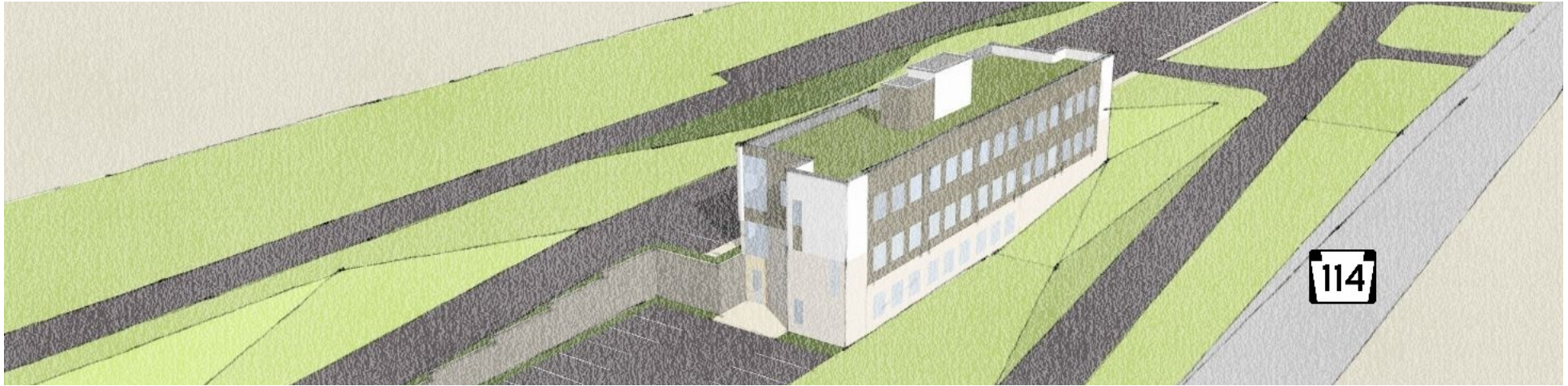


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$745,000
Available SF:	+/- 12,000 SF to +/- 15,000 SF
Acres:	2.81
County:	Cumberland
Township:	Upper Allen
Zoning:	C2 Highway Commercial
Signage:	Available to Rt. 114
Access:	Rt. 114

PROPERTY HIGHLIGHTS

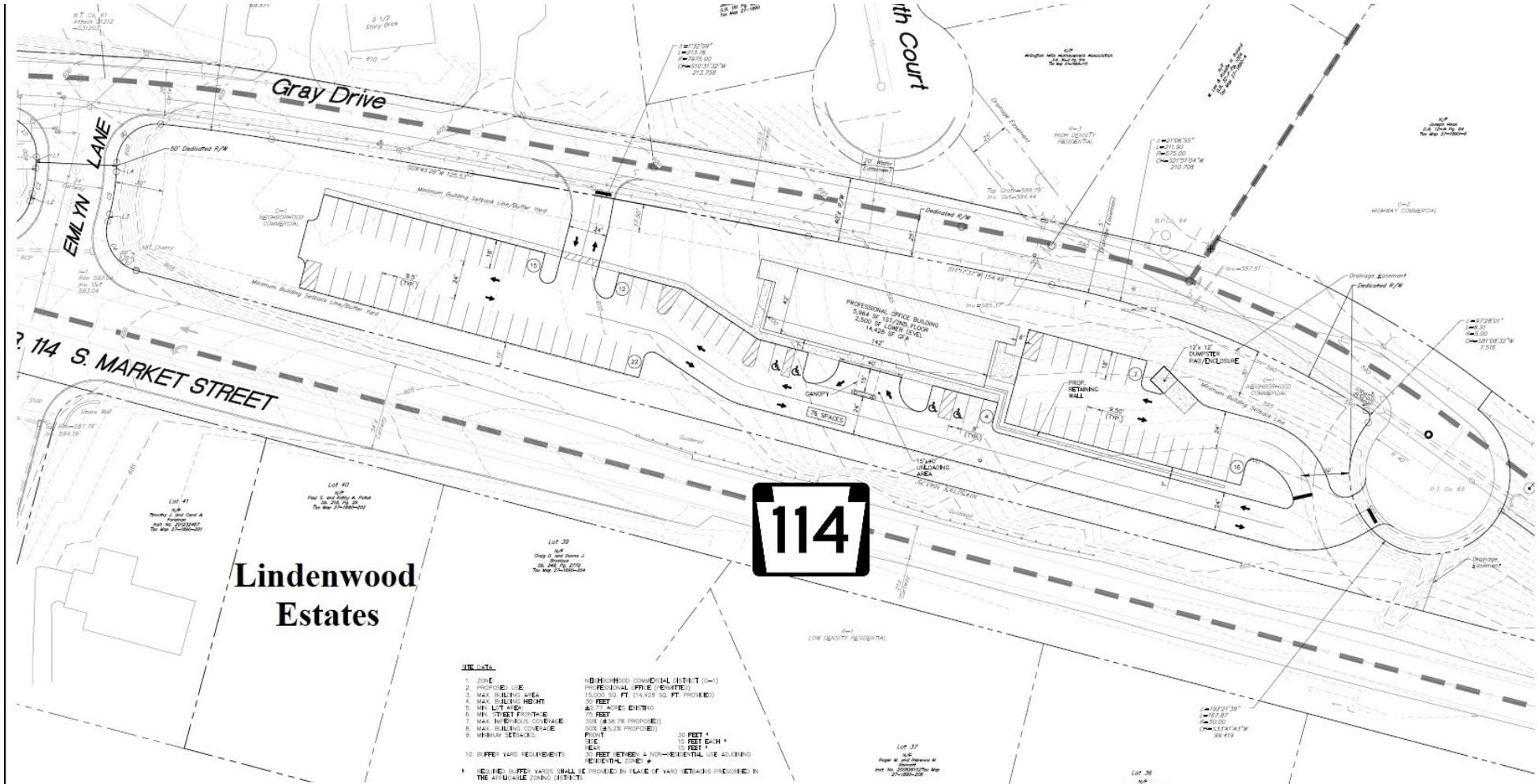
- Mixed-use land development site situated in Upper Allen Township, immediately adjacent to Mechanicsburg Middle School
- Located just north of the new Penn State Health Clinic along Rt. 114, with great access to Rt. 15 & PA Turnpike (I-76)
- Ideal location for an array of professional, administrative, or medical users in a rapidly developing Central PA submarket with favorable access to Mechanicsburg, Dillsburg, & the West Shore's "southern tier" commercial corridors.
- Rare opportunity to purchase Highway Commercial land in Upper Allen Township, a first class municipality
- Well located between Carlisle Hospital (UPMC), Penn State Holy Spirit & West Shore Hospital (UPMC)



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SITE PLAN



ZONE DATA

1. ZONE	C-1 NEIGHBORHOOD COMMERCIAL (DISTRICT C-1)
2. PROPOSED USE	PROFESSIONAL OFFICE (OFFICE)
3. MAX. BUILDING AREA	15,000 SQ. FT. (14,428 SQ. FT. PROVIDED)
4. MAX. BUILDING HEIGHT	30 FEET
5. MIN. LOT AREA	82,777 SQUARE FEET (EXISTING)
6. MIN. STREET FRONTAGE	70 FEET
7. MAX. IMPERVIOUS COVERAGE	70% (43.7% PROPOSED)
8. MAX. BUILDING COVERAGE	50% (45.2% PROPOSED)
9. MINIMUM SETBACKS	30 FEET + 15 FEET EACH + 15 FEET
10. BUFFER YARD REQUIREMENTS	30 FEET BETWEEN A NON-RESIDENTIAL USE ADJOINING RESIDENTIAL ZONE + 15 FEET

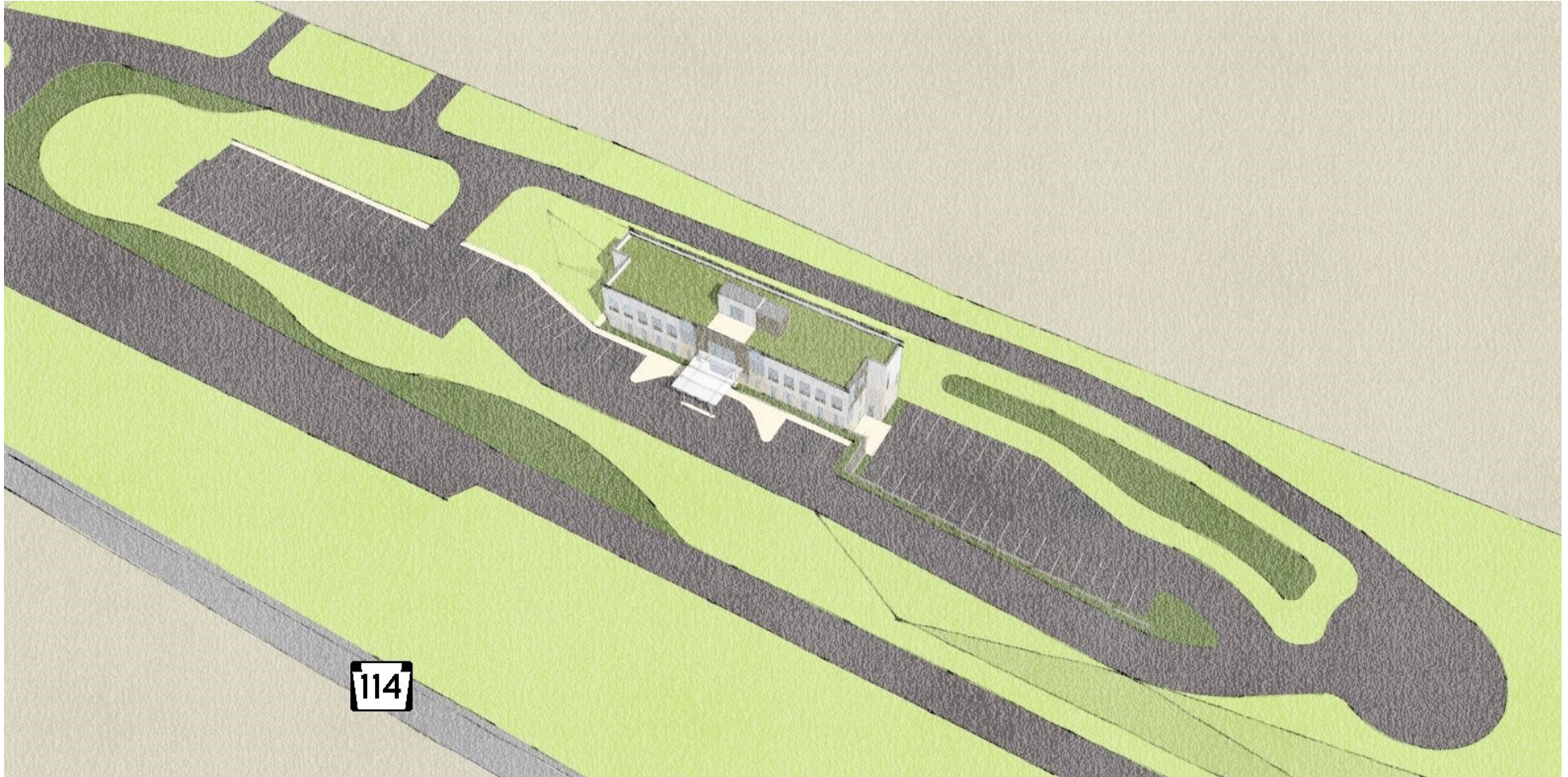
* REQUIRED BUFFER YARDS SHALL BE PROVIDED IN PLACE OF YARD SETBACKS PRESCRIBED IN THE APPLICABLE ZONING DISTRICT.



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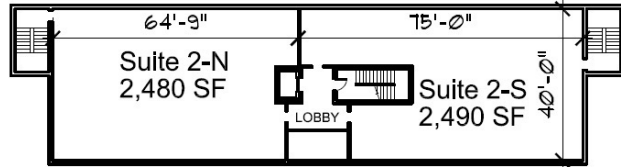
SITE CONCEPT



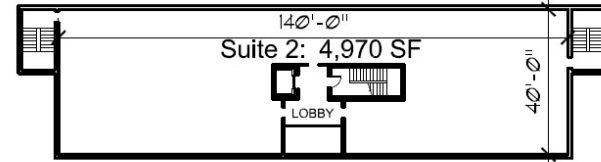
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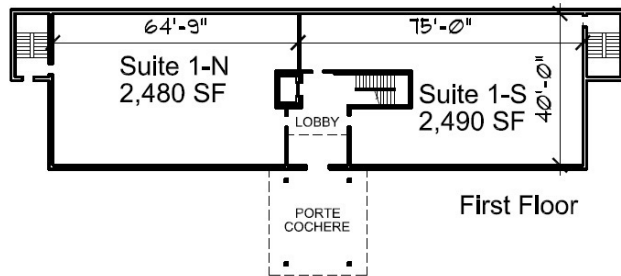
CONCEPT FLOOR PLANS



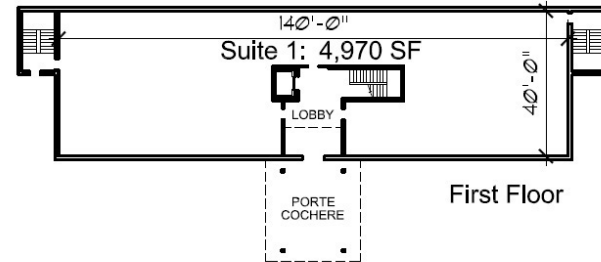
Second Floor



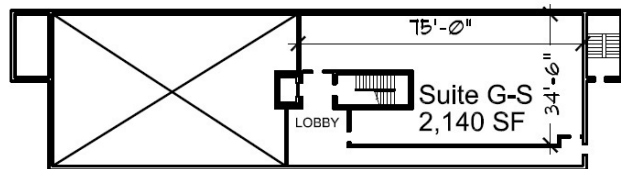
Second Floor



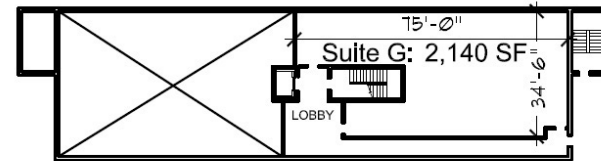
First Floor



First Floor



Ground Floor



Ground Floor



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AERIAL OVERLAY



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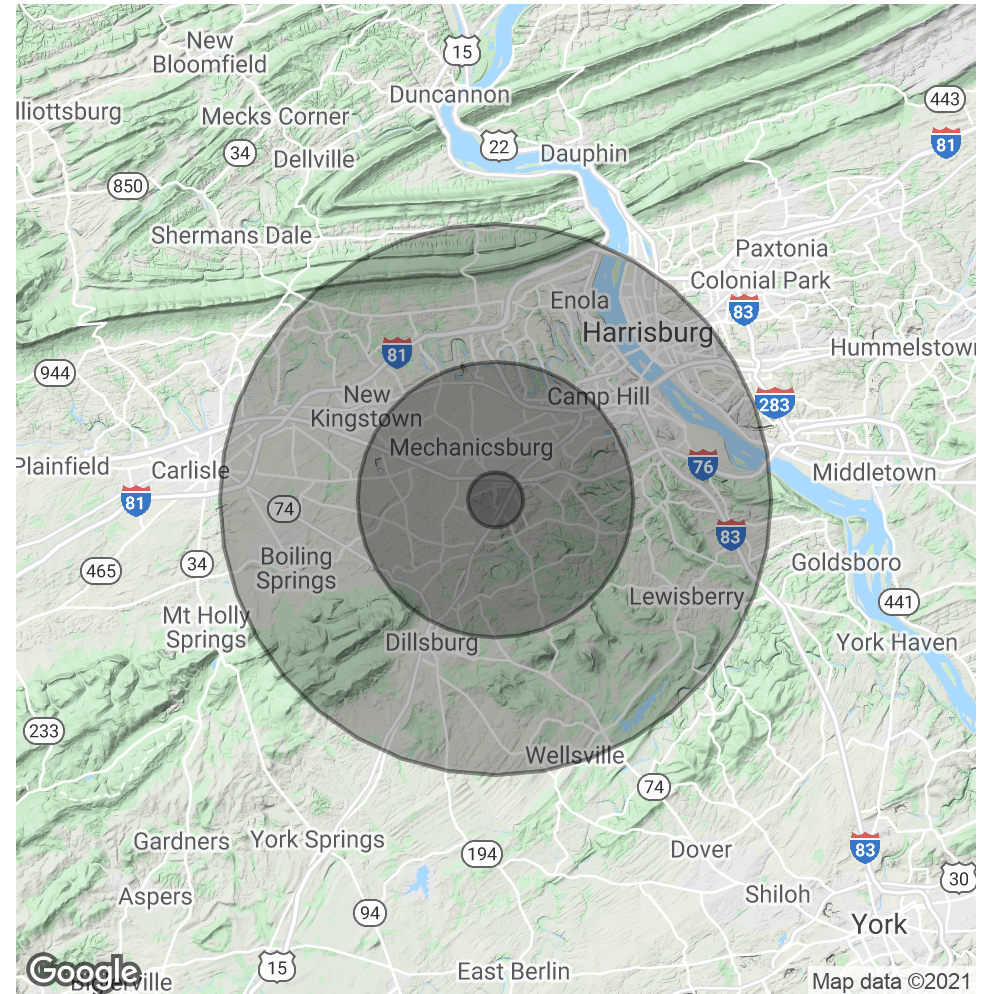
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,542	37,378	195,797
Average age	42.8	41.8	41.2
Average age (Male)	40.1	40.3	40.1
Average age (Female)	44.9	43.5	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	617	15,976	80,568
# of persons per HH	2.5	2.3	2.4
Average HH income	\$88,727	\$78,743	\$78,535
Average house value		\$163,769	\$195,270

* Demographic data derived from 2010 US Census



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