



MARKET STREET

SALE

2324 S Market St

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Mechanicsburg, PA 17055

PRESENTED BY:

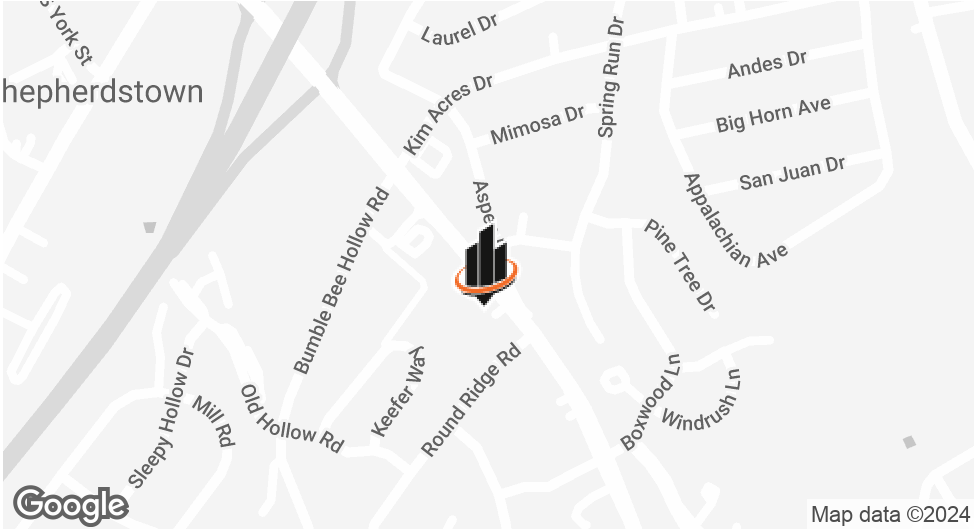
LAURA MARTIN, CCIM, CPM

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PA #RM419784

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
LOT SIZE:	0.92 Acres
ZONING:	C-2 - Highway Commercial
APN:	42-29-2454-285
TOWNSHIP:	Upper Allen
COUNTY:	Cumberland

PROPERTY OVERVIEW

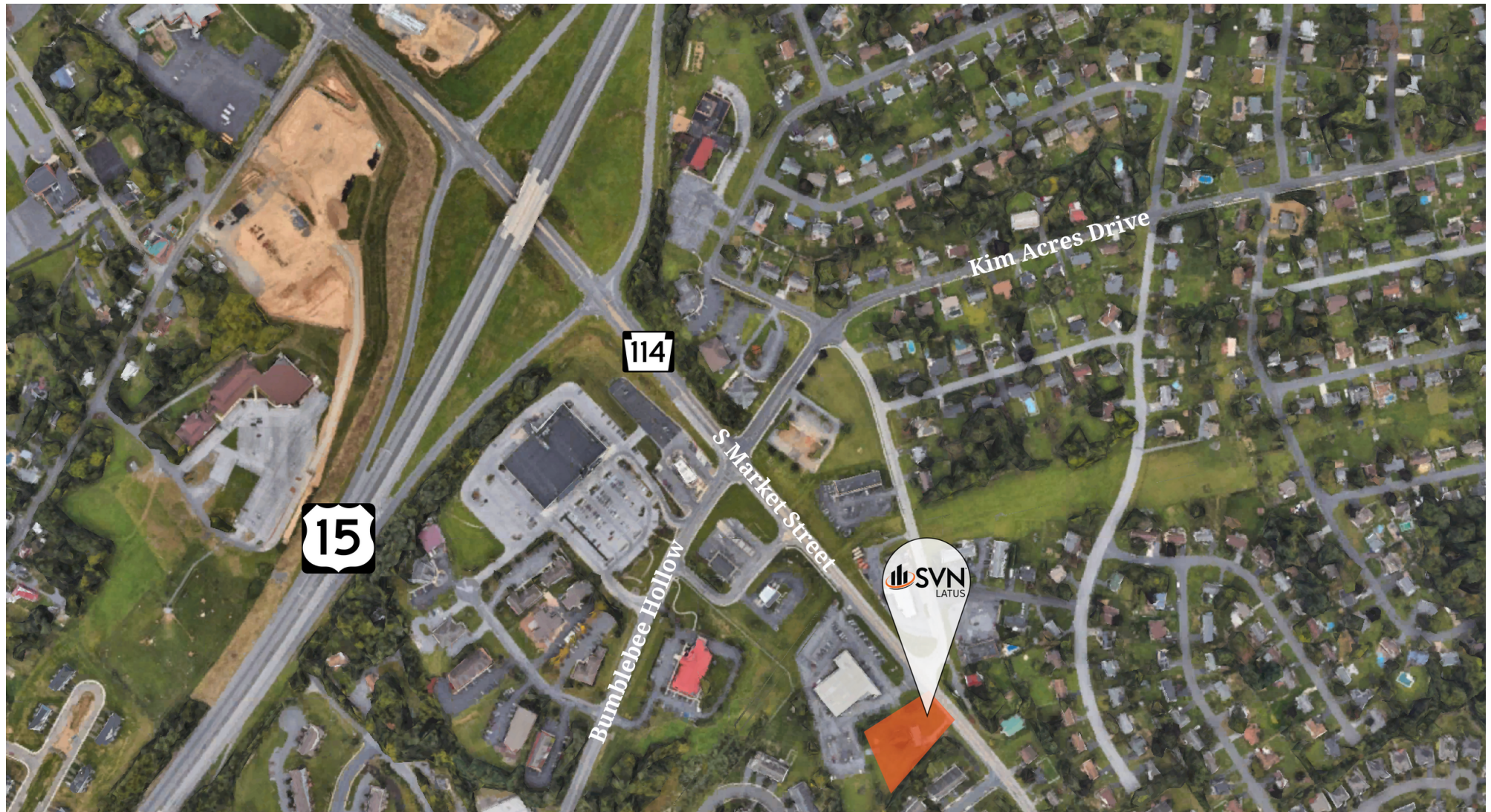
Located along the heavily trafficked Route 114 lies this prime investment opportunity. Currently serving as a residential rental, this property is zoned commercial allowing a lot of great uses. Neighboring property will allow access from their entrance for certain commercial projects - see listing agent for details.

PROPERTY HIGHLIGHTS

- Land for redevelopment
- Fairly level lot
- Great frontage on Route 114
- Public Utilities
- Commercial zoning
- Potential access from neighboring property's entrance

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LOCATION MAP



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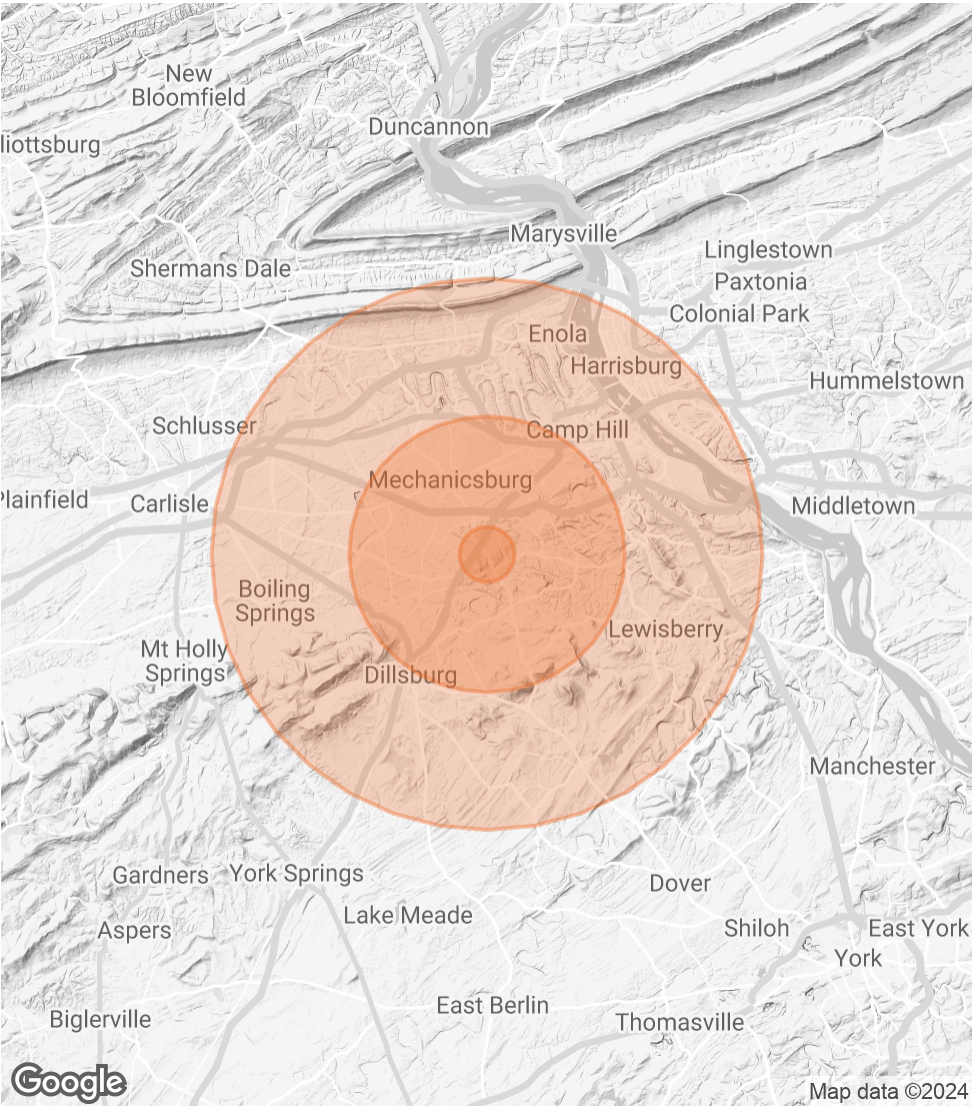
SVN | LATUS 3

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,460	79,490	269,793
AVERAGE AGE	49.8	41.9	40.5
AVERAGE AGE (MALE)	48.6	39.9	39.3
AVERAGE AGE (FEMALE)	50.8	41.3	41.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,425	32,079	117,806
# OF PERSONS PER HH	2.3	2.5	2.3
AVERAGE HH INCOME	\$88,446	\$93,216	\$81,783
AVERAGE HOUSE VALUE	\$218,689	\$226,796	\$196,184

2020 American Community Survey (ACS)



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