



Carlisle Pike (Rt. 11)
Waterford Square
Mechanicsburg, PA 17050
Cumberland County, Silver Spring Township

Located on Mechanicsburg's rapidly expanding Carlisle Pike, Waterford Square is perfectly positioned to cater to the strong business growth in the area. Over 16 acres remain in the park, with over 8 acres having frontage along Carlisle Pike. Waterford Square offers excellent access to major transportation routes - 5 minutes from I-81 and the PA Turnpike (I-76) and 10 minutes to Routes 11/15. All lots in the park are serviced with underground power, water, gas, sewage and telecommunications.

Price: Starting at \$136,710/AC (see plan for pricing)

Total Acres Available 8.780 AC

Topography Mostly level with some gentle sloping

Price \$136,710

Zoning

C-2 Community Commercial Zone; permits offices, banks, restaurants, retail sales, health and fitness clubs, indoor theaters, automobile filling stations, churches, etc.

Demographics

Radii Population Households Household Income 793 1 mile 1,857 \$104,294 \$107,954 3 mile 16,341 6,848 5 mile 48,667 \$107,554 20,097 Traffic Count: 17,265

Land Information

Acres 8.780 AC

Total Acres Available 8.780 AC

Fencing None

Topography Mostly level with some gentle sloping

Tax Parcel Number 38-07-0461-276-88

Min Contiguous AC 0.880 AC

Max Contiguous AC 6.730 AC

Utilities

Water Public
Sewer Public
Gas Yes

Sales Information

For Sale Yes
For Lease No

Price \$136,710

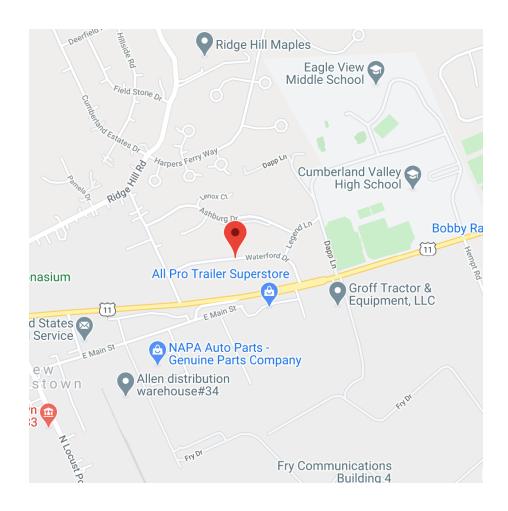
Price Notes See site plan for individual lot pricing.

Real Estate Tax

To be determined after land development plan approval

Transfer Tax Divided equally between buyer and seller

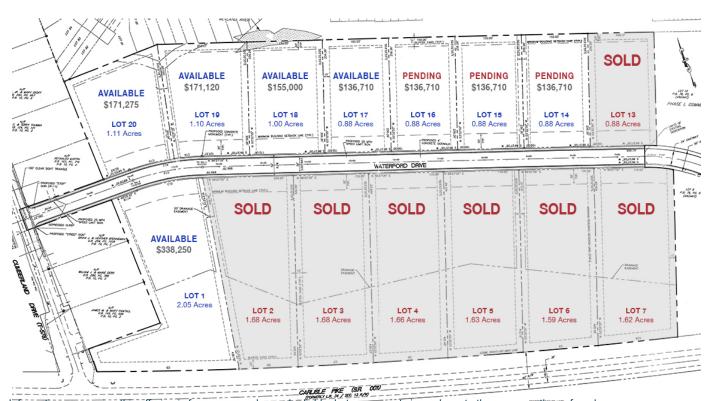
Financing Cash or conventional



Google

RMan data @202





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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