



Retail Center Sale

6040 CARLISLE PIKE, MECHANICSBURG, PA 17050

OFFERING MEMORANDUM

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INVESTMENT OVERVIEW



OFFERING SUMMARY

Property Information:

- Sale Price: \$6,500,000
- Lot Size: +/- 5 Acres
- Building Size: 47,314 SF (Vacant)
- Zoning: Commercial General
- Hampden Twp. – Cumberland County
- Market: Harrisburg - West Shore
- Cross Streets: Carlisle Pike & Brondle
- Traffic Count: 32,000 ADT

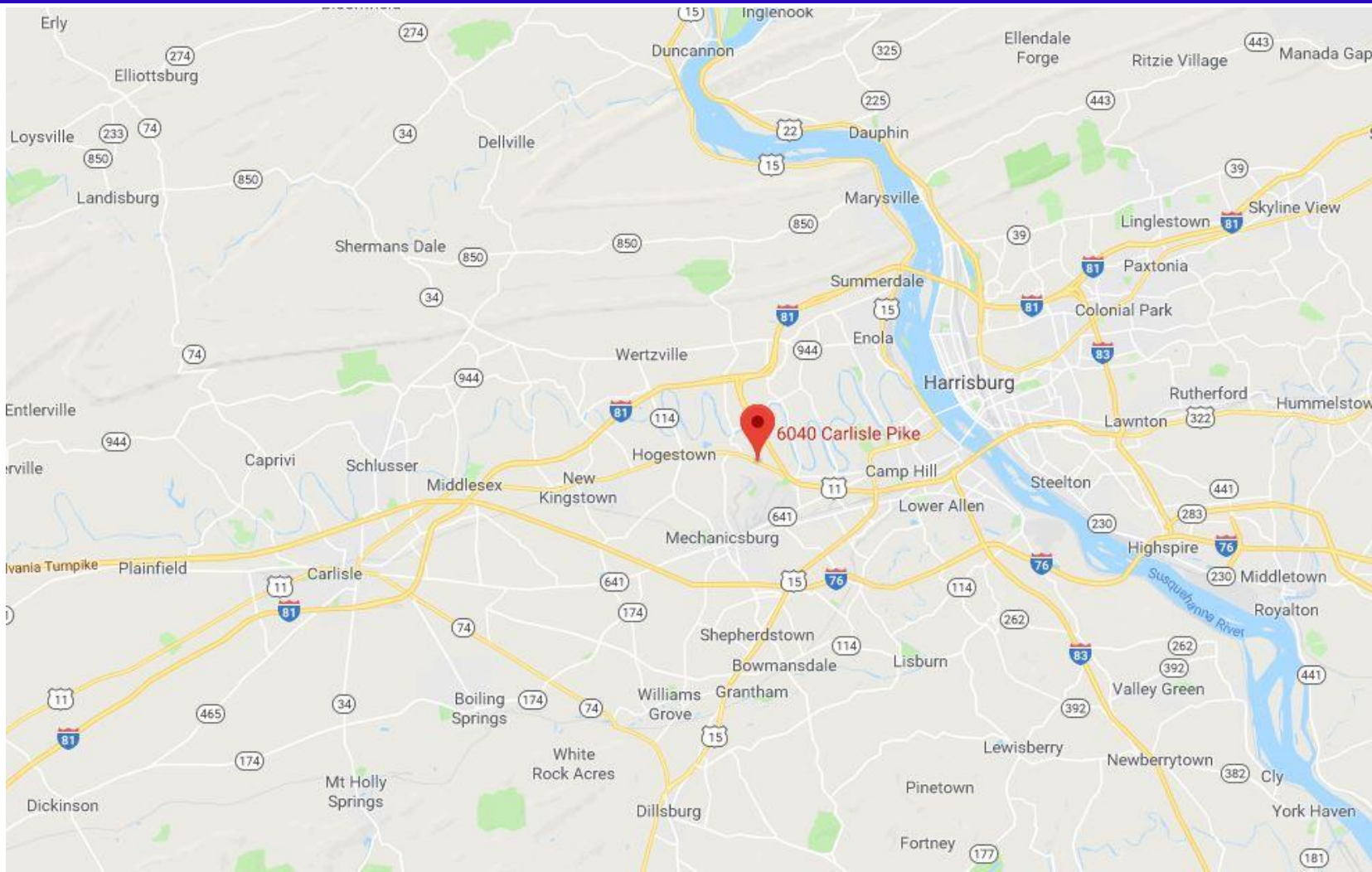
Property Overview:

Rare retail investment property for sale on the Carlisle Pike in Mechanicsburg, PA. Possible redevelopment opportunity. Existing two tenant retail (vacant) building approximately 47,000 SF plus a sliver of the property is under a long term ground lease (Sheetz). This corner property has excellent accessibility to the Carlisle Pike.

Site Overview:

5 Acres of Prime Commercial Land in the heart of the retail corridor. Neighbors include Home Depot, Sheetz, Lowes, Staples, Steinmart, Marshalls, HomeGoods, Wegmans, Target, Best Buy, Car dealers, Casual restaurants, banks, fast food and many, many more national and local business.

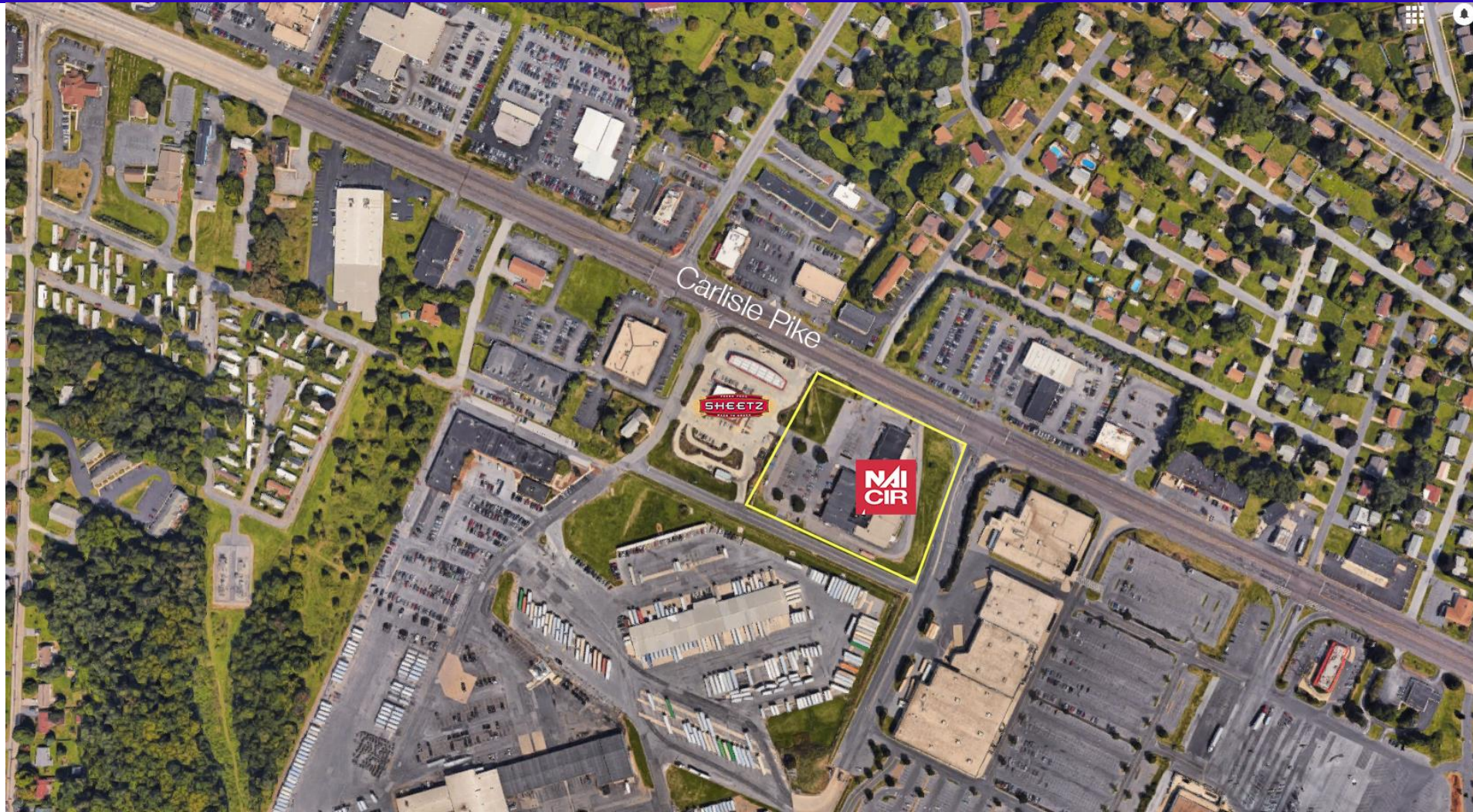
REGIONAL MAP



LOCAL MAP



AERIAL PHOTO



SITE PHOTO



RETAIL MAP



PROPERTY PHOTO



POSSIBLE REDEVELOPMENT CONCEPT PLAN



SITE ZONING REQUIREMENTS

LOCATION: 6640 CARLISLE PIKE, CUMBERLAND TOWNSHIP, CUMBERLAND COUNTY, PA

AREA	TYPE	REQUIREMENTS	PROPOSED	CONFORMANCE
1	GENERAL RETAIL	MIN. 10,000 SF	18,100 SF	YES
2	GENERAL OFFICE	MIN. 10,000 SF	18,100 SF	YES
3	GENERAL OFFICE	MIN. 10,000 SF	18,100 SF	YES
4	GENERAL OFFICE	MIN. 10,000 SF	18,100 SF	YES
5	GENERAL OFFICE	MIN. 10,000 SF	18,100 SF	YES
6	GENERAL OFFICE	MIN. 10,000 SF	18,100 SF	YES
7	GENERAL OFFICE	MIN. 10,000 SF	18,100 SF	YES
8	GENERAL OFFICE	MIN. 10,000 SF	18,100 SF	YES

SITE PARKING INFORMATION

AREA	TYPE	REQUIREMENTS	PROPOSED	CONFORMANCE
1	PARKING SPACES	MIN. 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA	181 SPACES	YES
2	PARKING SPACES	MIN. 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA	181 SPACES	YES
3	PARKING SPACES	MIN. 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA	181 SPACES	YES
4	PARKING SPACES	MIN. 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA	181 SPACES	YES



BL
Companies
ARCHITECTURAL
ENGINEERING
PLANNING
LANDSCAPE
INTERIOR DESIGN

PROPOSED CONCEPT PLANS
RETAIL DEVELOPMENT SITE
6640 CARLISLE PIKE
HAMPTON TOWNSHIP, CUMBERLAND COUNTY, PA

LEGEND

PROPOSED BUILDING	EXISTING BUILDING
PROPOSED PARKING	EXISTING PARKING
PROPOSED DRIVEWAY	EXISTING DRIVEWAY



DATE: 10/15/2024
SCALE: AS SHOWN
PROJECT: SK-02
SHEET: 01 OF 02

SK-02

FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

- **Investment Overview:**
 - Price: \$6,500,000
 - Price per SF: \$120.53
- **Operating Data (Sheetz):**
 - Net Operating Income: \$48,000
 - Cap Rate 5.75
 - Value of Sheetz Ground Lease (\$835,000)

TENANT SUMMARY

Tenant Name	Unit Size (SF)	Lease Start	Lease End	% of GLA
Vacant as of 9/18	34,313		9/18	69.98
Vacant as of 9/18	13,000		9/18	30.01
Sheetz (Ground Lease)	1	5/12	5/27	0.0
Totals/Averages	47,314			

TENANT PROFILE

(Sheetz) Private:

Sheetz, Inc. is an American chain of convenience stores and coffee shops privately owned and operated by the Sheetz family. The stores sell a mix of fast food and convenience store items with a large bank of self-serve gas pumps outside. Headquartered in Altoona, Pennsylvania, its stores are located in Pennsylvania, Maryland, Virginia, West Virginia, Ohio, and North Carolina.

Sheetz, Inc was founded by G. Robert "Bob" Sheetz in 1952 when he purchased one of his father's five dairy stores located in Altoona. By 1983, Sheetz had opened 100 stores.

Sheetz now has more than 500 locations and more than 17,000 employees. All Sheetz stores are company-owned-and-operated. The company has no plans to sell franchises.

Sheetz prides itself on selling "restaurant quality food". They are known for their signature "MTO" name, "made to order". With the introduction of the "Convenience Restaurant" concept, they have expanded their menu. Customers can purchase made-to-order sandwiches and hot dogs, as well as pizza, french fries, chicken strips, burritos, and breakfast items. During 2008-2009, Sheetz rolled out "MTGo!", a grab and go assortment of sandwiches, wraps and other food items for the customer in a hurry.

If you want to see for yourself, check out the short video by The Business Insider entitled "People are obsessed with Sheetz – take a look inside".



MARKET OVERVIEW



DEMOGRAPHICS

Radius (Miles)	Population	Households	Household Income
1	4,367	1,822	\$96,095
3	47,299	20,828	\$83,618
5	103,057	44,316	\$83,744

Traffic Count: 32,000