



SALE PRICE: \$850,000

MECHANICSBURG. PA

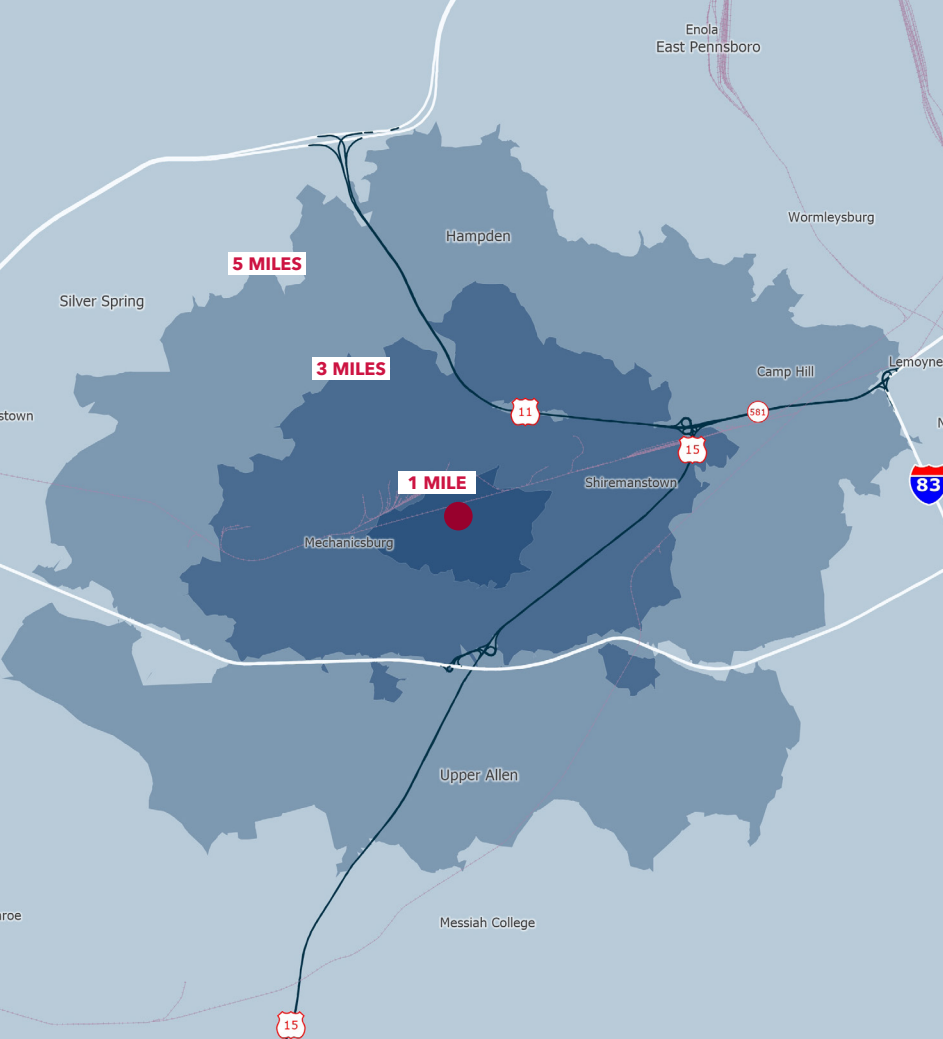
5155 SIMPSON FERRY ROAD

FOR SALE OR LEASE | 1,100 SF RETAIL/RESTAURANT

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



DEMOGRAPHICS

1/3/5 MILE DRIVE TIME

TOTAL POPULATION



1 MILE:	3,722
2 MILES:	33,082
3 MILES:	86,352

TOTAL EMPLOYEES



1 MILE:	3,025
2 MILES:	40,020
3 MILES:	89,466

AVG. HOUSEHOLD INCOME



1 MILE:	\$73,512
2 MILES:	\$84,645
3 MILES:	\$100,016

TOTAL HOUSEHOLDS



1 MILE:	1,652
2 MILES:	14,143
3 MILES:	34,446

PROPERTY HIGHLIGHTS

- › 14,000 cars per day (ADT)
- › Zoned Commercial Limited
- › Lot Size: 0.39 acres
- › Corner Property
- › Ample Parking
- › Land Lease/Sale
- › Established restaurant "Take-Out"
- › Building approximately 1,100 SF
- › APN: 10-22-0525-084A

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