



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
1 mile	1,857	793	\$104,294
3 mile	16,341	6,848	\$107,954
5 mile	48,667	20,097	\$107,554
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



