

# FOR SALE

1120 MT ROCK RD

1120 Mount Rock Rd Shippensburg, PA 17257



## OFFERING SUMMARY

	4.0089Acres
Lot Sizes:	4.0089Acres
	3.942 Acres
Acres of all 3 Parcels	11.96 Acres

## PROPERTY OVERVIEW

Presenting a rare commercial investment opportunity at 1120 Mt Rock Rd in Shippensburg, PA. This property is comprised of three separate parcels— 4.0089, 4.0089, and 3.942 acres—that can be purchased individually or together to suit your investment strategy. The 4.47 parcel has been sold.

This industrial land is ready to build and is perfectly suited along the high traffic I81 corridor. Located in the perfect spot for development, you won't want to miss this opportunity. Reach out to any listing agents if you have any additional questions. Site plans available upon request.

**Vasiliki Truong**  
Commercial Real Estate Advisor  
(717) 385-7266

**Vinny Ferranti**  
Sales & Leasing Associate  
(717) 309-9812

**Nathan Barshinger**  
Listing Agent  
(717) 668-4694



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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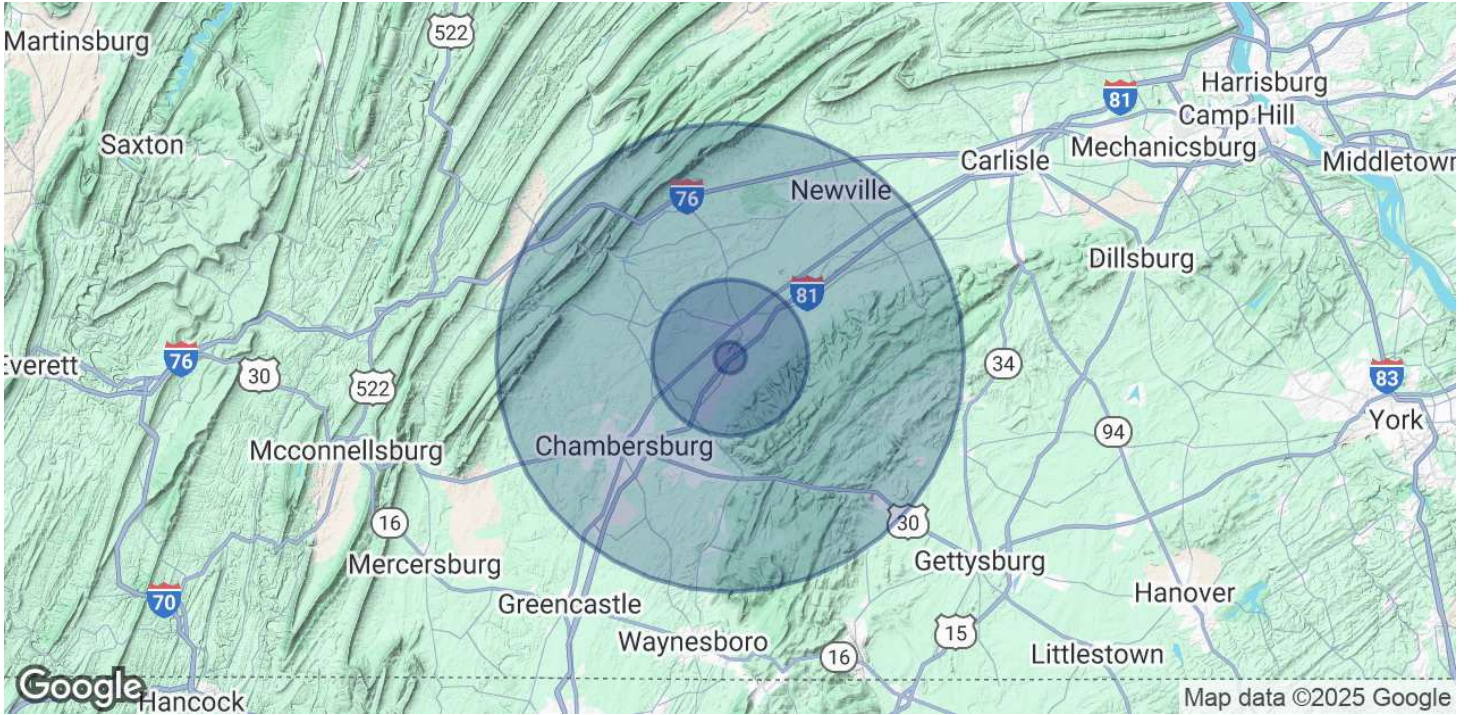
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# DEMOGRAPHICS

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POPULATION	1 MILE	5 MILES	15 MILES
Total Population	625	31,056	131,273
Average Age	42	39	42
Average Age (Male)	41	38	41
Average Age (Female)	42	40	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	238	11,625	51,230
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$102,268	\$88,874	\$91,827
Average House Value	\$242,999	\$257,553	\$279,075

Demographics data derived from AlphaMap

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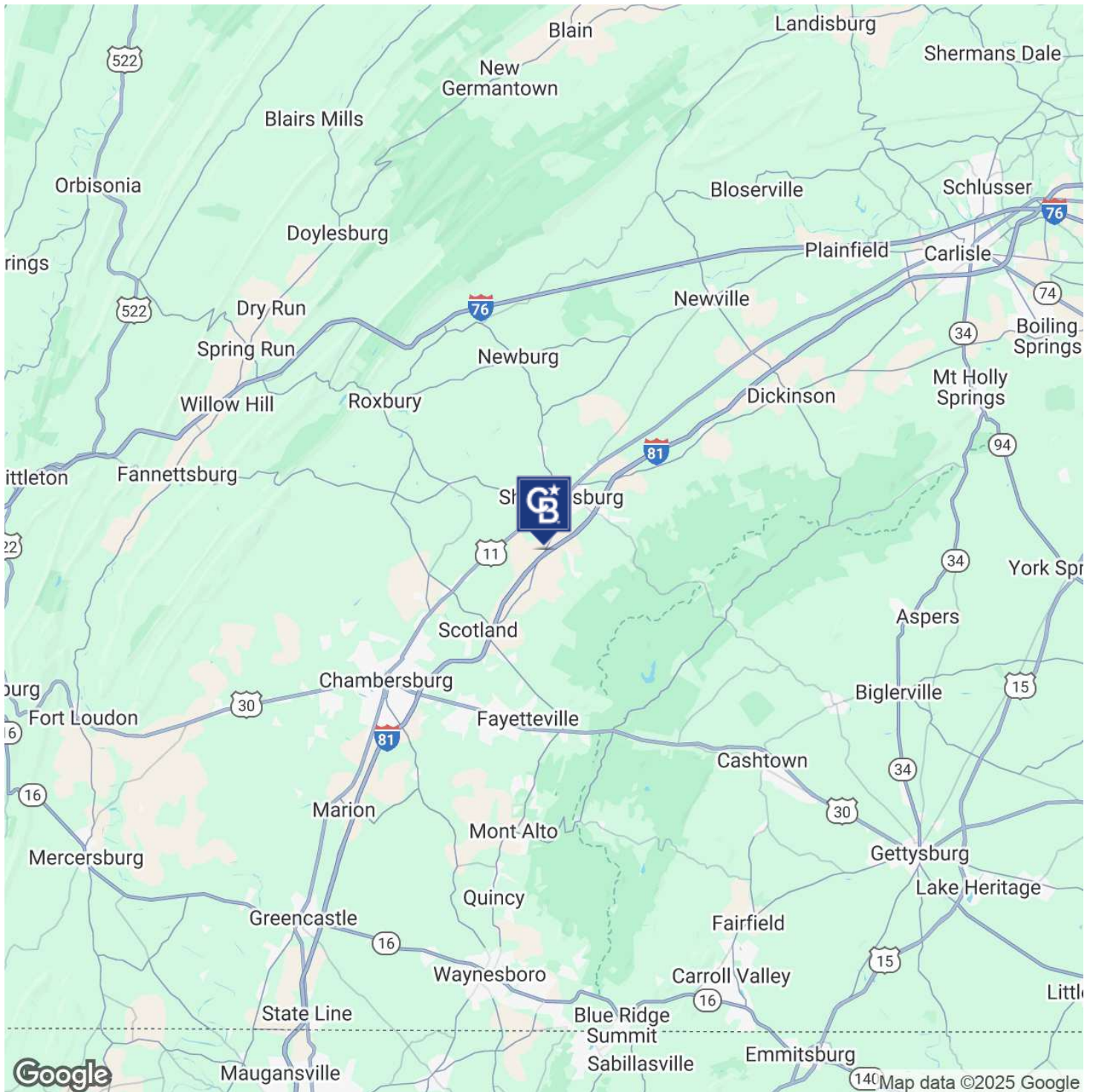


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# LOCATION MAP

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