

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,763 SF
Lease Rate:	\$4.95 - 12.95 SF/yr (NNN)
Building Size:	14,855 SF
Lot Size:	2.04 Acres
Building Built:	2013
County:	Cumberland
Township / Municipality:	West Pennsboro
Zoning:	Commercial
Cross Street:	Route 641 / Carlisle Road

### PROPERTY OVERVIEW

Prime location with Dollar General, H&R Block & Subway as neighboring tenants.

### PROPERTY HIGHLIGHTS

- Prime location with Dollar General, H&R Block and Subway as neighboring tenants.
- Located across the street from the area's main grocery store.
- The Newville market is growing with an increasing population and employment base.
- Conveniently located less than 1 mile from 3 local area schools.
- 2,500 SF of shell space available for lease.
- Ideal for a small contractor or someone in need of small hretail or storage space



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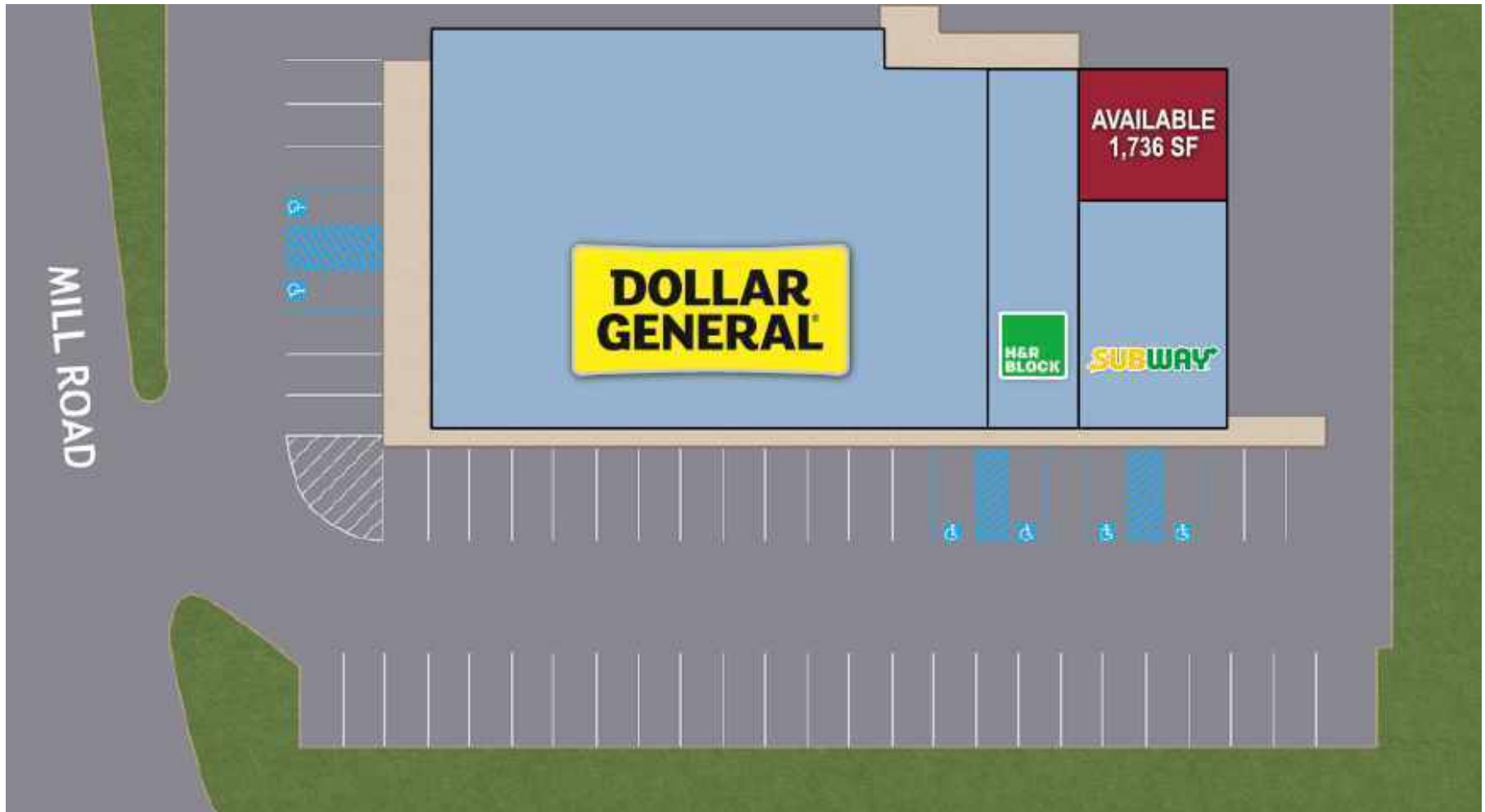
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# 1 Mill Road

## RETAIL PROPERTY FOR LEASE

1 Mill Road Newville, PA 17241

### SITE PLANS



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### ADDITIONAL PHOTOS



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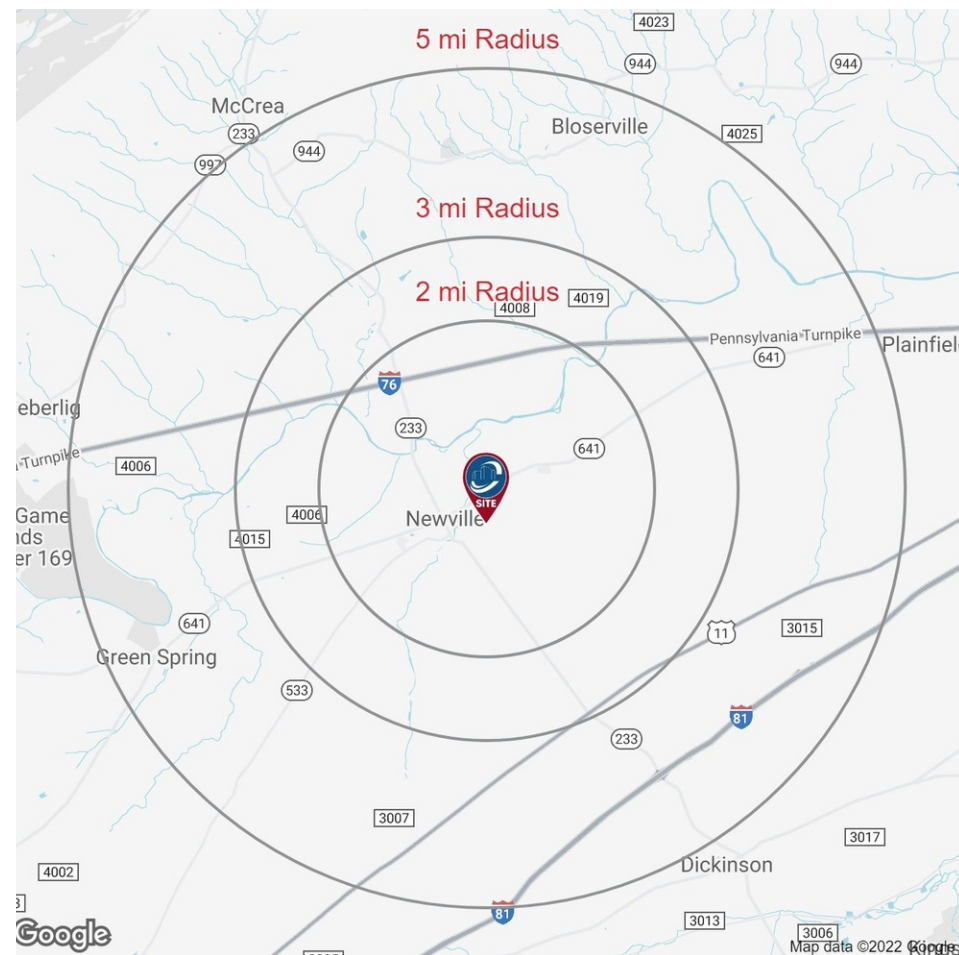
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,052	5,344	10,761
Average Age	35.6	40.5	41.6
Average Age (Male)	35.7	40.3	41.3
Average Age (Female)	35.7	41.3	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	894	2,216	4,355
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$47,696	\$56,126	\$59,099
Average House Value	\$155,073	\$188,652	\$192,652

\* Demographic data derived from 2020 ACS - US Census



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