas for growth and prosperity.

## PROPERTY HIGHLIGHTS

- Prime location with national retailers as neighbors and across the street from the area's main grocery store
- The Newville market is growing with an increasing population and employment base
- Conveniently located less than 1 mile from 3 local area schools
- Ideal for a small contractor or someone in need of a small retail or storage space

## NEIGHBORING RETAILERS

**DOLLAR GENERAL®**

**H&R BLOCK**

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

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## PROPERTY DETAILS

**Lease Price** **\$10.00/SF/yr**

### LOCATION INFORMATION

**STREET ADDRESS** 1 Mill Road  
**CITY, STATE, ZIP** Newville, PA 17241  
**COUNTY** Cumberland County  
**MARKET** West Pennsboro Township

### BUILDING INFORMATION

**BUILDING SIZE** 14,855 SF  
**LEASE TYPE** NNN  
**OCCUPANCY** 100%  
**TENANCY** MULTIPLE  
**YEAR BUILT** 2013  
**GROSS LEASABLE AREA** 1,365 - 1,763 SF  
**CONSTRUCTION STATUS** EXISTING

### PROPERTY INFORMATION

**PROPERTY TYPE** RETAIL  
**PROPERTY SUB-TYPE** SHOPPING CENTER  
**LOT SIZE** 2.04 AC

### PARKING AND TRANSPORTATION

**PARKING TYPE** LOT  
**PARKING RATIO** 3/1,000  
**NUMBER OF SPACES** 49

### UTILITIES & AMENITIES

**CONSTRUCTION STATUS** EXISTING  
**ROOF TYPE** FLAT | EPDM  
**CEILING HEIGHT** 16'  
**HVAC** GAS | CENTRAL AIR  
**SPRINKLERS** N/A  
**SIGNAGE** YES

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## ADDITIONAL PHOTOS



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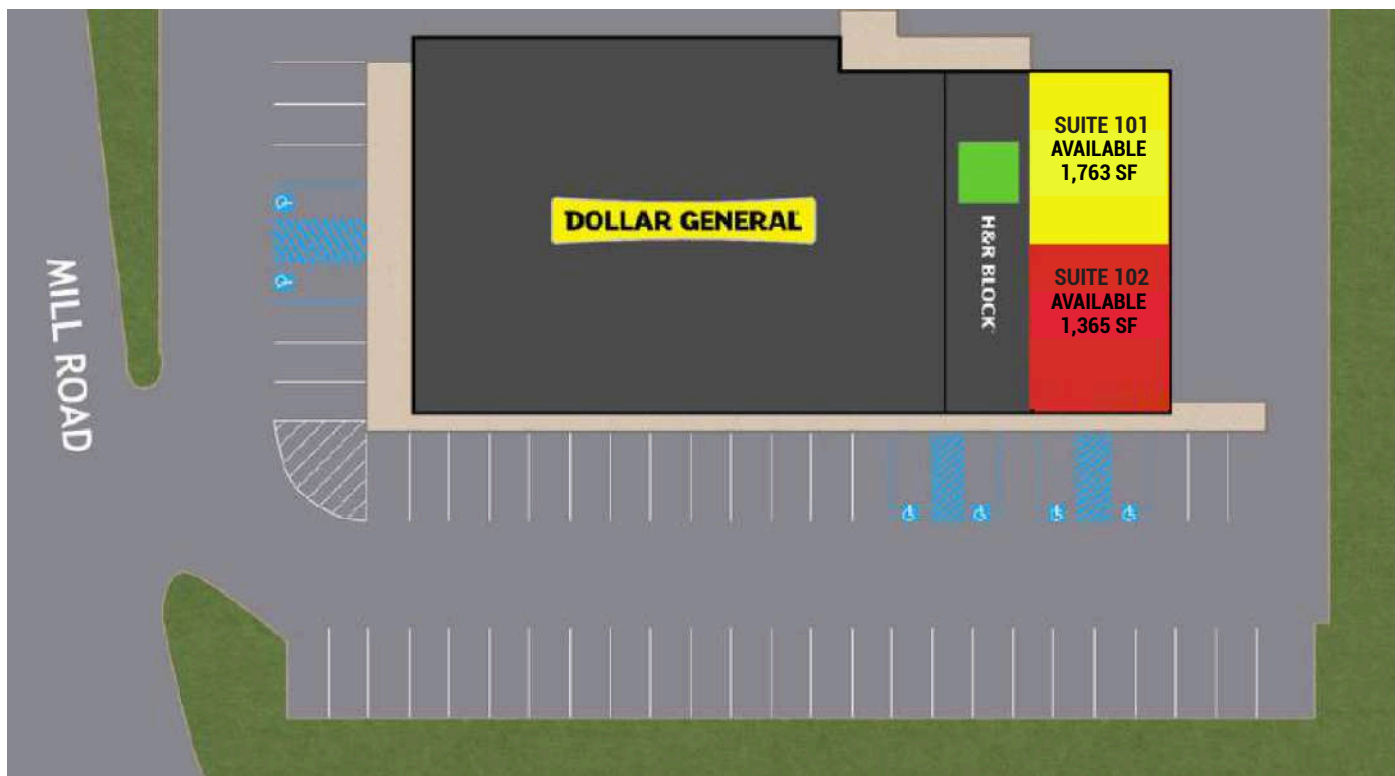
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## SITE PLAN



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
101	± 1,763 SF	NNN	\$10.00 per SF/Yr	Open shell space. Perfect for contractor/landscaper needing to store large equipment.
102	± 1,365 SF	NNN	\$10.00 per SF/Yr	Former Subway. Currently built out as a quick service restaurant.

**LOCATION AERIAL**





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## REGIONAL AERIAL



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## AREA OVERVIEW

**CUMBERLAND COUNTY**, Pennsylvania, presents an enticing landscape for businesses from a multitude of perspectives. Strategically located in the heart of the Mid-Atlantic region, Cumberland County offers unparalleled access to major markets such as Philadelphia, Baltimore, and Washington, D.C., making it an ideal hub for distribution and logistics enterprises. With a diverse economy spanning industries including healthcare, education, manufacturing, and technology, the county provides a fertile ground for businesses of all sizes and sectors to thrive. Additionally, Cumberland County boasts a highly educated workforce, bolstered by proximity to renowned educational institutions like Dickinson College and Penn State Dickinson Law. Furthermore, the county government and local economic development agencies offer robust support and resources to assist businesses with expansion, relocation, and growth initiatives. From its strategic location to its diverse economy and supportive business environment, Cumberland County stands as an attractive destination for businesses seeking to establish or expand their presence in the region.



## CUMBERLAND COUNTY DEMOGRAPHICS



269,991



107,855



\$116,859



39.8



9,028



107,636

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## DEMOGRAPHICS

### POPULATION

<b>1 MILE</b>	1,891
<b>2 MILE</b>	5,084
<b>3 MILE</b>	12,627

### HOUSEHOLDS

<b>1 MILE</b>	741
<b>2 MILE</b>	2,017
<b>3 MILE</b>	4,927

### AVERAGE HOUSEHOLD INCOME

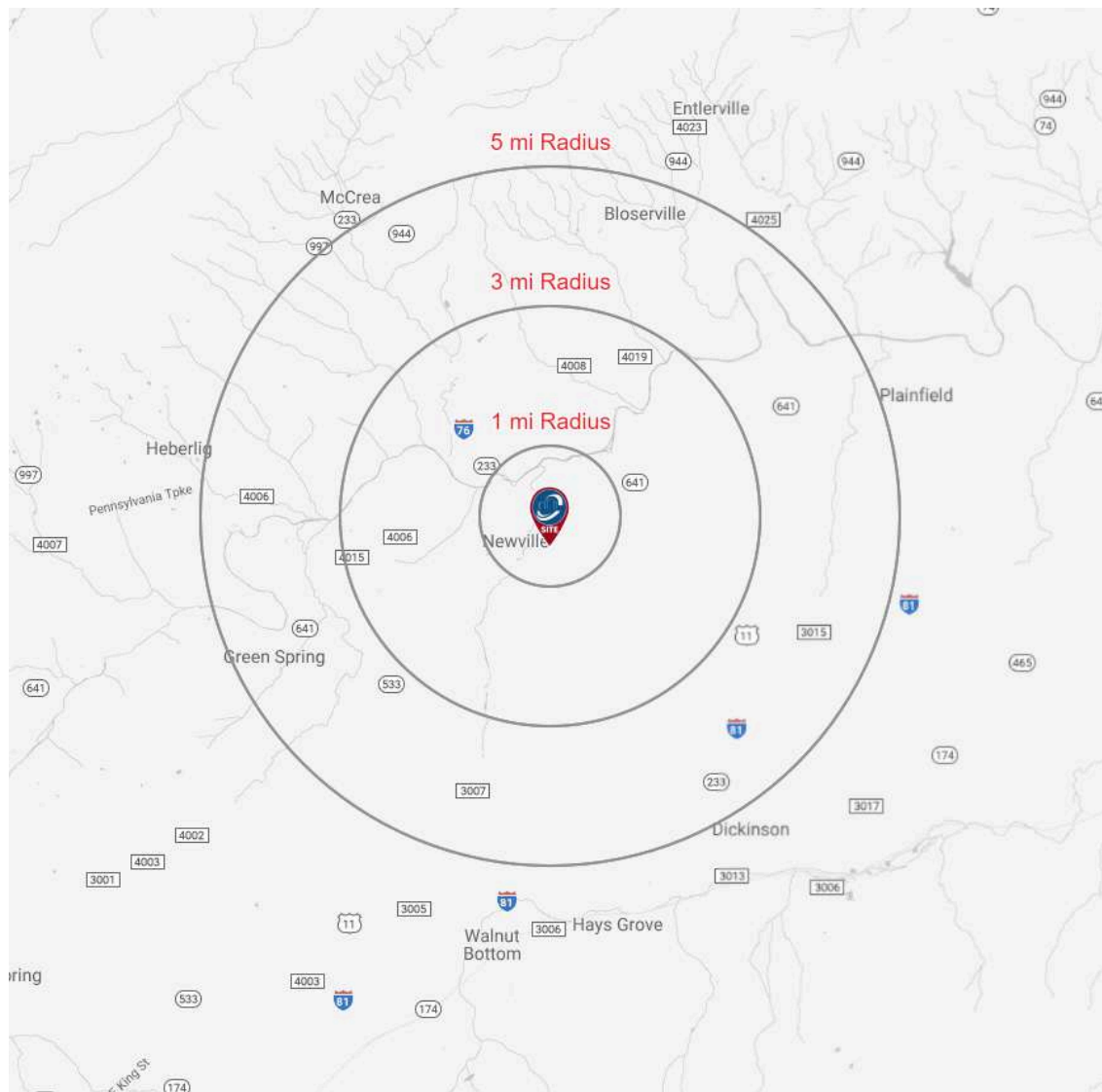
<b>1 MILE</b>	\$71,516
<b>2 MILE</b>	\$77,995
<b>3 MILE</b>	\$87,629

### TOTAL BUSINESSES

<b>1 MILE</b>	85
<b>2 MILE</b>	178
<b>3 MILE</b>	269

### TOTAL EMPLOYEES (DAYTIME POPULATION)

<b>1 MILE</b>	689
<b>2 MILE</b>	1,544
<b>3 MILE</b>	2,275





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## CONFIDENTIALITY & DISCLAIMER

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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.

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