

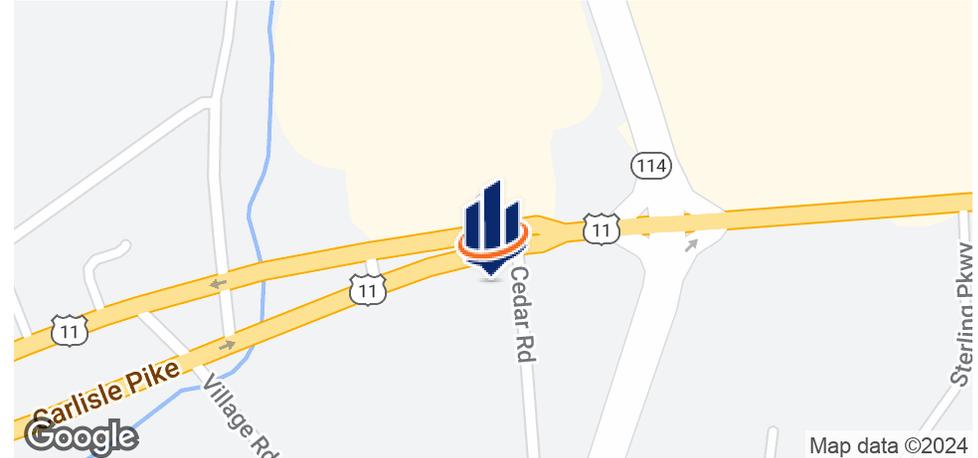


6563 CARLISLE PIKE

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MECHANICSBURG, PA 17050

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Property Summary



OFFERING SUMMARY

Sale Price: \$5,500,000

Lot Size: 10.71 Acres

Zoning: R-1

PROPERTY OVERVIEW

Great redevelopment opportunity - two parcels totaling +/-10.7 acres available for sale. Located on the highly traveled Carlisle Pike in Mechanicsburg, PA.

LOCATION OVERVIEW

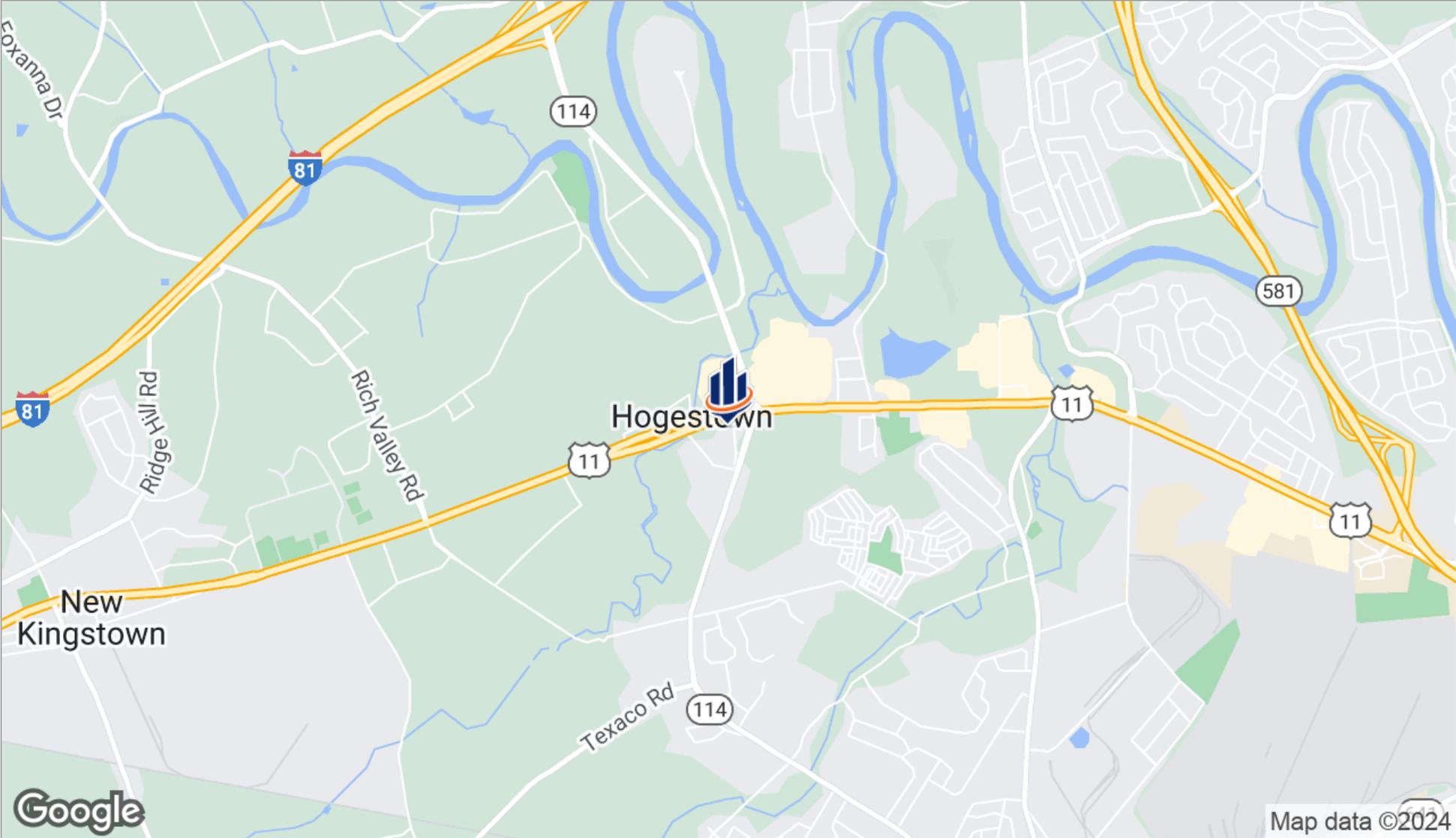
Located on the Carlisle Pike just west of Route 114. Silver Spring Township boasts many major retail shopping developments. Most are located along the highly traveled Carlisle Pike [U.S. Route 11] which serves as a major traffic route through the township connecting it to nearby Hampden Township, the most populous township in Cumberland County.

PROPERTY HIGHLIGHTS

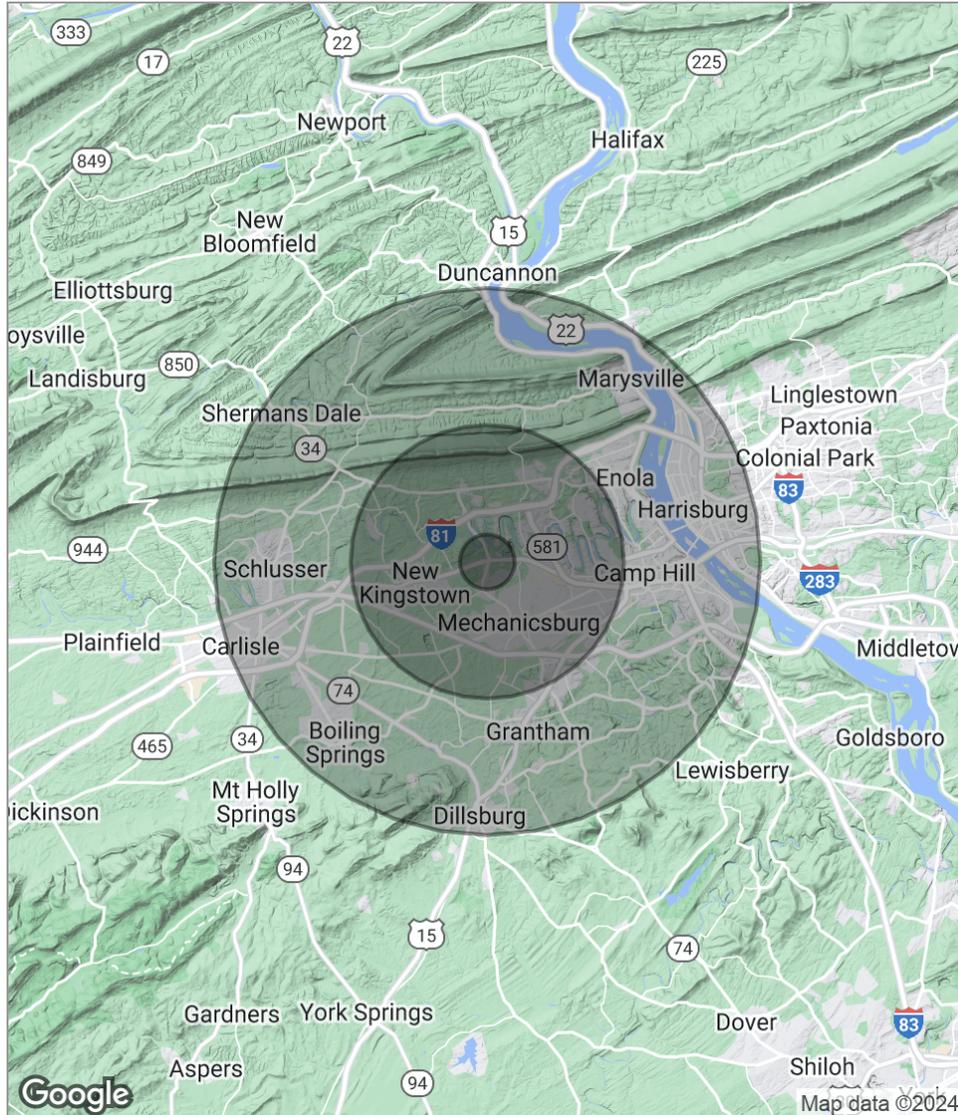
- Redevelopment opportunity
- Two parcels totaling +/-10.7
- Approximately 975' frontage on Carlisle Pike
- Carlisle Pike Average Traffic Count: 11,225 VPD – North
- Carlisle Pike Average Traffic Count: 11,600 VPD – South

Additional Photos





Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,246	65,954	230,246
Median age	43.0	42.0	40.7
Median age (Male)	41.3	40.3	39.3
Median age (Female)	44.3	43.7	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	502	28,230	95,262
# of persons per HH	2.5	2.3	2.4
Average HH income	\$90,845	\$86,665	\$75,862
Average house value		\$217,836	\$188,761

* Demographic data derived from 2020 ACS - US Census

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