



RETAIL / COMMERCIAL PROPERTY AVAILABLE

1080 SUSQUEHANNA TRAIL | LIVERPOOL, PA

NEW PRICE



WWW.LANDMARKCR.COM
(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY

BUILDING ADDRESS	1080 Susquehanna Trail Liverpool, PA 17045
BUILDING SIZE	8,000 SF
BUILDING TYPE	Retail / Commercial
LOT SIZE	1.28 Acres
PARKING	30 Spaces
YEAR BUILT	2013
SALE PRICE	\$895,000
PRICE PER SF	\$111.88
LEASE RATE	\$9.95 PSF/yr
LEASE TYPE	NNN
SUBMARKET	Greater Harrisburg
COUNTY	Perry
MUNICIPALITY	Liverpool Borough
ZONING	Community Commercial (CC)
APN	120-011.01-001.002
PROPERTY TAXES	\$11,347.37 (2025)
BUSINESS CORRIDOR	US Route 11 & 15
FRONTAGE	285' on Susquehanna Trl

PROPERTY HIGHLIGHTS

- New Reduced Price! Highly visible retail / commercial property available for sale or lease in Liverpool, PA
- The former Family Dollar property features:
 - Turn-key free standing 8,000 SF building ideal for retail or commercial use
 - High visibility with 285' frontage along Susquehanna Trail **11/15** (17,000 VPD)
 - 1.25 acre site with ample parking, two entrances, and excellent signage
- Flexible Community Commercial allows for myriad of retail, service, and commercial uses by right
- Located along major East Coast corridor connecting New York/Canada border to the Gulf Coast



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PROPERTY DESCRIPTION

Landmark Commercial Realty is pleased to present 1080 Susquehanna Trail, Liverpool, PA 17045, a prime retail/commercial property, for sale or lease with a new reduced price and lease rate!

Positioned for maximum visibility and accessibility, 1080 Susquehanna Trail in Liverpool, PA presents an exceptional opportunity for retail or commercial users seeking a prominent presence along a major transportation corridor. This former Family Dollar site features a turnkey, freestanding 8,000-square-foot building situated on a 1.25-acre parcel. With approximately 285 feet of direct frontage along US-11/15—also known as Susquehanna Trail—this location benefits from strong exposure to over 17,000 vehicles per day. The property is designed for convenience and functionality, offering ample on-site parking, dual access points for easy ingress and egress, and excellent signage potential.

Zoned Community Commercial, the site allows for a wide variety of retail, service, and commercial uses by right, providing flexibility for tenants or buyers across multiple industries. Its location along the East Coast corridor—stretching from the New York/Canada border to the Gulf Coast—makes it an ideal hub for businesses seeking regional reach or highway visibility. Whether you're a national retailer, local entrepreneur, or investor, this highly adaptable property is ready to accommodate your vision.



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PHOTOS



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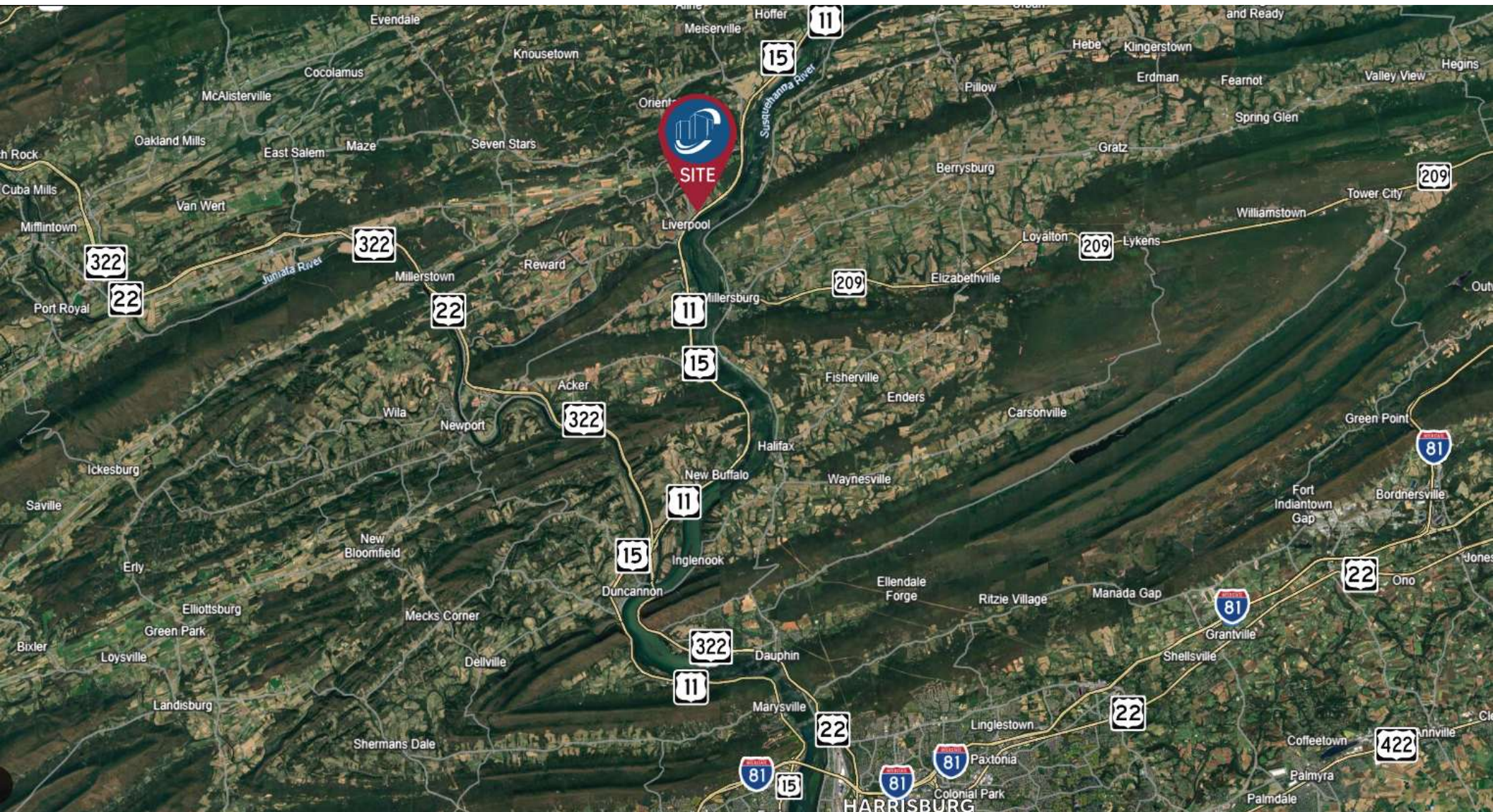
PARCEL MAP





SUSQUEHANNA RIVER

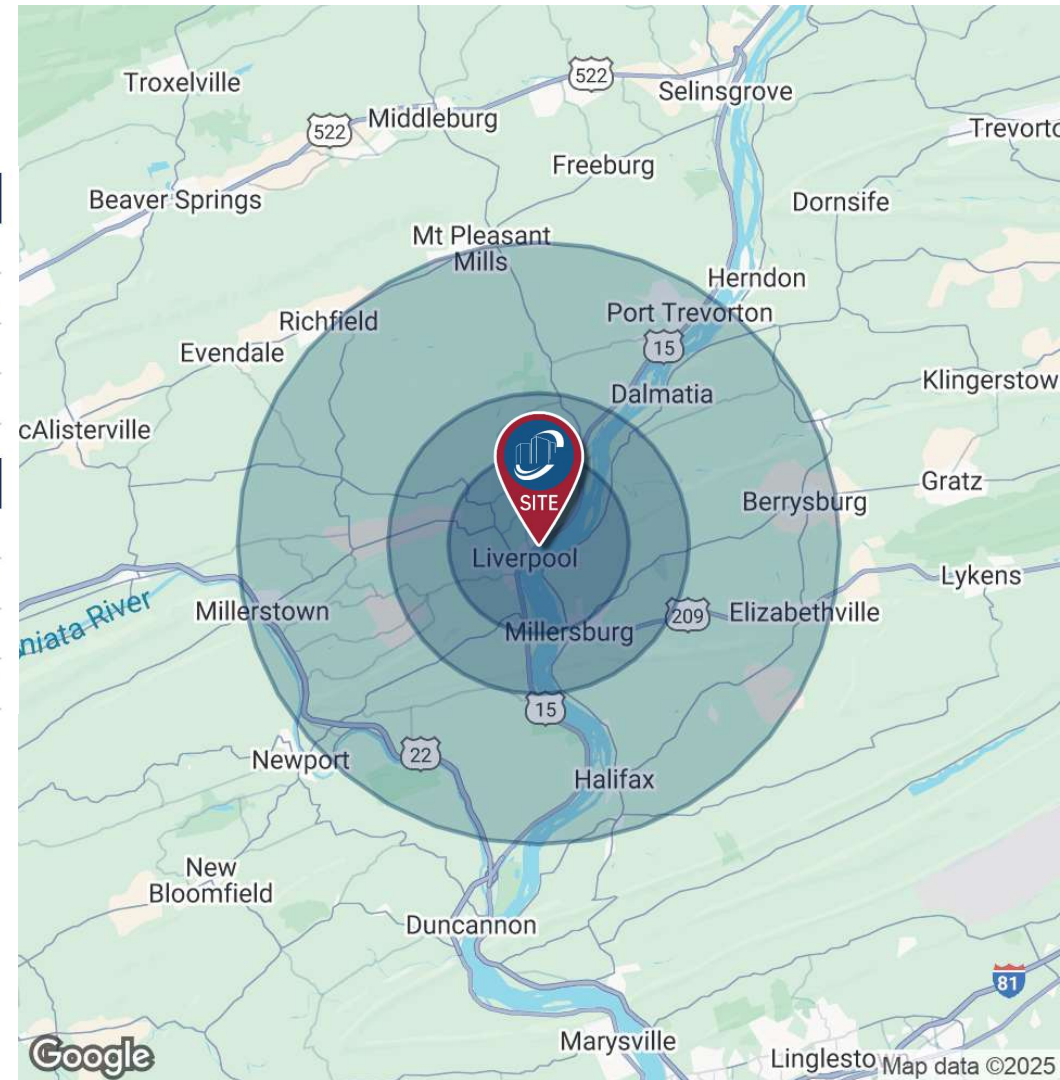
LOCATION MAP



DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,031	10,220	29,906
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,761	4,315	11,944
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$88,495	\$85,863	\$90,808
Average House Value	\$222,717	\$233,818	\$253,900



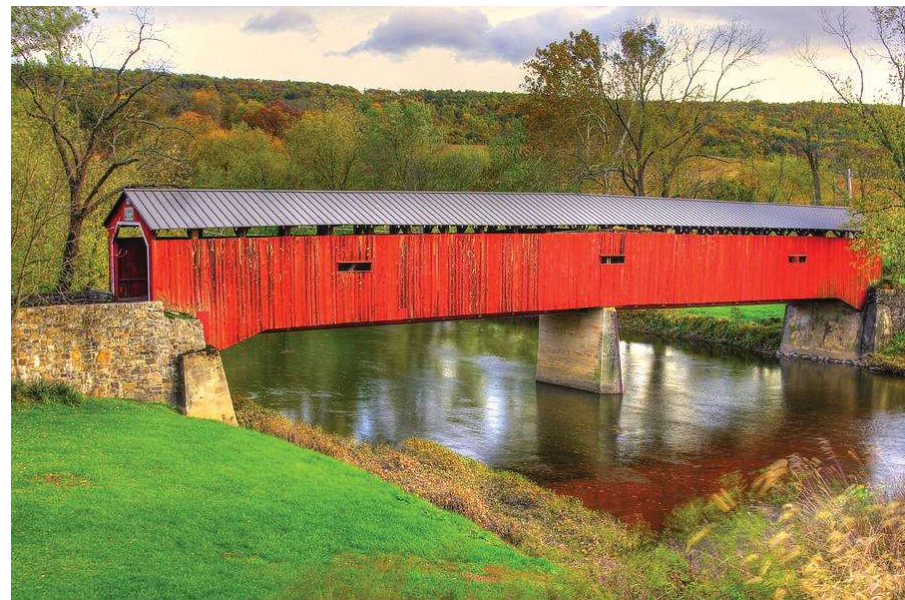
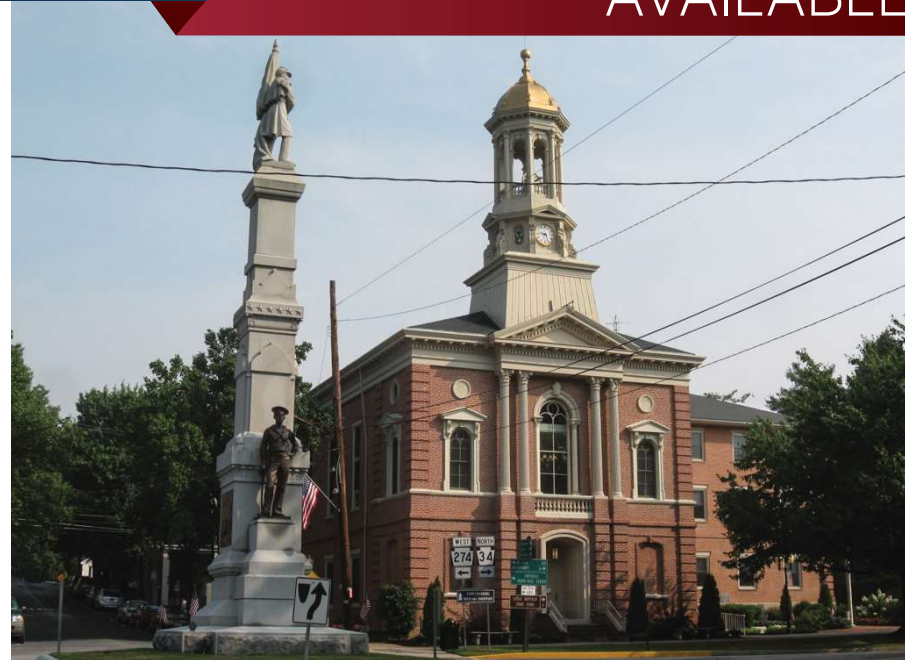
ABOUT THE AREA

PERRY COUNTY: originally part of Cumberland County, became the 51st county in Pennsylvania on March 22, 1820 and is named for Commodore Oliver Hazard Perry, the American hero of the naval engagement with the British on Lake Erie in the War of 1812. Part of the Appalachian Mountain Region, Perry County is bordered on the north, west and south by the Tuscarora, Conococheague and Blue Mountains. On the east Perry County is bordered by 28 miles of the Susquehanna River.

The county's forests and woodlands are recognized as exceptional hunting areas, especially for whitetail deer, turkey and squirrel. The streams, rivers and Lake Holman at Little Buffalo State Park provide excellent fishing sites for trout, bass and muskie.

Hunters, fisherman and other visitors can stop at the mountain overlooks-scenic wonders of Perry County-or explore the many historical sites in the county. Fourteen covered bridges and seventeen old mills are scattered throughout the county, which is also dotted with antique and gift shops. Get away from the hustle and bustle. Come see the mountains in the spring when they come alive. Or the summer, when the fish are jumping. The foliage in the fall is simply outstanding and you haven't seen anything until you've seen Perry County blanketed by snow in the winter.

No matter what your taste, no matter what the season, there's something for everybody here in Perry County Pennsylvania!



Perry County
PENNSYLVANIA



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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 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.