

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,700,000
Lease Rate:	Negotiable
Building Size:	13,230 SF
Available SF:	1,600 - 13,000 SF
Lot Size:	1.07 Acres
Price / SF:	\$128.50
Zoning:	Commercial General
Traffic Count:	26,511

PROPERTY OVERVIEW

Rare freestanding building on the most desirable commercial corridor in Central Pennsylvania. 13,230 SF building on a flat 1.07 acre lot with 142' of frontage on the Carlisle Pike. Building presents a turnkey opportunity for a furniture/mattress retailer, or can be redeveloped into a multi-tenant retail center. Property features outstanding access to amenities, situated midway between Target and Walmart anchored centers, with traffic counts of more than 26,000 VPD. More than 90,000 people and a daytime workforce of 51,000 within a 5 mile radius.

PROPERTY HIGHLIGHTS

- Up to 13,000 SF of retail space available
- Traffic counts of more than 26,000 VPD
- Great exposure with 142' of frontage on Carlisle Pike between retail centers anchored by Target and Walmart
- Turnkey opportunity for furniture/mattress retailer; many other uses possible



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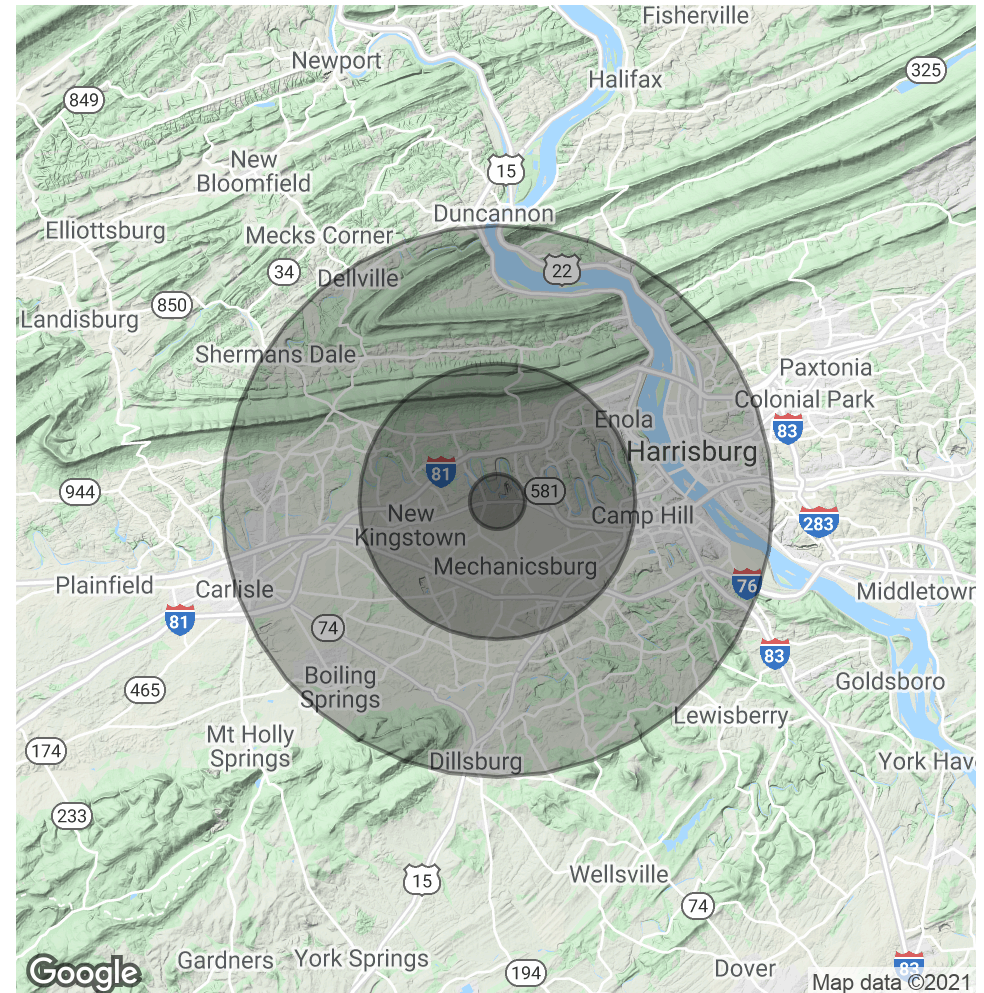
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,499	76,039	240,011
Average age	42.9	42.2	40.6
Average age (Male)	40.4	40.3	39.0
Average age (Female)	44.8	44.2	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	599	32,872	100,457
# of persons per HH	2.5	2.3	2.4
Average HH income	\$89,827	\$86,157	\$74,412
Average house value		\$206,132	\$186,464

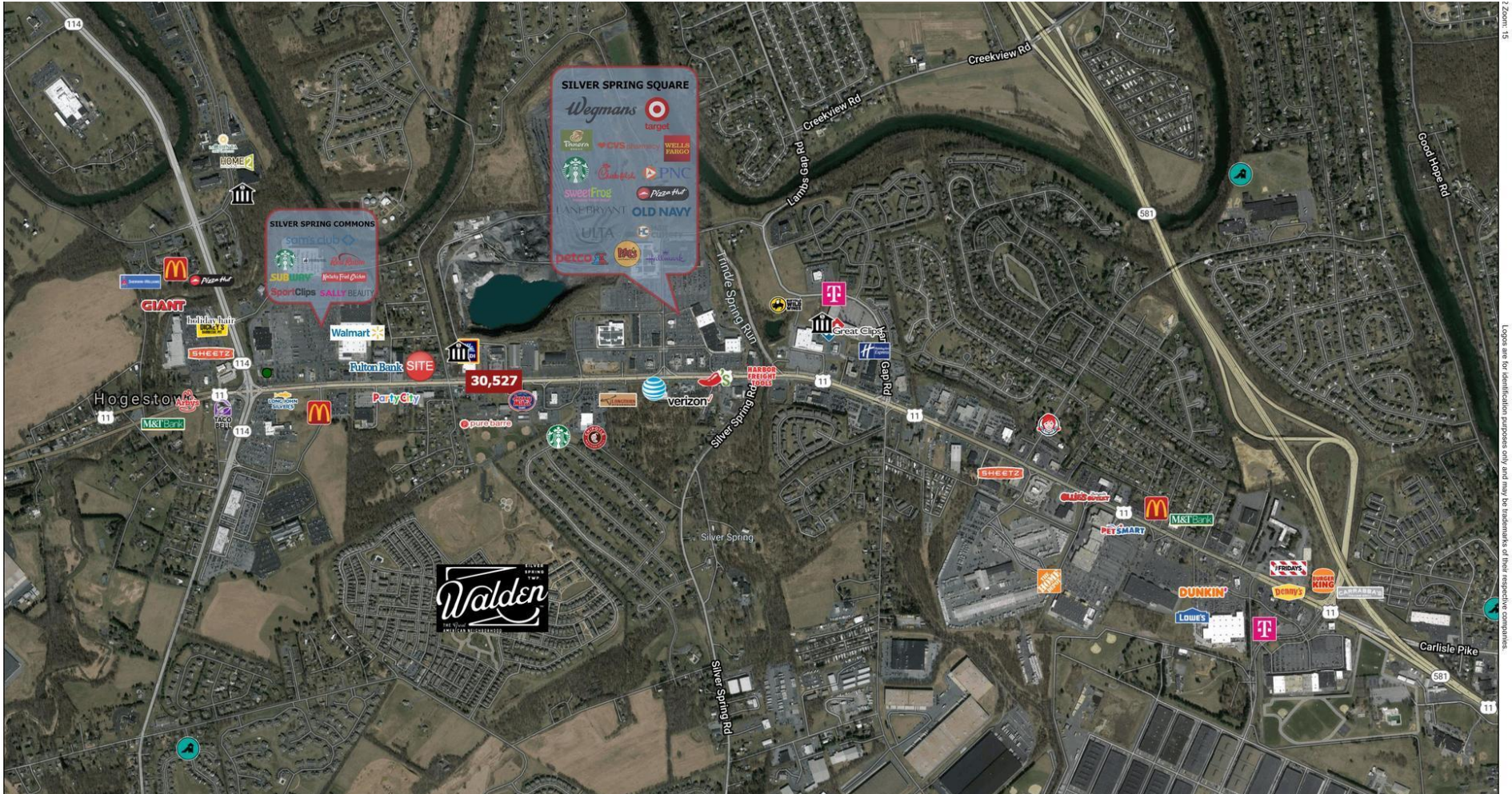
* Demographic data derived from 2010 US Census



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TRADE AREA



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ADDITIONAL PHOTOS

