



Kim Acres Drive & Aspen Drive Mechanicsburg, PA 17055 Cumberland County, Upper Allen Township

Over one acre of land in a rapid growth area with a lot of new development. Great for office and professional uses situated just off the PA Route 114/US Rt. 15 interchange. Area is populated with affluent, upper middle class neighborhoods and is continuing to expand. Perfect location for an all-night diner or small restaurant with Messiah College and Messiah Village being so close to this location. Easy on and off Rt. 15.

Total Acres Available	1.030 AC
Topography	Level
Date Available	Immediately
Price	\$294,500

Zoning

(C-2) Highway Commercial which permits business and office equipment sales and service, business service, commercial recreational or entertainment facility, convenience store (with or without gas), house of worship, landscaping and garden service, microbrewery, office building, personal service, professional office, retail business, restaurant, school, studio (music or dance), vehicle body shop and repair garage, specialty businesses (e.g. donut shop, bakery, restaurant with drive-thru) and much more.

Demographics

Radii	Population	Households	Household Income
1	3,587	1,533	\$77,375
3	33,649	13,337	\$74,471
5	73,732	30,458	\$74,817

Traffic Count:

Land Information

Acres	1.030 AC
Total Acres Available	1.030 AC
Land SF	44,867
Fencing	None
Frontage	Approximately 125' along Kim Acres Drive
Dimensions	Irregular
Parking	To be determined
Topography	Level
Tax Parcel Number	42-29-2454-365

Utilities

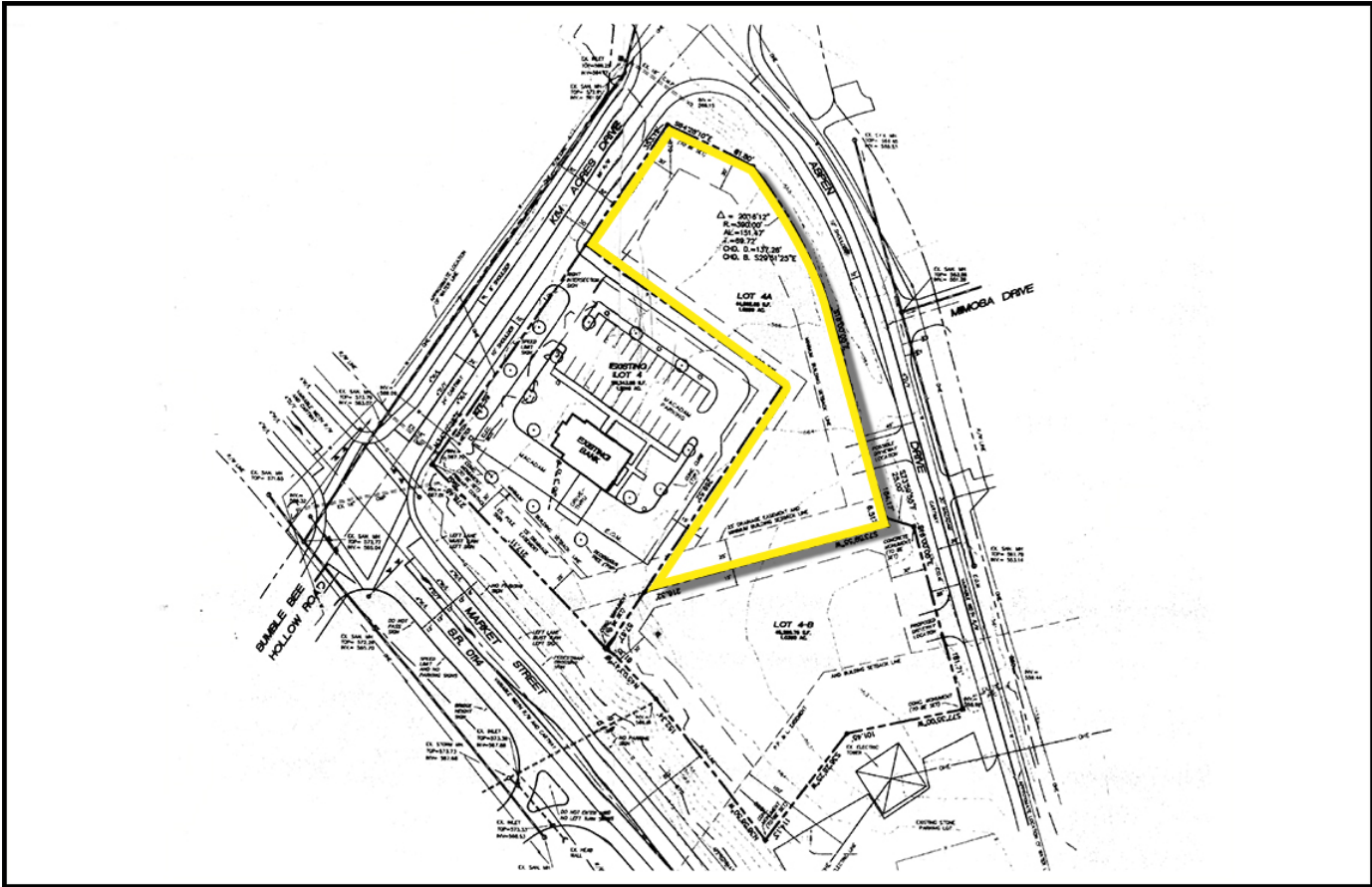
Water	Public
Sewer	Public

Sales Information

For Sale	Yes
For Lease	No
Price	\$294,500
Real Estate Tax	Approximately \$2,400 annually (2020)
Transfer Tax	Divided equally between Buyer and Seller
Financing	Cash or conventional
Date Available	Immediately
Additional Information	Access to lot shall be off Aspen Drive. Sidewalks and drain pipes are already installed, per requirements from Upper Allen Township (cost of \$100k).







Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

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