

1 MILL ROAD

NEWVILLE, PENNSYLVANIA 17241 PROFILE #: 3609 COSTAR ID: 11280133 (S) & 11280140 (L)

PROPERTY SUMMARY

Sale Price:	\$1,350,000
SF Available For Lease:	3,888
Lease Rate:	\$11.00 PSF (NNN)
Current NOI:	\$110,700
Potential NOI:	\$153,468
Cap Rate At Acquisition:	8.2%
County:	Cumberland
Township:	West Pennsboro
Tax ID:	46-07-0481-041
Lot Size:	2.04 Acres
Building Size:	14,855 SF
Year Built:	2013
Zoning:	Commercial
Cross Streets:	Route 641 / Carlisle Road
Traffic Count:	8,214
Property Taxes:	\$11,540



PROPERTY HIGHLIGHTS

- Prime retail location in market, with Dollar General and H&R Block, anchors.
- Located across the street from the area's main grocery store.
- The Newville market is growing with an increasing population and employment base.
- Conveniently located less than 1 mile from 3 local area schools.

RETAIL INVESTMENT OPPORTUNITY FOR SALE OR LEASE

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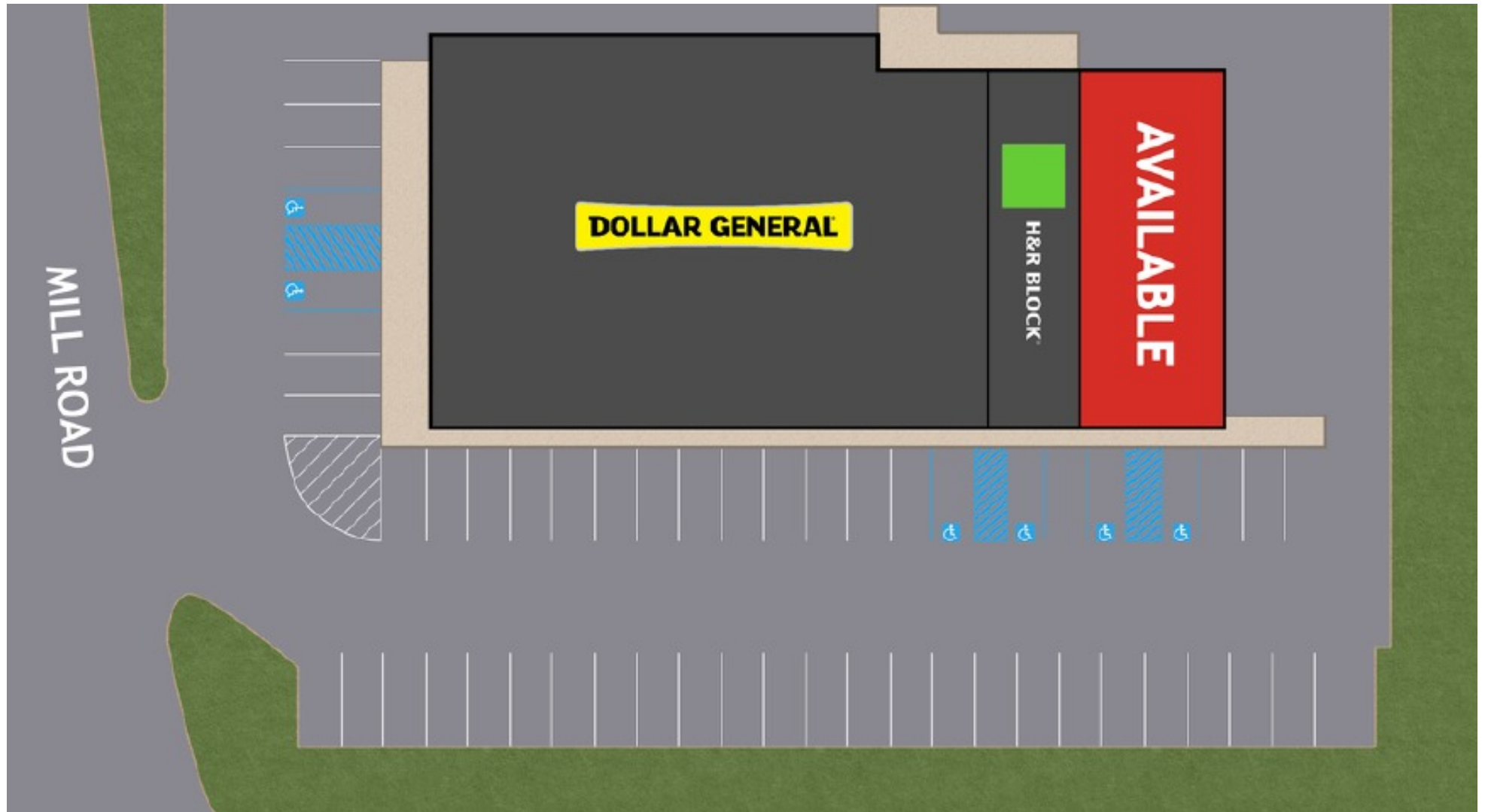
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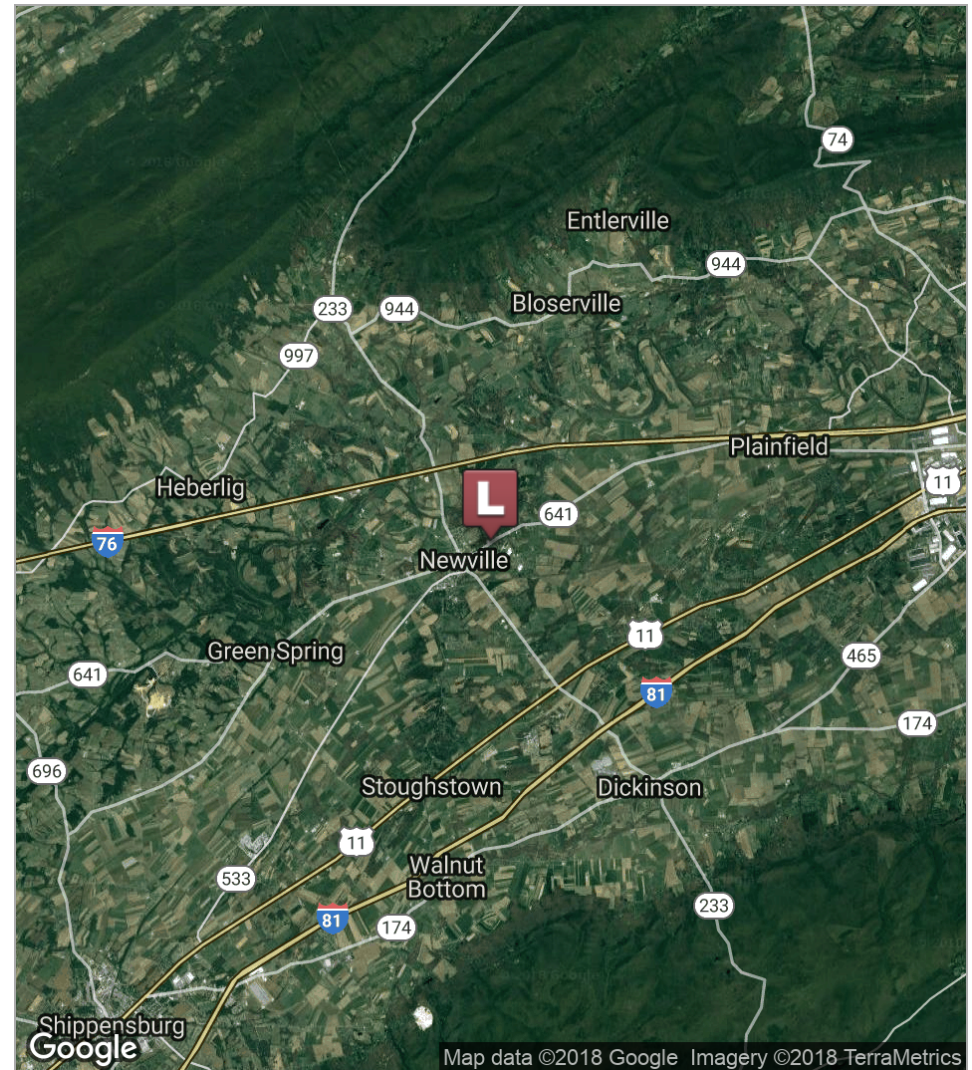
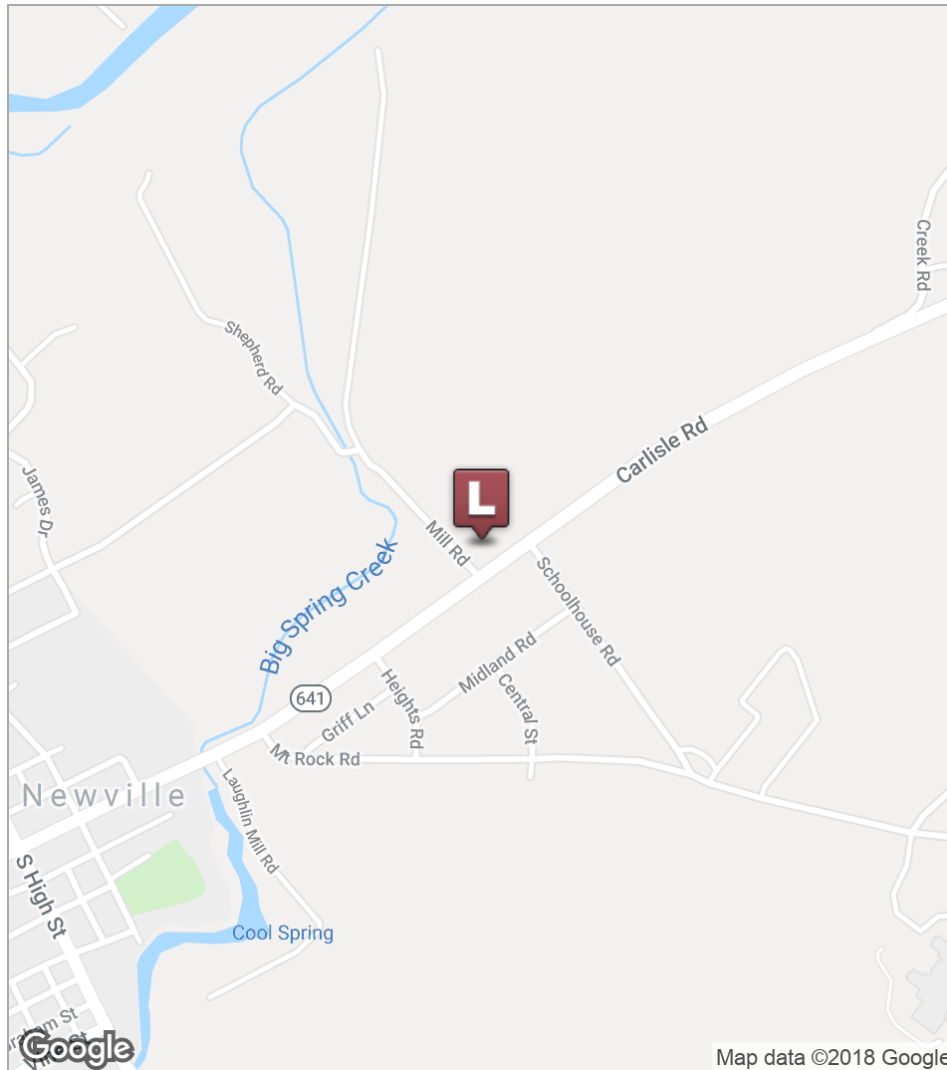
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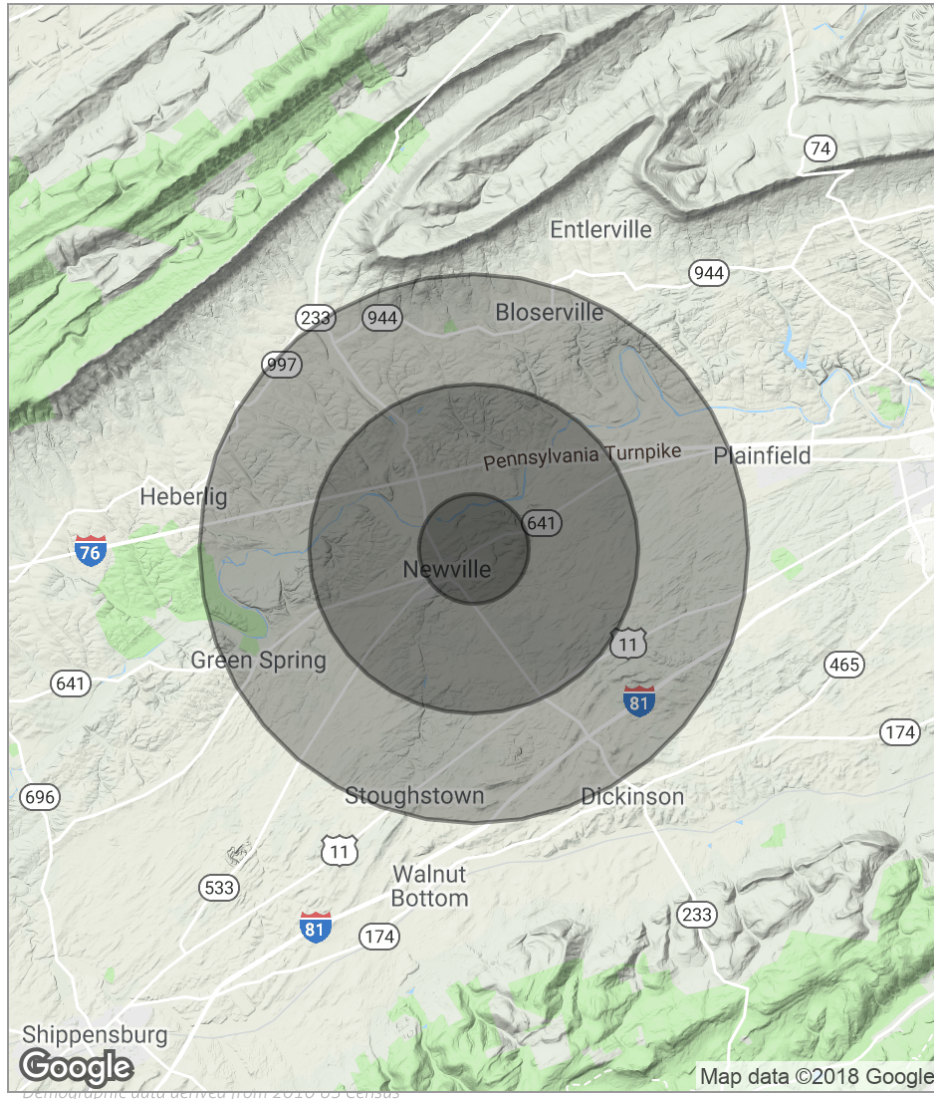
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	1 Mile	3 Miles	5 Miles
Total Population	2,052	5,344	10,761
Population Density	653	189	137
Median Age	35.6	40.5	41.6
Median Age (Male)	35.7	40.3	41.3
Median Age (Female)	35.7	41.3	42.5
Total Households	894	2,216	4,355
# of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$47,696	\$56,126	\$59,099
Average House Value	\$155,073	\$188,652	\$192,652



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