

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$745,000
Lot Size:	2.81 Acres
Price / Acre:	\$265,125
Available SF (estimated):	6,450 SF -17,000 SF *
Parking (estimated):	5/1,000 SF *
Zoning:	Highway Commercial
Lot Size:	Cumberland
Township:	Upper Allen
Access:	US-15 via PA-114

PROPERTY HIGHLIGHTS

- New office development site in Upper Allen Township on one of the fastest growing corridors on the West Shore.
- Located immediately adjacent to Mechanicsburg Middle School on Market St (PA-114) which is the primary route from Mechanicsburg to US-15.
- Join the newest developments which feature Penn State Health Medical Group- Aspen Drive, the proposed new 7-Eleven flagship store, Paul B Hardware, and the Shepherdstown Crossing development project.
- There are plans for two (2) single-story medical office buildings of 10,784 SF and 6,448 SF - or- one 15,000 SF 2-story office building.
- Ideal for medical, administrative, or professional office users on this heavily traveled corridor.
- Opportunity to lease or purchase Highway Commercial zoned land in Upper Allen Twp, a highly affluent municipality.
- Close to Messiah Lifeways Senior Community and several top National Retailers.



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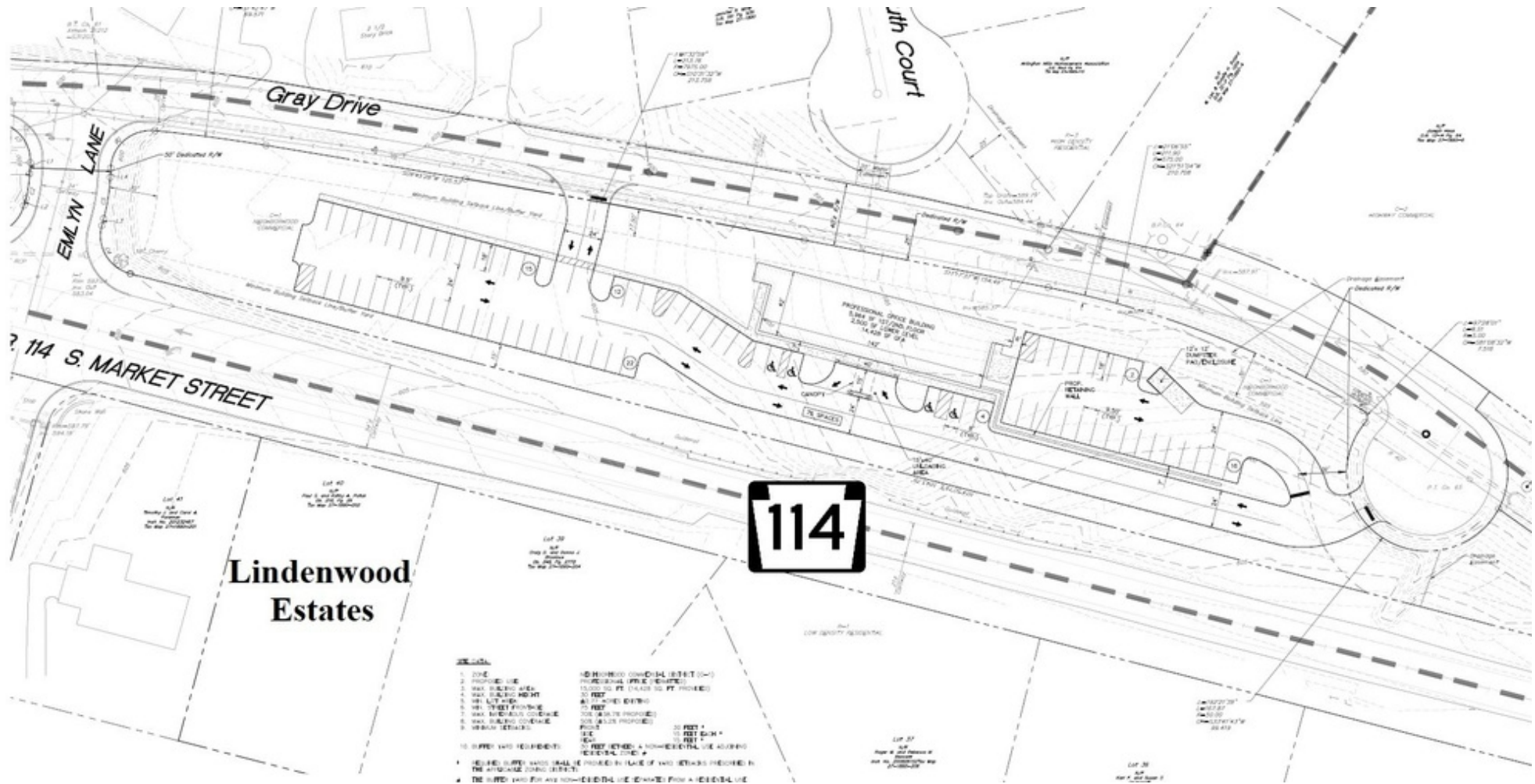
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Lindenwood Office Site

LAND PROPERTY FOR SALE

Gray Drive Mechanicsburg, PA 17055

SITE PLAN



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CONCEPT SITE PLAN



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AERIAL



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LOCAL MAP



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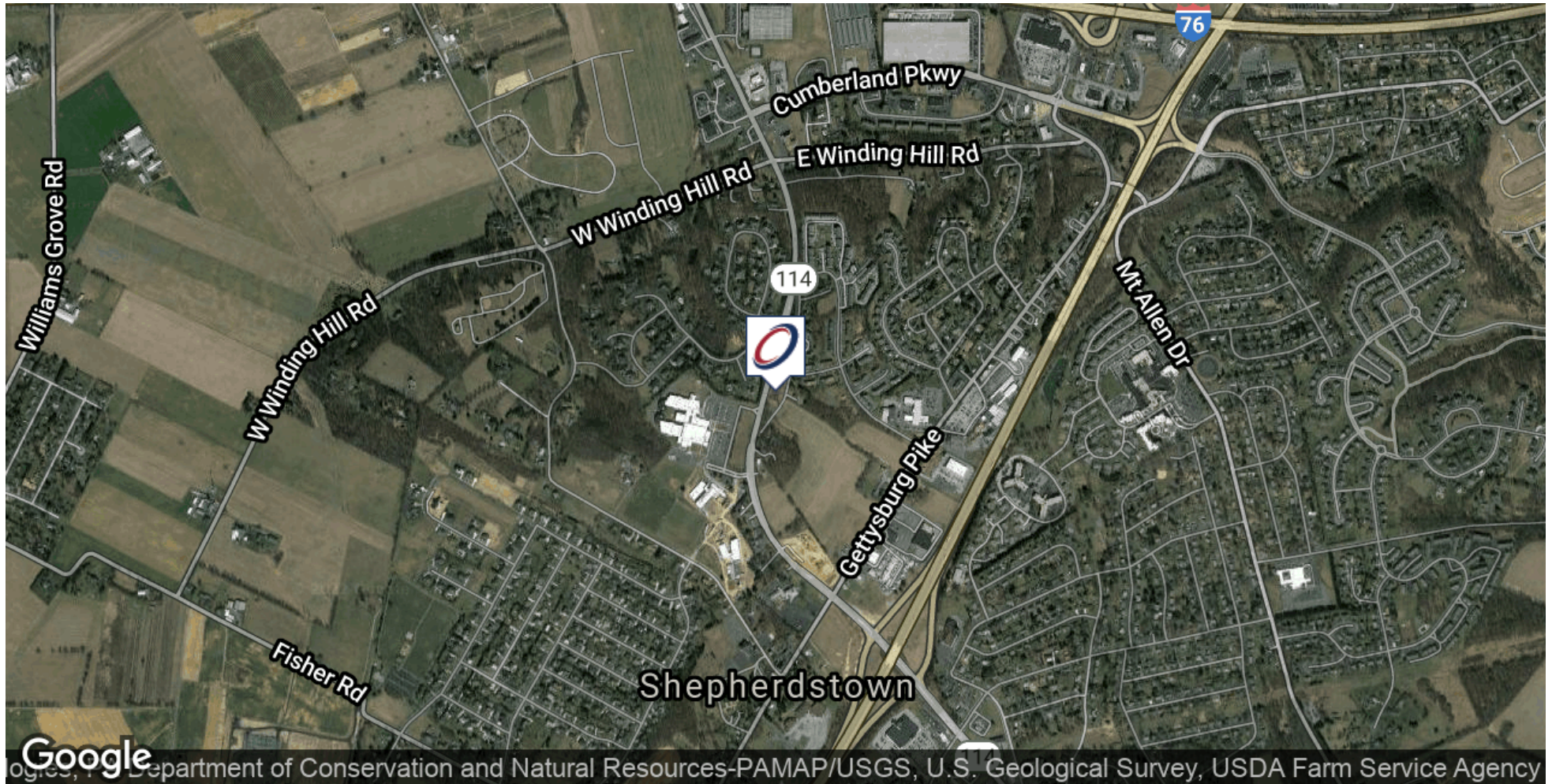
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,542	37,378	195,797
Average Age	42.8	41.8	41.2
Average Age (Male)	40.1	40.3	40.1
Average Age (Female)	44.9	43.5	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	617	15,976	80,568
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$88,727	\$78,743	\$78,535
Average House Value		\$163,769	\$195,270

* Demographic data derived from 2010 US Census

