



# Cliffmar Corner

2-10,000 SF OFFICE | RETAIL BUILDINGS FOR SALE

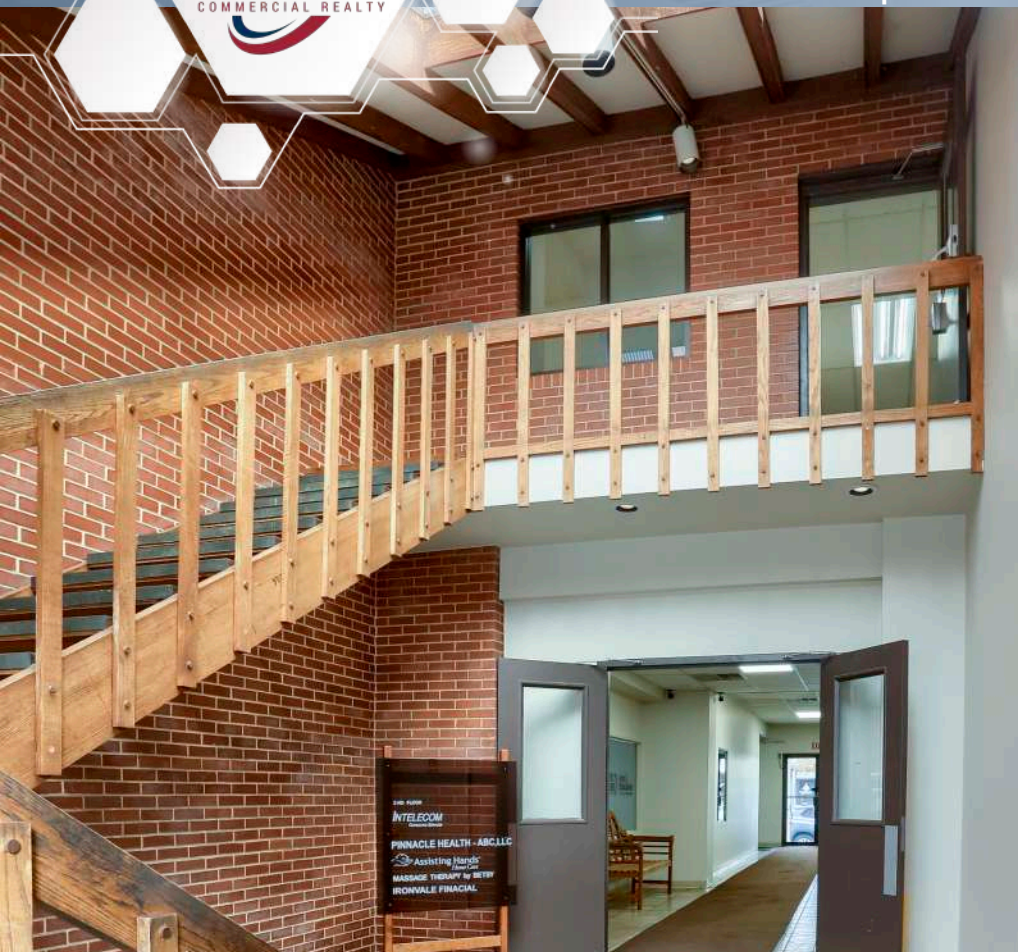
300 BRIDGE ST & 309 THIRD ST  
NEW CUMBERLAND, PA

# Cliffmar Corner

2-10,000 SF  
OFFICE | RETAIL BUILDINGS

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NEW CUMBERLAND, PA 17070

FOR SALE



## OFFERING SUMMARY

Building Size	20,000 SF (combined)
Sale Price	\$1,500,000
Property Taxes (2024)	\$20,314
APN	25-24-0813-100
Zoning	Mixed-Use (Downtown Overlay)
Municipality	New Cumberland Borough
County	Cumberland County

## PROPERTY OVERVIEW

**Cliffmar Corner**, one of the anchor properties of downtown New Cumberland, is available for sale for the first time! Featuring two buildings of 10,000 SF with off-street parking. Centrally located at the central intersection of Bridge and Third Streets, this location has always been a top choice for businesses looking for maximum visibility and value in a market that combines a small-town feel with easy accessibility to the state capitol complex and markets along the I-83 corridor. The property now sits in one of the most desirable locations in the rapidly evolving downtown district, across the street from the West Shore Theater and redevelopment of the Coakley's complex, next door to the successful Wild Rabbit and close to numerous other attractive businesses.

The current rent roll consists of a mix of well-established local businesses as well as a national franchise. An outstanding investment opportunity for a new owner to make their mark on this resurgent market.

## PROPERTY HIGHLIGHTS

- Located in the heart of downtown New Cumberland
- Surrounded by neighborhood dining and retail options
- Higher Cap Rate achievable through enhanced management
- Ideal for wide range of professional services, businesses

LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

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TCN  
WORLDWIDE  
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## PROPERTY DETAILS

Number of Buildings	2
Building Size	20,000 SF (combined)
Lot Size	0.34 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2-3
Restrooms	In-common   Per floor
Parking	On-street   Private available
Year Renovated	2025

## BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber
Power	2-Phase   200 Amp
HVAC	Gas   Central AC
Sprinklers	No
Security	Yes, Standard Key Building Access per unit
Signage	On Unit Window   Door

## MARKET DETAILS

Cross Streets	Bridge St & 3rd St
Traffic Count at Intersection	10,372 ADT
Municipality	New Cumberland Borough
County	Cumberland County
Zoning	Mixed-Use (Downtown Overlay)

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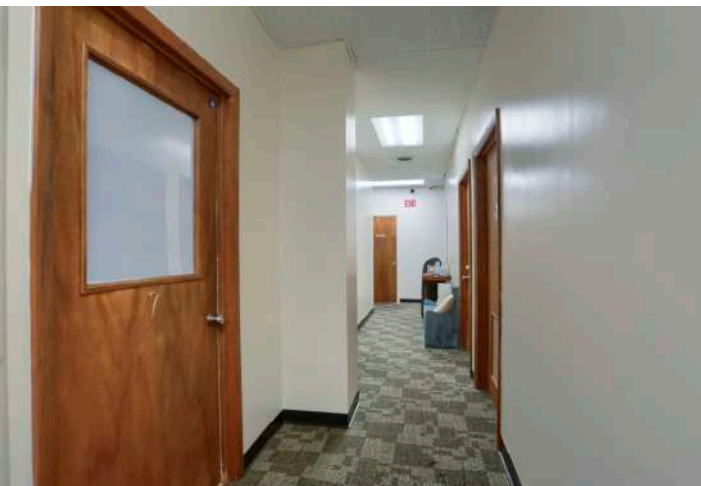


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ADDITIONAL PHOTOS



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## RENT ROLL | PROFORMA ANALYSIS

### 300 BRIDGE STREET, NEW CUMBERLAND - 10,000 SF

TENANT	SF	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION	ADDITIONAL INFORMATION
Salon LaVi	2,500	\$2,600	\$31,200.00	5/31/2030	Pays electric
West Shore Theater	2,500	\$2,000	\$24,000.00	1/29/2029	Pays electric. 3-year extension pending.
D5 Enterprises	600	\$675.31	\$8,103.66	12/31/2027	Rolling 1-year renewals
Intelcom Solutions	600	\$500.00	\$6,000.00		Rolling 1-year renewals
Day Seven	325	\$424.36	\$5,092.00	6/30/2026	1-year extension option
Assisting Hands	820	\$836.40	\$10,036.00	2/28/2027	Two (2) 1-year options
Ironvale Financial	600	\$600.00	\$7,200.00	5/31/2030	Right to expand into adjacent space
<b>TOTAL:</b>			<b>\$91,631.66</b>		

### 309 3<sup>RD</sup> STREET, NEW CUMBERLAND - 10,000 SF

TENANT	SF	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION	ADDITIONAL INFORMATION
Jacque Hanson	2,340	\$2,120.00	\$25,440.00	7/9/2028	Occupies half of 1st & 2nd Floors
VACANT	840				
Rentokil	1,500	\$1,250.00	\$15,000.00	4/30/2027	Pays electric. One (1) 1-year option
<b>TOTAL:</b>			<b>\$40,440.00</b>		

**TOTAL RENTS: \$131,171.66**

### PRO FORMA

300 Bridge Street, New Cumberland	ANNUAL
Achievable Rents	\$98,873.66
309 3 <sup>rd</sup> Street, New Cumberland	ANNUAL
Achievable Rents	\$49,832.00
<b>TOTAL:</b>	<b>\$148,705.66</b>

### EXPENSES

COMPONENT	ANNUAL
Vacancy (5%)	\$7,435.28
Taxes (Actual)	\$20,314.00
Insurance (Actual)	\$7,146.00
Electric	\$8,000
Water	\$3,125
Trash	\$1,400
Maintenance	\$6,500
<b>TOTAL:</b>	<b>\$53,920</b>

**ACHIEVABLE NOI \$94,785.37**

**CAP RATE 6.3%**



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AREA



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## DEMOGRAPHICS

### POPULATION

1 MILE	7,737
3 MILE	74,875
5 MILE	171,590

### HOUSEHOLDS

1 MILE	3,377
3 MILE	31,486
5 MILE	70,901

### AVERAGE HOUSEHOLD INCOME

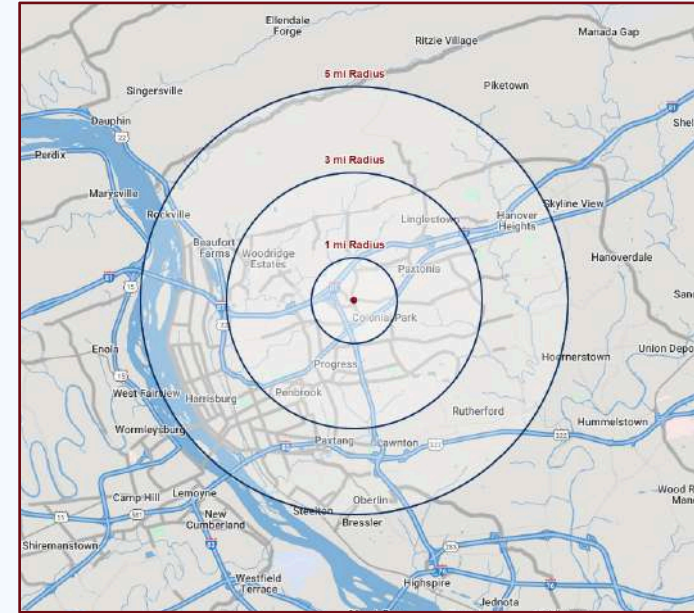
1 MILE	\$78,810
3 MILE	\$106,093
5 MILE	\$97,140

### TOTAL BUSINESSES

1 MILE	484
3 MILE	2,968
5 MILE	7,299

### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	5,551
3 MILE	38,456
5 MILE	121,624



## AREA OVERVIEW

**NEW CUMBERLAND** is a vibrant community with diverse local shops offering everything from home goods to spiritual items and tattoos. The town hosts engaging events like the Food Truck and Restaurant Rally and Trick-Or-Treat on Bridge Street. Residents and visitors can enjoy beautiful parks and fishing along the Yellow Breeches. For a more extended stay, there are nearby hotels and B&B's, making it easy to immerse yourself in the town's welcoming atmosphere.

The revival of The West Shore Theatre which is an intimate, 200 seat theater offering big-time entertainment with small-town charm, has put New Cumberland on the map. Located in the heart of New Cumberland, PA, the West Shore Theatre enriches lives and enhances the cultural vitality of the area through the presentation of films, live entertainment, educational opportunities, special events, and more.

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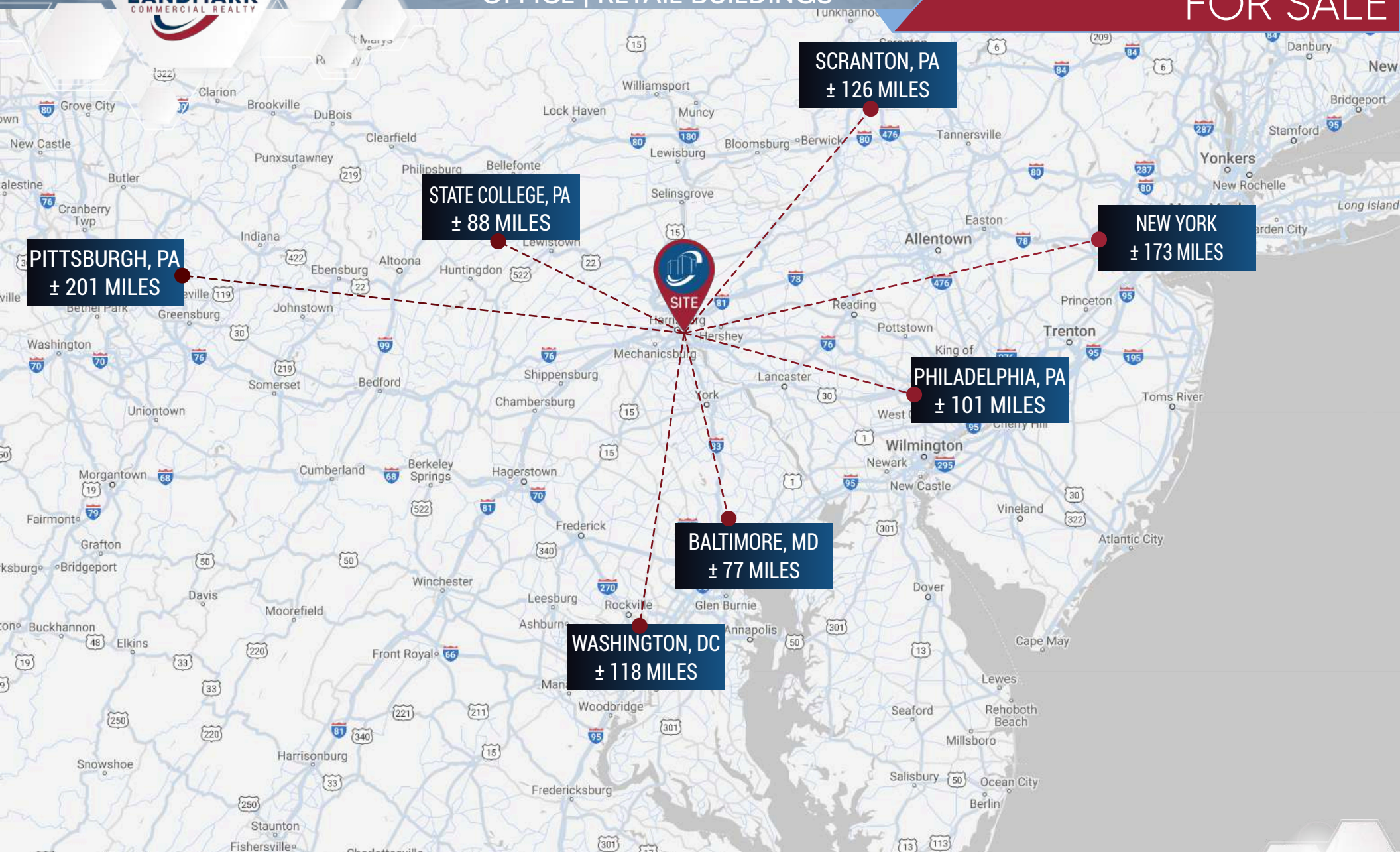


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