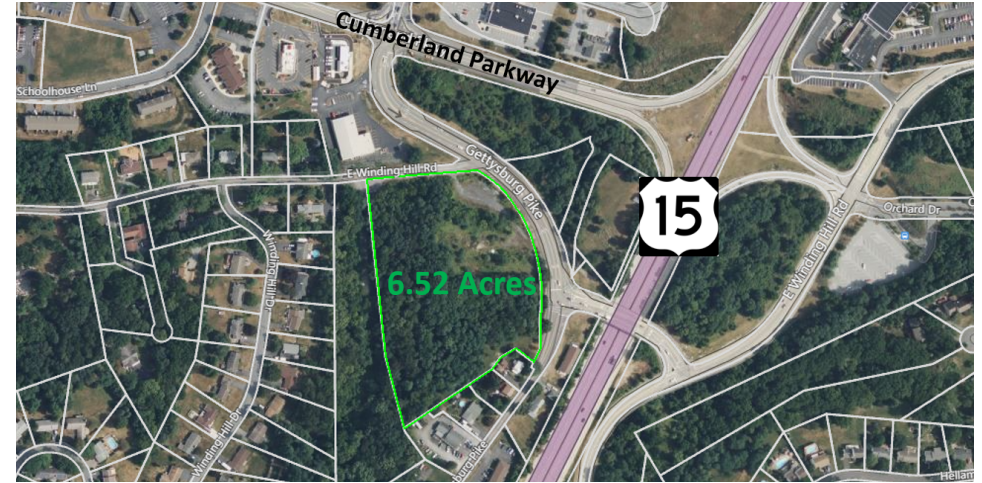
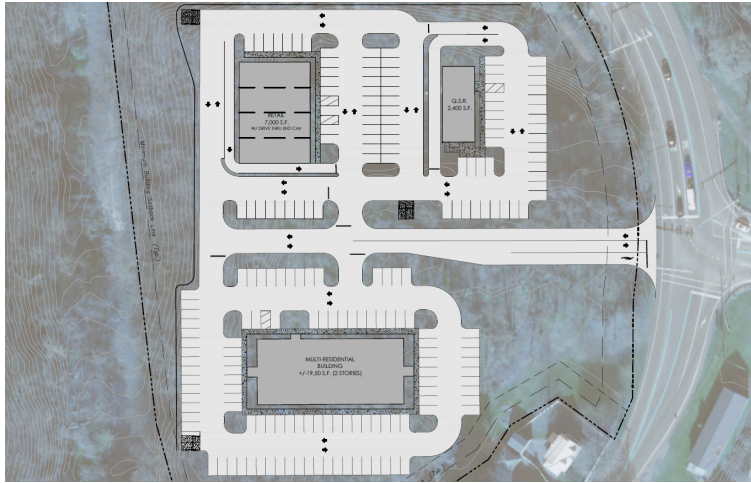


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	6.52 Acres
APN:	42-26-0243-008C
County:	Cumberland
Municipality:	Upper Allen Twp
Zoning:	Neighborhood Commercial

PROPERTY HIGHLIGHTS

- Large 6.5 acre site for sale with C-1 Neighborhood Commercial zoning and existing traffic light.
- Located just off Cumberland Parkway exit of US-15 which is adjacent to the I-76 PA Turnpike Interchange.
- Plans currently reflect a 2,400 QSR w/ DT, a 7,000 SF Retail w/ DT end cap, and a 2-story 19,500 SF Multi-Residential building.
- Very strong demographics with convenient access to several affluent residential communities.
- Adjacent to Giant Foods anchored shopping center and national retail and hospitality tenants such as Starbucks, Sheetz, Dunkin, Wendy's, Arby's, Subway, Dollar Tree, Rite Aid, Cracker Barrel, Wingate by Wyndham, Motel 6, and KinderCare daycare center.



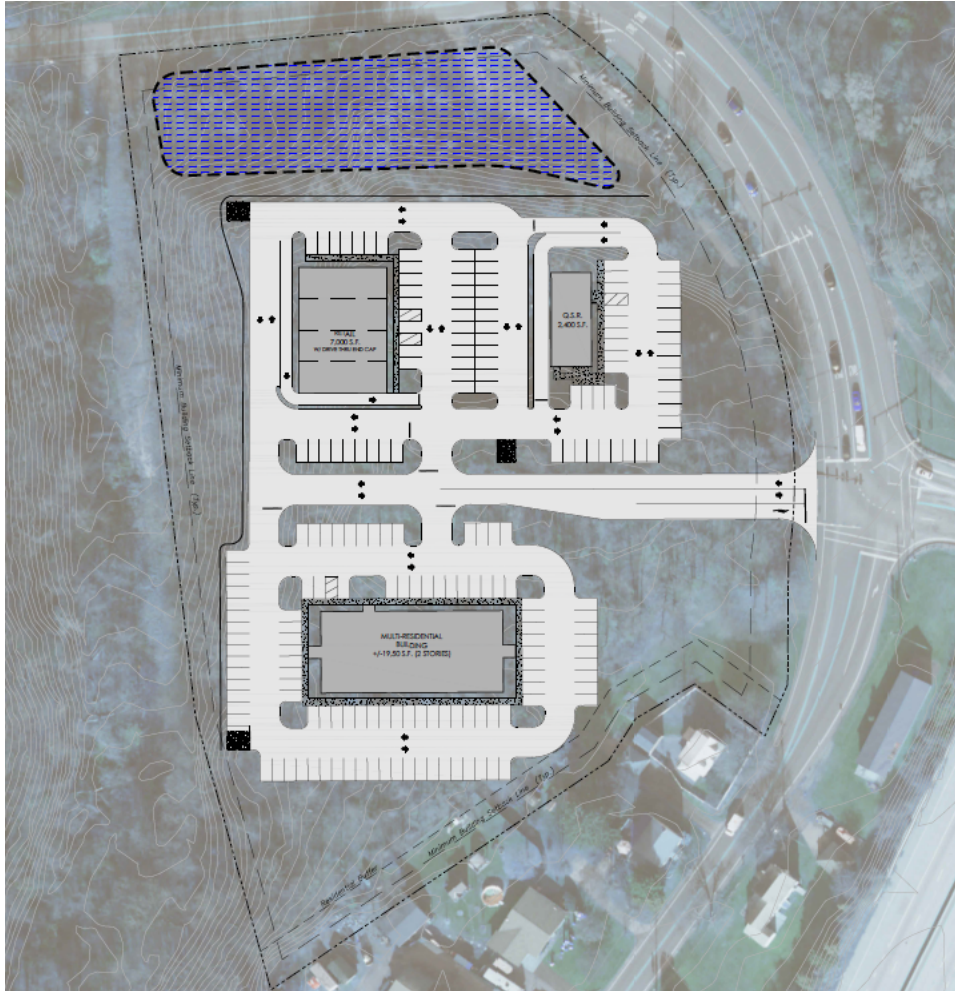
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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Prime retail site is available for sale at the intersection of Gettysburg Pike & E Winding Hill Road. The 6.5 acre site is in Upper Allen Township just off of the Cumberland Parkway exit of US-15 for both north and south bound traffic. The area is a dense retail corridor that contains a Giant Foods anchored shopping center along with several national retail and hospitality tenants like Starbucks, Sheetz, Dunkin, Wendy's, Arby's, Subway, Dollar Tree, Rite Aid, Cracker Barrell, Wingate by Wyndham, Motel 6, and KinderCare daycare center.

Current concept plans propose 3 buildings on the site with common ingress and egress at the existing traffic light of Gettysburg Pike & E Winding Hill Road. The plans call for a 2,400 QSR w/ DT, a 7,000 SF Retail w/ DT end cap, and a 2-story 19,500 SF Multi-Residential building. The site is zoned Neighborhood Commercial and offers access at the existing traffic light of the highly trafficked corridor. The Cumberland Parkway exit of US-15 is immediately south of the I-76 PA Turnpike interchange which makes the location ideal for retail use. The site is also adjacent to several affluent residential communities that have direct access to the site and pass the site at least once when commuting via US-15, which is convenient to I-76 PA Turnpike, I-81, I-83, and Harrisburg International Airport.

Cumberland County is the fastest growing submarket in Pennsylvania and have some of the strongest demographics in the area. The area is a very stable market and has a steady employment base with many of largest employers being in the government, medical, and military sectors as well as the home to global companies. Major employers, include Ahold Delhaize, UPMC, Penn State Hershey Medical Center, Hershey Food Corp., Commonwealth of PA, U.S. Federal Government, PA Turnpike Commission, Highmark Insurance, Aetna Insurance, TE Connectivity, Rite Aid, and Harley Davidson.



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315 E Winding Hill Rd

COMMERCIAL DEVELOPMENT SITE FOR SALE
315 E Winding Hill Rd Mechanicsburg, PA 17055

LOCAL MAP



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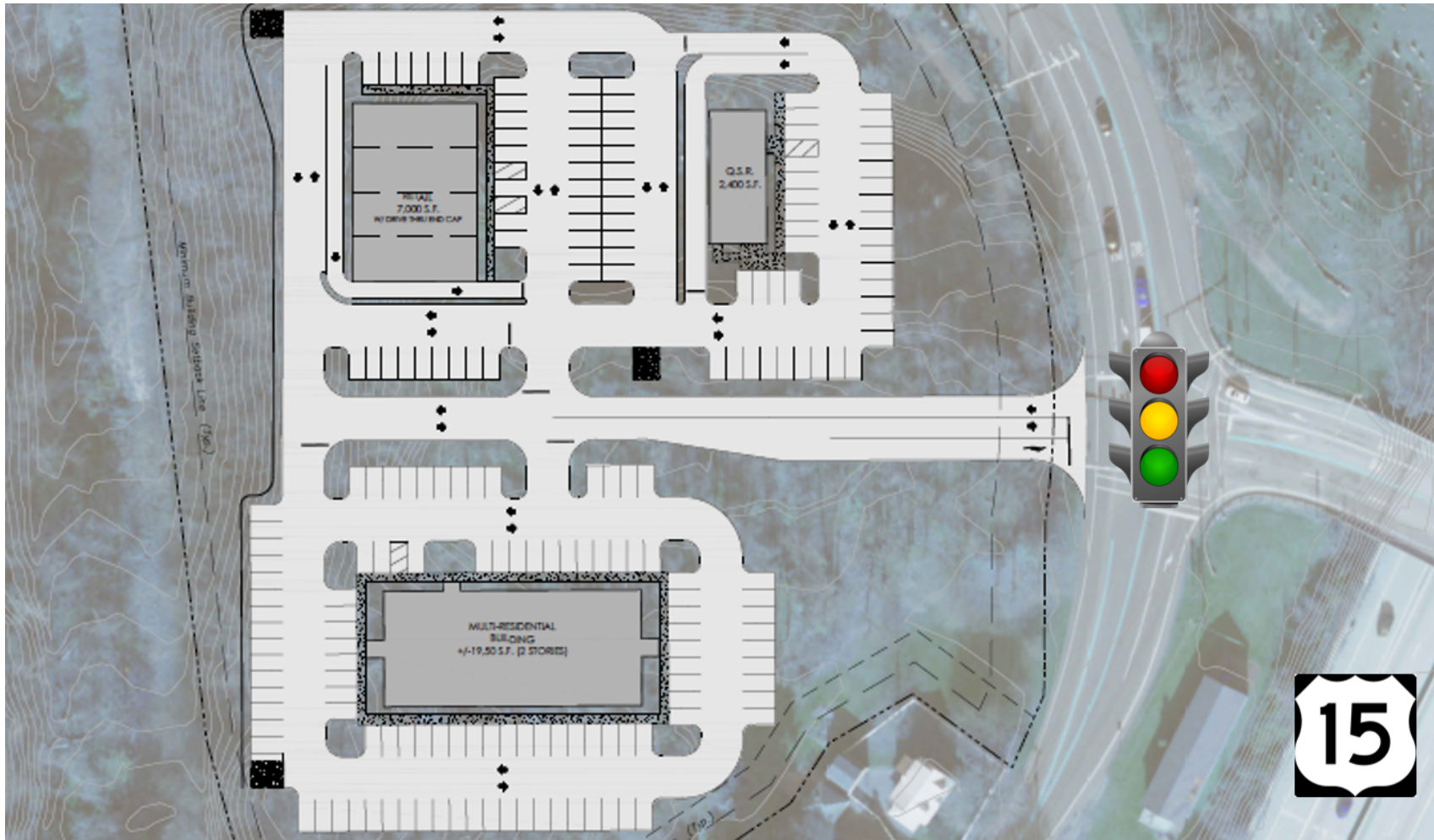
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CONCEPT PLAN



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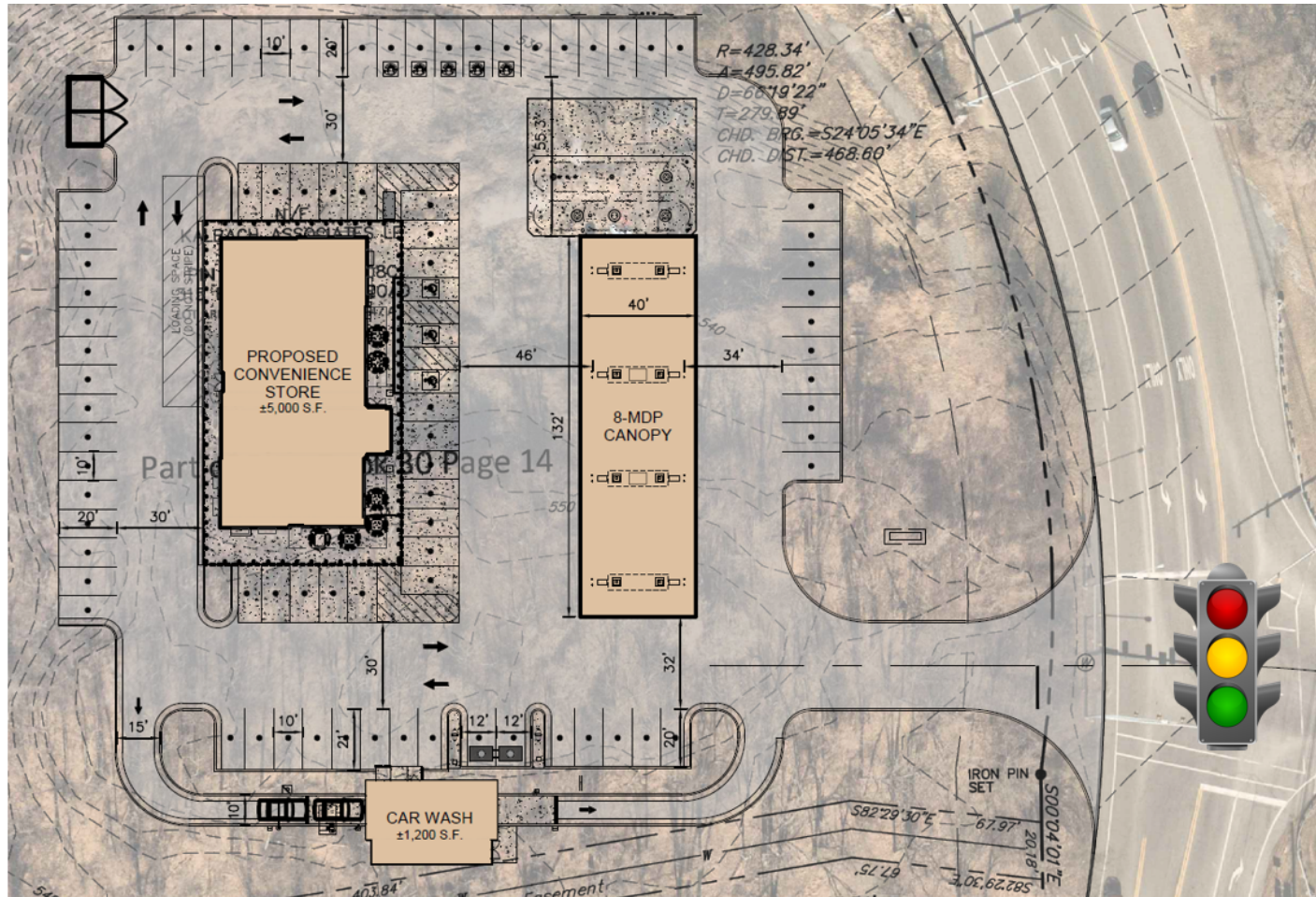
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ALTERNATIVE CONCEPT PLAN



SUBJECT TO ZONING RELIEF



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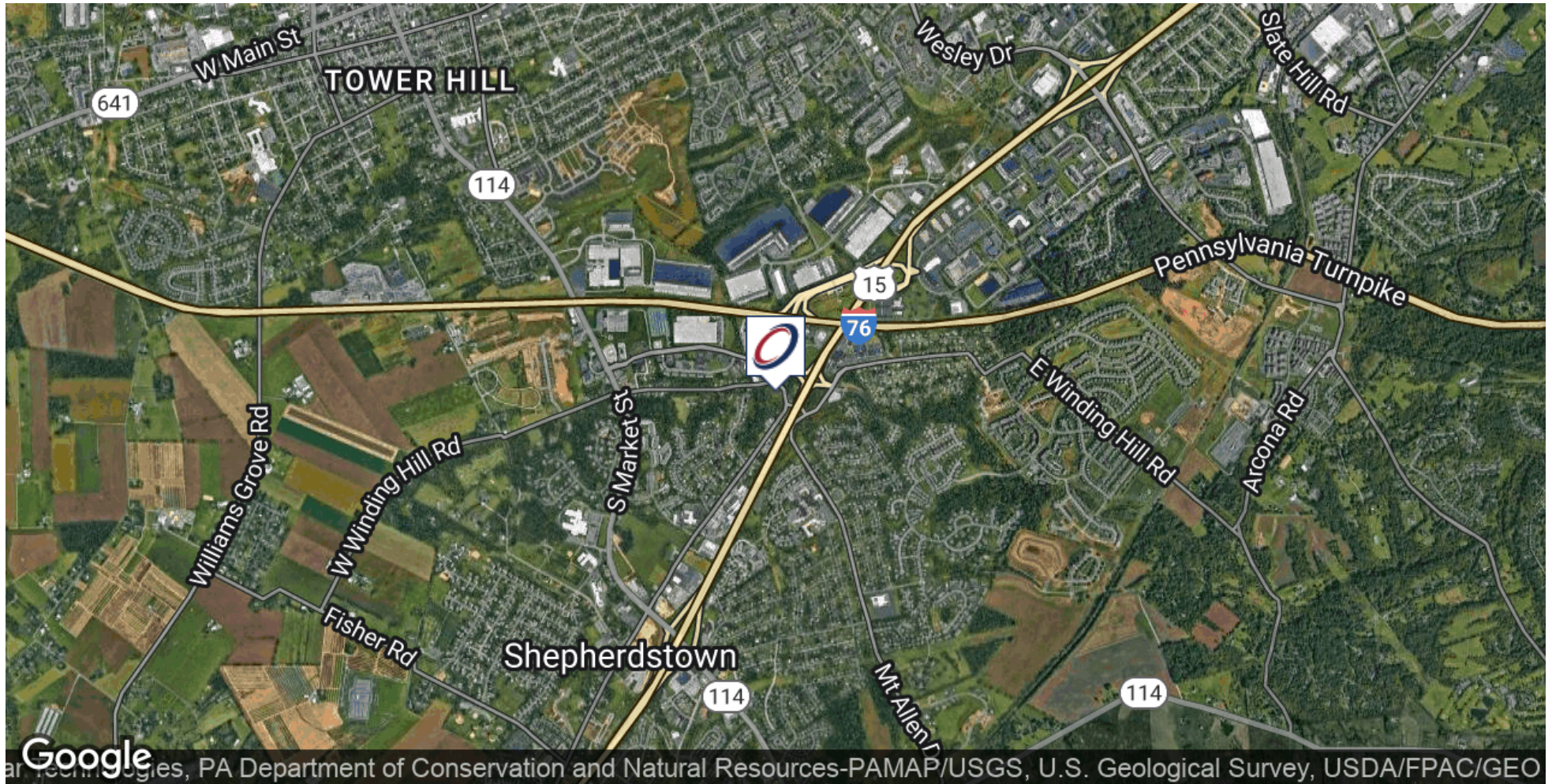
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315 E Winding Hill Rd

COMMERCIAL DEVELOPMENT SITE FOR SALE
315 E Winding Hill Rd Mechanicsburg, PA 17055

LOCATION MAP



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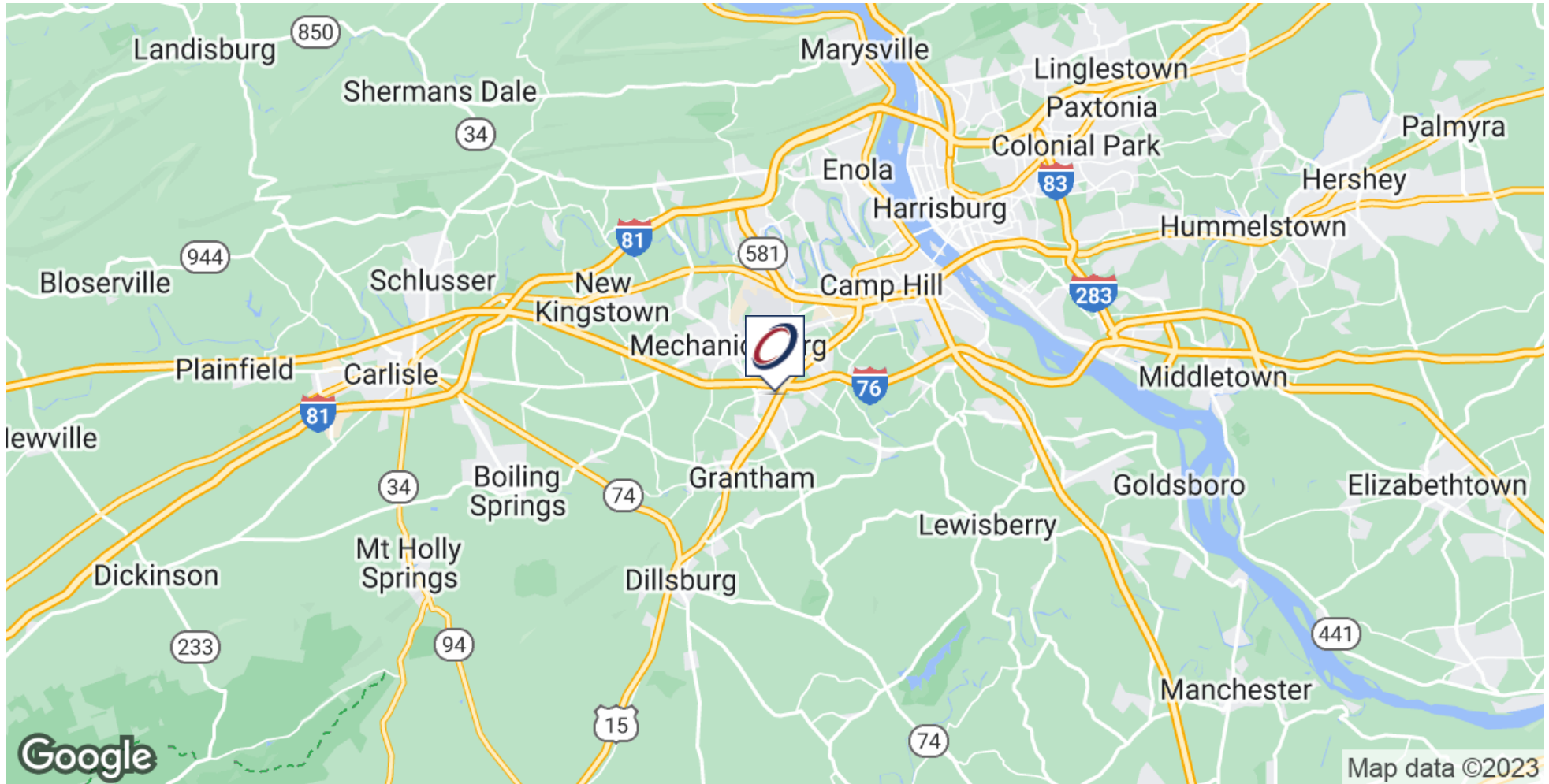
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315 E Winding Hill Rd

COMMERCIAL DEVELOPMENT SITE FOR SALE

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REGIONAL MAP



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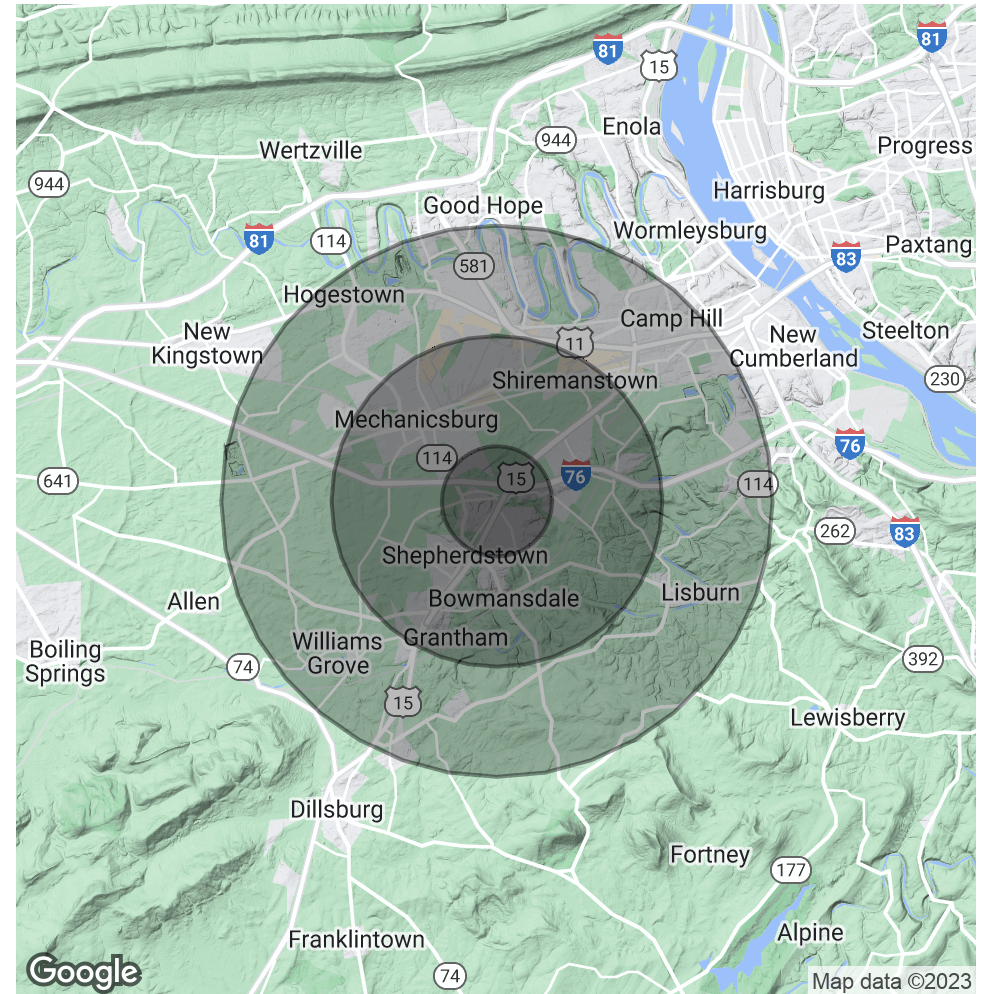
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,930	43,977	98,328
Average Age	49.3	41.8	41.8
Average Age (Male)	45.5	38.8	40.2
Average Age (Female)	51.5	43.0	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,808	19,155	40,091
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$90,410	\$87,033	\$96,200
Average House Value	\$231,579	\$203,199	\$233,961

* Demographic data derived from 2020 ACS - US Census



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