



INVESTMENT OPPORTUNITY: LAND FOR SALE

1706 GOOD HOPE ROAD, ENOLA, PA 17025



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(717) 731.1990





INVESTMENT OPPORTUNITY LAND FOR SALE

**1706 GOOD HOPE ROAD
ENOLA, PA 17025**



**CONCEPTUAL
PLANS
AVAILABLE
UPON
REQUEST**

OFFERING SUMMARY

Lot Size	6.78 Ac
Sale Price	\$2,000,000
Zoning	Office Park
Municipality	Hampden Township
County	Cumberland County

EXECUTIVE SUMMARY

Excellent land investment with visibility along Interstate-81. 6.78 AC of land, ideal for senior living and offices. Site is surrounded by top-tier medical practices in the UPMC and Penn State Health systems and within one mile is the Penn State Health Hampden Center Hospital, which opened in October 2021 and the UPMC West Shore Hospital and Hillman Cancer Center on Technology Parkway

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
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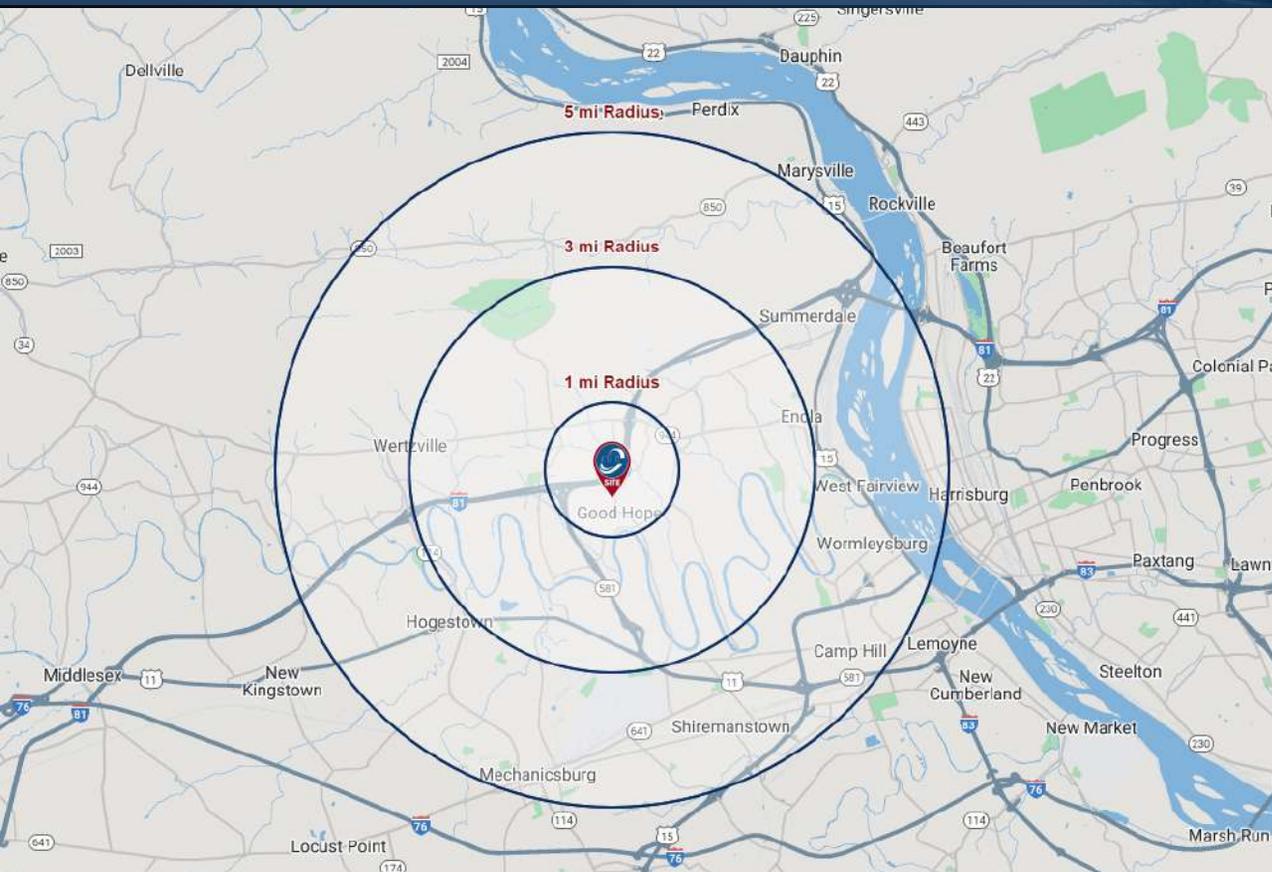


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HIGHLIGHTS

- Versatile land development opportunity in highly visible area of Hampden Township.
- Concept plans are available, upon request, for 55+ Multi-Family development.
- Strong visibility to I 81 and easy on/off access; 5-minutes from downtown Harrisburg/Carlisle Pike.
- Zoned Office Park; ideal for 55+ Multi-Family, Professional Offices, Variety of Medical uses, Municipal buildings, etc.
- Nearby Medical Facilities include:

Demographics

2023 ESTIMATES

	ONE MILE	THREE MILE	FIVE MILE
POPULATION	5,135	42,154	111,617
HOUSEHOLDS	1,955	16,828	46,704
AVG HOUSEHOLD INCOME	\$147,796	\$150,185	\$124,790
BUSINESSES	163	1,092	4,624
EMPLOYEES	1,719	12,298	56,906

UPMC
LIFE CHANGING MEDICINE

**WEST SHORE
HOSPITAL**

**PRIMARY CARE
GOOD HOPE**

**HILLMAN
CANCER CENTER**



PennState Health

**HAMPDEN
MEDICAL CENTER**



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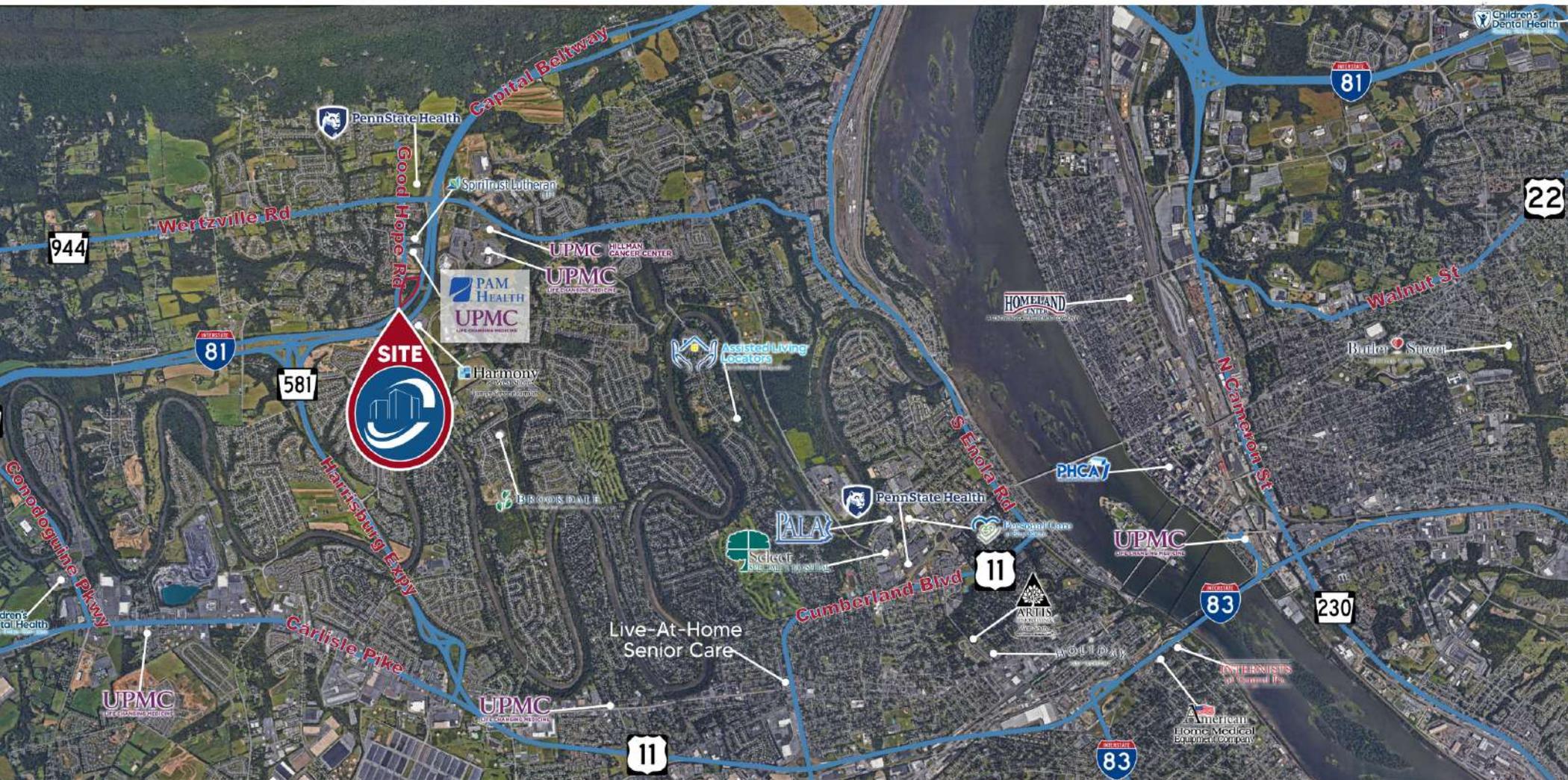
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REGIONAL AERIAL



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AREA OVERVIEW

CUMBERLAND COUNTY: Cumberland County is located in the HarrisburgCarlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County- Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy. As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks. The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.



CUMBERLAND County DEMOGRAPHICS



POPULATION

269,991



HOUSEHOLDS

107,855



AVG HH INCOME

\$116,859



MEDIAN AGE

39.8



BUSINESSES

9,028



EMPLOYEES

107,636

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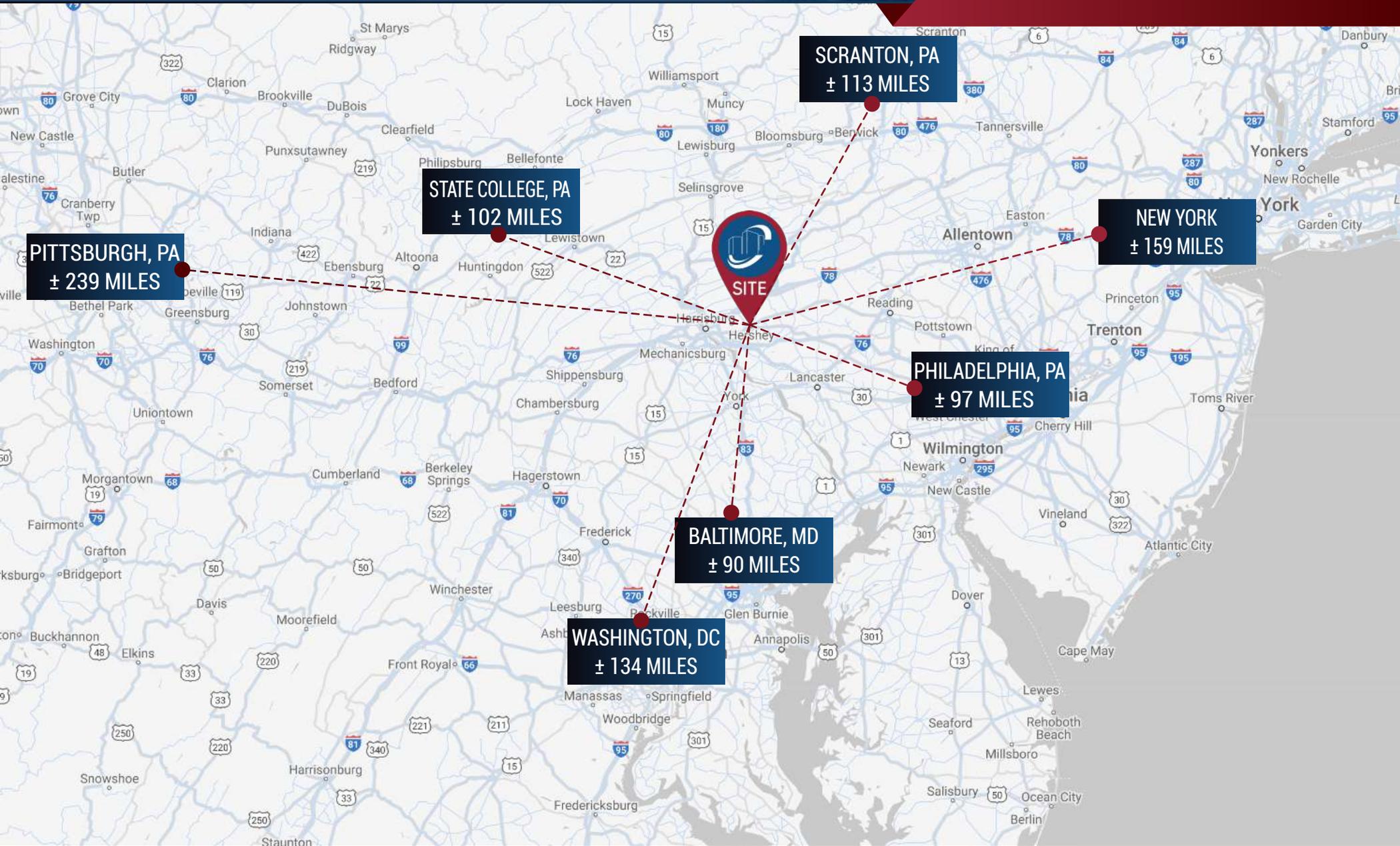


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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