

Commerce Drive Lot #2

New Cumberland, PA | 17070

Available For Sale or Lease



Property Overview

**±1.5 Acres
Of Prime Land**

Commerce Drive offers a prime 1.5-Acre parcel located in New Cumberland, Pennsylvania directly off I-83 (±77,000 VPD) and the Pennsylvania Turnpike (±27,000 VPD) with excellent visibility from the interstate and Limekiln Rd (±21,000 VPD). The project is located just 2 miles South of Harrisburg, Pa. and 15 miles North of York, Pa. The site sits along a main corridor of Interstate 83 and is surrounded by national and regional draws such as, Burger King, McDonalds, Yellow Breeches Sports Complex, Best Western and Taco Bell. This site is perfect for many uses including but not limited to fast-food user, convenience store, hotel, auto parts, medical and more!

Nearby Retailers



Cale Bruso | Adam Hagerman
Brad Rohrbaugh | Chad Stine
717.843.5555 | www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Location

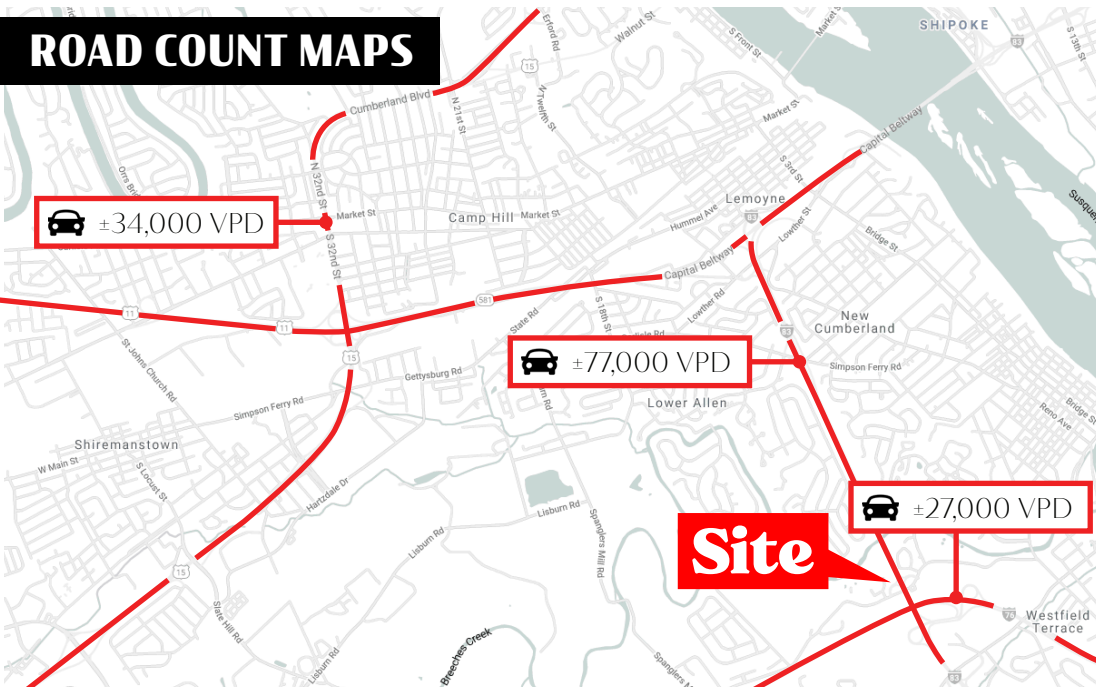
Commerce Drive is strategically positioned at the interchange of I-76 (±27,000 VPD) and I-83 (±77,000 VPD) with significant frontage to I-83. The site benefits from a high influx of traffic from the Pennsylvania Turnpike (I-76) and I-83.

Trade Area

Adding to the stability of the project, Commerce Drive shows a 20-minute drive time demographic of over 536,812 people with household incomes of more than \$75,571 and daytime employment demographics equally as strong with 373,120. The demographics within a 10-mile radius include 278,203 people in 115,832 homes, a labor force of 207,609 with an average household income of \$74,244. The area's growth has increased over 12.8% since 2000 with over 14,920 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	44,151	148,014	260,356
TOTAL EMPLOYEES	20,686	121,832	184,772
AVERAGE HHI	\$85,075	\$77,754	\$82,342
TOTAL HOUSEHOLDS	13,928	22,458	28,002

TRAFFIC COUNTS: I-83 - ±77,000 VPD | I-76 (PA Turnpike) - ±27,000 VPD



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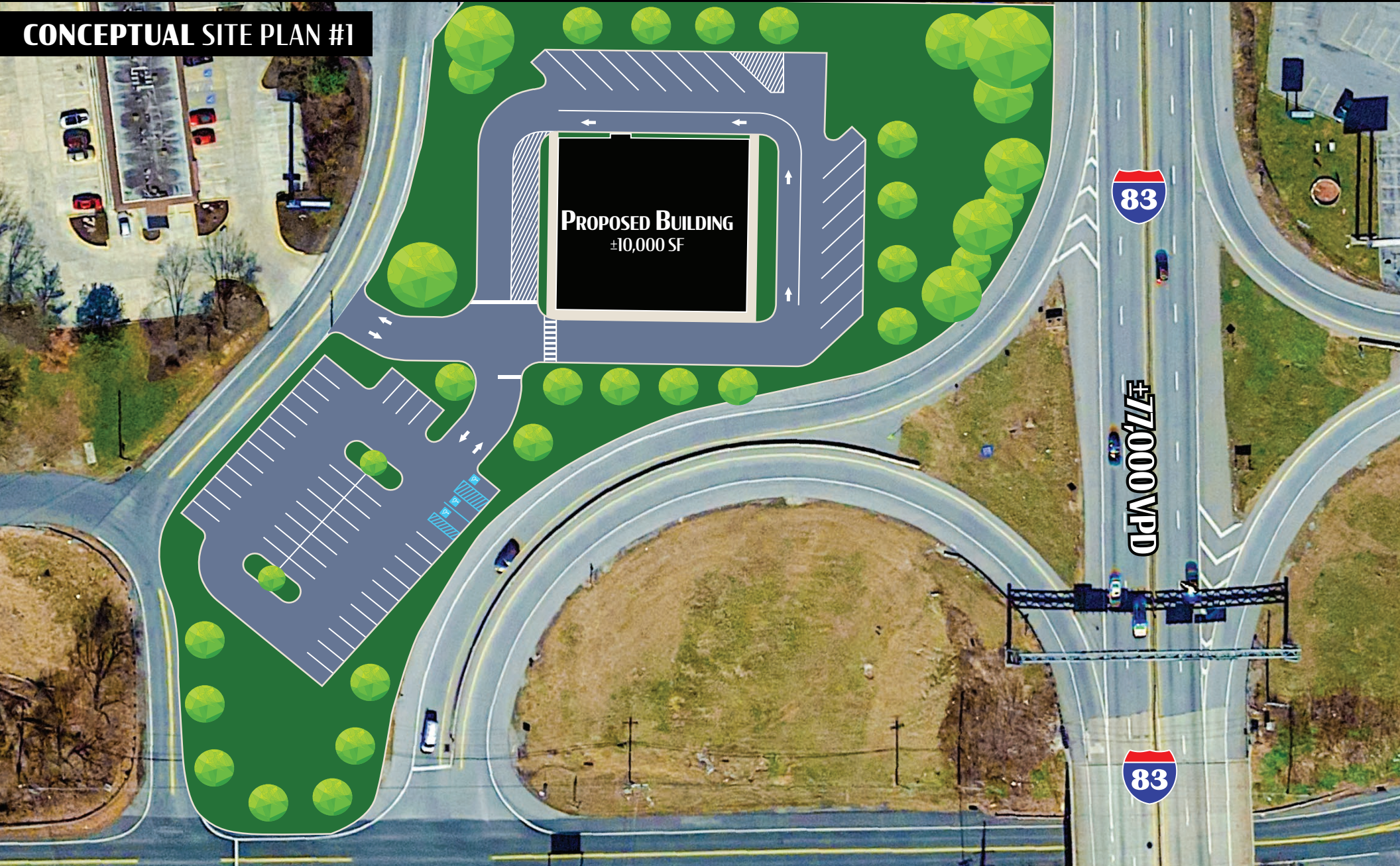
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CONCEPTUAL SITE PLAN #1



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MARKET AERIAL



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