

EXECUTIVE SUMMARY

OFFERING SUMMARY

Available SF:	4.65 Acres
Lease Rate:	Negotiable Rate
Lot Size:	4.65 Acres
Available SF (Min - Max):	202554 - 202554
County:	Cumberland
Township / Municipality:	East Pennsboro Township
Zoning:	C-1
Cross Streets:	Wertzville Road and East Penn Drive
Traffic Count - Wertzville Road:	13,137 ADT
Traffic Count 0 E Penn Drive:	6,617 ADT

PROPERTY OVERVIEW

Highly visible 4 ac corner lot across from Pennsboro Commons & East Penn Center Retail Plaza. Close proximity to many residential developments (within 3 miles there are 18,658 Households and a population of 45,744), Central Penn College and Highmark Blue Shield. Zoning allows for restaurants, banks, retail, and more. Located minutes from I-81 corridor.

PROPERTY HIGHLIGHTS

- Highly visible, signalized intersection in East Pennsboro Township
- Approximately 1,000 sq. ft. of road frontage
- Close proximity to I-81



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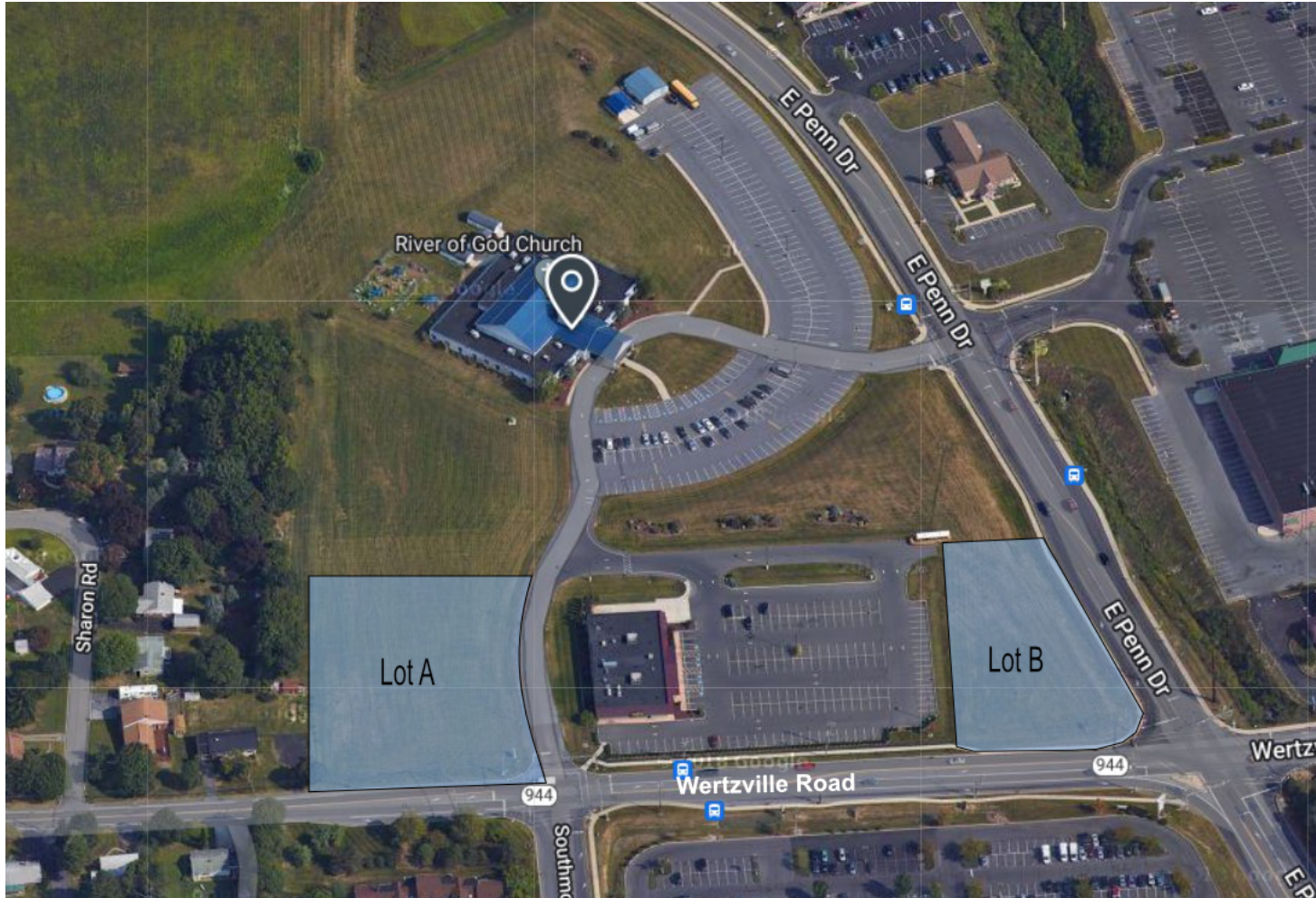
425 N. 21st Street, Suite 302, Camp Hill, PA 17011

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747 Wertzville Road

LAND PROPERTY FOR LEASE
747 Wertzville Road Enola, PA 17025

LOTS A & B



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TRADE AERIAL



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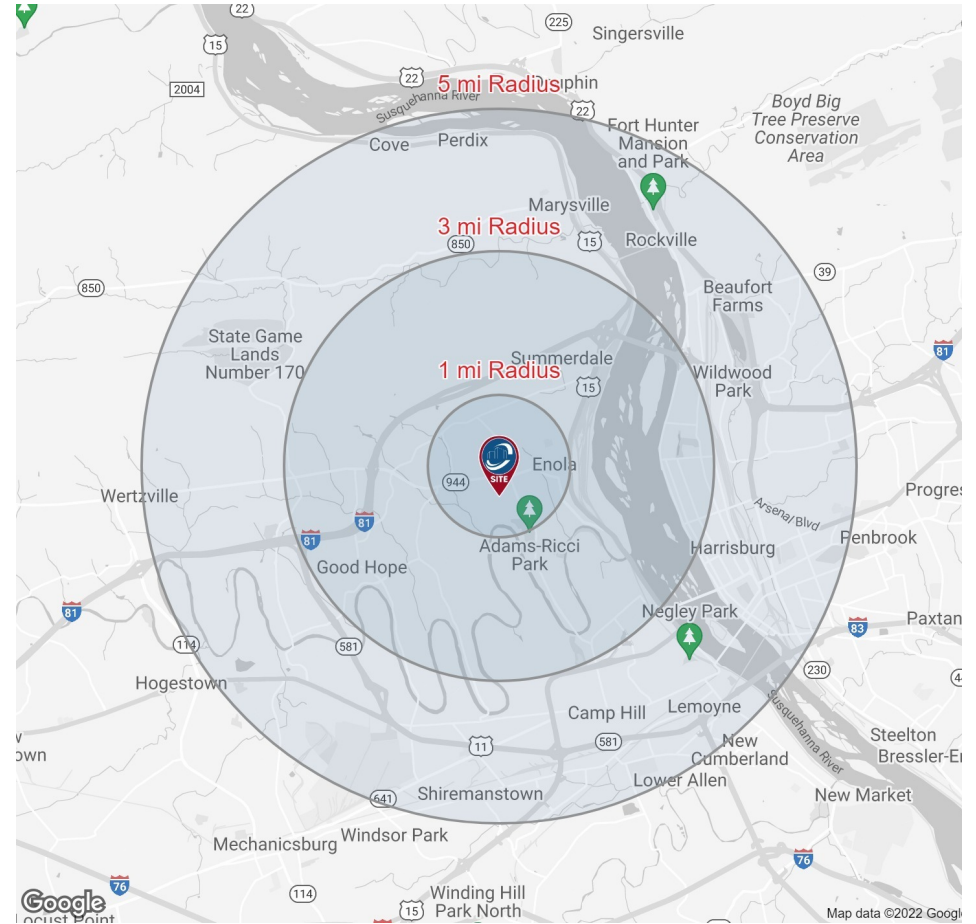
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,922	45,744	120,590
Average Age	38.4	39.0	39.4
Average Age (Male)	39.1	38.7	37.6
Average Age (Female)	37.5	39.2	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,946	18,658	52,365
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$73,885	\$81,490	\$72,697
Average House Value	\$200,316	\$181,071	\$169,534

* Demographic data derived from 2020 ACS - US Census



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