



2130 S Market Street, Mechanicsburg

Land Lot for Lease



EXECUTIVE SUMMARY

OFFERING SUMMARY

Lease Rate:	\$147,000/Yearly/NNN
Lot Size:	1.4 Acres
County:	Cumberland County
Township / Municipality:	Upper Allen Township
Zoning:	Highway Commercial
Cross Streets:	Bumble Bee Hollow Rd.
Traffic Count:	13,189 ADT

PROPERTY OVERVIEW

Highly visible corner in Upper Allen Township off Route 15 (Bowmansdale exit). Join Turkey Hill, McDonalds, PNC Bank, & Weis Grocery. Surrounding residential developments support business at this corner. Zoned C-2, perfect for retail.

PROPERTY HIGHLIGHTS

- Upper Allen Township - Up and coming retail development area
- Highly visible corner of local traffic
- Travel-through traffic (Route 15) from Camp Hill to Dillsburg w/traffic count over 40,000 vehicles daily



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2130 S. Market Street (Rt. 114)

LAND PROPERTY FOR LEASE

2130 S. Market Street (Rt. 114) Mechanicsburg, PA 17055

RETAIL LOT FOR LEASE



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TRADE AERIAL



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,596	32,943	78,229
Average Age	50.6	43.3	41.6
Average Age (Male)	49.3	40.0	39.7
Average Age (Female)	51.5	44.9	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,538	13,960	31,535
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$91,163	\$93,978	\$92,157
Average House Value	\$221,650	\$215,671	\$226,598

* Demographic data derived from 2020 ACS - US Census



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