



950 WOODLAND ST
MECHANICSBURG, PA 17055

UPMC MEDICAL OUTPATIENT FACILITY






OFFERING SUMMARY

Address	950 Woodland St Mechanicsburg, PA 17055
Sale Price	Subject to Offer
NOI	\$105,000 (2025)
Lease Type	NNN
Tenant	UPMC
Building Size	6,800 SF
Building Type	Medical Office
Tenancy	Single
Year Built/Renovated	1980 / 2019
Lot Size	1.25 Acres
Parking Ratio	6.18/1,000 SF
Municipality	Lower Allen Twp
County	Cumberland
Submarket	Harrisburg West
Zoning	General Commercial (C-2)
APN	13-24-0795-170
Taxes	\$20,123.66 (2025)

PROPERTY HIGHLIGHTS

- Single tenant medical office investment asset available for sale in Mechanicsburg, PA
- Leased by UPMC and is the submarket's only UPMC Plastic and Reconstructive Surgery location
- Property offers an efficient floorplan with ample parking and sits on a 1.25 acre site
- Located in densely populated, mature business park setting with access to over 50,000 households in 5-mile radius
- Easy access to: 
- Corporate neighbors include Select Medical Corporate Campus, UPMC Family Care, Penn State Health, PA American Water, Bethany Village, & OSS Health



950 WOODLAND STREET MECHANICSBURG, PA

UPMC NNN LEASED INVESTMENT
FOR SALE

PROPERTY DESCRIPTION

950 Woodland Street presents a rare opportunity to acquire a single-tenant medical office asset in the highly desirable Mechanicsburg, Pennsylvania submarket. The property is fully leased to UPMC through October 2027 and serves as the only UPMC Plastic and Reconstructive Surgery location in the area, offering long-term income stability backed by one of the region's leading healthcare systems. Notably, the current rent is below market, providing upside potential for future income growth.

Positioned on a 1.25-acre site, the building features an efficient medical office layout with ample surface parking, ideally suited to support both patients and staff. Located within a mature and densely developed business park, the property enjoys immediate access to over 50,000 households within a five-mile radius, contributing to a strong patient base and regional demand.

The site benefits from excellent regional connectivity, situated just off US-15 with quick and convenient access to I-76 (PA Turnpike), PA-581, I-83, US-11, and I-81. The surrounding area is home to a strong mix of medical and corporate users including Select Medical's Corporate Campus, UPMC Family Care, Penn State Health, PA American Water, Bethany Village, and OSS Health.

This offering represents a stable, income-generating medical investment opportunity in one of Central Pennsylvania's most established and strategically located healthcare corridors, with the added benefit of future value enhancement through rent adjustments at lease rollover.



LEASE DETAILS

Tenant	UPMC
Leased SF	6,800 SF
NOI	\$105,000.00 (2025)
Lease Type	NNN
Lease Commencement	October 2019
Lease Expiration	October 2027
Rent Increases	2.5% annually
Date Next Increase	October 15, 2025
Remaining Options	1 option remaining (3-year)

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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

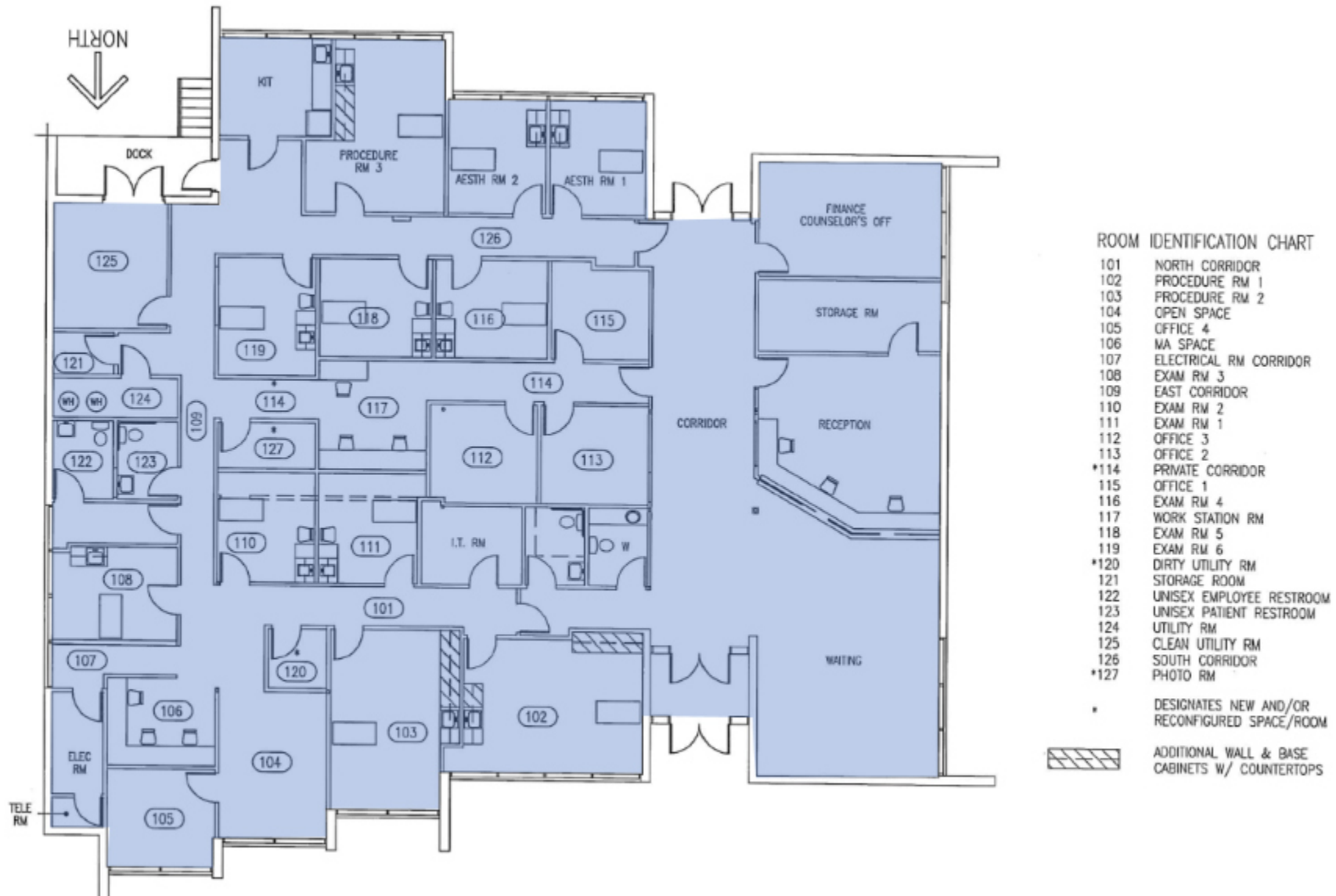


LANDMARKCR.COM

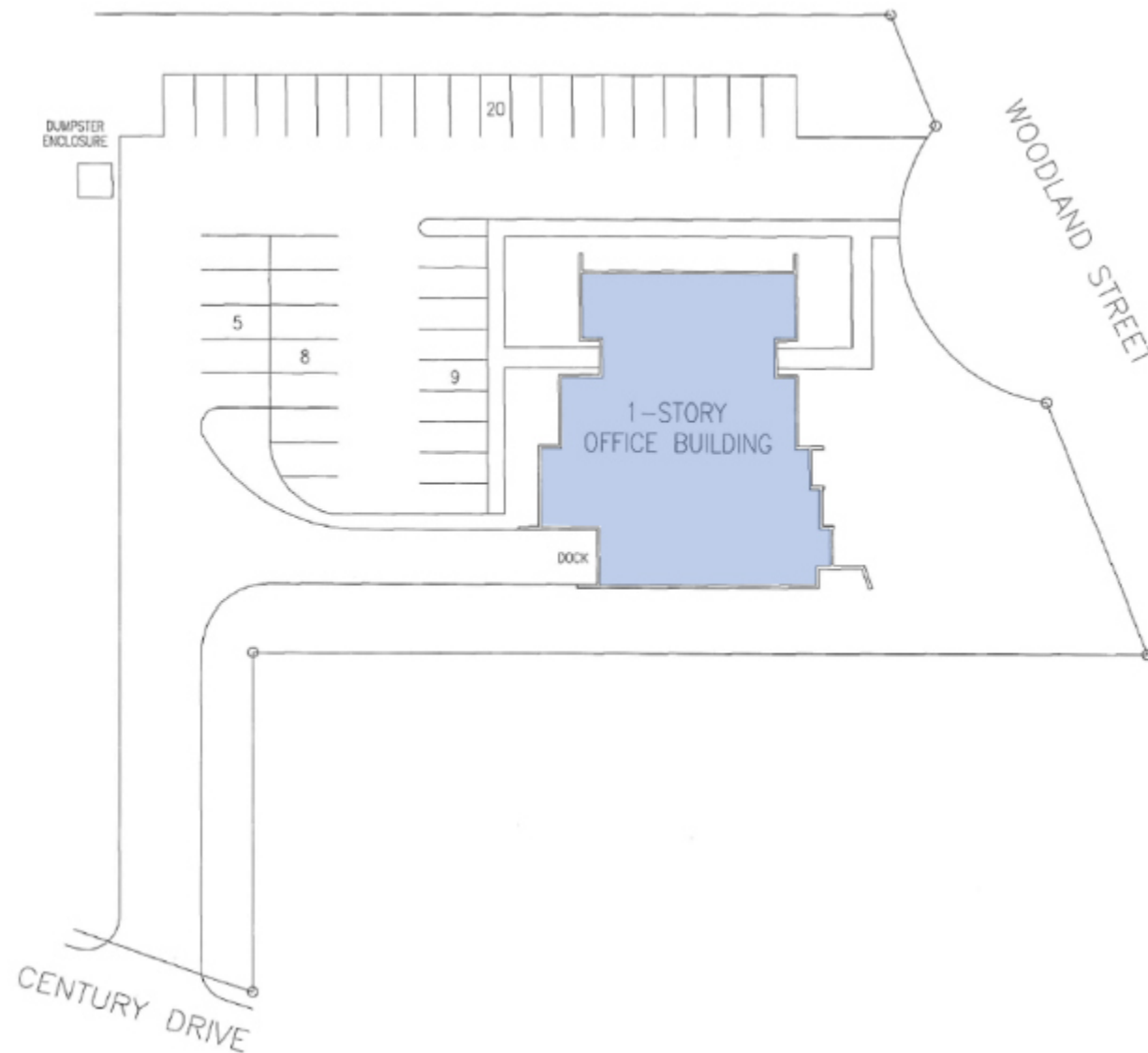
PHOTOS



FLOORPLAN



SITE PLAN

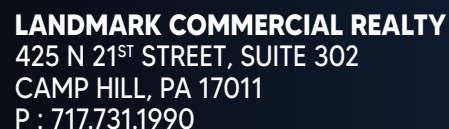


PARCEL MAP



CORPORATE CAMPUS

TRADE AERIAL



MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
 JLILLY@LandmarkCR.com
 C: 717.571.4324



950 WOODLAND STREET MECHANICSBURG, PA

UPMC NNN LEASED INVESTMENT FOR SALE

TENANT OVERVIEW



TENANT HIGHLIGHTS

- \$27.7 billion health care provider and insurer
- Largest Nongovernmental employer in Pennsylvania
- 100,000 employees, 40 hospitals, 800 doctors' offices and outpatient sites
- More than 4 million member Insurance Services Division, the largest medical insurer in Western Pennsylvania
- Contributed \$1.5 billion in benefits to its communities, including more care to the region's most vulnerable citizens
- UPMC's international footprint is among the largest of any US-based academic medical center, which includes a presence in China, Italy, Ireland, & Kazakhstan

TENANT DATA

COMPANY	University of Pittsburgh Schools of the Health Sciences (UPMC)
FOUNDED	1893
LOCATIONS	840 +/-
TOTAL REVENUE	\$27.7 Billion
EMPLOYEES	100,000
HEADQUARTERS	Pittsburgh, PA
CREDIT RATING	A2 (Moody's)
WEBSITE	www.UPMC.com

UPMC is a \$27.7 billion health care provider and insurer, Pittsburgh-based UPMC is inventing new models of patient-centered, cost-effective, accountable care. The largest nongovernmental employer in Pennsylvania, UPMC integrates more than 100,000 employees, 40 hospitals, 800 doctors' offices and outpatient sites, and a more than 4 million-member Insurance Services Division, the largest medical insurer in western Pennsylvania. In the most recent fiscal year, UPMC contributed \$1.5 billion in benefits to its communities, including more care to the region's most vulnerable citizens than any other health care institution, and paid more than \$900 million in federal, state and local taxes. Working in close collaboration with the University of Pittsburgh Schools of the Health Sciences, UPMC shares its clinical, managerial and technological skills worldwide through its innovation and commercialization arm, UPMC Enterprises, and through UPMC International. U.S. News consistently ranks UPMC Presbyterian Shadyside among the nation's best hospitals in many specialties and ranks UPMC Children's Hospital of Pittsburgh on its Honor Roll of Best Children's Hospitals. For more information, go to www.UPMC.com.



950 WOODLAND STREET MECHANICSBURG, PA

UPMC NNN LEASED INVESTMENT
FOR SALE

ABOUT THE AREA

CUMBERLAND COUNTY: Carlisle is the seat of Cumberland County, PA. The historic town of Carlisle is noted for its restored architecture and tree-lined streets—once walked on by George Washington, Molly Pitcher, and other icons of early America. If history is your passion, this town offers landmarks such as the U.S. Army Heritage & Education Center, the Cumberland County Historical Society, and several self-guided walking tours that delve deeper into the town's rich history. For these reasons and more, Carlisle was voted #4 in USA Today's 10 Best Historic Small Towns.

The town is also close to the Appalachian Trail, which provides opportunities to escape into the great outdoors through hiking and also offers nearby biking trails throughout the town. Be sure to take part in tasting the unique flavors in the Carlisle area with their dine around the world experience and attending one of Carlisle's numerous car shows, such as Corvettes at Carlisle.

Home to Dickinson College, Carlisle also made the 2021 list of Safest College Towns in America by SafeWise.com, an online safety resource. Carlisle was ranked at #20 and was one of only two Pennsylvania college towns to make the list of 50 locations throughout the country.

Carlisle was one of 10 communities across the country to receive a 2021 All-America City Award from the National Civic League. The award recognized communities that overcame the overwhelming challenges of the past year to unite during difficult times and build equity and resilience.



POPULATION
262,919



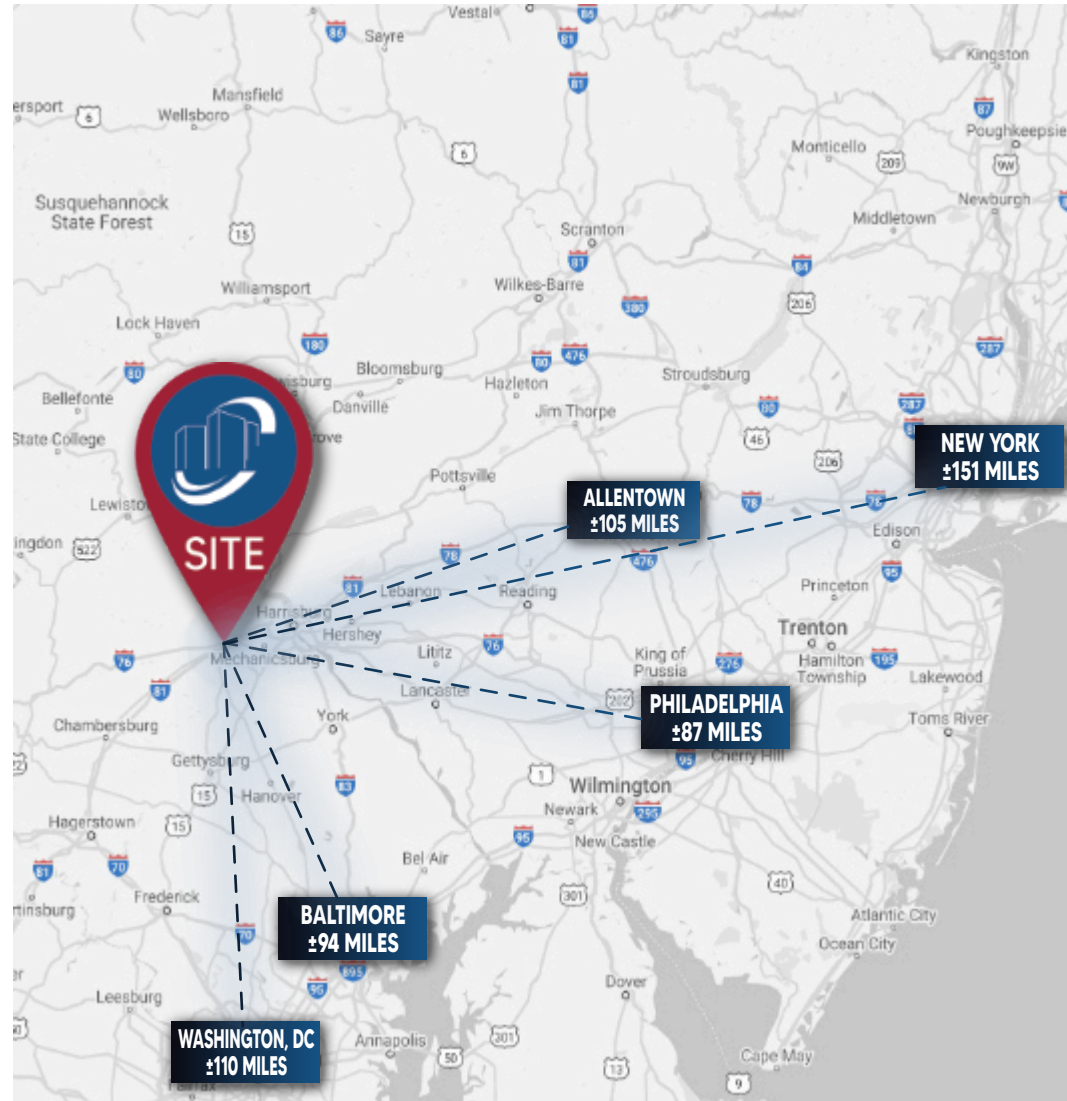
AVG FAMILY INCOME
\$77,001



TRAVEL TO WORK
21.5 MIN



EMPLOYEES
119,993



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM

10



950 WOODLAND STREET MECHANICSBURG, PA

UPMC NNN LEASED INVESTMENT
FOR SALE

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.

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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM