

FISHING CREEK ROAD

NEW CUMBERLAND, PA • 17070

±17,000 VPD

±10,000 VPD

±1.06 ACRES

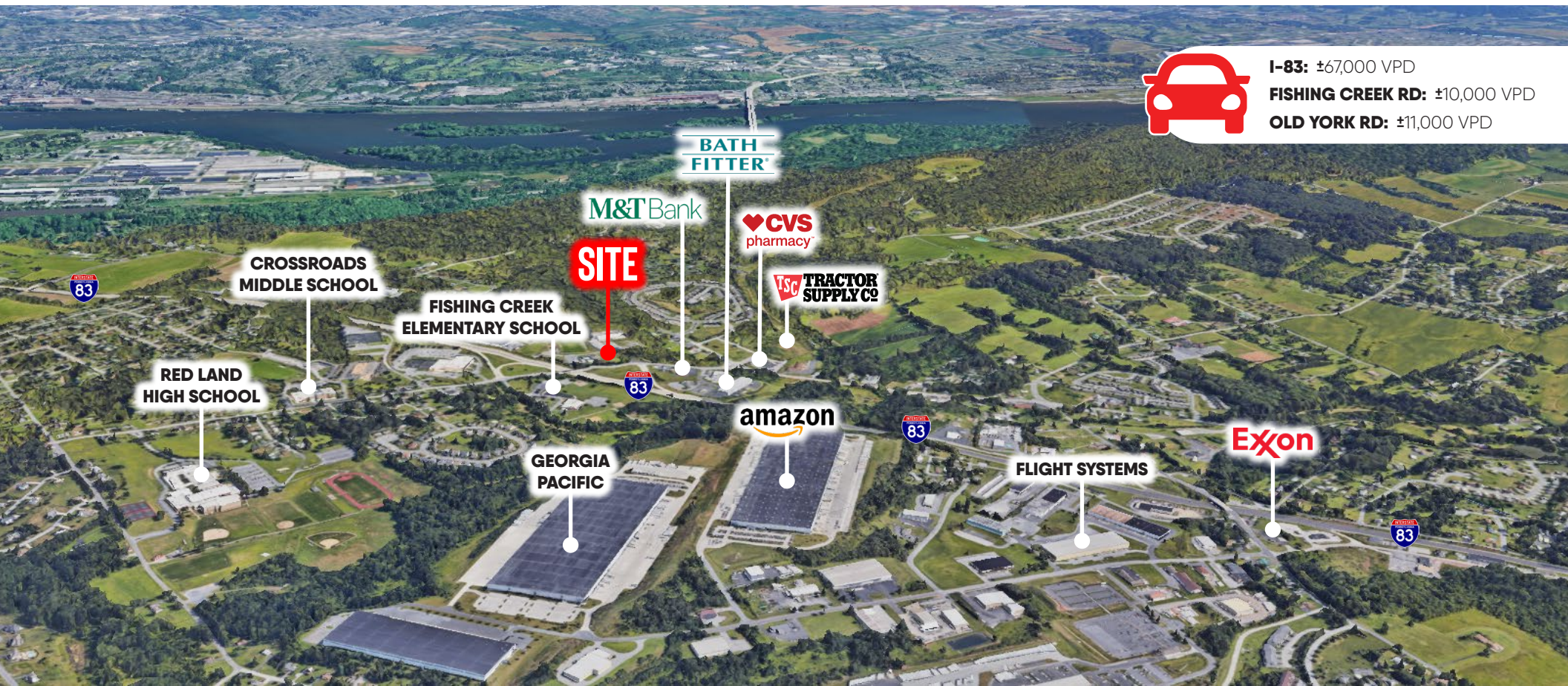
FOR SALE



PROPERTY OVERVIEW

This highly desirable 1.06-acre parcel is now available for sale, offering an exceptional opportunity for service-related retail. Ideally positioned with easy access to Interstate 83 ($\pm 67,000$ VPD) and just minutes from the Pennsylvania Turnpike, this property provides excellent visibility and accessibility for businesses looking to capture traffic between York and Harrisburg. Don't miss the chance to secure a premium location with strong regional connectivity!

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	75,977	198,618	383,088
EMPLOYEES	26,803	137,540	205,304
AVERAGE HHI	\$105,995	\$96,945	\$106,142
HOUSEHOLDS	30,310	81,977	156,229



I-83: $\pm 67,000$ VPD
FISHING CREEK RD: $\pm 10,000$ VPD
OLD YORK RD: $\pm 11,000$ VPD

PROPOSED SITE PLAN



526

Locust Rd

Fishing Creek Rd

±4,390 SF

±10,000 VPD

MARKET OVERVIEW

LOWER ALLEN COMMONS

CEDAR CLIFF HIGH SCHOOL

SHOPPES AT CEDAR CLIFFE

FAIRVIEW COMMONS

CAPITAL CITY MALL

CAPITAL CITY AIRPORT

B.J.'S

Fairfield

Pizza Hut

Days Inn

Futter's

meineke car care center

CROSSROADS MIDDLE SCHOOL

RED LAND HIGH SCHOOL

FISHING CREEK ELEMENTARY SCHOOL

SITE

CVS pharmacy

TSC TRACTOR SUPPLY CO

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Abe Khan

akhan@bennettwilliams.com



Tyler Gettel

tgettel@bennettwilliams.com



Francesco Conigliaro

fconigliaro@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

