

# GETTYSBURG PIKE DEVELOPMENT

RT. 15 @ GETTYSBURG PIKE & RT. 114, MECHANICSBURG, PA 17055



## PROPERTY SUMMARY

**Sale Price:** \$1,100,000

**Township/County:** Upper Allen Twp.  
Cumberland County

**Lot Size:** 4.34 Acres

**APN #:** 42-28-2419-139  
42-27-1890-005

**Water/Sewer** Suez Water/UAT  
Authority

**Electric/Gas** PPL/UGI

**Zoning:** Commercial Highway  
(C2)

## OFFERING OVERVIEW

Last Remaining Parcel!! Rare large scale development opportunity to acquire up to 4.34 AC of commercially zoned land assemblage. Infill location at full interchange of Rt. 15 with immediate proximity to Exit #236 (Gettysburg Pike) of I-76 PA Turnpike.

Opportunity to design a mixed use commercial project in coveted Upper Allen Township, a first class township. Ideal setting for medical or long term assisted care facility, as well as office, retail, or technology uses.

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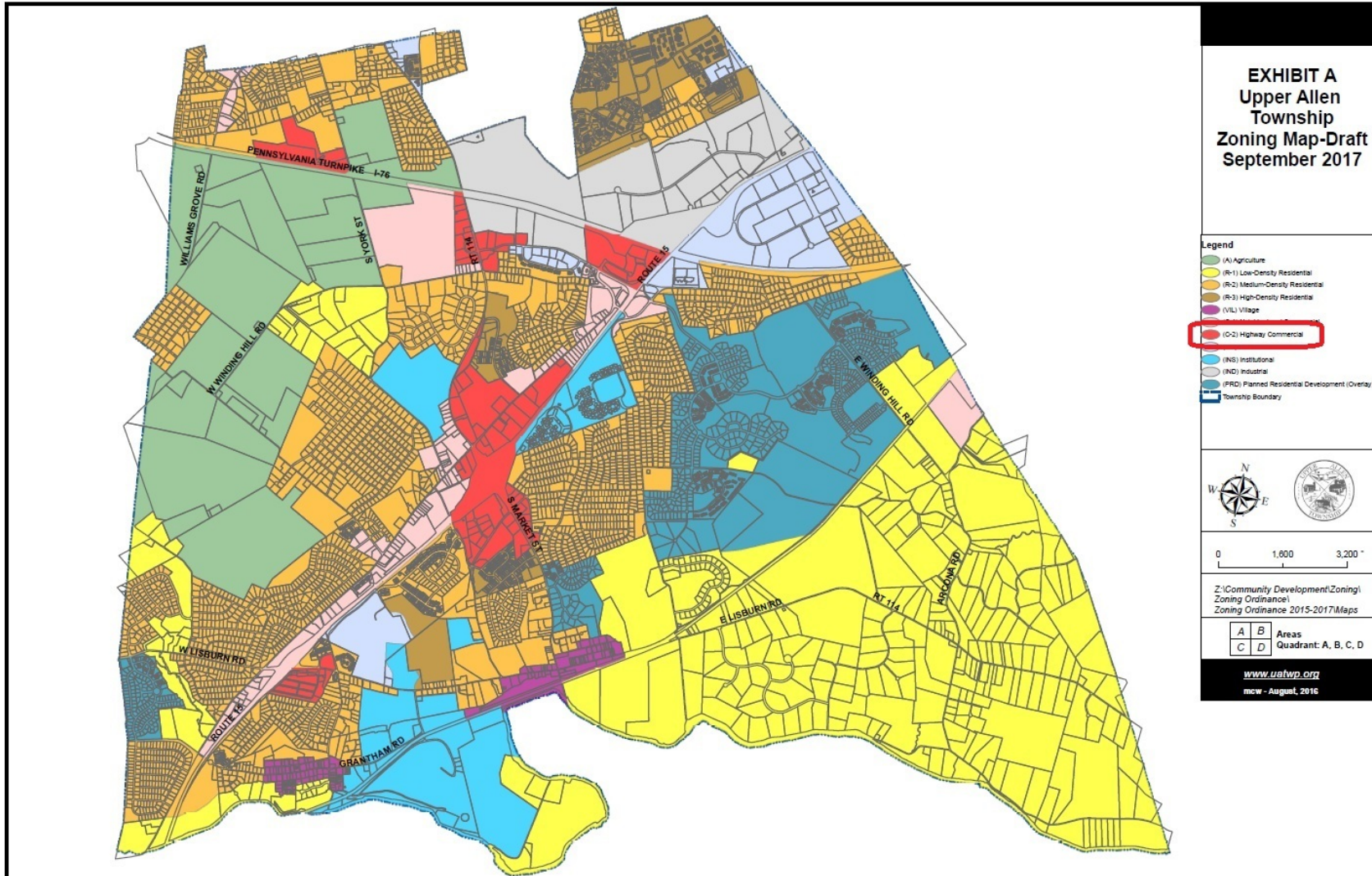
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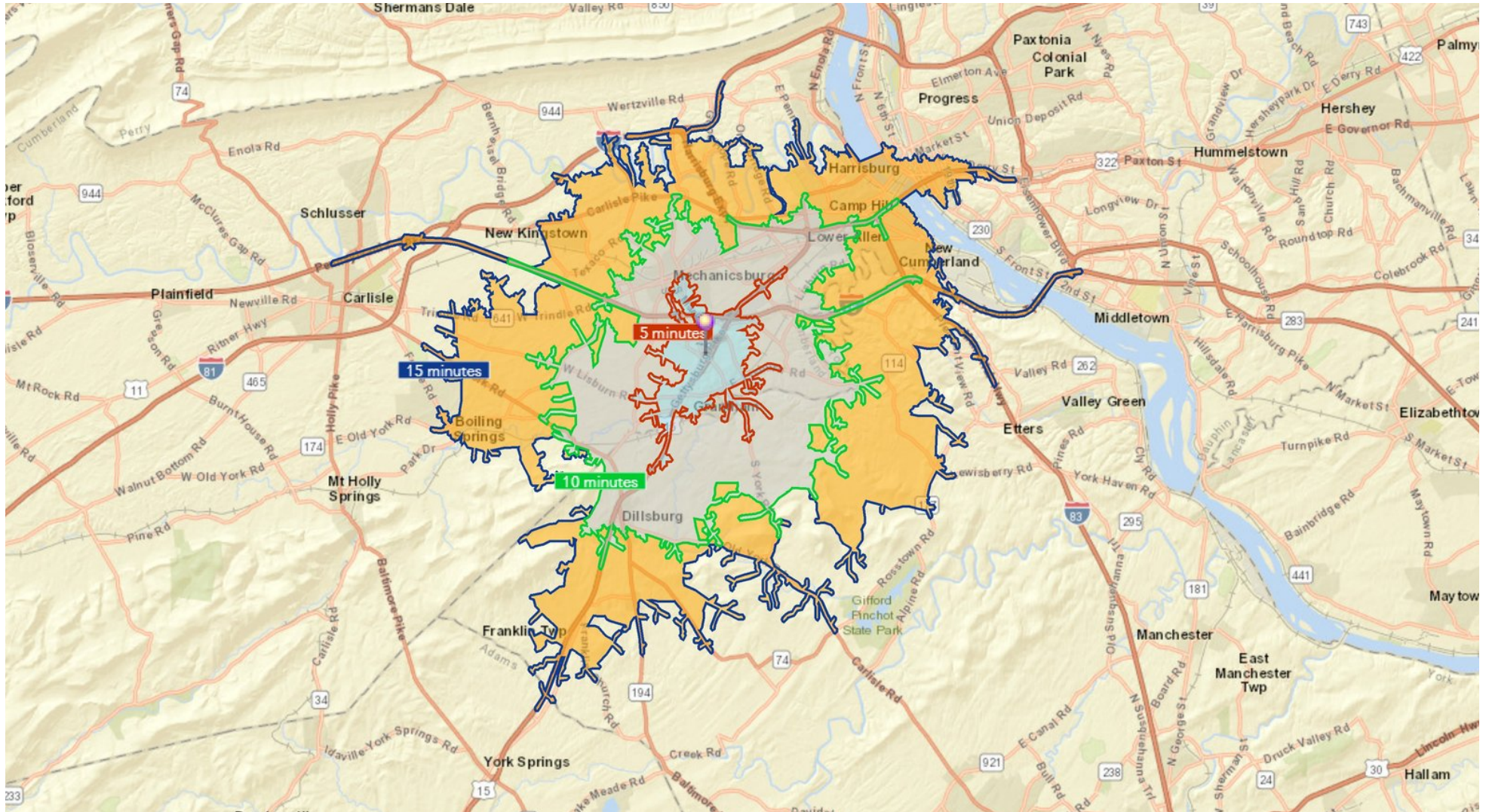
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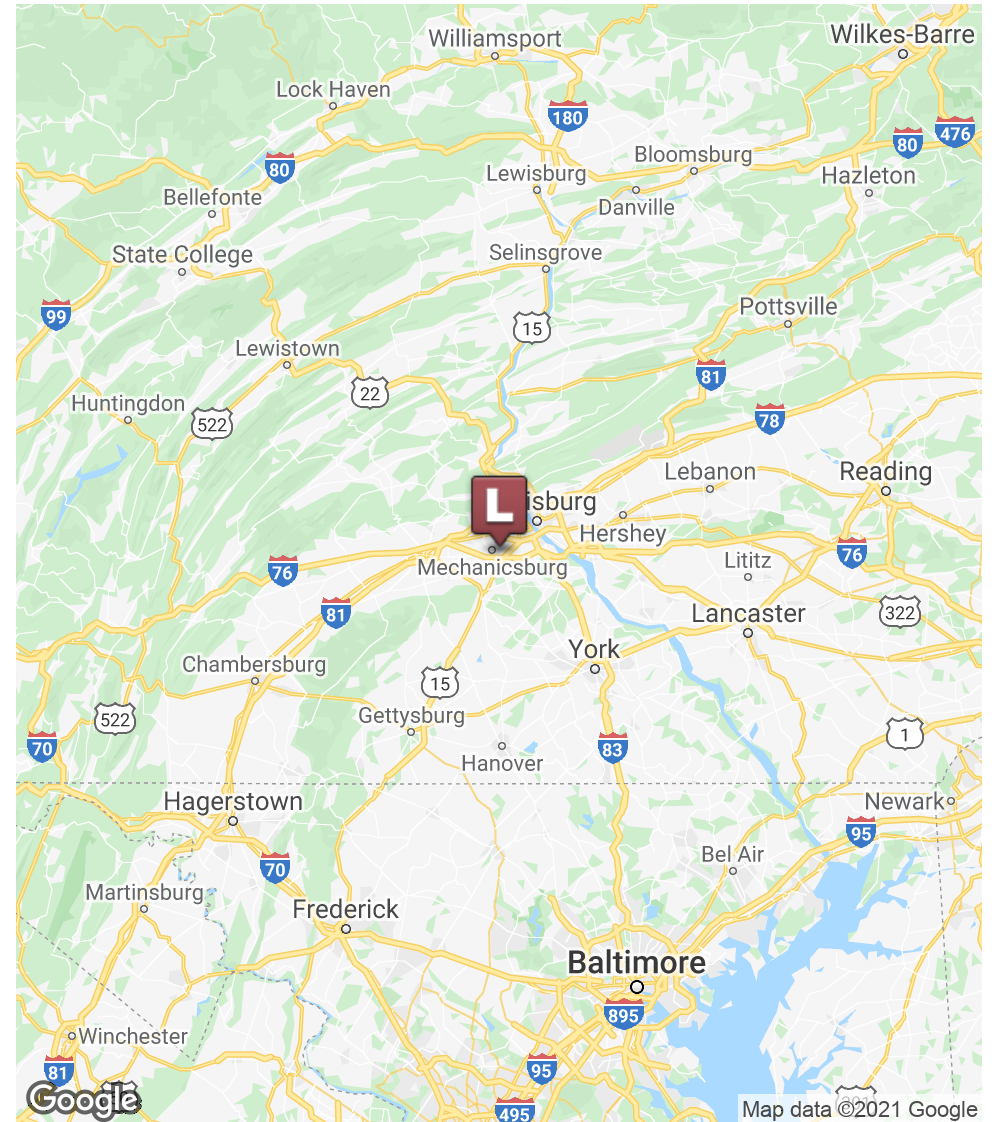
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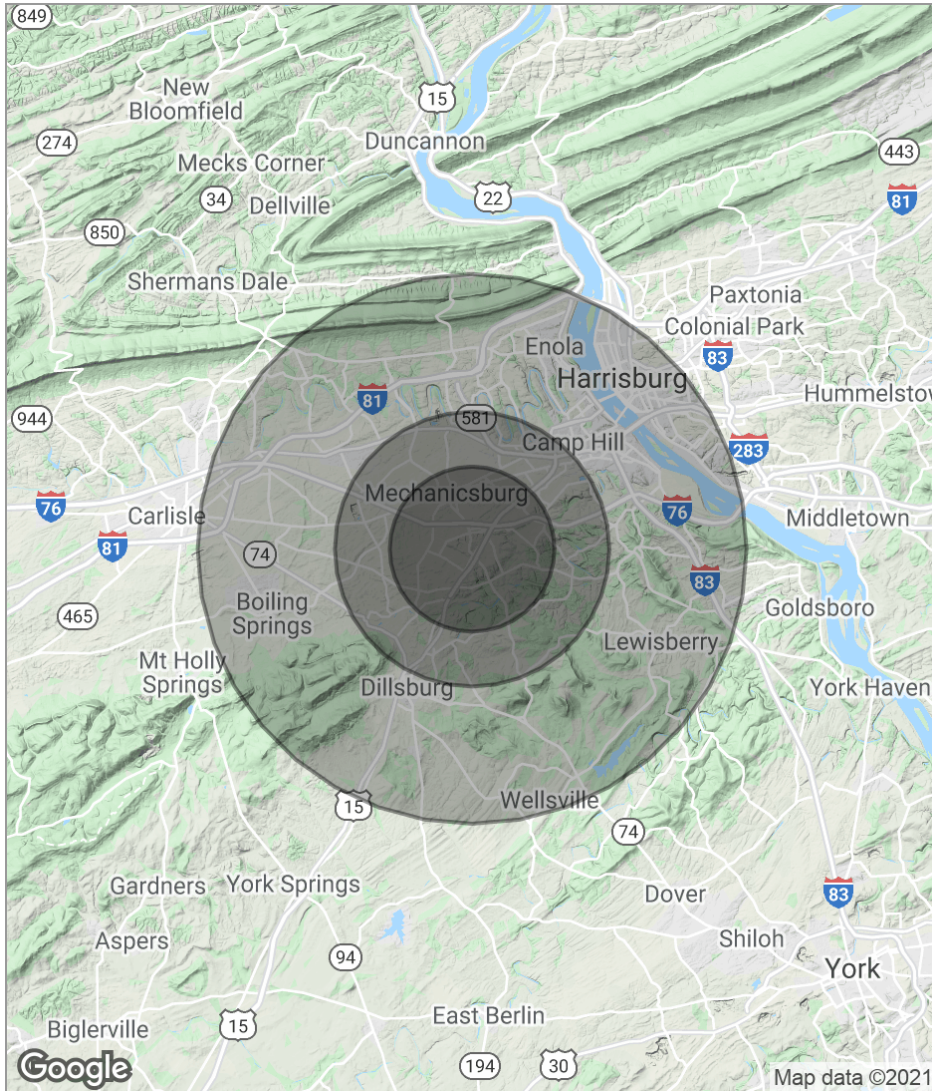
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	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	37,771	76,042	253,571
<b>Population Density</b>	1,336	968	807
<b>Median Age</b>	41.3	41.4	40.2
<b>Median Age (Male)</b>	39.8	39.5	38.6
<b>Median Age (Female)</b>	43.2	43.1	41.1
<b>Total Households</b>	15,431	31,577	105,105
<b># of Persons Per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$71,078	\$76,046	\$74,167
<b>Average House Value</b>	\$231,350	\$221,536	\$194,934