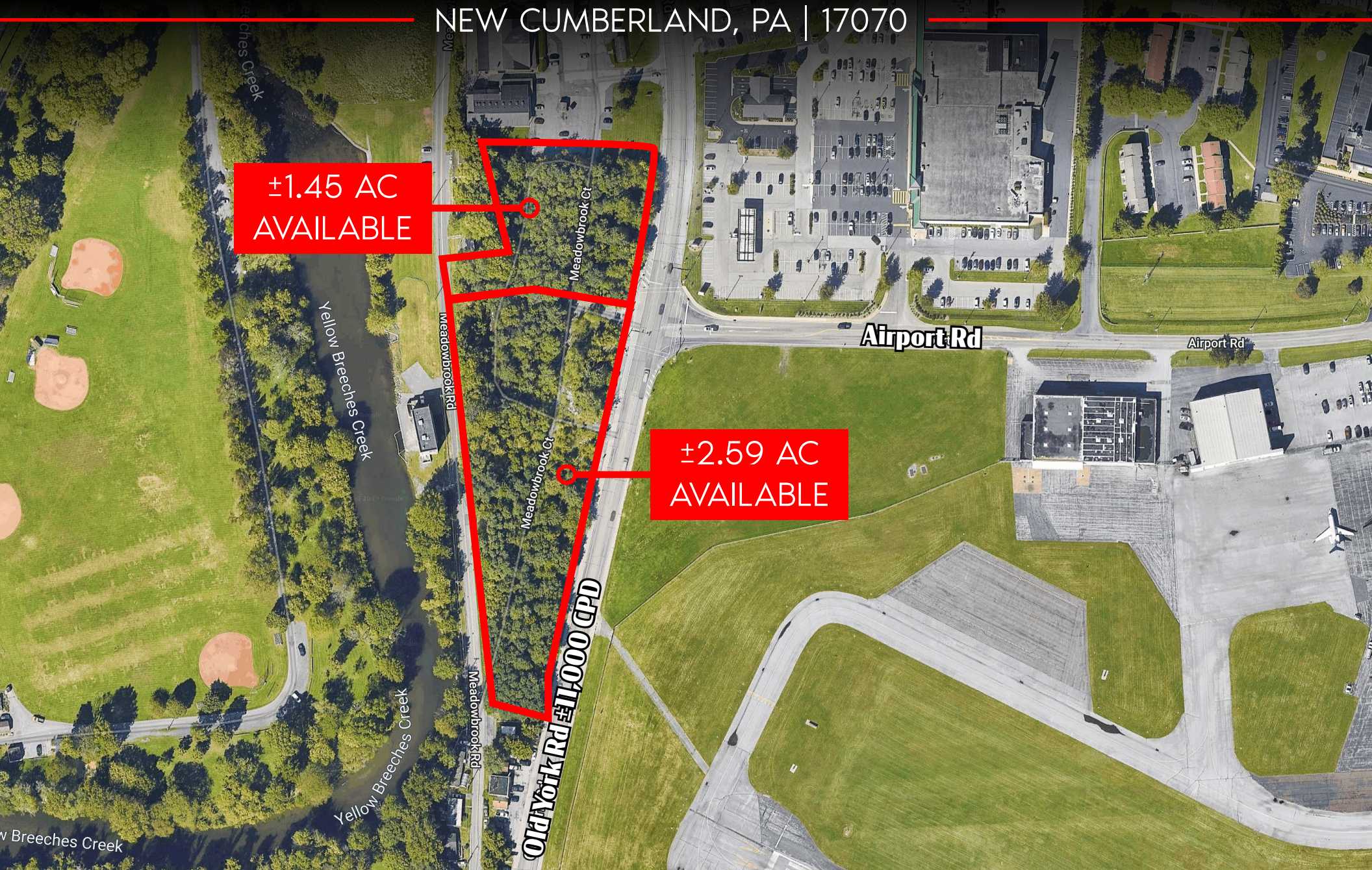


# 107 Old York Road

±4.04 AC  
FOR SALE

NEW CUMBERLAND, PA | 17070



±1.45 AC  
AVAILABLE

±2.59 AC  
AVAILABLE

Old York Rd ±11,000 CPD



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



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±4.04 AC  
FOR SALE



## PROPERTY HIGHLIGHTS

- 4.04 Acres (Combined)
  - Parcel F: 1.45 Acres
  - Parcel G: 2.59 Acres
- Parcels can be sold together or separately
- Across from Giant anchored shopping center
- Less than a mile from the PA Turnpike
- Located at a signalized intersection
- Daily traffic count: 11,000 CPD
- Nearby: Grocery Outlet, Fine Wine & Good Spirits, Capital City Airport
- For leasing opportunities please contact listing agents

## RETAIL MARKET

Harrisburg is a mid sized retail market that saw 196 retail deals close in the past year, a solid performer among its peers. That happened to be a material rise in transaction count in Harrisburg compared to what market players have become accustomed to over the past five years. Annualized sales volume has averaged \$176 million over the past five years. But volume hit \$387 million during these past 12 months, the highest level recorded over that five-year period.

### Retail Uses

- Bank
- Convenience Store
- Food Service
- Medical Office
- Parking Lot
- Hotel

### Industrial Uses

- Industrial Use Light
- Indoor/Outdoor Storage

### Institutional

- Day Care
- Solar Farm

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,173	61,707	161,723
TOTAL EMPLOYEES	2,471	37,626	125,181
AVERAGE HHI	\$93,194	\$88,313	\$92,003
TOTAL HOUSEHOLDS	2,946	25,193	67,404

TRAFFIC COUNTS: Old York Rd ±11,000 CPD



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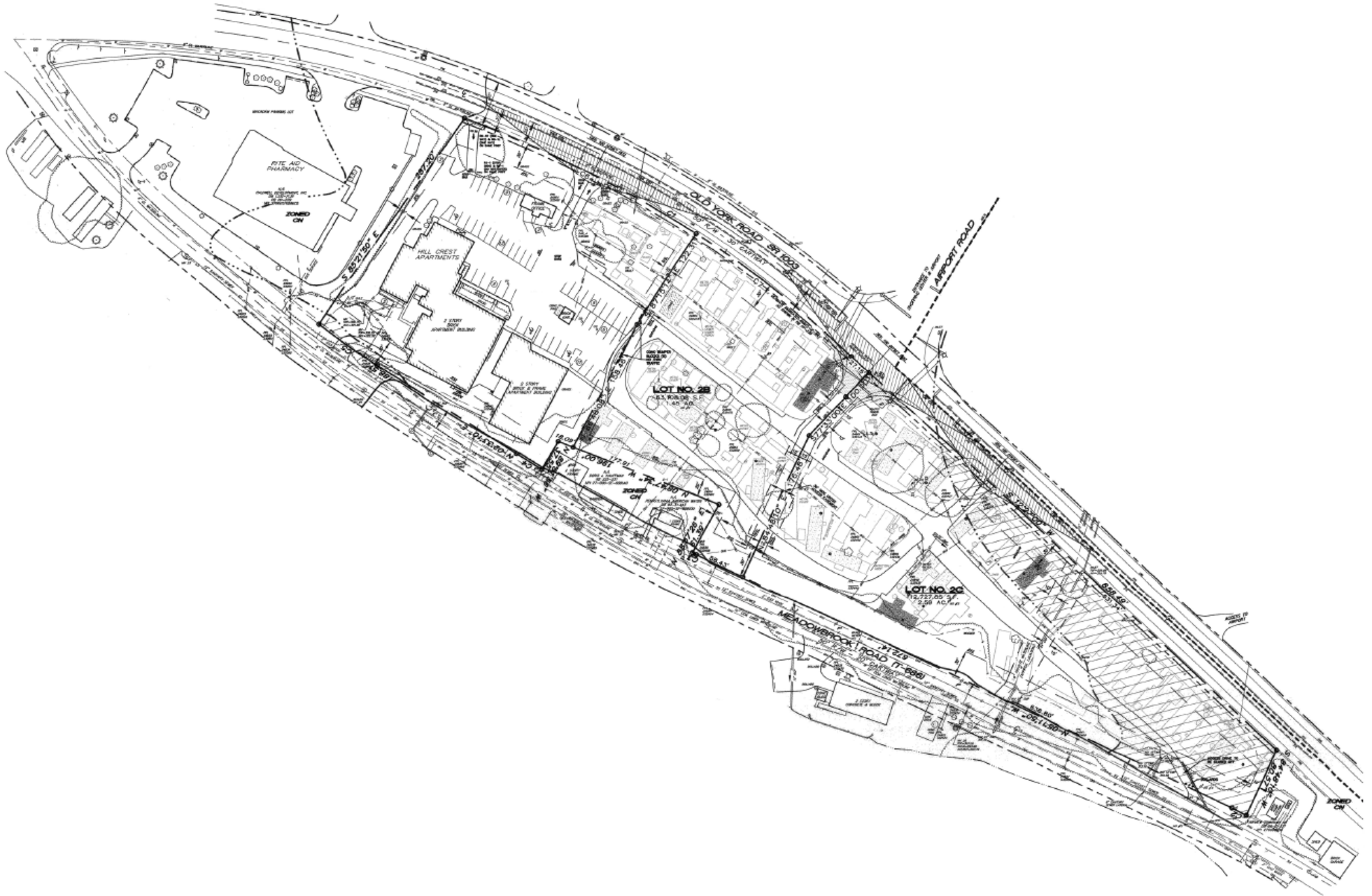


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## MARKET OVERVIEW



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

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West Chester, PA 19380

