



PREMIER OFFICE DEVELOPMENT SITE AVAILABLE

GRAY DRIVE & S MARKET ST (PA-114) | MECHANISBURG, PA 17055



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(717) 731.1990





GRAY DRIVE MECHANICSBURG, PA 17055

OFFICE DEVELOPMENT SITE FOR SALE



SITE

EXECUTIVE SUMMARY

Located along the rapidly expanding Market Street corridor in Upper Allen Township, this premier office development opportunity offers investors, developers, and owner-users the chance to establish a presence in one of the West Shore's most active growth markets. The site sits directly adjacent to Mechanicsburg Middle School and across from Upper Allen Elementary School and Shepherdstown Elementary School, generating strong daily traffic and exceptional visibility along Market Street (PA-114), the primary corridor connecting Mechanicsburg to U.S. Route 15.

Surrounded by significant commercial and residential growth, the property is positioned near recent developments including Penn State Health Medical Group, a new Kiddie Academy location, a flagship 7-Eleven store, Taco Bell, PaulB Hardware, and the Shepherdstown Crossing development anchored by Chick-fil-A. With flexible development concepts that support medical, administrative, or professional office uses, this offering represents a rare opportunity to acquire Highway Commercial zoned land in one of the most affluent and fastest-growing municipalities in the West Shore region of Cumberland County.

SUBJECT PROPERTY

ADDRESS	Gray Dr Mechanicsburg, PA 17055
BUILDING NAME	Lindenwood Office Building(s)
SALE PRICE	\$745,000
LOT SIZE	2.81 Acres
PRICE PER ACRE	\$265,125
PROPOSED BUILDING SIZE	15,000 - 17,232 SF
PROPOSED BUILDINGS	1 or 2
PROPOSED PARKING	5/1,000 SF
ACCESS	US-15 via PA-114
SUBMARKET	Harrisburg West
COUNTY	Cumberland
MUNICIPALITY	Upper Allen Township
ZONING	Highway Commercial
APN	42-10-0646-101
PROPERTY TAXES	\$1,601.58 (2025)

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HIGHLIGHTS

Premier West Shore Development Location

Strategically positioned along Market Street (PA-114), one of the primary east-west corridors serving the Mechanicsburg and Upper Allen Township market. The site benefits from strong visibility and convenient connectivity to U.S. Route 15 and the broader West Shore region.

Adjacent to Major School Campus

Located directly beside Mechanicsburg Middle School and across from Upper Allen Elementary School and Shepherdstown Elementary School, providing consistent daily traffic and exceptional visibility for medical, administrative, and professional office users.

Surrounded by Rapid Commercial Growth

The immediate corridor continues to attract new development including Penn State Health Medical Group, Kiddie Academy, a flagship 7-Eleven, Taco Bell, PaulB Hardware, and the Shepherdstown Crossing retail development anchored by Chick-fil-A.

Flexible Office or Medical Development

Concept plans allow for multiple development configurations including two (2) single-story medical office buildings totaling approximately 17,232 SF (10,784 SF and 6,448 SF) or a single ±15,000 SF two-story office building.

High-Growth Residential Trade Area

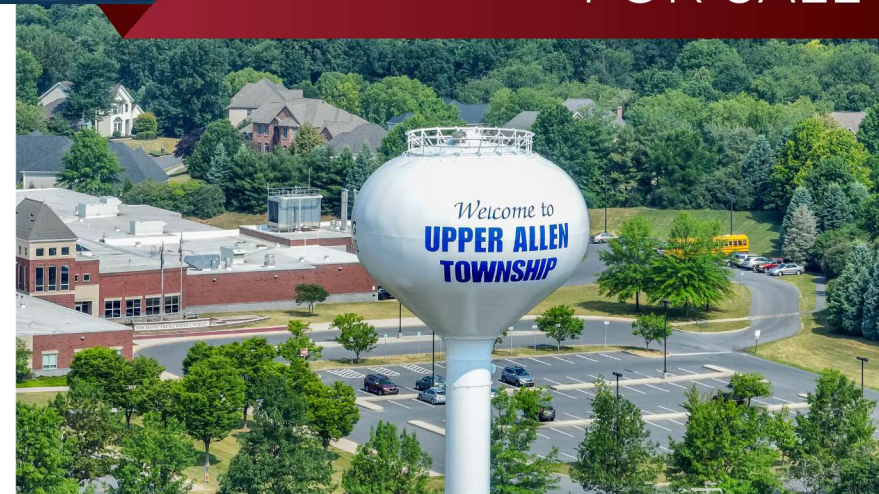
The surrounding Mechanicsburg and Upper Allen Township communities continue to experience strong residential expansion with numerous new housing developments that are driving population growth and increasing demand for medical and professional services.

Affluent Demographics

Upper Allen Township is widely recognized as one of the most desirable and affluent municipalities in the West Shore region, supporting strong demand for healthcare, professional services, and neighborhood commercial amenities.

Proximity to Major Community Anchors

The property is located near major local destinations including Messiah Lifeways as well as multiple grocery-anchored shopping centers, hotels, and national retailers serving the Mechanicsburg trade area.



What's nearby?



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LOCAL MAP



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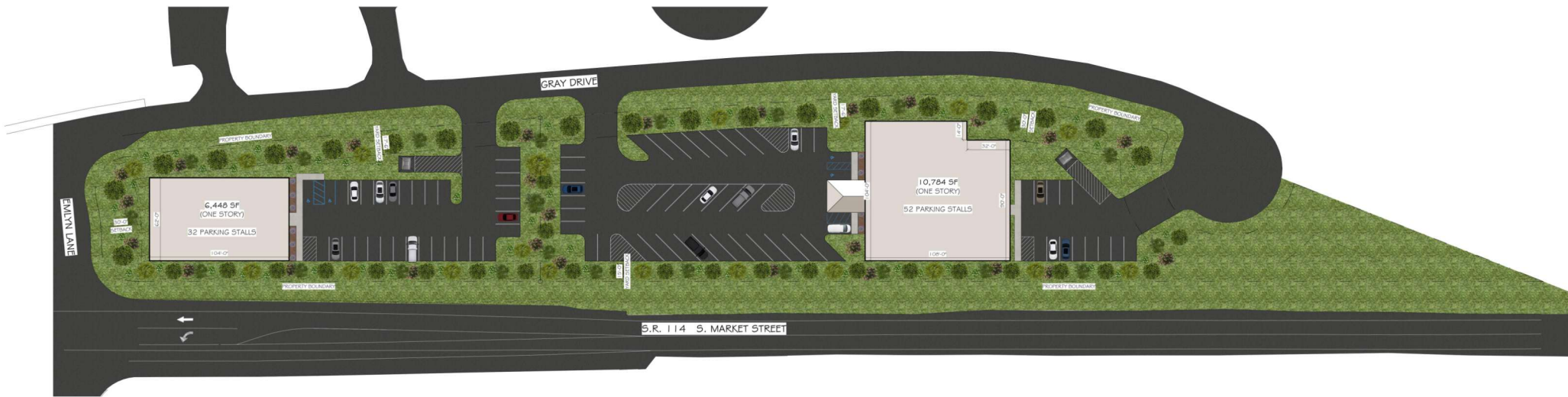
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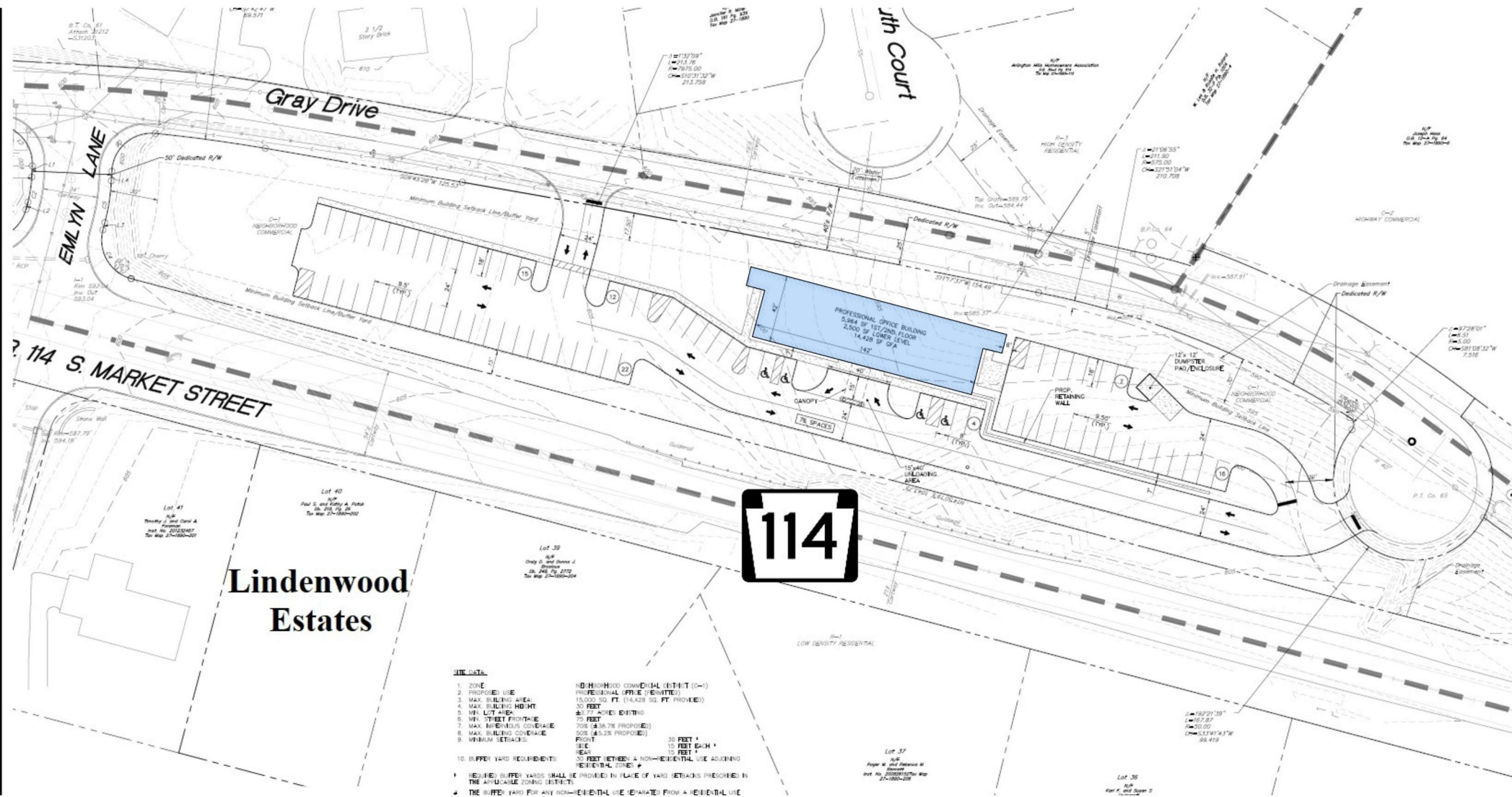
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SITE PLAN



1 SITE PLAN
1" = 40'-0"

ALTERNATE SITE PLAN



LOCATION



TRADE MAP





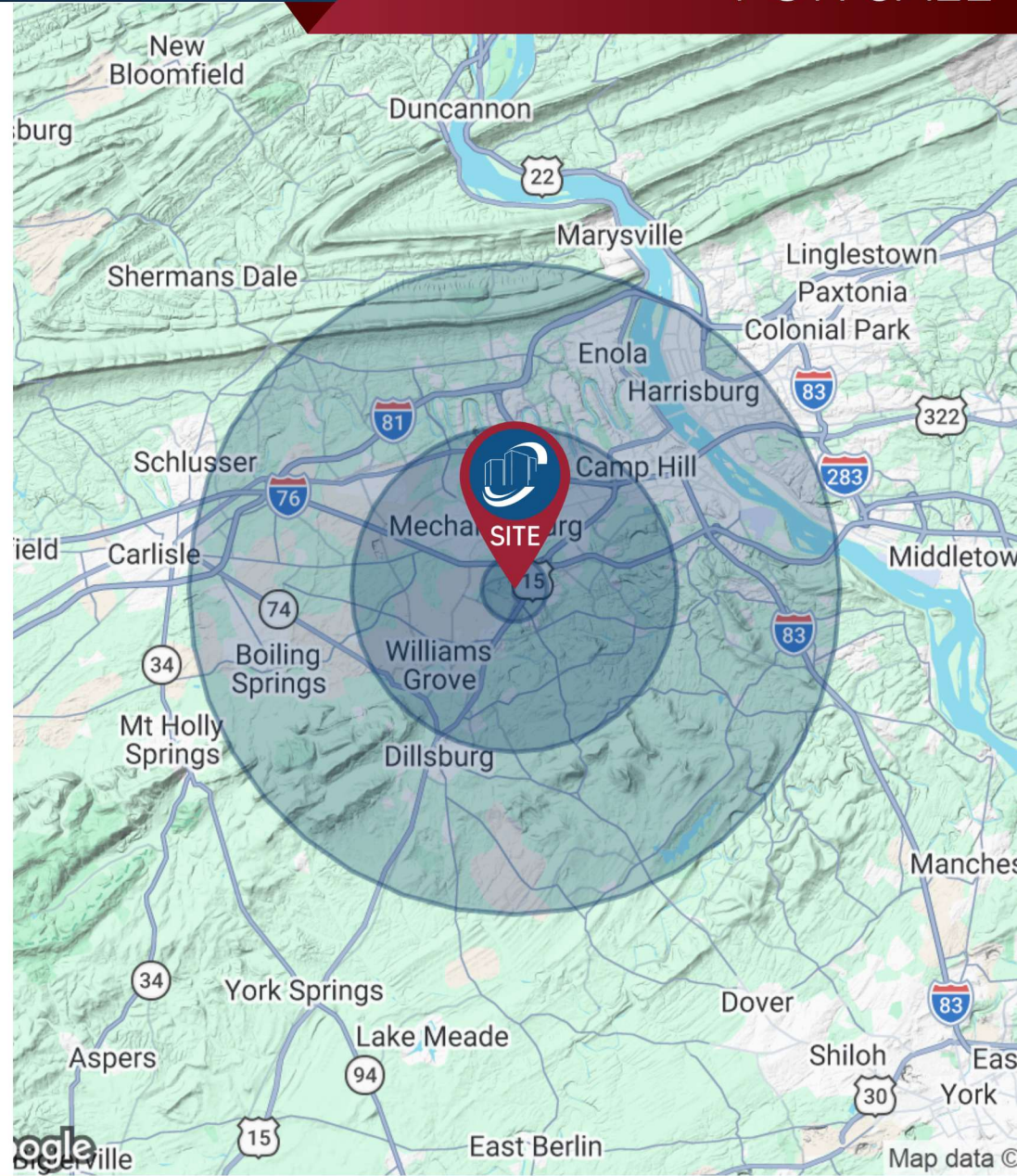
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DEMOGRAPHICS

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



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