

**FOR
SALE**

MIXED-USE OPPORTUNITY IN GETTYSBURG

RETAIL | RESIDENTIAL SPACE





OFFERING SUMMARY

Sale Price	\$650,000
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Price per SF	\$122.34
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Property Taxes	\$8,007.18
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APN	09W02-0024-000
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Zoning	Residential
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Municipality	Cumberland Township
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County	Adams County
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PROPERTY OVERVIEW

Discover a versatile multi-use property located just off Fairfield Rd, in historic Gettysburg. This unique property features two buildings on one residential-zoned property. The first, at 1036 Fairfield, is a spacious 3-bedroom house currently occupied, providing steady rental income. The second, at 1030 Fairfield, includes a dog grooming business and a massage business, perfect for mixed-use investment.

Situated less than a mile from the bustling Gettysburg downtown square, this property benefits from high visibility and foot traffic, making it ideal for retail, service businesses, or residential use. With a vibrant community of retailers, vendors, and visitors year-round, this property is a prime opportunity for investors looking to capitalize on Gettysburg's thriving market.

PROPERTY HIGHLIGHTS

- Unique opportunity to significantly increase property value through strategic renovations, business development, and maximizing rental income.
- One mile from Gettysburg Square, Gettysburg College and Gettysburg Historic Battlefields
- Close to major routes **15** & **30**

1030 & 1036 FAIRFIELD ROAD, GETTYSBURG, PA 17325

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3 BEDROOM HOUSE

PROPERTY DETAILS

Building Size	5,313 SF (House 1,182 SF Retail 4,131 SF)
Lot Size	0.89 AC
Building Class	B
Tenancy	Multi
Number of Buildings Floors	2 1
Restrooms	Yes
Parking	On-Site 18 Spaces
Year Built	1990

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	N/A
HVAC	Gas
Sprinklers	Yes
Security	No
Signage	Yes

MARKET DETAILS

Cross Streets	Fairfield Rd & Redding Ln
Traffic Count at Intersection	± 10,000 VPD
Municipality	Cumberland Township
County	Adams County
Zoning	Residential

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

SEAN FITZSIMMONS
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ADDITIONAL PHOTOS



RETAIL SPACE



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WORLDWIDE
REAL ESTATE SERVICES

3

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LOCATION



WELLSPAN®
Goodcents
Miracle-Ear®



U.S. Department of Transportation

FAIRFIELD RD

LANDMARK COMMERCIAL REALTY

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AREA



DILLSBURG

YORK SPRINGS

NEW OXFORD



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DEMOGRAPHICS

POPULATION

1 MILE	5,491
2 MILE	15,240
3 MILE	22,681

HOUSEHOLDS

1 MILE	1,983
2 MILE	5,418
3 MILE	8,398

AVERAGE HOUSEHOLD INCOME

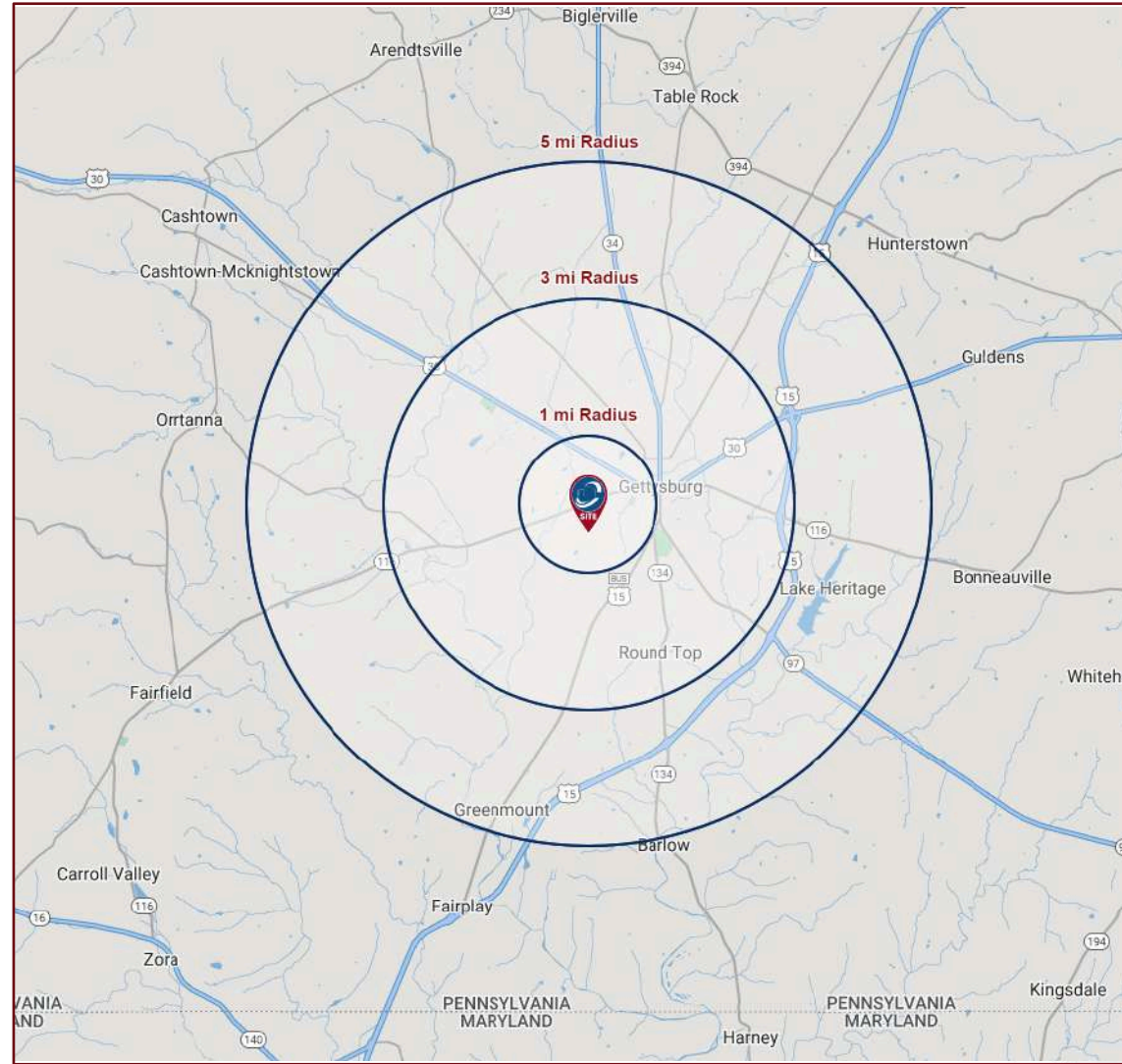
1 MILE	\$113,362
2 MILE	\$109,073
3 MILE	\$112,011

TOTAL BUSINESSES

1 MILE	243
2 MILE	887
3 MILE	1,146

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,614
2 MILE	9,023
3 MILE	11,143





AREA OVERVIEW

Nestled amidst the rolling hills of Pennsylvania, **GETTYSBURG** stands as an emblem of historic significance and contemporary vitality. As the site of one of the most pivotal battles in American history, it exudes an undeniable allure that attracts visitors from across the globe.

In Gettysburg, businesses find a unique blend of tradition and modernity. Historic buildings stand as testaments to the town's rich heritage, while bustling commercial districts pulse with the energy of entrepreneurship.

Strategically located at the crossroads of major transportation routes, Gettysburg offers unparalleled accessibility for businesses looking to expand their reach. With a robust infrastructure and a skilled workforce, the town provides a solid foundation for growth and success.

Moreover, Gettysburg's vibrant community fosters collaboration and support among businesses. Networking events, business associations, and entrepreneurial initiatives abound, creating opportunities for partnership and mutual enrichment.



GETTYSBURG NATIONAL MILITARY PARK

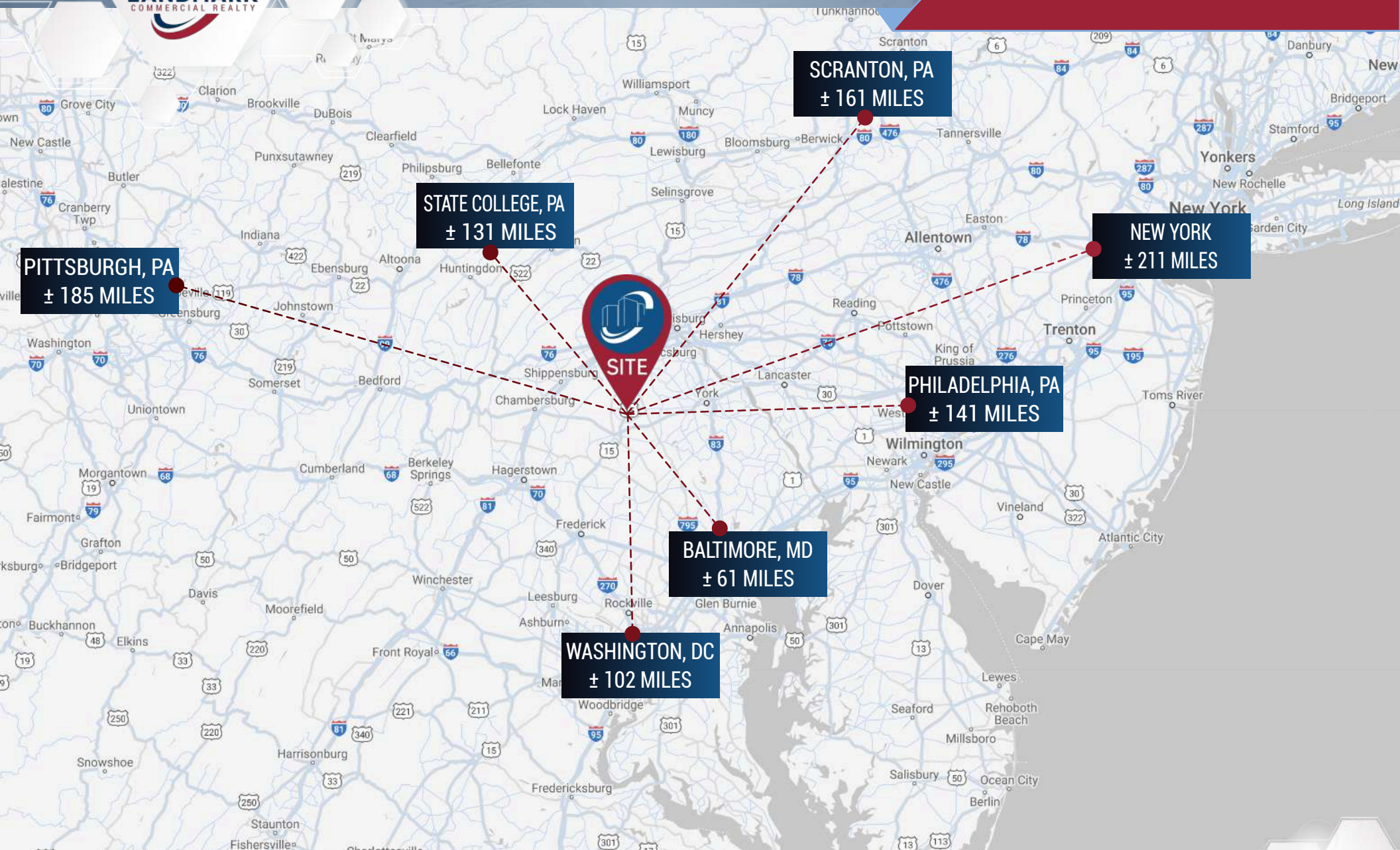
Gettysburg National Military Park offers visitors the opportunity to immerse themselves in the history and culture of the 1863 Battle of Gettysburg and the Civil War. Each year, nearly one million visitors explore the site of this pivotal Civil War battle and the place where President Abraham Lincoln outlined the future of the nation in his Gettysburg Address. Visitors who experience Gettysburg National Military Park leave with an understanding of the scope and magnitude of the sacrifices made by soldiers and civilians alike, which ultimately gave way to a new birth of freedom for our country.



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