



Prime Small Business Building

FOR SALE IN HAMPDEN TOWNSHIP

4840 E TRINDLE ROAD, MECHANICSBURG

4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE



OFFERING SUMMARY

Building Size	1,590 SF
Sale Price	\$249,900
Price per SF	\$188.62 per SF
Property Taxes (2025)	\$3,250
APN	10-22-0527-126
Zoning	AOL-Apartment Office Limited
Municipality	Hampden Township
County	Cumberland County

PROPERTY OVERVIEW

Well-positioned along a high-visibility corridor with traffic counts exceeding 20,000 vehicles per day, this 1,590 SF commercial property offers an excellent opportunity for a small business or owner-occupier. The site is located directly in front of a newly constructed high-end apartment development –bringing strong foot traffic and built-in customer base.

Zoned A-O-L (Apartment-Office-Limited), the property offers flexibility for various commercial uses. The functional layout is ideal for professional services, retail, or specialty use. Ready for immediate occupancy.

PROPERTY HIGHLIGHTS

- Rare, small footprint freestanding commercial building
- High-visibility location with +20,000 VPD
- Ideal layout and location for various business types and/or owner-occupiers
- Strong potential for foot traffic from neighboring residential growth

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE
ZWYATTE@LandmarkCR.com
C: 717.919.1471

LANDMARKCR.COM



4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE



PROPERTY DETAILS

Number of Buildings	1
Building Size	1,590 SF
Lot Size	0.25 Ac
Building Class	B
Tenancy	Single
Number of Floors	2 + basement
Restrooms	1
Parking	On-site 9 spaces
Year Built	1949

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Architectural Shingle
Power	Single Phase 200 Amp
HVAC	Central AC
Sprinklers	No
Signage	Pylon

MARKET DETAILS

Cross Streets	E Trindle Rd & Kunkle Ln
Traffic Count at Intersection	20,000 ADT
Municipality	Hampden Township
County	Cumberland County
Zoning	AOL-Apartment Office Limited

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

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE
ZWYATTE@LandmarkCR.com
C: 717.919.1471

LANDMARKCR.COM



2

4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY
OWNER-USER OPPORTUNITY

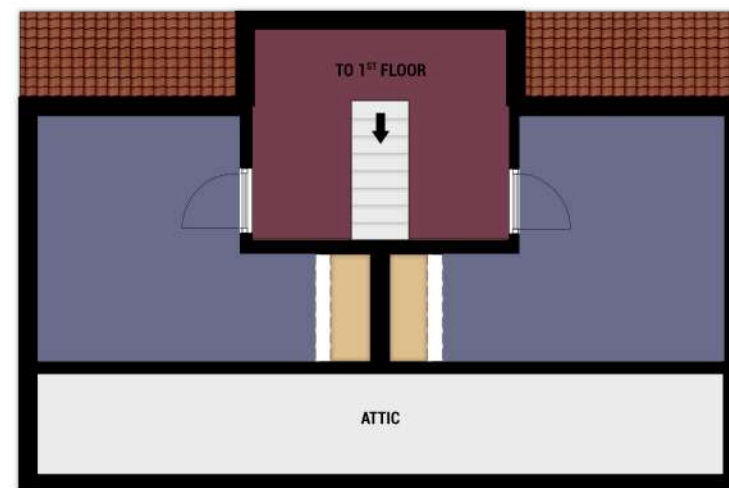
FOR SALE

FLOORPLAN

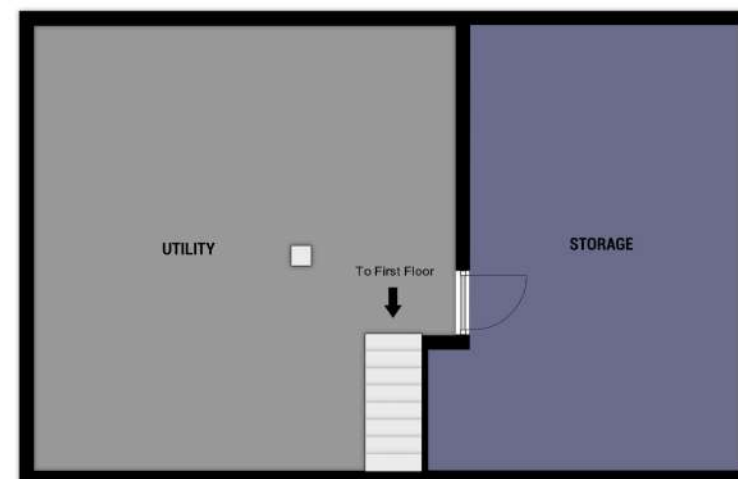
1ST FLOOR



2ND FLOOR



BASEMENT



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

JESSICA LILLY, MBA
SENIOR ASSOCIATE

JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE

ZWYATTE@LandmarkCR.com
C: 717.919.1471

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

3

4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE



ADDITIONAL PHOTOS



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

JESSICA LILLY, MBA
SENIOR ASSOCIATE

JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE

ZWYATTE@LandmarkCR.com
C: 717.919.1471

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

4

4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE

LOCATION



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE
ZWYATTE@LandmarkCR.com
C: 717.919.1471

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

5

4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE

AREA



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

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE
ZWYATTE@LandmarkCR.com
C: 717.919.1471

LANDMARKCR.COM





4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE

DEMOGRAPHICS

POPULATION

1 MILE	7,678
3 MILE	73,088
5 MILE	148,680

HOUSEHOLDS

1 MILE	3,872
3 MILE	29,634
5 MILE	59,589

AVERAGE HOUSEHOLD INCOME

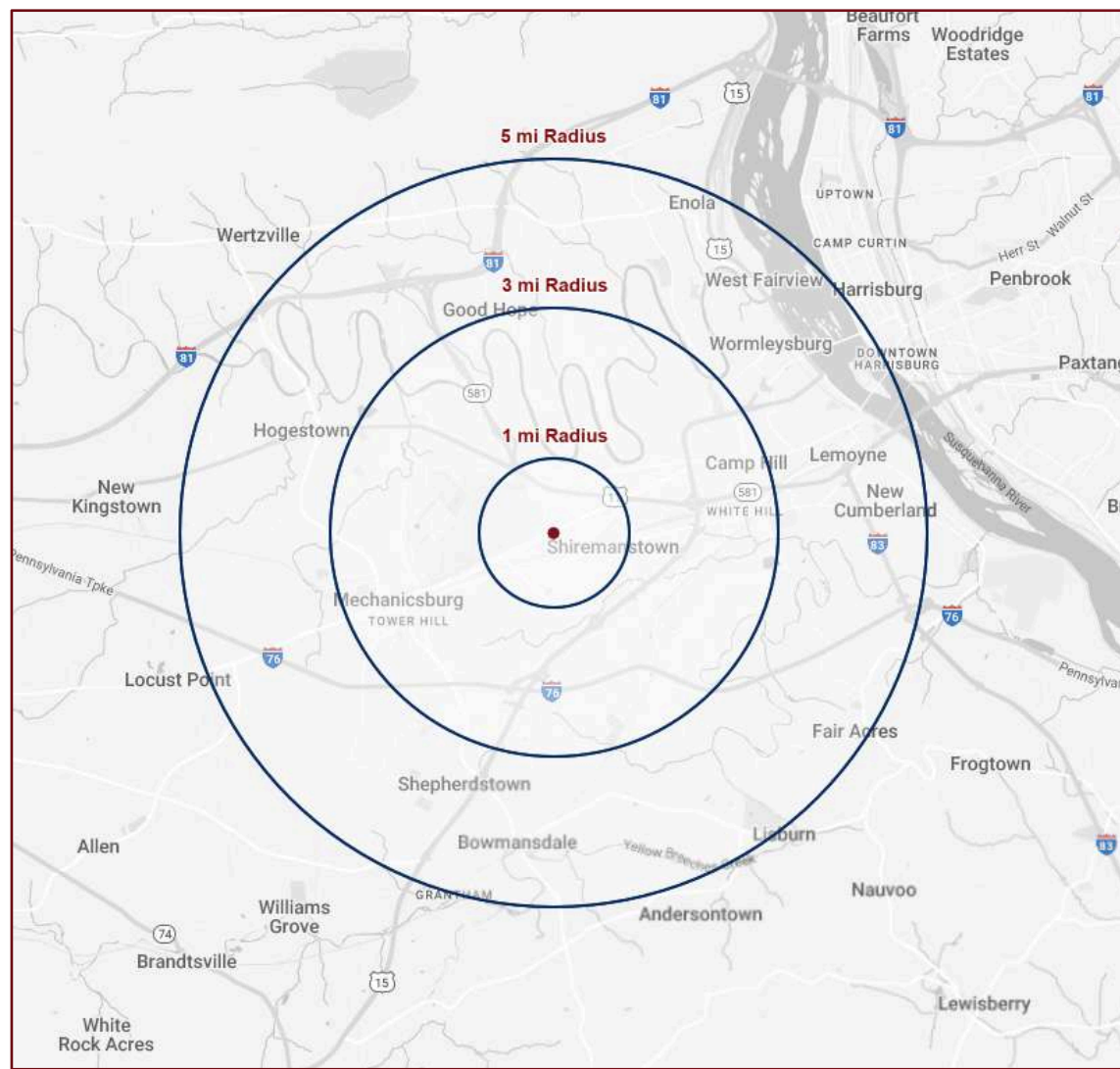
1 MILE	\$96,806
3 MILE	\$126,241
5 MILE	\$128,490

TOTAL BUSINESSES

1 MILE	417
3 MILE	3,269
5 MILE	5,946

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	4,633
3 MILE	40,644
5 MILE	73,737



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE
ZWYATTE@LandmarkCR.com
C: 717.919.1471



LANDMARKCR.COM



4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE

AREA OVERVIEW

MECHANICSBURG, Pennsylvania, is a dynamic area that encompasses multiple municipalities within the 17050 and 17055 zip codes, deriving its name from the central Borough of Mechanicsburg. It offers diverse business and residential opportunities, from historic neighborhoods to modern developments, creating a unique blend of the old and the new. Mechanicsburg's name dates to the 19th century when skilled mechanics who repaired and crafted wagons settled here.

As a transportation hub, Mechanicsburg has a rich history, connecting through rail and major roadways, including Interstates 76, 81, 83, and US Routes 11 & 15. This strategic location ensures easy access to major East Coast metropolitan areas within a two-hour drive. The area is well-served by several school districts, including the Cumberland Valley, Mechanicsburg, and West Shore School Districts, along with various educational options. In sum, Mechanicsburg provides a unique blend of historical charm, modern development, and exceptional connectivity, making it an attractive place to live and work.



MECHANICSBURG DEMOGRAPHICS



POPULATION

9,953



HOUSEHOLDS

4,394



AVG HH INCOME

\$89,113



MEDIAN AGE

38.6



BUSINESSES

3,554



EMPLOYEES

3,167

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

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE
ZWYATTE@LandmarkCR.com
C: 717.919.1471

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

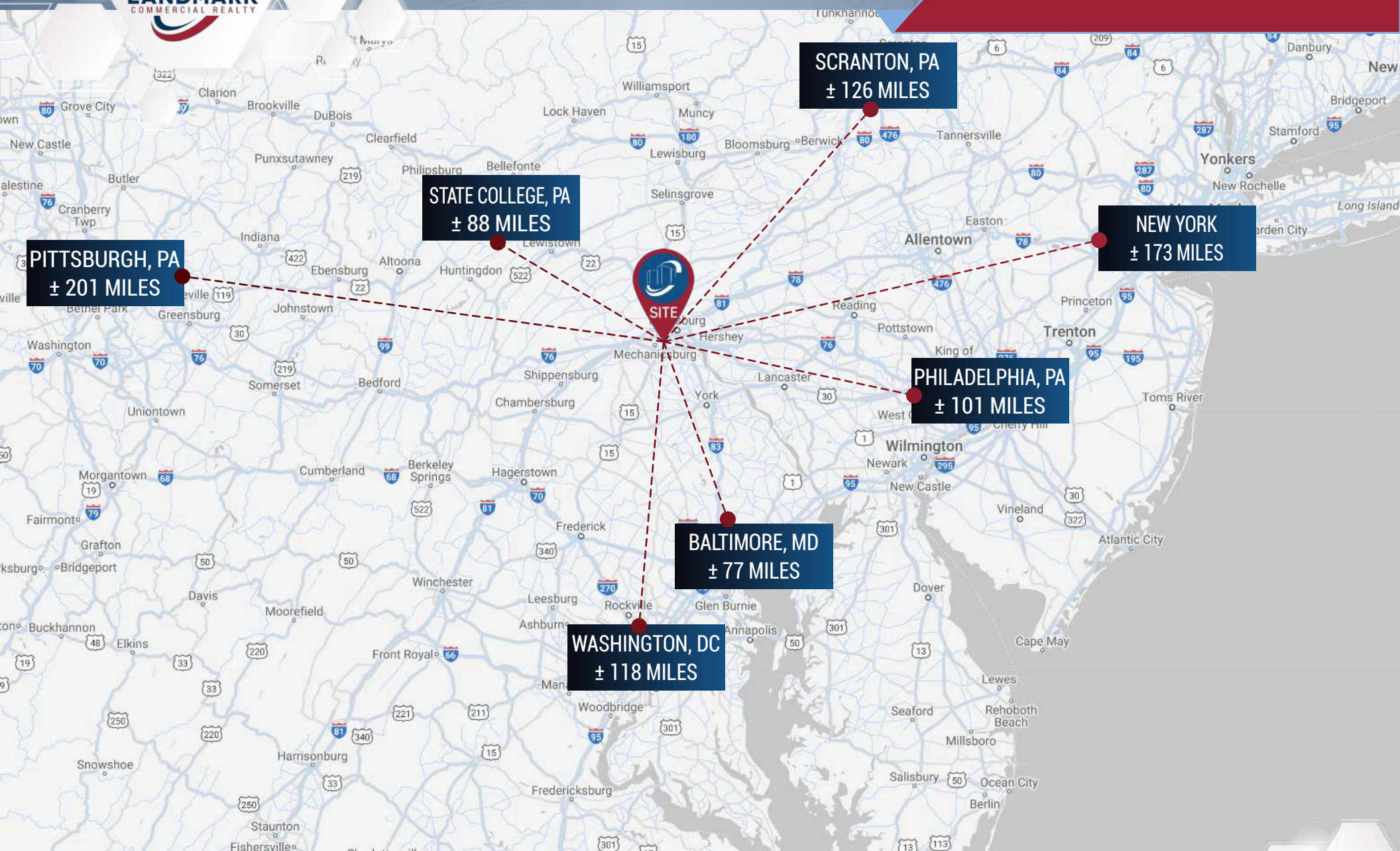
8



4840 E TRINDLE ROAD · MECHANICSBURG, PA 17050

PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

ZACH WYATTE, ESQ
ASSOCIATE
ZWYATTE@LandmarkCR.com
C: 717.919.1471



LANDMARKCR.COM



PRIME HIGH-VISIBILITY OWNER-USER OPPORTUNITY

FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.