

135 SHERATON DRIVE

NEW CUMBERLAND, PA 17070

I-83 | 63,000 VPD

I-76 | 31,000 VPD



EXCLUSIVE FOR SALE/FOR LEASE

OVERVIEW

Located directly off of the I-83/ I-76 interchange in New Cumberland Pnnsylvania, lies 135 Sheraton Drive. This fantastic redevelopment opportunity will include two pad sites both with drive-thru's perfect for any food, service, or retail-oriented user. This site offers an incredible opportunity for a retailer to enter into a tight corridor with fantastic visibility and access off of two of the main highways in the Central Pennsylvania area. Access to this property is convenient for customers as there are two points of ingress/egress directly off of Sheraton Drive. The site benefits from surrounding traffic generating tenants such as Pizza Hut, McDonald's, Sunoco, Clarion Hotels and Holiday Inn Express.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	46,612	146,574	257,796
TOTAL EMPLOYEES	37,783	118,679	209,963
AVERAGE HHI	\$78,303	\$74,846	\$80,621
TOTAL HOUSEHOLDS	18,798	61,668	108,547
TRAFFIC COUNTS: I-83 - 63,000 VPD I-76 - 31,000 VPD			

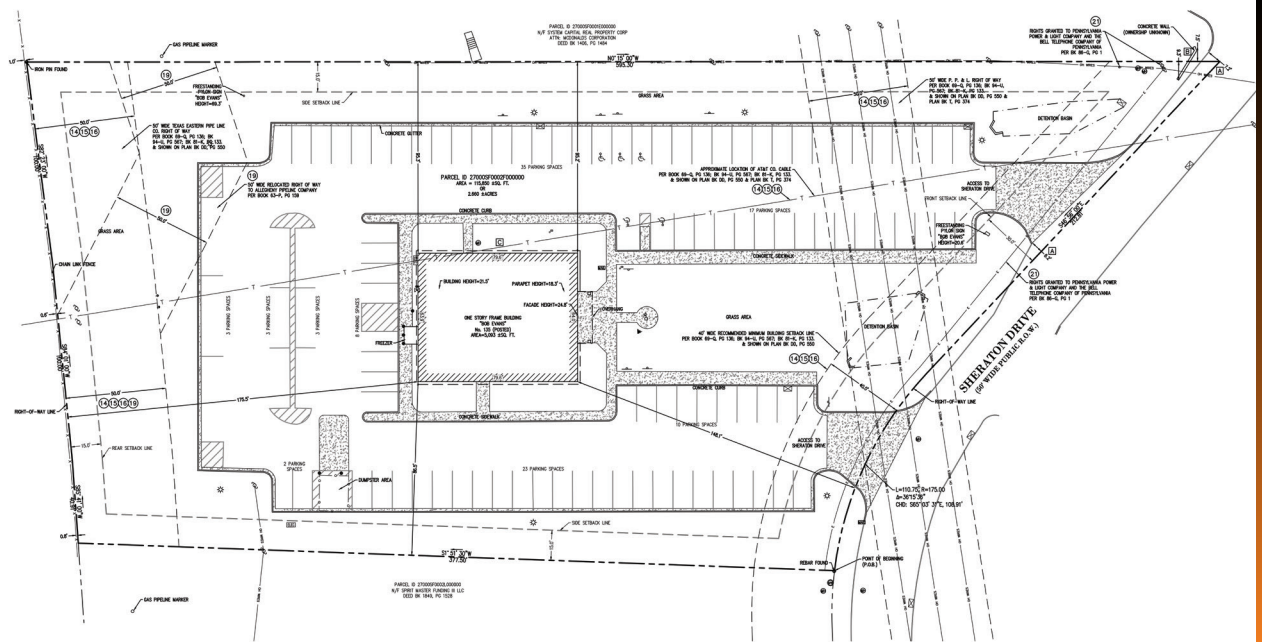
LOCATION: Along with its great visibility and access to I-76 (27,000 CPD) and I-83 (63,000 CPD), this benefits from a demographic area that includes top manufacturers and distribution centers in York County such as Target, Starbucks, Harley Davidson, and Johnson Controls, as well as the travel hub of the Capital City airport.

TRADE AREA: Adding to the stability of the project, 135 Sheraton Drive shows a 10-minute drive time demographic of over 222,464 people with household incomes of more than \$73,246 and daytime employment demographics equally as strong with 182,553. The demographics within a 5-mile radius include 140,169 people in 59,818 homes, a labor force of 135,823 with an average household income of \$68,304. The area's growth since 2000 has increased over 11.3% with over 10,830 new homes.

35 SHERATON DR. | NEW CUMBERLAND, PA



SITE PLAN



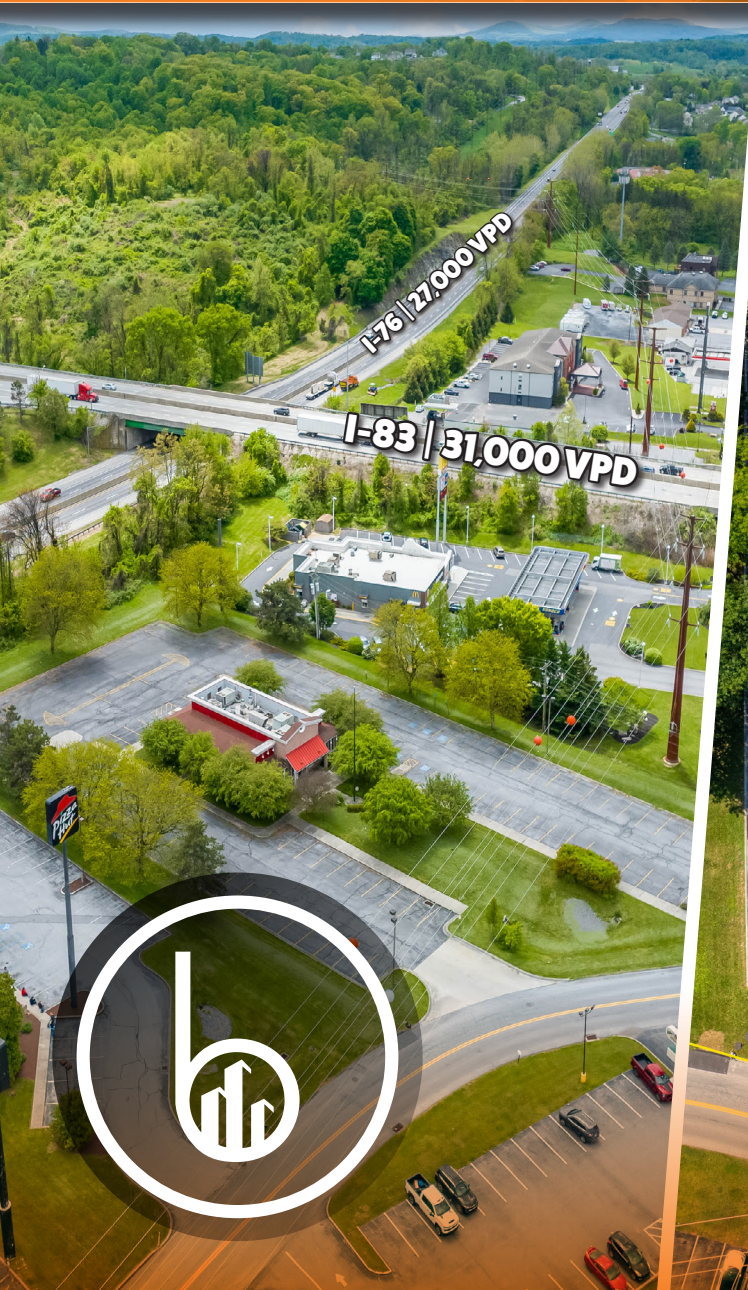
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MARKET AERIAL



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EXTERIOR



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