

Mixed-Use Opportunity
PRICE REDUCED



Mixed-Use Opportunity

RETAIL | APARTMENT PROPERTY FOR SALE OR LEASE

1030 & 1036 FAIRFIELD RD, GETTYSBURG



1030 & 1036 FAIRFIELD ROAD GETTYSBURG, PA 17325

MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

OFFERING SUMMARY

Sale Price	\$475,000
Price per SF	\$103.52
Property Taxes	\$8,007.18
APN	09W02-0024-000
SF Available for Lease	± 1,700 SF
Lease Rate	\$1,550 per Month
Lease Type	Modified Gross Lease
CAM	N/A
Zoning	Residential
Municipality	Cumberland Township
County	Adams County



PROPERTY OVERVIEW

Located just off Fairfield Road and less than a mile from downtown Gettysburg, this unique mixed-use property offers excellent investment potential. Situated on one residential-zoned lot, it includes two buildings: a rented 3-bedroom home at 1036 Fairfield providing steady income, and a mixed-use building at 1030 Fairfield featuring a vacant 1,700 SF retail space—ideal for a salon, pet grooming, or other service use—plus an additional residential unit. With high visibility, strong foot traffic, and proximity to Gettysburg's vibrant downtown, this property is perfect for investors or small business owners looking to capitalize on the area's year-round activity.

PROPERTY HIGHLIGHTS

- Unique opportunity to significantly increase property value through strategic renovations, business development, and maximizing rental income.
- One mile from Gettysburg Square, Gettysburg College and Gettysburg Historic Battlefields
- Close to major routes **15** & **30**



1030 & 1036 FAIRFIELD ROAD
GETTYSBURG, PA 17325
MIXED-USE OPPORTUNITY

FOR SALE OR LEASE



3 BEDROOM HOUSE

PROPERTY DETAILS

Building Size	5,313 SF (House 1,182 SF Retail 4,131 SF)
Lot Size	0.89 AC
Building Class	B
Tenancy	Multi
Number of Buildings Floors	2 1
Restrooms	Yes
Parking	On-Site 18 Spaces
Year Built	1990

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	N/A
HVAC	Gas
Sprinklers	Yes
Security	No
Signage	Yes

MARKET DETAILS

Cross Streets	Fairfield Rd & Redding Ln
Traffic Count at Intersection	± 10,000 VPD
Municipality	Cumberland Township
County	Adams County
Zoning	Residential

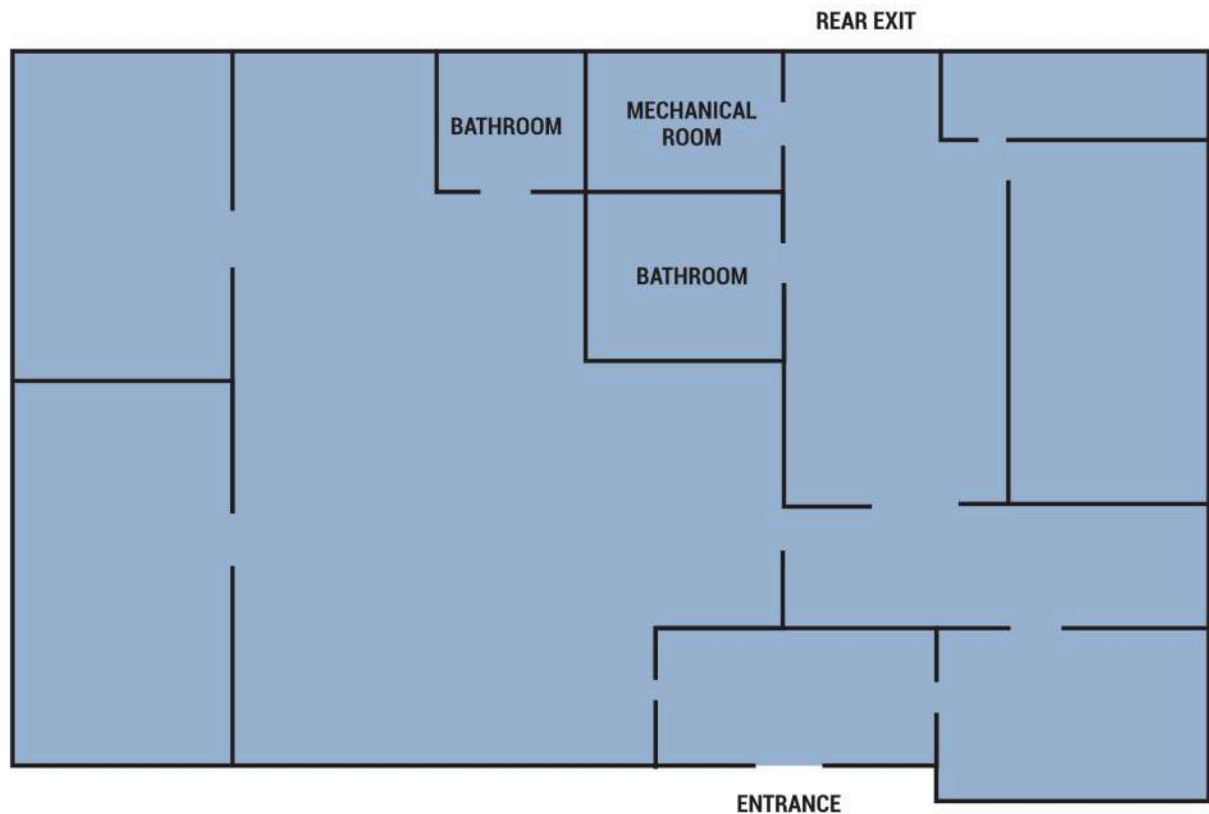
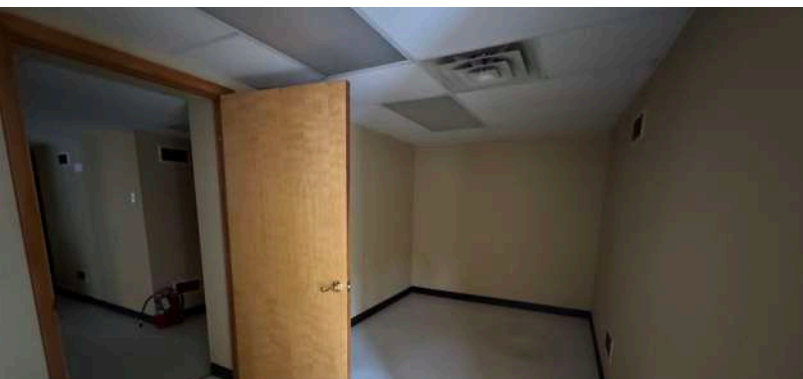


1030 & 1036 FAIRFIELD ROAD
GETTYSBURG, PA 17325

MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

RETAIL SUITE AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE
Retail Suite	± 1,700 SF	Modified Gross	\$1,550 per Month

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM



1030 & 1036 FAIRFIELD ROAD
GETTYSBURG, PA 17325
MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

ADDITIONAL PHOTOS



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM





1030 & 1036 FAIRFIELD ROAD
GETTYSBURG, PA 17325
MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

LOCATION



WELLSPAN®
Goodcents
Miracle-Ear®



U.S. Department of Transportation

FAIRFIELD RD

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C : 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C : 717.524.9852



LANDMARKCR.COM



1030 & 1036 FAIRFIELD ROAD
GETTYSBURG, PA 17325
MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

AREA



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM



1030 & 1036 FAIRFIELD ROAD GETTYSBURG, PA 17325

MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

DEMOGRAPHICS

POPULATION

1 MILE	5,491
2 MILE	15,240
3 MILE	22,681

HOUSEHOLDS

1 MILE	1,983
2 MILE	5,418
3 MILE	8,398

AVERAGE HOUSEHOLD INCOME

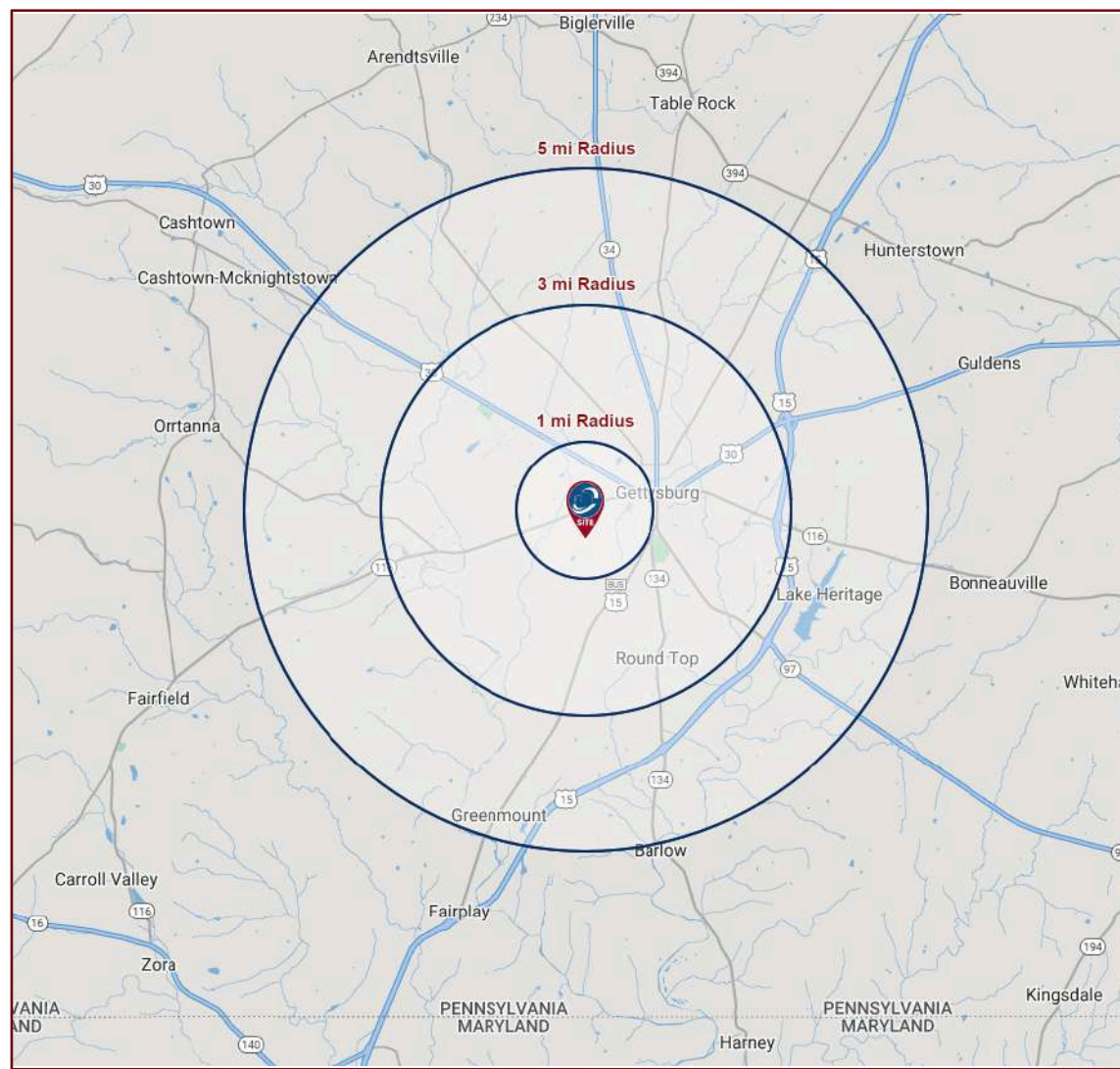
1 MILE	\$113,362
2 MILE	\$109,073
3 MILE	\$112,011

TOTAL BUSINESSES

1 MILE	243
2 MILE	887
3 MILE	1,146

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,614
2 MILE	9,023
3 MILE	11,143





1030 & 1036 FAIRFIELD ROAD GETTYSBURG, PA 17325

MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

AREA OVERVIEW

Nestled amidst the rolling hills of Pennsylvania, **GETTYSBURG** stands as an emblem of historic significance and contemporary vitality. As the site of one of the most pivotal battles in American history, it exudes an undeniable allure that attracts visitors from across the globe.

In Gettysburg, businesses find a unique blend of tradition and modernity. Historic buildings stand as testaments to the town's rich heritage, while bustling commercial districts pulse with the energy of entrepreneurship.

Strategically located at the crossroads of major transportation routes, Gettysburg offers unparalleled accessibility for businesses looking to expand their reach. With a robust infrastructure and a skilled workforce, the town provides a solid foundation for growth and success.

Moreover, Gettysburg's vibrant community fosters collaboration and support among businesses. Networking events, business associations, and entrepreneurial initiatives abound, creating opportunities for partnership and mutual enrichment.



GETTYSBURG NATIONAL MILITARY PARK

Gettysburg National Military Park offers visitors the opportunity to immerse themselves in the history and culture of the 1863 Battle of Gettysburg and the Civil War. Each year, nearly one million visitors explore the site of this pivotal Civil War battle and the place where President Abraham Lincoln outlined the future of the nation in his Gettysburg Address. Visitors who experience Gettysburg National Military Park leave with an understanding of the scope and magnitude of the sacrifices made by soldiers and civilians alike, which ultimately gave way to a new birth of freedom for our country.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C : 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C : 717.524.9852



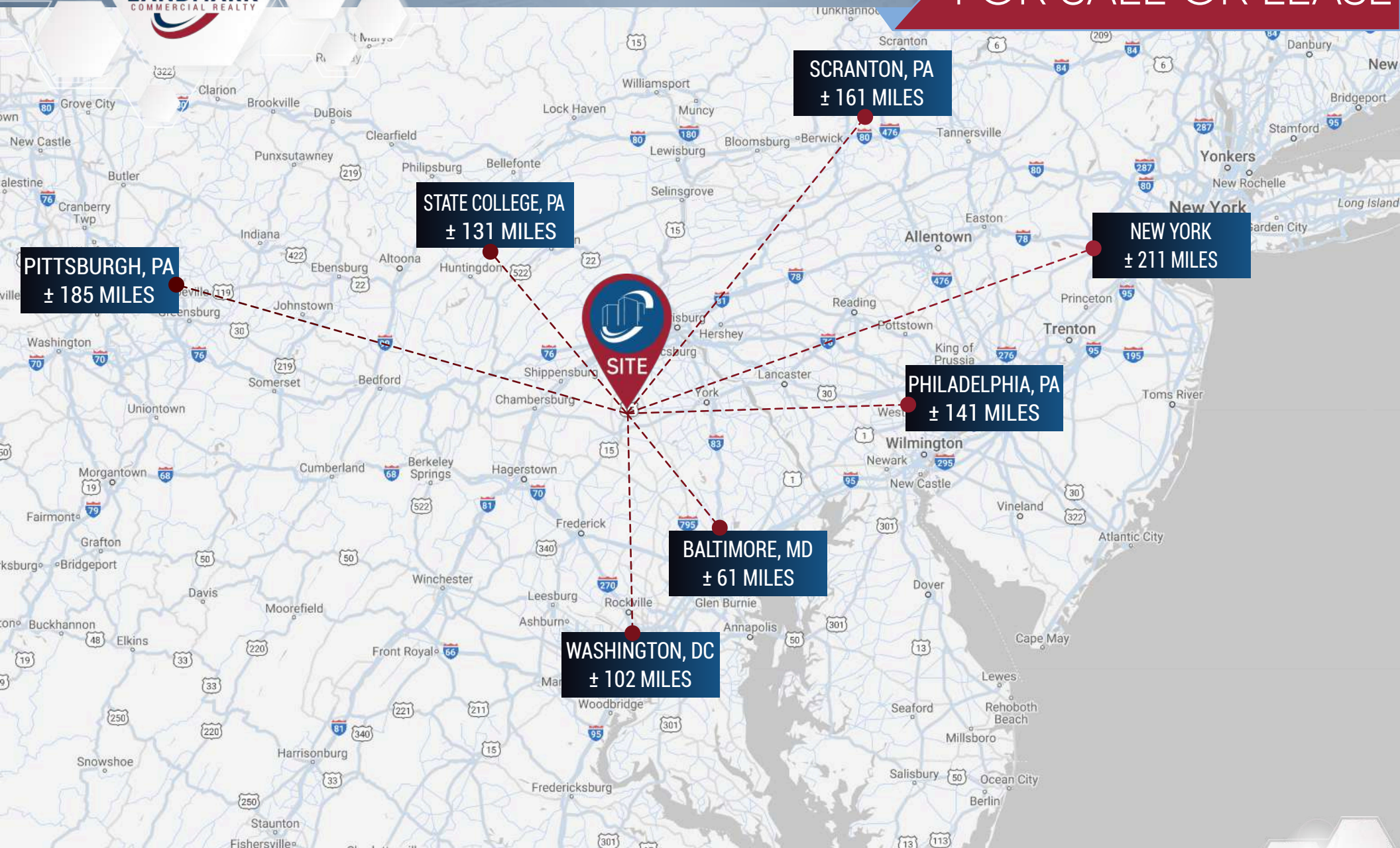
LANDMARKCR.COM



1030 & 1036 FAIRFIELD ROAD
GETTYSBURG, PA 17325

MIXED-USE OPPORTUNITY

FOR SALE OR LEASE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS

DIRECTOR, SALES & LEASING

SEAN@LandmarkCR.com

C: 717.421.6031

TREY BRAKEFIELD

ASSOCIATE

TBRAKEFIELD@LandmarkCR.com

C: 717.524.9852



LANDMARKCR.COM



1030 & 1036 FAIRFIELD ROAD
GETTYSBURG, PA 17325
MIXED-USE OPPORTUNITY

FOR SALE OR LEASE

CONFIDENTIALITY & DISCLAIMER

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