



*Premier West Shore Location*

FOR SALE OR LEASE

**301 N ENOLA ROAD, ENOLA, PA**



# 301 N ENOLA ROAD · ENOLA, PA 17025 PREMIER WEST SHORE LOCATION SITUATED ON CORNER LOT

## FOR SALE OR LEASE



### OFFERING SUMMARY

|                        |                         |
|------------------------|-------------------------|
| Available SF for Lease | 16,417 SF               |
| Lease Rate             | \$12.00 per SF/Yr       |
| Lease Type             | NNN                     |
| CAM                    | \$5.00 per SF           |
| Sale Price             | \$1,050,000             |
| Price per SF           | \$73.09 per SF          |
| Property Taxes (2025)  | \$2,906.35              |
| APN                    | 09-13-1002-242          |
| Zoning                 | Commercial General      |
| Municipality           | East Pennsboro Township |
| County                 | Cumberland County       |

### PROPERTY HIGHLIGHTS

- Prime corner location on highly traveled N Enola Rd (Route 11/15)
- Excellent visibility and frontage with strong daily traffic counts
- Flexible offering: ground lease or lease existing improvements

### PROPERTY OVERVIEW

#### PRIME CORNER LOT WITH FLEXIBLE OPTIONS.

Landmark Commercial Realty is excited to offer 301 N Enola Rd, a highly visible corner site in a strong West Shore commercial corridor. This prime corner lot retail property offers exceptional flexibility and is available as a land lease, build-to-suit ground lease, or for purchase, making it an ideal option for a wide range of users and investors. The existing building can also be leased as-is for immediate commercial occupancy. Outstanding frontage, convenient access, and strong exposure further position the site as an excellent opportunity for a convenience store, retail redevelopment, or other high-visibility commercial use. The property also benefits from immediate connectivity to Interstate 81, providing seamless regional access and strong commuter traffic. Located just minutes from the newly developed Wawa and the rapidly growing Reserve at River's Edge community, the site is strategically positioned to capture both daily drive-by traffic and expanding residential demand.

LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

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### PROPERTY DETAILS

|                  |           |
|------------------|-----------|
| Building Size    | 16,417 SF |
| Lot Size         | 1.31 Ac   |
| Building Class   | B         |
| Tenancy          | Single    |
| Number of Floors | 2         |
| Restroom         | 1         |
| Parking          | On-Site   |
| Year Built       | 1942      |

### BUILDING SPECIFICATIONS

|              |                       |
|--------------|-----------------------|
| Construction | Brick                 |
| Roof Type    | Rubber                |
| Power        | 3-Phase   480 Amp     |
| HVAC         | Oil Heat   Central AC |
| Sprinklers   | No                    |
| Security     | Per Unit   Tenant     |
| Signage      | On Building           |

### MARKET DETAILS

|                                 |                            |
|---------------------------------|----------------------------|
| Nearest Signalized Intersection | N Enola Rd & E Columbia Rd |
| Traffic Count                   | 15,062 VPD                 |
| Municipality                    | East Pennsboro Township    |
| County                          | Cumberland County          |
| Zoning                          | Commercial General         |



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WORLDWIDE  
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AREA

EAST PENNSBORO  
MIDDLE SCHOOL

EAST PENNSBORO  
AREA HIGH SCHOOL



301  
N ENOLA RD  
16,417 SF

SUMMERDALE PLAZA



Wawa



JIGSY'S  
BREW PUB & RESTAURANT



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### DEMOGRAPHICS

| POPULATION |         |
|------------|---------|
| 1 MILE     | 6,716   |
| 3 MILE     | 51,464  |
| 5 MILE     | 155,812 |

| HOUSEHOLDS |        |
|------------|--------|
| 1 MILE     | 2,942  |
| 3 MILE     | 22,517 |
| 5 MILE     | 65,816 |

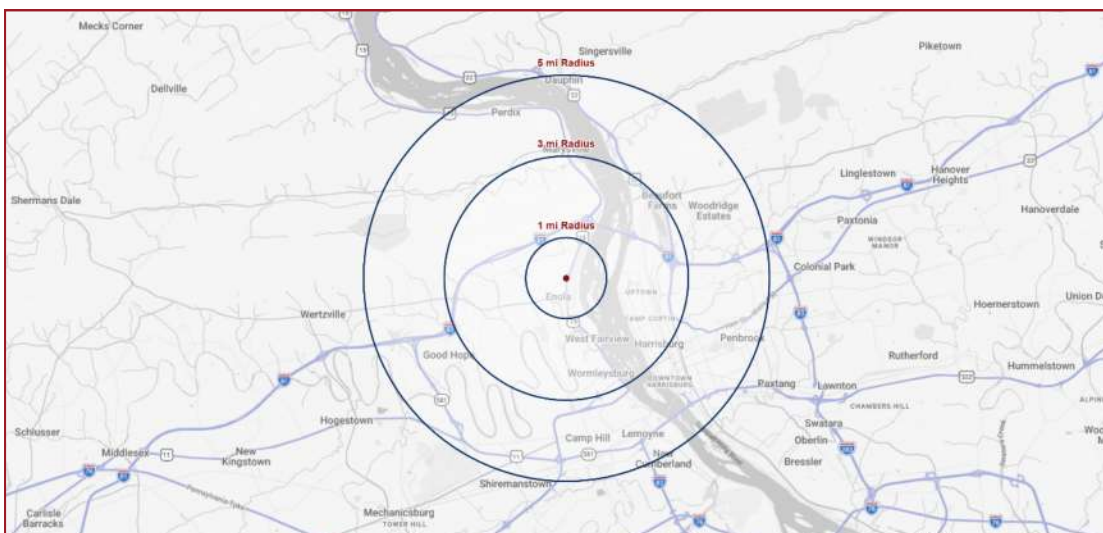
| AVERAGE HOUSEHOLD INCOME |           |
|--------------------------|-----------|
| 1 MILE                   | \$93,114  |
| 3 MILE                   | \$103,730 |
| 5 MILE                   | \$107,660 |

| TOTAL BUSINESSES |       |
|------------------|-------|
| 1 MILE           | 158   |
| 3 MILE           | 1,948 |
| 5 MILE           | 7,191 |

| TOTAL EMPLOYEES |         |
|-----------------|---------|
| 1 MILE          | 1,131   |
| 3 MILE          | 29,763  |
| 5 MILE          | 102,965 |



### AREA OVERVIEW

**ENOLA** is a growing West Shore community in Cumberland County that offers a strategic location for businesses seeking strong regional connectivity and steady local demand. Situated just across the Susquehanna River from Harrisburg, Enola provides immediate access to the state capital's workforce, government centers, and major employers while maintaining lower occupancy costs than downtown markets. The area benefits from excellent transportation infrastructure, including direct access to Interstate 81 and convenient connections to Interstate 83 and the Pennsylvania Turnpike, enabling efficient travel throughout Central Pennsylvania and the broader Mid-Atlantic region. Commercial growth in Enola is supported by a strong mix of established neighborhoods, expanding residential developments, and a steady flow of commuter traffic. The community offers a diverse base of retail, service, medical, and professional businesses that serve both local residents and surrounding West Shore populations, including nearby Camp Hill and Mechanicsburg. With continued population growth, accessible highway connections, and proximity to major employment hubs, Enola provides an attractive environment for businesses seeking visibility, accessibility, and long-term stability.



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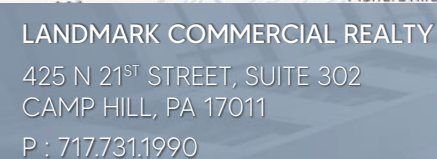
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 in compliance with all applicable fair housing and equal opportunity laws.

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