



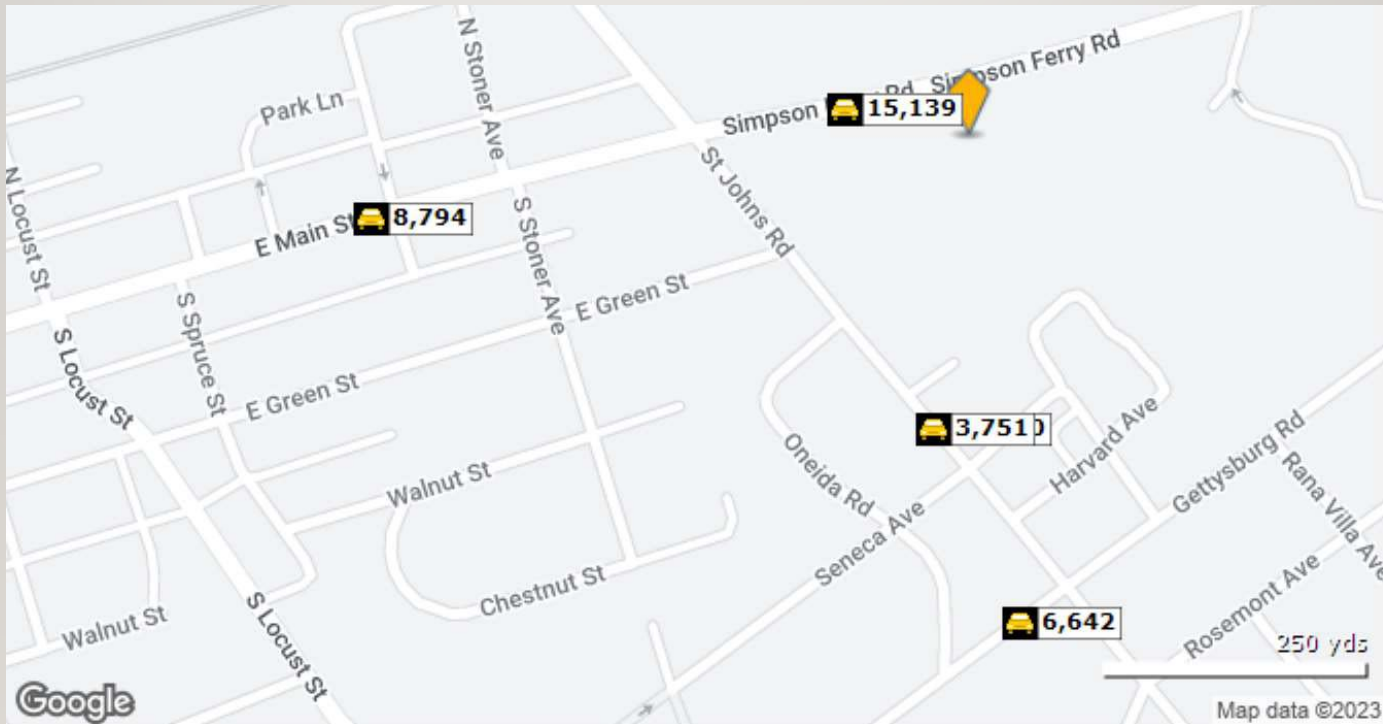
# Troy Granite

3617 Simpson Ferry Rd., Camp Hill PA



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# 3617 SIMPSON FERRY ROAD



# DOCK DOORS



# INTERIOR



# WAREHOUSE



# AERIALS




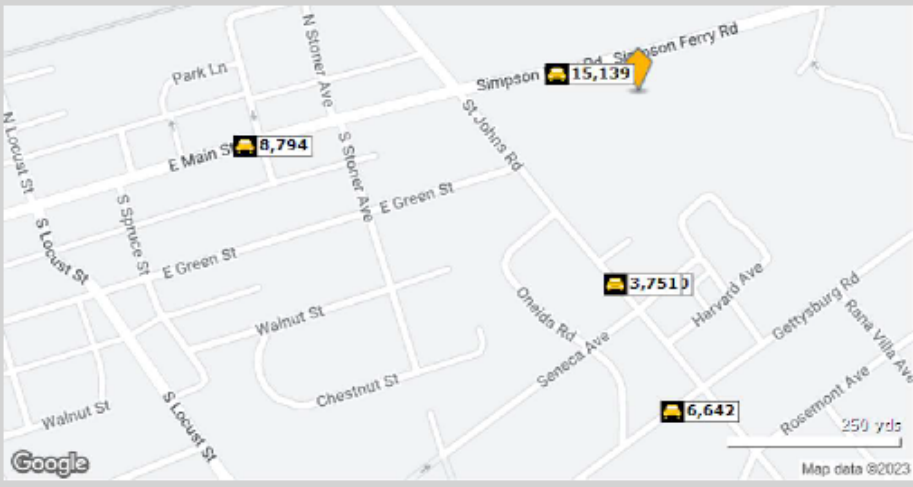
# TRAFFIC REPORT

## Traffic Count Report

**3617 Simpson Ferry Rd, Camp Hill, PA 17011**

**Building Type: Industrial**  
**RBA: 39,000 SF**  
**Land Area: 3.5 AC**  
**Total Available: 0 SF**  
**Warehouse Avail: -**  
**Office Avail: -**  
**% Leased: 100%**  
**Rent/SF/Yr: -**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Simpson Ferry Road	Lower Allen Dr	0.36 E	2020	15,324	MPSI	.07
<b>2</b> Simpson Ferry Rd	St Johns Rd	0.08 W	2016	17,916	MPSI	.07
<b>3</b> Simpson Ferry Rd	Lower Allen Dr	0.36 E	2022	15,139	MPSI	.07
<b>4</b> N St Johns Rd	Seneca Ave	0.03 SE	2022	3,669	MPSI	.16
<b>5</b> N Saint Johns Rd	Pennsylvania Ave	0.02 NW	2016	13,000	MPSI	.16
<b>6</b> North Saint Johns Road	Seneca Ave	0.03 SE	2020	3,751	MPSI	.16
<b>7</b> Gettysburg Rd	N St Johns Rd	0.03 NE	2022	6,680	MPSI	.27
<b>8</b> Gettysburg Rd	N St Johns Rd	0.03 NE	2017	6,642	AADT	.27
<b>9</b> East Main Street	N High St	0.01 E	2020	8,887	MPSI	.33
<b>10</b> East Main Street	N High St	0.01 E	2022	8,794	MPSI	.33





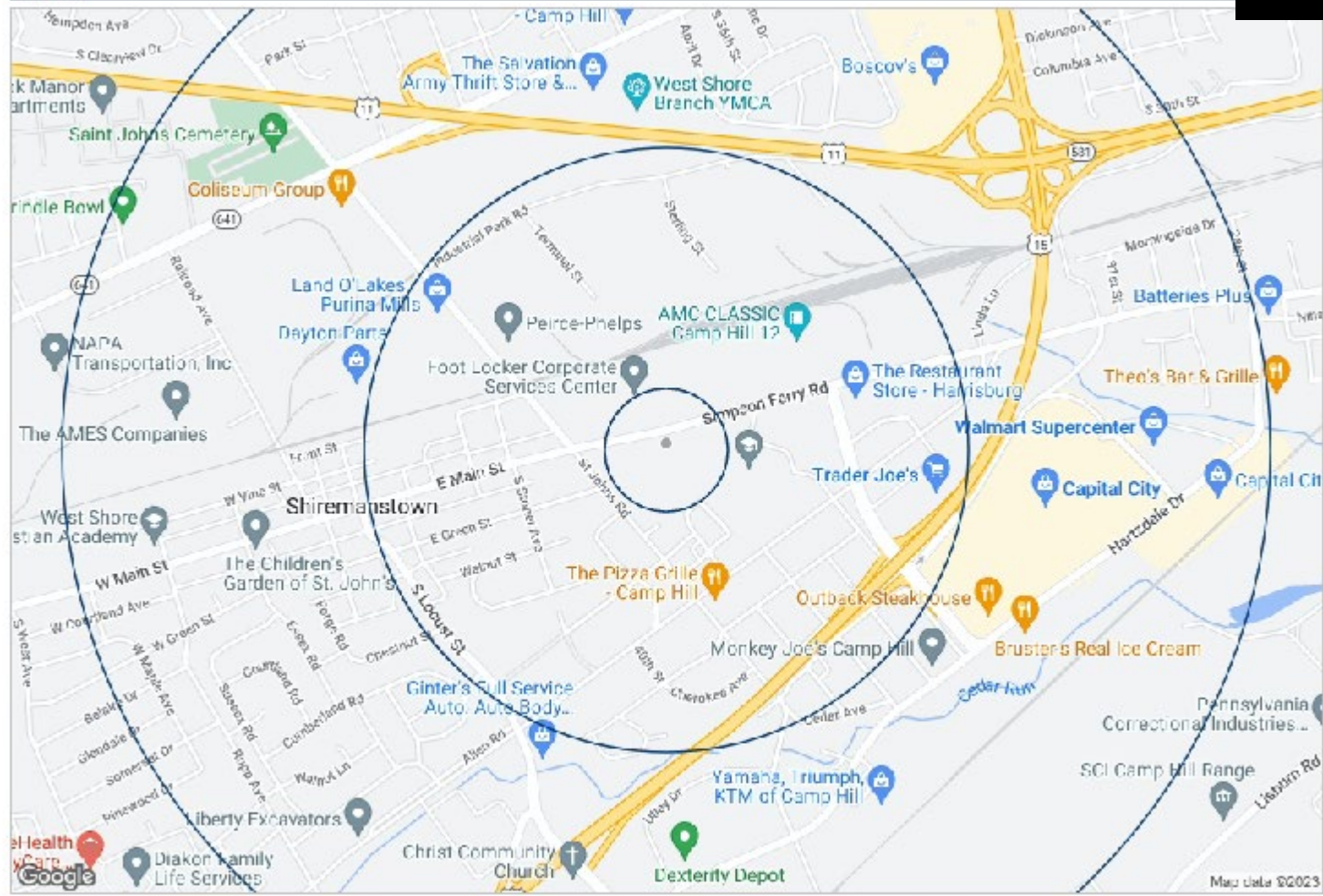
# HIGHLIGHTS

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- **3.4 AC**
- **148,104 SF**
- **38,500 SF Warehouse and Manufacturing Bldg.**
- **\$4,800,000 Sale Price**
- **Sale/Leaseback w/ (2) 5 year terms NNN w/ 6.25% CAP Rate - \$300,000 rent per year + NNN**
- **Zoning: C-4 Regional Commercial**
- **Excellent location in a growing area of Cumberland County, PA. Area boasts Retail, Hospitality, Shopping Malls, Distribution, Warehousing, and Residential Development**
- **Location has great traffic counts for Retail visibility**
- **Parcel ID 13-23-0553-001**



**TROY**



**Demographic Trend Report**

1 Mile Radius

**3617 Simpson Ferry Rd, Camp Hill, PA 17011**

Building Type: **Industrial** Warehouse Avail: -  
 RBA: **39,000 SF** Office Avail: -  
 Land Area: **3.5 AC** % Leased: **100%**  
 Total Available: **0 SF** Rent/SF/Yr: -



Description	2010	2023	2028
<b>Population</b>	<b>5,730</b>	<b>6,150</b>	<b>6,363</b>
Age 0 - 4	344 6.00%	337 5.48%	344 5.41%
Age 5 - 9	291 5.08%	355 5.77%	353 5.55%
Age 10 - 14	283 4.94%	364 5.92%	365 5.74%
Age 15 - 19	280 4.89%	363 5.90%	371 5.83%
Age 20 - 24	316 5.51%	331 5.38%	365 5.74%
Age 25 - 29	517 9.02%	327 5.32%	350 5.50%
Age 30 - 34	427 7.45%	395 6.42%	365 5.74%
Age 35 - 39	386 6.74%	463 7.53%	416 6.54%
Age 40 - 44	353 6.16%	456 7.41%	452 7.10%
Age 45 - 49	396 6.91%	400 6.50%	446 7.01%
Age 50 - 54	425 7.42%	381 6.20%	415 6.52%
Age 55 - 59	392 6.84%	379 6.16%	389 6.11%
Age 60 - 64	338 5.90%	381 6.20%	381 5.99%
Age 65 - 69	244 4.26%	357 5.80%	362 5.69%
Age 70 - 74	198 3.46%	311 5.06%	329 5.17%
Age 75 - 79	202 3.53%	228 3.71%	267 4.20%
Age 80 - 84	197 3.44%	150 2.44%	188 2.95%
Age 85+	142 2.48%	169 2.75%	206 3.24%
<b>Age 15+</b>	<b>4,813</b> 84.00%	<b>5,091</b> 82.78%	<b>5,302</b> 83.33%
<b>Age 20+</b>	<b>4,533</b> 79.11%	<b>4,728</b> 76.88%	<b>4,931</b> 77.49%
<b>Age 65+</b>	<b>983</b> 17.16%	<b>1,215</b> 19.76%	<b>1,352</b> 21.25%
<b>Median Age</b>	<b>40</b>	<b>42</b>	<b>43</b>
<b>Average Age</b>	<b>40.80</b>	<b>41.30</b>	<b>42.10</b>
<b>Population By Race</b>	<b>5,730</b>	<b>6,150</b>	<b>6,363</b>
White	5,008 87.40%	4,980 80.98%	5,161 81.11%
Black	135 2.36%	253 4.11%	262 4.12%
Am. Indian & Alaskan	8 0.14%	11 0.18%	11 0.17%
Asian	456 7.96%	725 11.79%	745 11.71%
Hawaiian & Pacific Islander	5 0.09%	8 0.13%	9 0.14%
Other	112 1.95%	174 2.83%	175 2.75%



**Demographic Trend Report**

**1 Mile Radius**

3617 Simpson Ferry Rd, Camp Hill, PA 17011			
Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>224</b>	<b>420</b>	<b>433</b>
White	175 78.13%	314 74.76%	326 75.29%
Black	21 9.38%	57 13.57%	60 13.86%
Am. Indian & Alaskan	2 0.89%	4 0.95%	4 0.92%
Asian	6 2.68%	13 3.10%	13 3.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	19 8.48%	31 7.38%	30 6.93%
<b>Household by Household Income</b>	<b>2,640</b>	<b>2,838</b>	<b>2,941</b>
<\$25,000	526 19.92%	285 10.04%	292 9.93%
\$25,000 - \$50,000	837 31.70%	674 23.75%	679 23.09%
\$50,000 - \$75,000	559 21.17%	580 20.44%	595 20.23%
\$75,000 - \$100,000	323 12.23%	502 17.69%	528 17.95%
\$100,000 - \$125,000	207 7.84%	243 8.56%	254 8.64%
\$125,000 - \$150,000	50 1.89%	243 8.56%	262 8.91%
\$150,000 - \$200,000	102 3.86%	245 8.63%	261 8.87%
\$200,000+	36 1.36%	66 2.33%	70 2.38%
<b>Average Household Income</b>	<b>\$60,897</b>	<b>\$82,214</b>	<b>\$83,210</b>
<b>Median Household Income</b>	<b>\$47,637</b>	<b>\$69,705</b>	<b>\$70,895</b>

