



COMMERCIAL PROPERTY AVAILABLE

669 GAUMER RD | NEW CUMBERLAND, PA 17070



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(717) 731.1990





669 GAUMER RD NEW CUMBERLAND, PA 17070

COMMERCIAL PROPERTY AVAILABLE



OFFERING DETAILS

ADDRESS	669 Gaumer Rd New Cumberland, PA 17070
BUILDING SIZE (combined)	+/- 8,300 SF
PROPERTY TYPE	Commercial / Service Facility
BUILDINGS	3
LOT SIZE	2.1 Acres
SALE PRICE	\$1,095,000
PRICE PER SF	\$131.93
SUBMARKET	Harrisburg West
COUNTY	York
MUNICIPALITY	Fairview Twp
ZONING	Commercial Business (CB)
APN	27-000-RF-0065.00-00000
PROPERTY TAXES	\$9,193.36 (2025)
BUSINESS CORRIDOR	I-83 / I-76 PA Turnpike

OFFERING OVERVIEW

669 Gaumer Rd presents a versatile commercial opportunity in New Cumberland, PA, featuring three buildings totaling approximately 8,300 SF situated on 2.1 acres. Formerly operated as a used car sales lot, service center, and residential home, the property is well-positioned for a variety of automotive, service, or commercial uses. With strong visibility and convenient access just off I-83 and the PA Turnpike (I-76) along PA-114 (Lewisberry Rd), the site benefits from excellent regional connectivity, nearby amenities, and a dense base of surrounding businesses and employers.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Property Type	Commercial / Service Facility
Building Size	+/- 8,300 SF
Building 1	3,168 SF
Building 2	2,048 SF
Building 3	3,082 SF
Lot Size	2.1 Acres
Year Built	1962
Clear Ceiling Height	Varies
Drive In Doors	6
Car Parking	Ample
Trailer / Outdoor Storage	Ample
Secured Yard	Yes
Roof	Shingle
Power	Heavy
Water/Sewer	Public
Submarket	Harrisburg West
County	York
Municipality	Fairview Township
Zoning	Commercial Business (CB)
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Taxes	\$9,193.36 (2025)



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PROPERTY HIGHLIGHTS

Flexible Multi-Building Layout

- Three separate structures supporting a mix of commercial and residential uses
- Ideal for owner-user or multi-tenant scenarios

Functional Automotive Infrastructure

- Six (6) service bays with drive-in doors
- Existing layout supports automotive, repair, or service-oriented businesses

Generous Site Size & Parking

- 2.1-acre parcel with ample on-site parking and outdoor storage potential
- Well-suited for fleet vehicles, inventory display, or equipment storage

Strategic Location & Accessibility

- Immediate access to I-83 and I-76 (PA Turnpike)
- Positioned along PA-114 (Lewisberry Rd) for convenient local connectivity

Established Commercial Corridor

- Surrounded by national retailers, gas stations, restaurants, and hotels
- Strong presence of nearby corporate employers and commercial users

Favorable Zoning

- Zoned Commercial Business, allowing for a wide range of commercial uses





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PARCEL



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PROPERTY AERIAL



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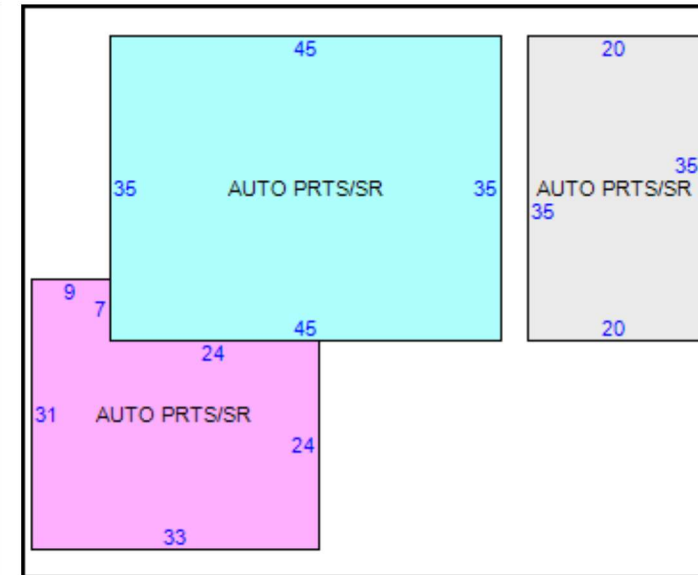
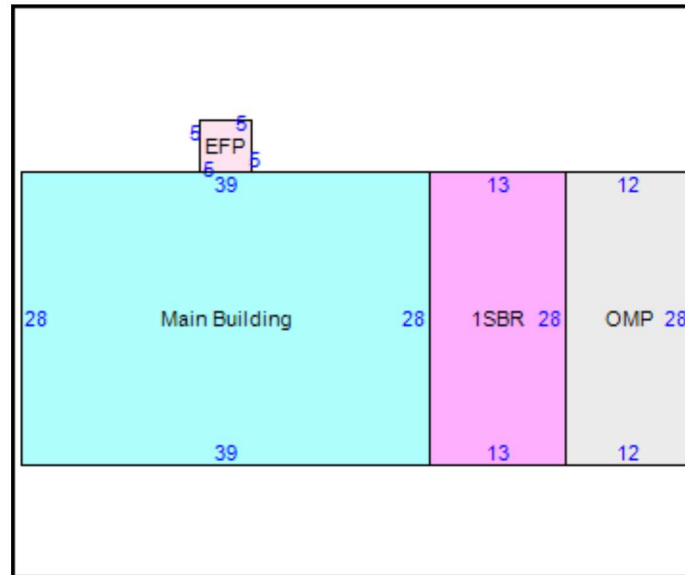
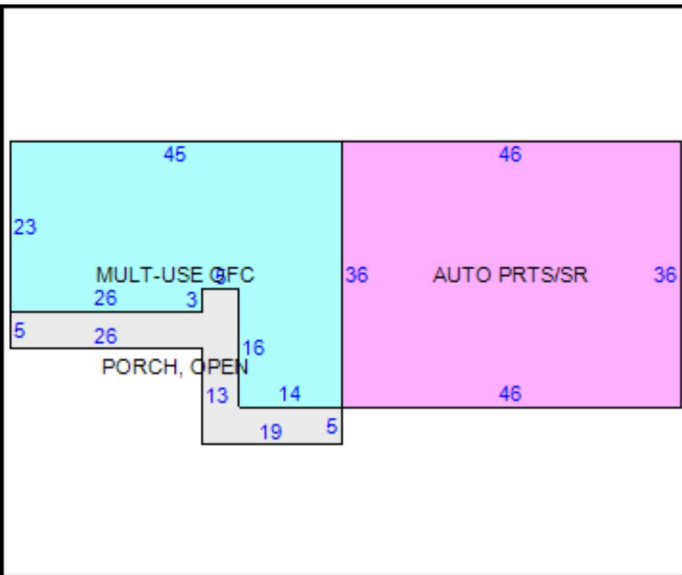
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PLANS

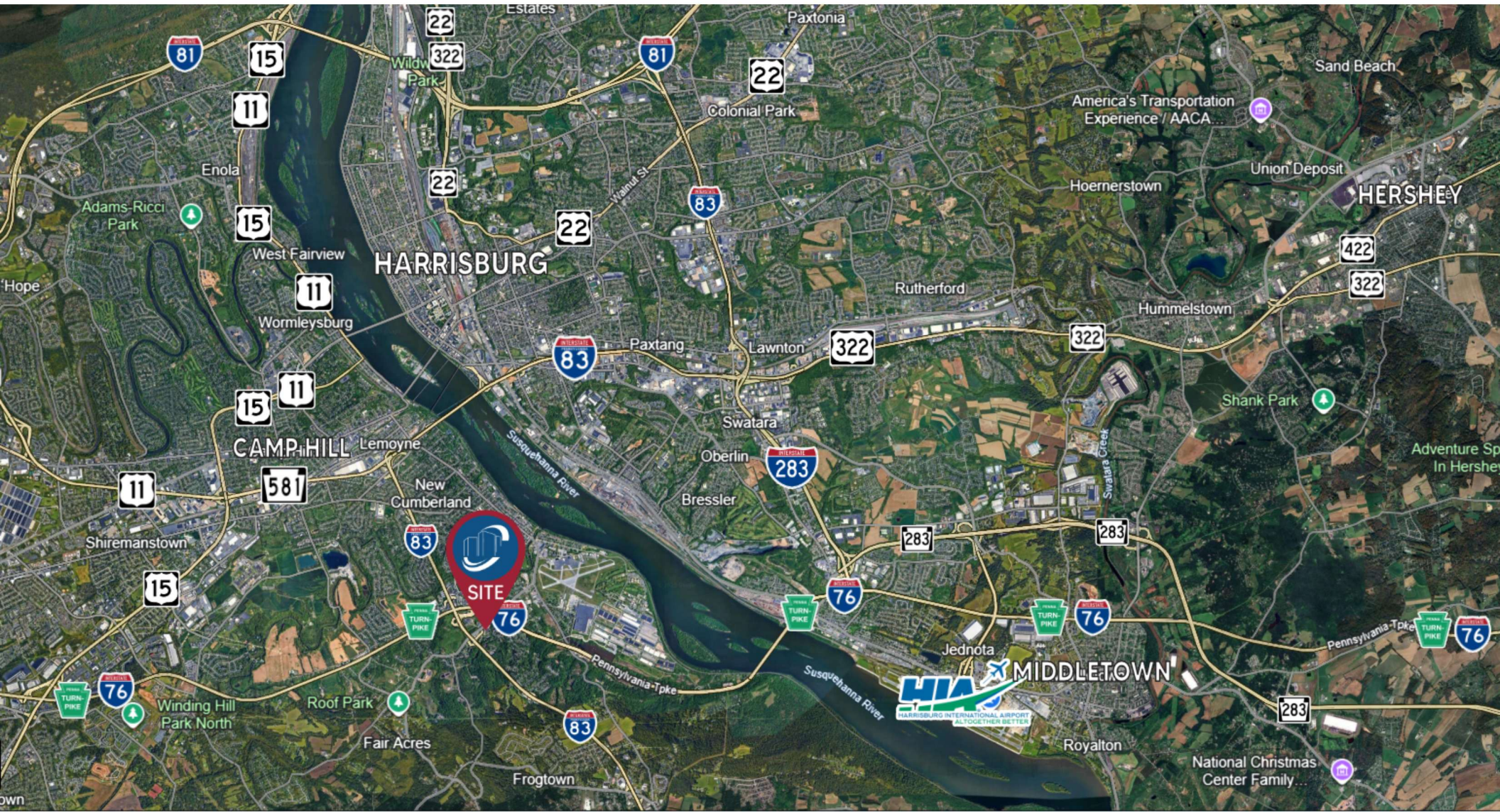




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COMMERCIAL PROPERTY AVAILABLE

REGIONAL MAP



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AREA OVERVIEW

CUMBERLAND COUNTY is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are many military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College, the Naval Support Station in Mechanicsburg, and New Cumberland Army Defense Depot. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains.

The oldest towns in the county are Shippensburg and Carlisle, each with its unique history. Shippensburg is home to Shippensburg University, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland county contains many suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).



NEW CUMBERLAND ARMY DEFENSE DEPOT, The mission of DLA Distribution Susquehanna, Pennsylvania, is to provide world-class distribution services to enhance the readiness of the Department of Defense and other customers, through effective and efficient receipt, storage, control, packaging, and shipment of material. We strive to be a values-based team known for workforce excellence and providing superior distribution services on time, every time.

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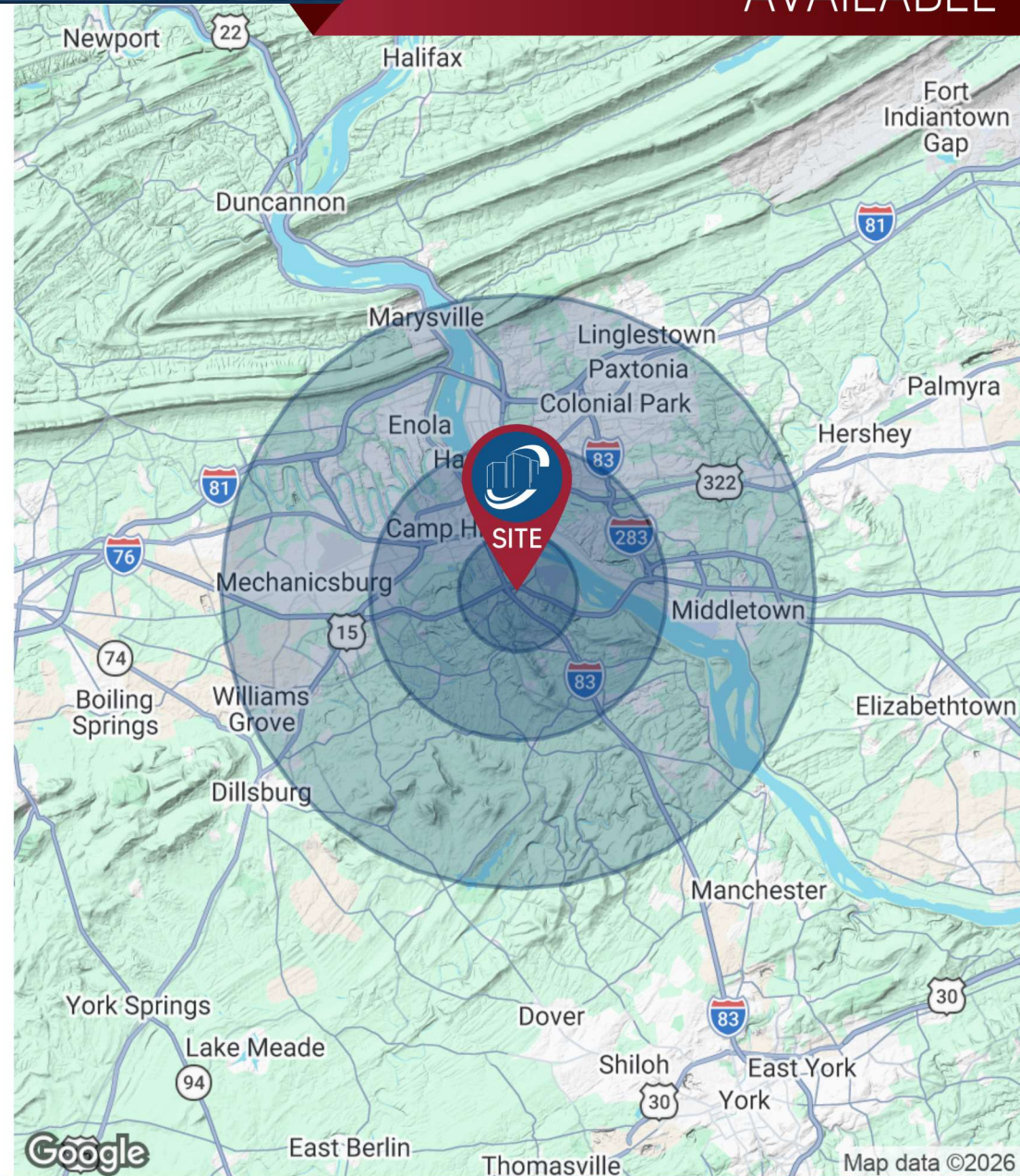


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DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Total Population	16,495	139,945	398,057
Population Density	1,313	1,782	1,267
Median Age	42.5	38.8	40.1
Median Age (Male)	42.4	37.8	38.8
Median Age (Female)	42.8	39.3	40.9
Total Households	7,045	58,732	164,117
# of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$112,330	\$91,749	\$105,162
Average House Value	\$282,917	\$237,666	\$267,454



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