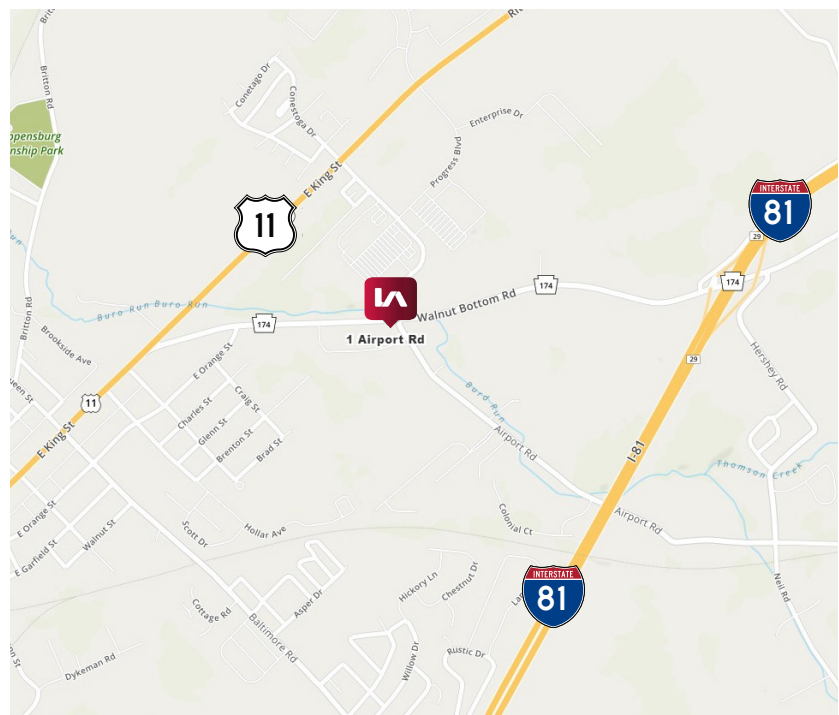


PROPOSED OUTPATIENT SURGERY CENTER & MEDICAL
OFFICES SITE | 3.85 AC
1 AIRPORT ROAD
Shippensburg, PA 17257



AVAILABILITIES:

- Easy access to Interstate 81
- Next to Shippensburg Shopping Center: Tractor Supply Co. Peebles, Aldi, Planet Fitness, Sleepy's, Little Caesars and Sprint
- Across from Shippen Towne Center: Super Wal-Mart, Lowe's, GameStop, AT&T, H&R Block, Wine & Spirits and Subway
- Close proximity to KFC, Taco Bell, Rutter's and Wendy's
- Located about two (2) miles from Shippensburg University



Tod Shedlosky
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D 717.208.8670

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PROPERTY SUMMARY

Sale Price:	\$1,899,999
Taxes:	\$5,292
Lot Size:	3.85 Ac
APN:	36-12-0320-051
Zoning:	General Commercial (C-2)
Proposed Building:	18,000 SF

PROPERTY OVERVIEW

3.85 Acres suitable for outpatient surgery center and medical offices

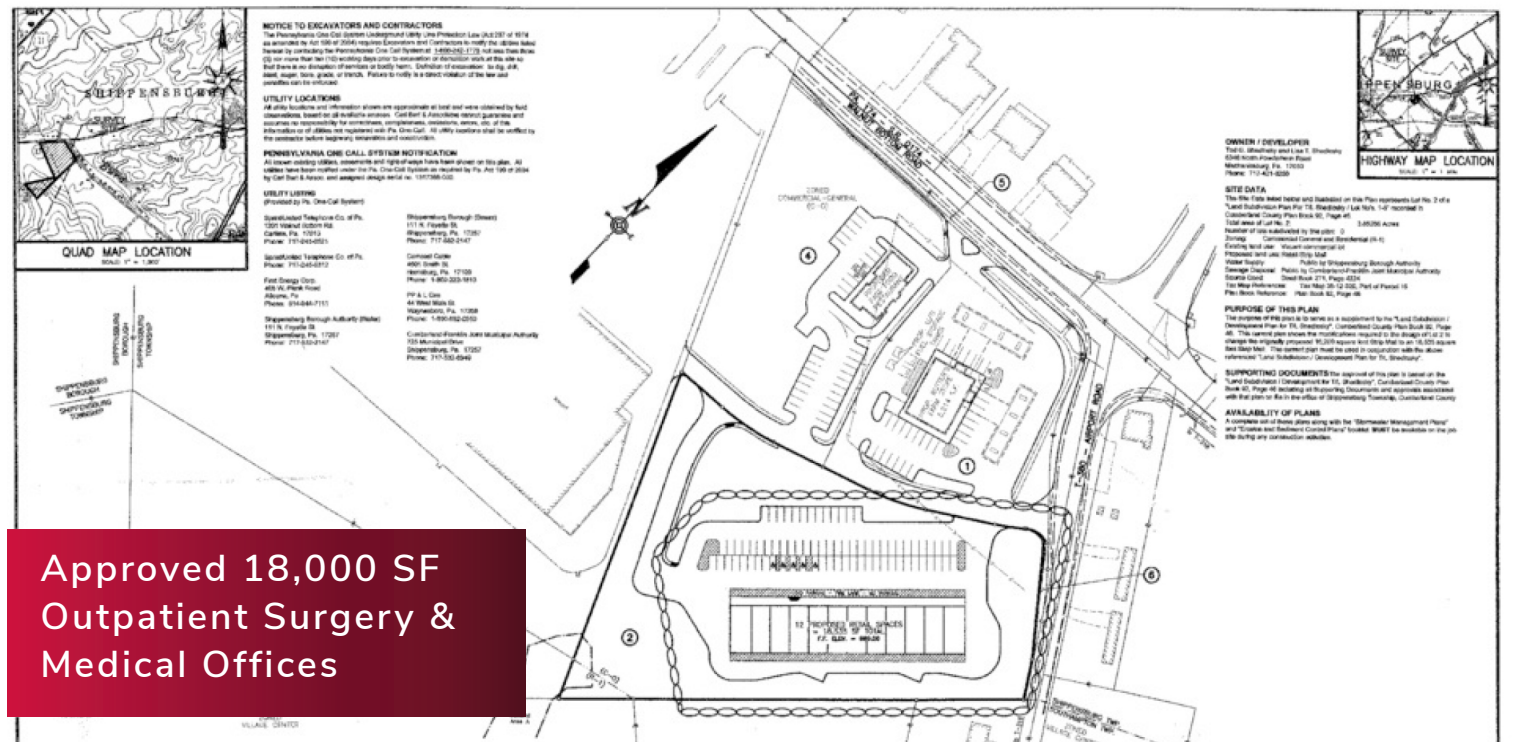
LOCATION OVERVIEW

Adjoins Rutters, Taco Bell and KFC on Walnut Bottom Road in Shippensburg, PA.

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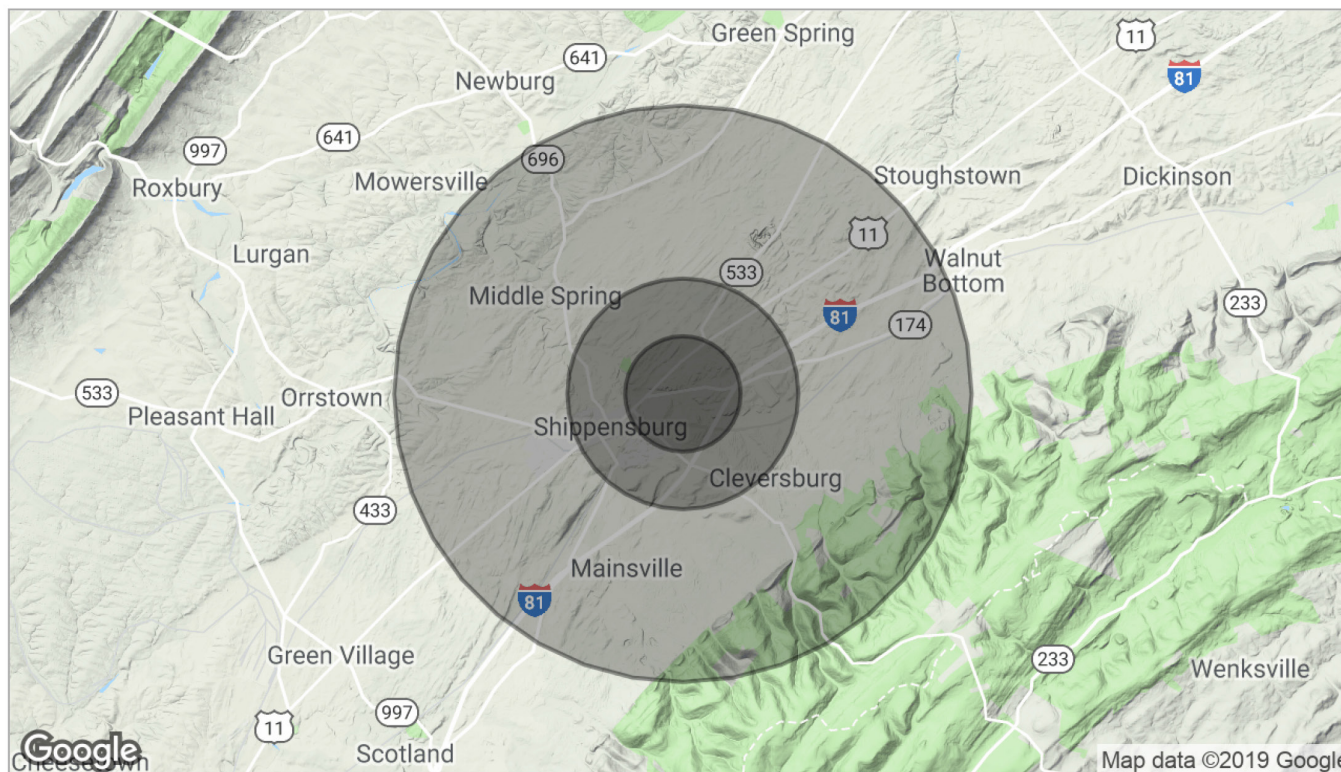
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Population	1 Mile	2 Miles	5 Miles
TOTAL POPULATION	4,499	11,549	23,205
MEDIAN AGE	22.4	24.4	29.3
MEDIAN AGE (MALE)	21.8	23.3	28.4
MEDIAN AGE (FEMALE)	24.4	27.9	31.8
Households & Income	1 Mile	2 Miles	5 Miles
TOTAL HOUSEHOLDS	1,116	3,582	7,877
# OF PERSONS PER HH	4.0	3.2	2.9
AVERAGE HH INCOME	\$39,139	\$41,997	\$50,787
AVERAGE HOUSE VALUE	\$130,530	\$143,530	\$163,603
Race	1 Mile	2 Miles	5 Miles
% WHITE	86.0%	87.2%	91.1%
% BLACK	7.5%	5.8%	4.4%
% ASIAN	1.1%	1.1%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	1.9%	1.8%	1.1%
Ethnicity	1 Mile	2 Miles	5 Miles
% HISPANIC	4.0%	4.5%	3.3%

** Demographic data derived from 2010 US Census*

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