

CAPITOL WEST @ SUMMERDALE

METROPOLITAN WAY | ENOLA, PA | 17025



Wawa
(Spring of 2024)

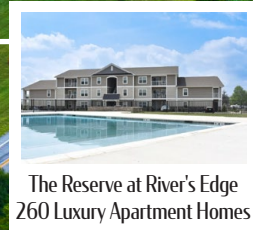
LOT 8
14.50 AC

LOT 3
2.03 AC

LOT 4
1.40 AC

LOT 6
1.06 AC

LOT 7
1.35 AC



The Reserve at River's Edge
260 Luxury Apartment Homes

±1.06 - 14.5 AC



Abe Kham | Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

Capitol West at Summerdale represents the final significant available land parcel along the Beltway in the Midstate region. It enjoys a prime location just moments away from I-81 and a few minutes from downtown Harrisburg. This impressive 50-acre development is set to feature 260 modern apartments, a Wawa Convenience Store (expected to open in Fall 2023), and five (5) sites ranging from 1.06 acres to 14.5 acres.

A key aspect of the project's success was the collaboration with Cumberland County, East Pennsboro Township, and East Pennsboro School District. The project's zoning as Commercial Park Limited enables a diverse range of potential uses, including Hotels, Restaurants, Banking, Retail, Assisted Living, Fitness, Office spaces (including Medical and Daycare facilities), and other complementary services. This strategic location on the West Shore benefits not only the project but also the surrounding area.

An additional advantage is that the project has secured a 10-year LERTA program from Cumberland County. This program offers a remarkable tax incentive for buyers, reducing taxes on improvements made after the completion of construction. The abatement starts at 100% in Year 1 and gradually reduces to 10% by Year 10, providing an attractive benefit to those investing in the development.



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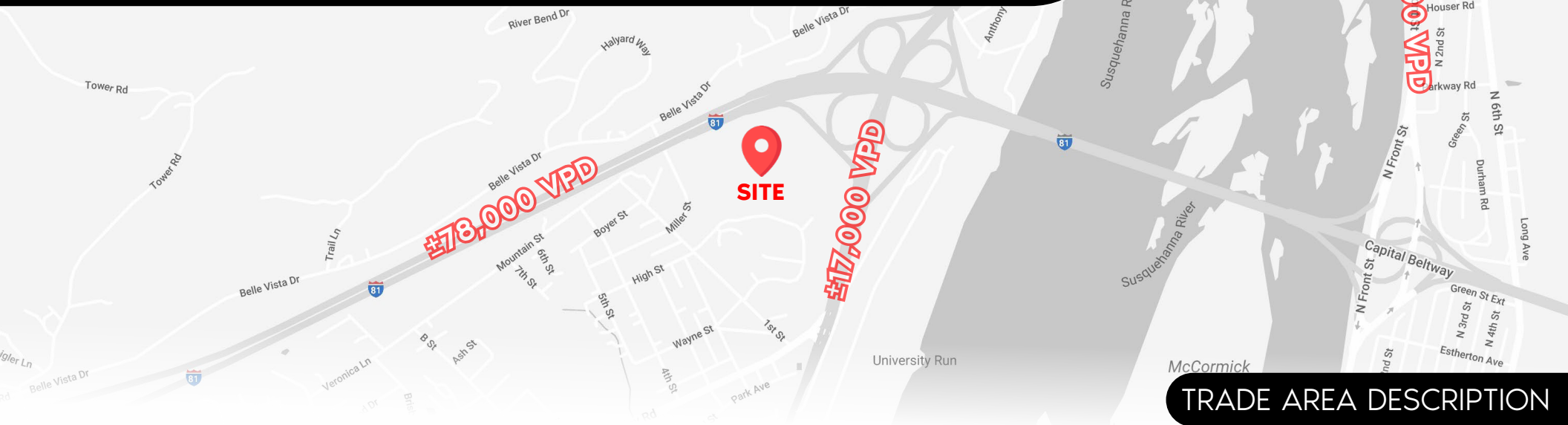
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TRADE AREA DESCRIPTION

With nearly 1 million square feet of Hospital and Medical facilities located just one exit south on I-81, this presents an exceptional opportunity to capitalize on the significant growth and development experienced in this corridor over the past decade. Medical-related establishments would thrive in Capitol West at Summerdale, considering its convenient location within a twenty (20) minute drive from Hershey, Northern Dauphin County, Lebanon County, Northern York County, and large portions of Cumberland and Perry Counties.

The Midstate region hosts a diverse range of impressive events, such as The Pennsylvania State Farm Show, Hershey RV Show, and the Carlisle Events Auto Shows, among others. These events consistently generate demand for hotel rooms and related services, making this site an ideal location to cater to such needs. Additionally, the site offers excellent accessibility to all these events and unparalleled travel convenience in any direction, being just seconds away from the I-81 at the US 11/15 interchange.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

36,910

119,233

226,342

TOTAL EMPLOYEES

14,667

86,876

145,933

AVERAGE HHI

\$103,640

\$104,412

\$105,423

TOTAL HOUSEHOLDS

15,634

51,113

95,098

TRAFFIC COUNTS: I-81 ±78,000 VPD | N Enola Rd ±17,000 VPD



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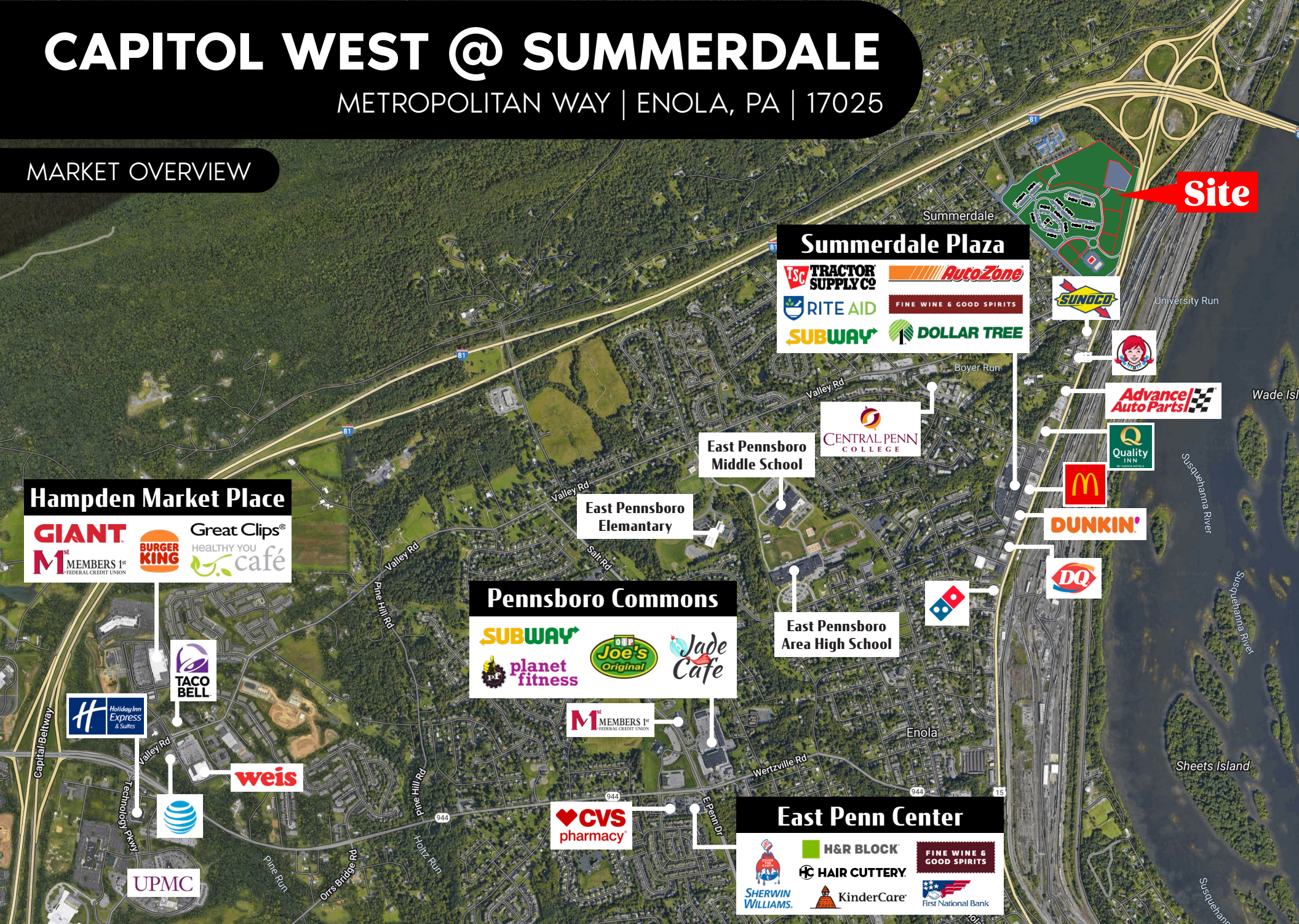


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MARKET OVERVIEW



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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.

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