



For Lease

Land

\$4,000.00 per month

W. Lisburn Road

W. Lisburn Road
Mechanicsburg, Pennsylvania 17055

Property Highlights

- Strong residential demographics
- Corner property
- Close proximity to Messiah University
- Convenient access to Rt. 15

Property Description

Large level lot on the corner of W. Lisburn and Mill Roads in Upper Allen Township. This 2.27 acre property is in close proximity to Messiah University and has easy access to Rt. 15. Zoning permits; convenience store, churches, offices, hotel/motel, mini-storage, and many other uses.

OFFERING SUMMARY

Available SF	2.27 Acres
Lease Rate	\$4,000.00 per month (NNN)
Lot Size	2.27 Acres



For more information

Daniel J. Alderman

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dalderman@naicir.com



Information concerning this offering comes 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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PA License #RB024320A

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phone 717/761-5070 fax 717/975-9835

Central PA Vacant Commercial Land Lease

W. Lisburn Road, Mechanicsburg, PA 17055

Cumberland County
Upper Allen Township

Large level lot on the corner of W. Lisburn and Mill Roads in Upper Allen Township. This 2.27 acre property is in close proximity to Messiah University and has easy access to Rt. 15. Zoning permits; convenience store, churches, offices, hotel/motel, mini-storage, and many other uses.



Contact Information

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Availability Information

Acres Available	2.270 AC
Min Contiguous AC	2.270 AC
Max Contiguous AC	2.270 AC

Land Information

Tax Parcel #	42-30-2110-050
Acres	2.270 AC
Sq. Ft.	98,881.2 SF
Frontage	See attached tax map
Dimensions	See attached tax map
Topography	Level

Utilities & Zoning Information

Water	Public
Sewer	Public
Zoning	C-2 Highway Commercial; permits convenience store, motel/hotel, offices, personal services, retail, storage (mini facility), mixed uses, etc.

Retail Information

Demographics

Radius	Population	Households	Household Income
1	7,694	2,176	\$119,200
3	23,596	8,715	\$112,393
5	66,087	27,179	\$96,181

Traffic Count

Average Daily Traffic -
W. Lisburn Road - 3,680 (both directions)
Rt. 15 north - 21,596
Rt. 15 south - 20,902

Leasing Information

Monthly Payments	\$4,000.00
Annual Rent	\$48,000.00
Real Estate Taxes	\$4,757.17 - per county tax records
Lease Term	Ten or more years

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Tax Map



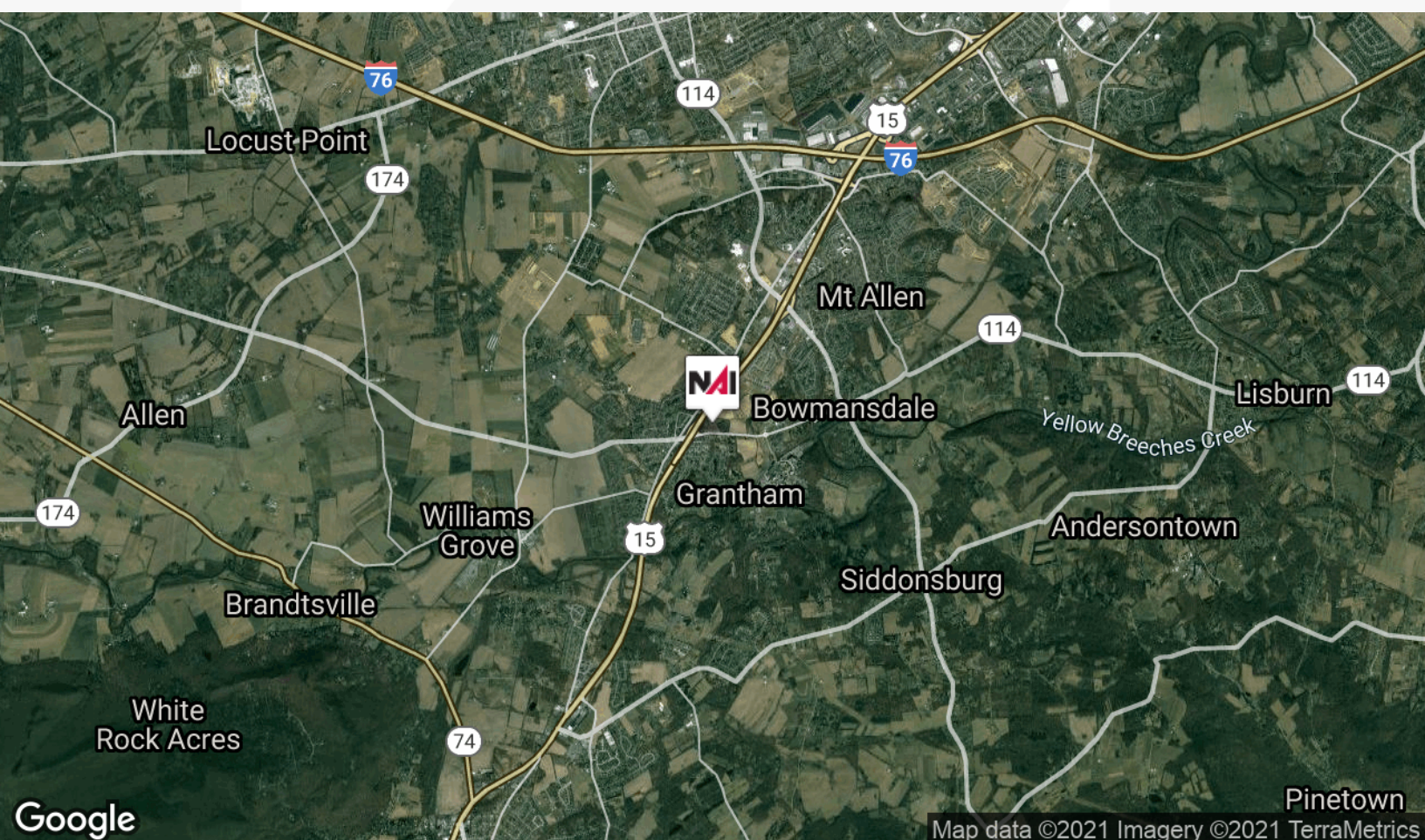
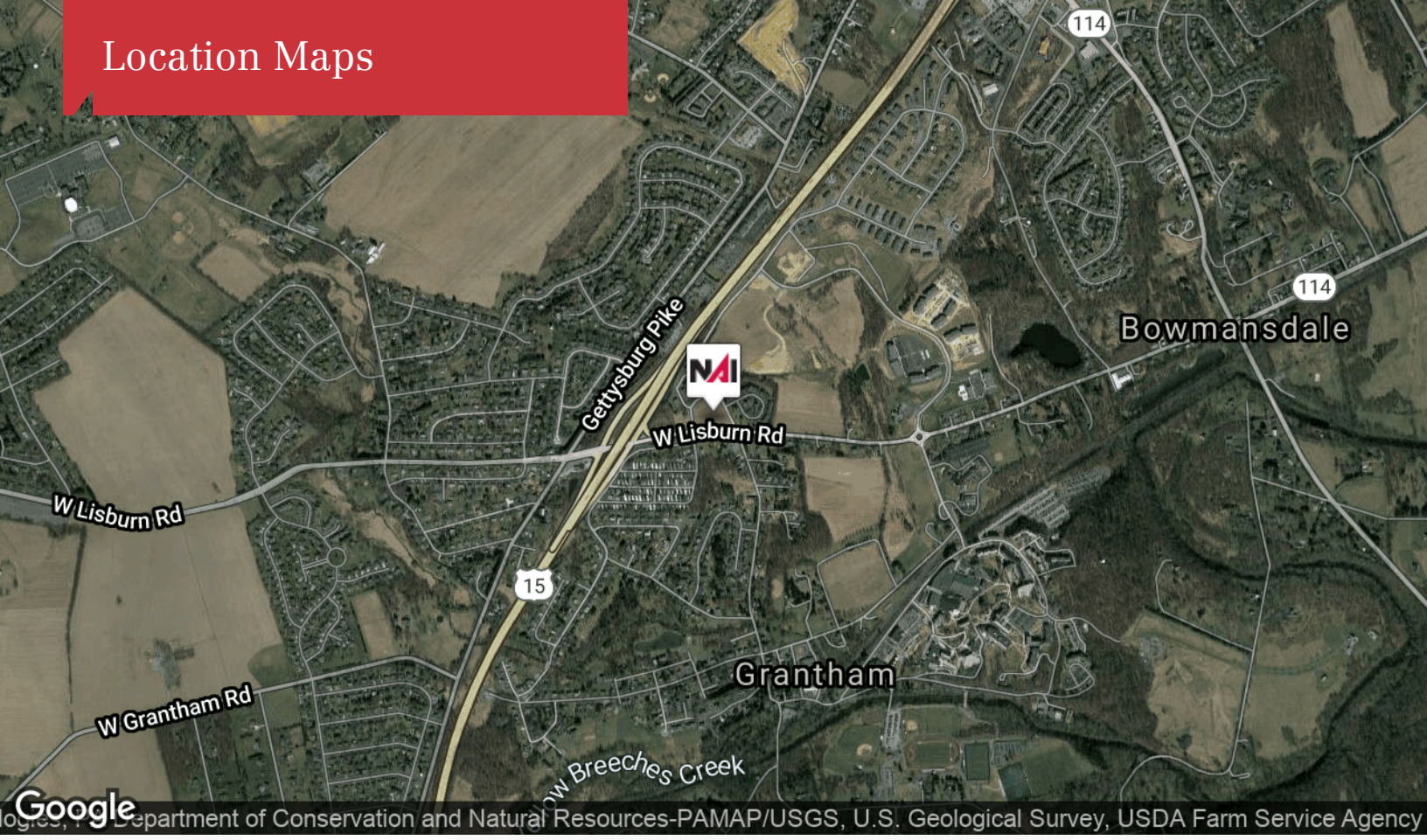
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Location Maps



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