

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$280,000
Lot Size:	4.73 Acres
Municipality:	Shippensburg
County:	Cumberland
Price / Acre:	\$59,197
Zoning:	C-1 Commercial
Traffic Count:	10,000
Taxes:	\$7,153.24

PROPERTY OVERVIEW

4.73 Acres of land zoned C-1 Service Commercial

PROPERTY HIGHLIGHTS

- Located directly on Route 174 Walnut Bottom Road
- Less than 1 mile from I-81
- Traffic counts of 10,000 +/- VPD
- Zoning allows for a wide variety of commercial uses
- Neighbors include Shippensburg Health Care Center, UPMC Pediatrics, Hecht Oral & Maxillofacial Surgery and Well Span Pulmonary & Sleep Medicine



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AERIAL

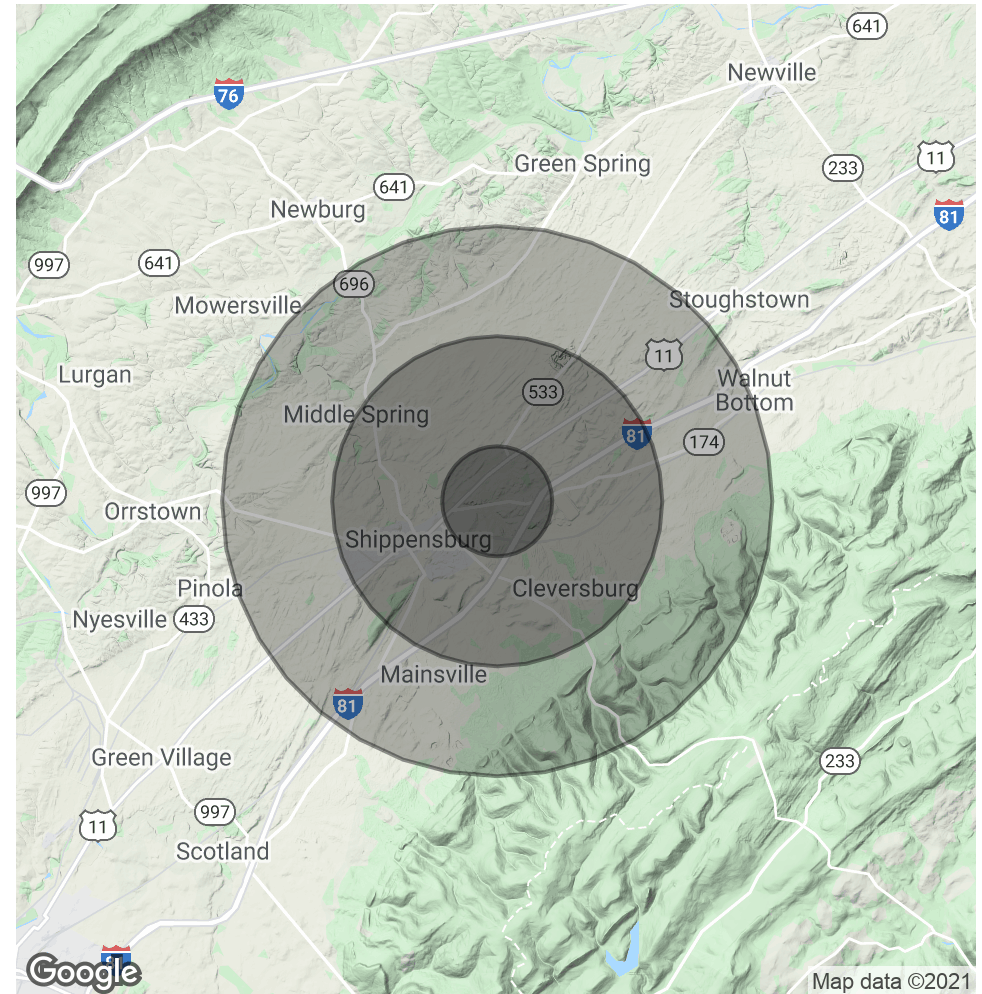


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,622	15,399	22,974
Average age	21.7	25.7	29.3
Average age (Male)	21.4	24.6	28.4
Average age (Female)	22.7	28.9	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	758	4,892	7,831
# of persons per HH	4.8	3.1	2.9
Average HH income	\$38,227	\$44,475	\$50,621
Average house value	\$127,398	\$151,140	\$164,524

* Demographic data derived from 2010 US Census



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