



418 Bridge Street, New Cumberland, PA 17077

Turn-Key Retail Building for Sale



EXECUTIVE SUMMARY



Offering Summary

BUILDING SF:	8,000 SF
LOT SIZE:	0.20 Acres
PARKING:	On-Site & Street Parking
PRICE:	Undisclosed
YEAR BUILT:	1957
ZONING:	Mixed Use
MUNICIPALITY:	New Cumberland Borough
COUNTY:	Cumberland County
PROPERTY TAX:	\$4,854

Property Description

Available for the first time in years, this 8,000 SF building is in turn-key condition for a fitness/martial arts/gymnastics/yoga studio or event venue. Open floor plan, locker/restroom facilities, and commercial kitchen in place. Mixed Use zoning (with downtown overlay district designation) permits numerous other in-demand uses, including breweries/distilleries, event venues, day care, medical offices, and much more. Outstanding opportunity to join the resurgence of New Cumberland in a versatile mid-size retail building primed for new owners to contribute to the growth of the community.

NICK TALLEY
Senior Associate
(717) 731-1990
ntalley@landmarkcr.com

NICK SALLACK
Senior Associate
(717) 829-4011
nsallack@landmarkcr.com

COMPLETE HIGHLIGHTS



LOCATION OVERVIEW

Ideally situated on Bridge Street in New Cumberland, a walkable community with highly desirable demographics. Easy access to I-83, 581 and I-76 (PA Turnpike).

PROPERTY OVERVIEW

New Cumberland Borough is a place of parks and playgrounds, diverse neighborhoods, and a walkable downtown. We are rediscovering access to our river and creek, and curating an artistic place for the visual and performing arts. We are nurturing our downtown area with unique shops, restaurants, and services that combine the energy of entrepreneurs with hometown service.



NICK TALLEY
Senior Associate
(717) 731-1990
ntalley@landmarkcr.com

NICK SALLACK
Senior Associate
(717) 829-4011
nsallack@landmarkcr.com

ADDITIONAL PHOTOS

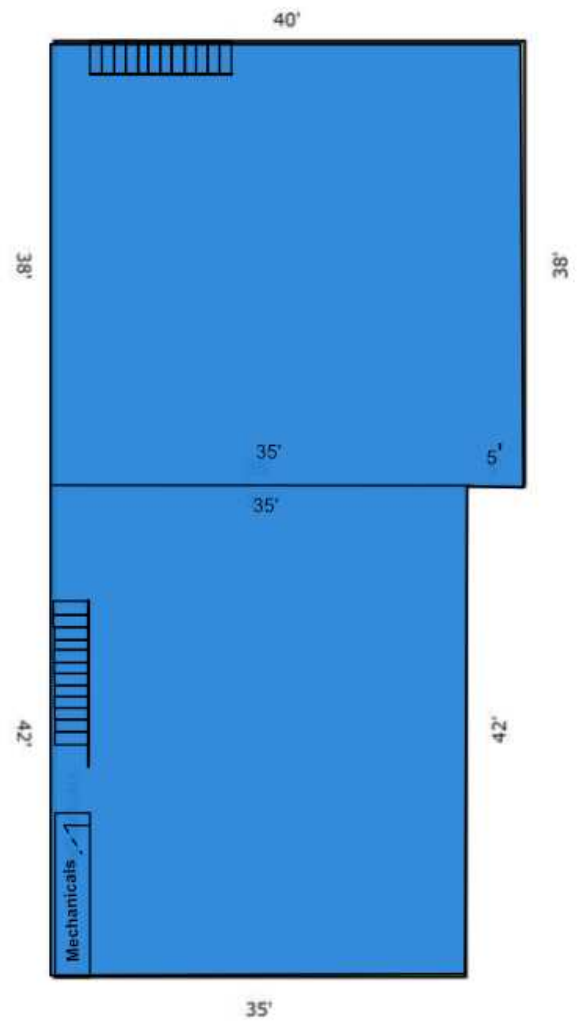


NICK TALLEY
Senior Associate
(717) 731-1990
ntalley@landmarkcr.com

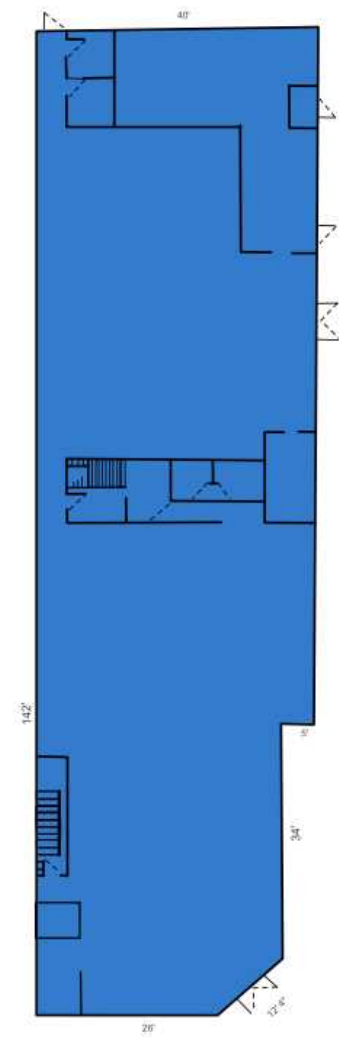
NICK SALLACK
Senior Associate
(717) 829-4011
nsallack@landmarkcr.com

FLOOR PLANS

Basement



Main Level



418 Bridge St

418 Bridge Street, New Cumberland, PA 17070



TRADE AERIAL



www.LandmarkCR.com

NICK TALLEY
Senior Associate
(717) 731-1990
ntalley@landmarkcr.com

NICK SALLACK
Senior Associate
(717) 829-4011
nsallack@landmarkcr.com



418 Bridge St

418 Bridge Street, New Cumberland, PA 17070



DEMOGRAPHICS

POPULATION

1 MILE	8,097
3 MILE	74,013
5 MILE	168,764

HOUSEHOLDS

1 MILE	3,762
3 MILE	30,860
5 MILE	70,612

INCOME

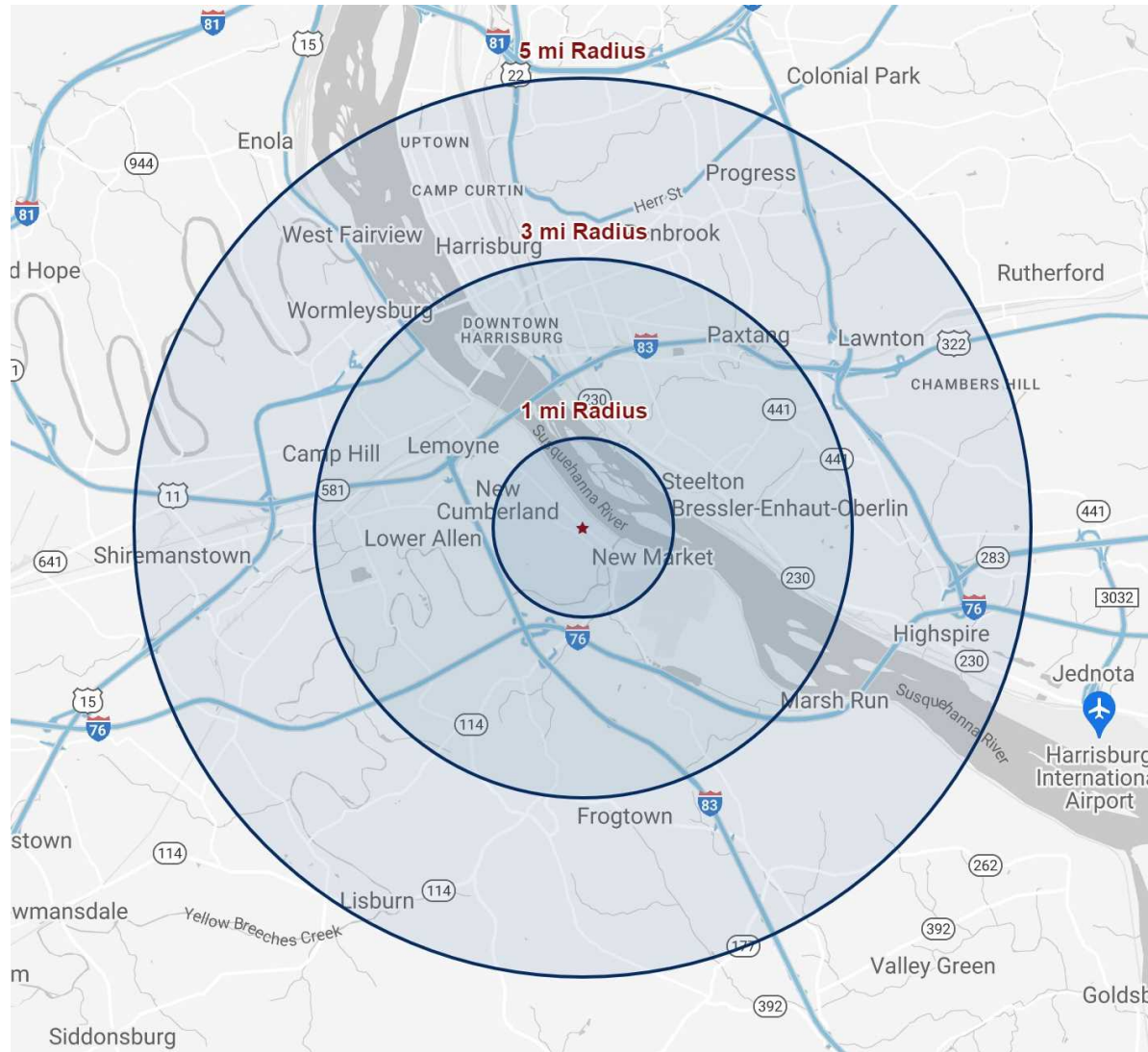
1 MILE	\$108,052
3 MILE	\$85,424
5 MILE	\$91,471

BUSINESSES

1 MILE	280
3 MILE	3,601
5 MILE	7,862

EMPLOYEES

1 MILE	2,012
3 MILE	57,055
5 MILE	129,558



NICK TALLEY
Senior Associate
(717) 731-1990
ntalley@landmarkcr.com

NICK SALLACK
Senior Associate
(717) 829-4011
nsallack@landmarkcr.com

DISCLAIMER

All materials and information received or derived from Landmark Commercial Realty 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 Realty 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 Realty 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 Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial Realty 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 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 or 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 Realty in compliance with all applicable fair housing and equal opportunity laws.

NICK TALLEY
Senior Associate
(717) 731-1990
ntalley@landmarkcr.com

NICK SALLACK
Senior Associate
(717) 829-4011
nsallack@landmarkcr.com