

FOR SALE OR FOR LEASE

3,000 +/- SF free-standing
retail building with a
drive-thru located
along US
Routes 11/15.



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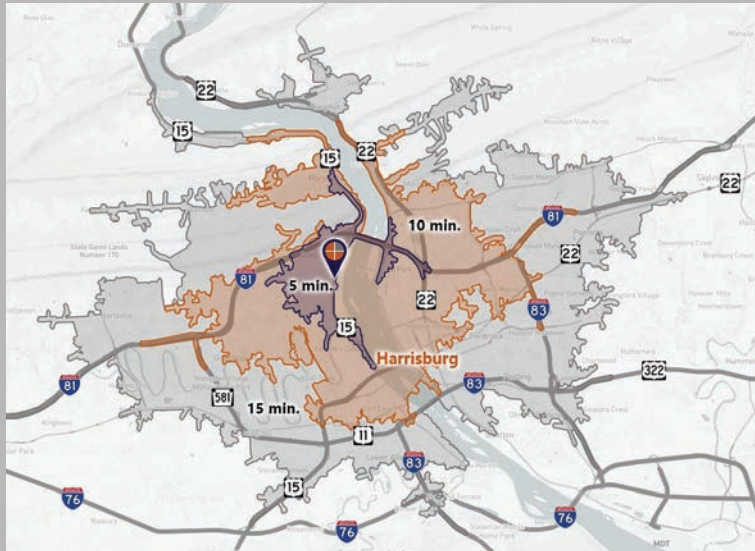


RETAIL BUILDING WITH DRIVE THRU

DEMOGRAPHICS

Variable	421 N. Enola Rd. Enola, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	11,906	84,303	223,431
Population Density (Pop per Sq. Mile)	2,427.9	2,193.5	2,108.3
Total Daytime Population	9,498	124,487	279,867
Total Households	5,166	37,106	92,880
Per Capita Income	\$36,788	\$40,104	\$38,710
Average Household Income	\$84,705	\$90,732	\$92,637
Average Disposable Income	\$66,011	\$69,816	\$71,362
Aggregate Disposable Income	\$341,013,573	\$2,590,574,473	\$6,628,128,748
Total (SIC01-99) Businesses	340	4,446	10,724
Total (SIC01-99) Employees	3,246	101,228	193,068
Total (SIC01-99) Sales (\$000)	\$338,299	\$7,741,802	\$24,579,750
Annual Budget Expenditures	\$374,581,879	\$2,890,033,783	\$7,364,959,773
Retail Goods	\$111,560,795	\$859,338,795	\$2,198,165,504

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Property consists of a 3,000 +/- SF free-standing retail building with a drive-thru located along US Route 11/15. Site has a paved lot with plenty of parking, dual entrances, and pylon signage. This is a great opportunity for many different uses to enter this corridor giving the sites great access and visibility.

The property is located near the Summerdale Plaza anchored by a Tractor Supply, AutoZone and Rite Aid. This generates a mix of traffic from the market. It is minutes from Interstate-81, a major interstate that pulls traffic from the surrounding areas of Carlisle and Harrisburg.

PROPERTY DETAILS

- Total Building Size:..... 3,000 +/- SF
- Sale Price:Negotiable
- Lease Rate:Negotiable
- Lease Terms:Negotiable
- Zoning: Commercial General (C-G)
- Land/Lot Size: 0.46 acres
- Date Available:..... Immediately
- Parking:..... Paved Lot, 30 spaces
- Roof Type:Asphalt Shingle
- Construction:.....Masonry
- Heating:.....Gas
- Cooling:.....Central Air
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

- N. Enola Rd./US Route 11/15:..... 15,062 VPD

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ESTABLISHED REGIONAL COMPETITION MAP



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SITE AERIAL DRONE PHOTO



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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