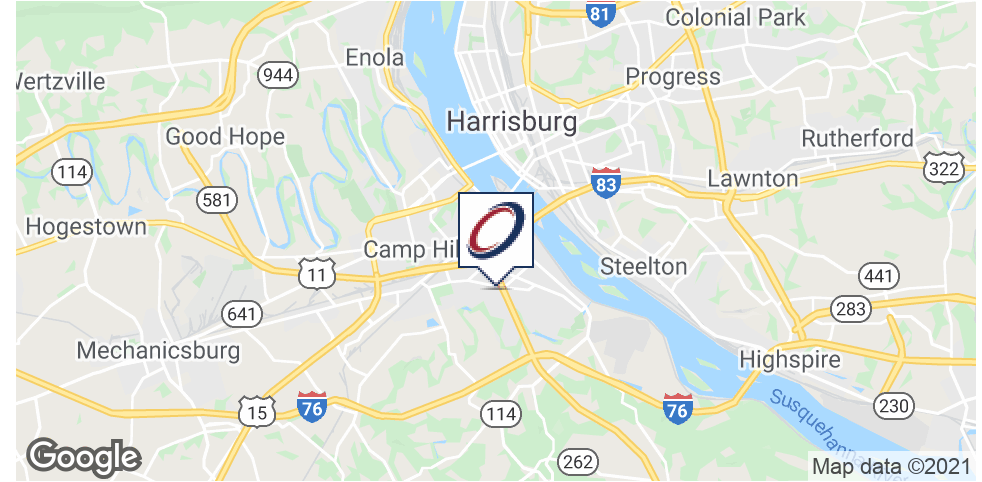


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,795,000
Township:	Lower Allen
County:	Cumberland
Lot Size:	2.82 Acres
School District:	West Shore
Zoning:	Neighborhood Commercial
APN:	13-24-0807-236 13-24-0807-109
Utilities:	Public
Signage:	Cedar Cliff Drive

PROPERTY OVERVIEW

Opportunity to design a mixed use commercial redevelopment project in coveted Lower Allen Township visible from I-83 in Camp Hill with full interchange access and connection to Rt. 581 Capital Beltway. Ideal setting for medical, retail, restaurant, fitness, bank, hospitality, and office.

PROPERTY HIGHLIGHTS

- Located near a controlled intersection of Cedar Cliff Drive and Carlisle Road directly off I-83 exit 40B, a main transportation artery in Central PA connecting the PA-Turnpike (I-76) to Rt. 581, Rt. 15, and I-81/I-78.
- Perfect for any daycare, retail, fast casual, fitness, pharmacy, urgent care, bank, hospitality, office, car wash, auto, and medical uses.
- Unparalleled visibility to high traffic Interstate 83 - 86,000+ VPD.
- Area retailers include Weis, Sheetz, Starbucks, Chipotle (Coming 2022), Jersey Mike's (Coming 2022), McDonalds, CVS, Sprint, SweetFrog, Subway, Dollar General, JDC Pediatrics, Lifetime Dental, and much more.
- Under served corridor with approximately 300 new residential rooftop units coming in 2022/2023 with Ryan Homes at Green Lane Manor.



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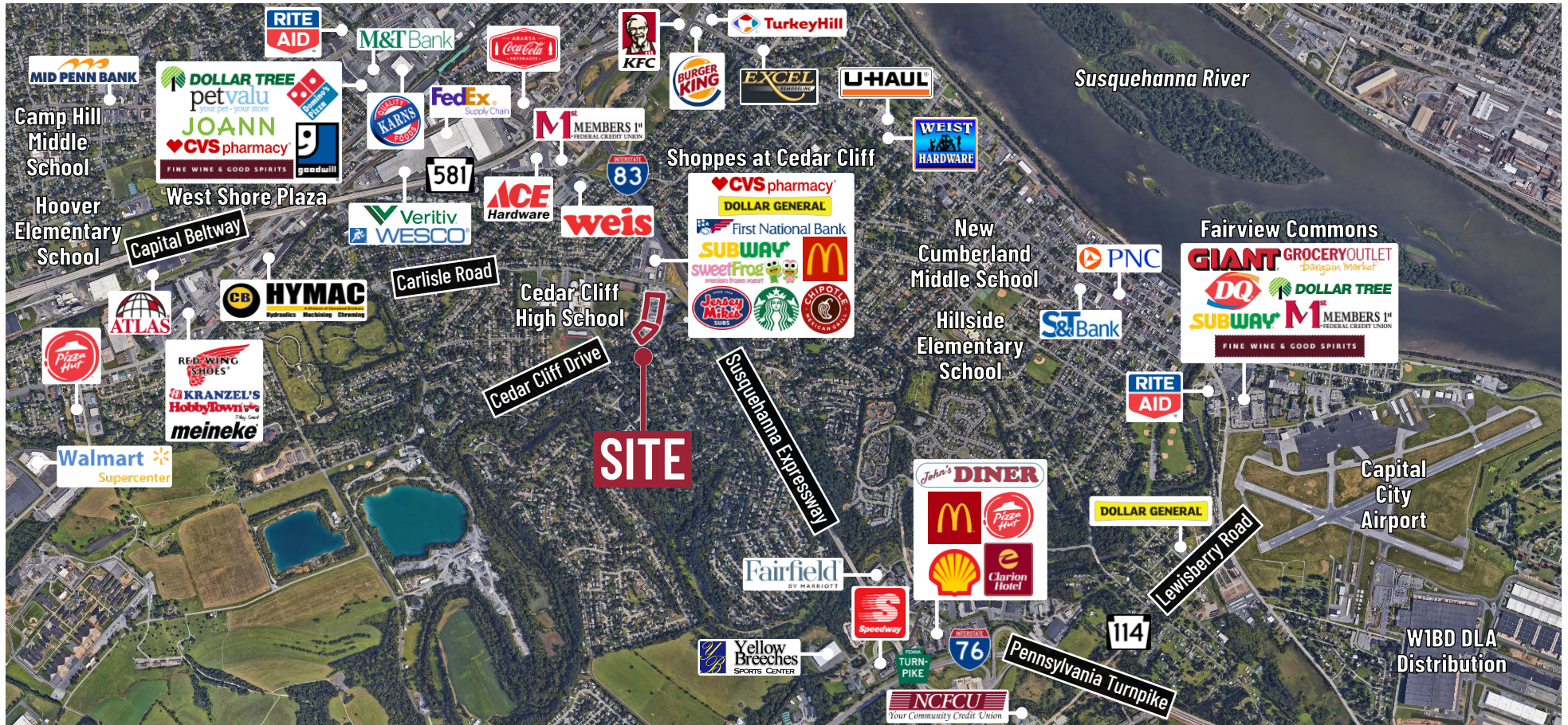
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REGIONAL MAP



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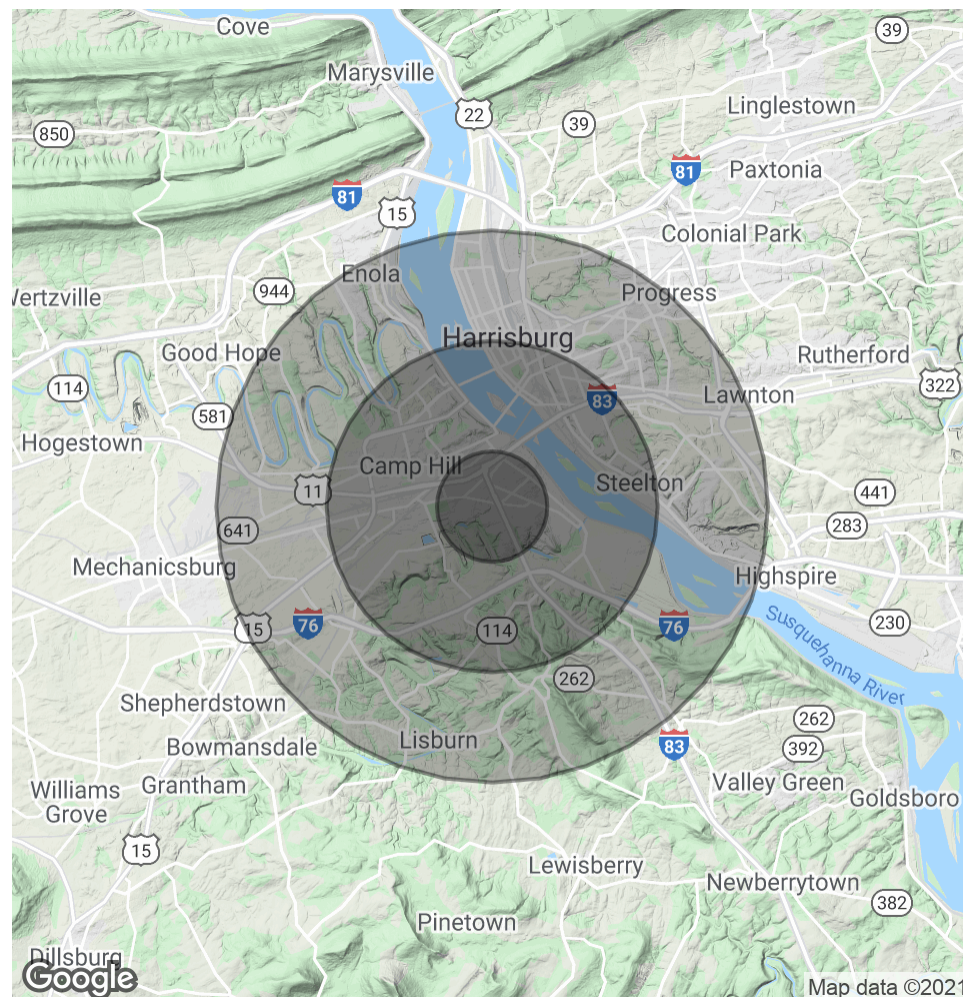
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,969	38,232	90,354
Average age	41.4	40.9	42.6
Average age (Male)	39.6	39.2	40.5
Average age (Female)	42.5	42.6	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,577	16,577	39,347
# of persons per HH	2.5	2.3	2.3
Average HH income	\$101,537	\$85,385	\$84,222
Average house value		\$180,513	\$209,626

* Demographic data derived from 2010 US Census



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