

RESTAURANT

EVENT

MEDICAL

OFFICE

AVAILABLE



1440 Market House Lane

ARCONA • MECHANICSBURG, PA 17055

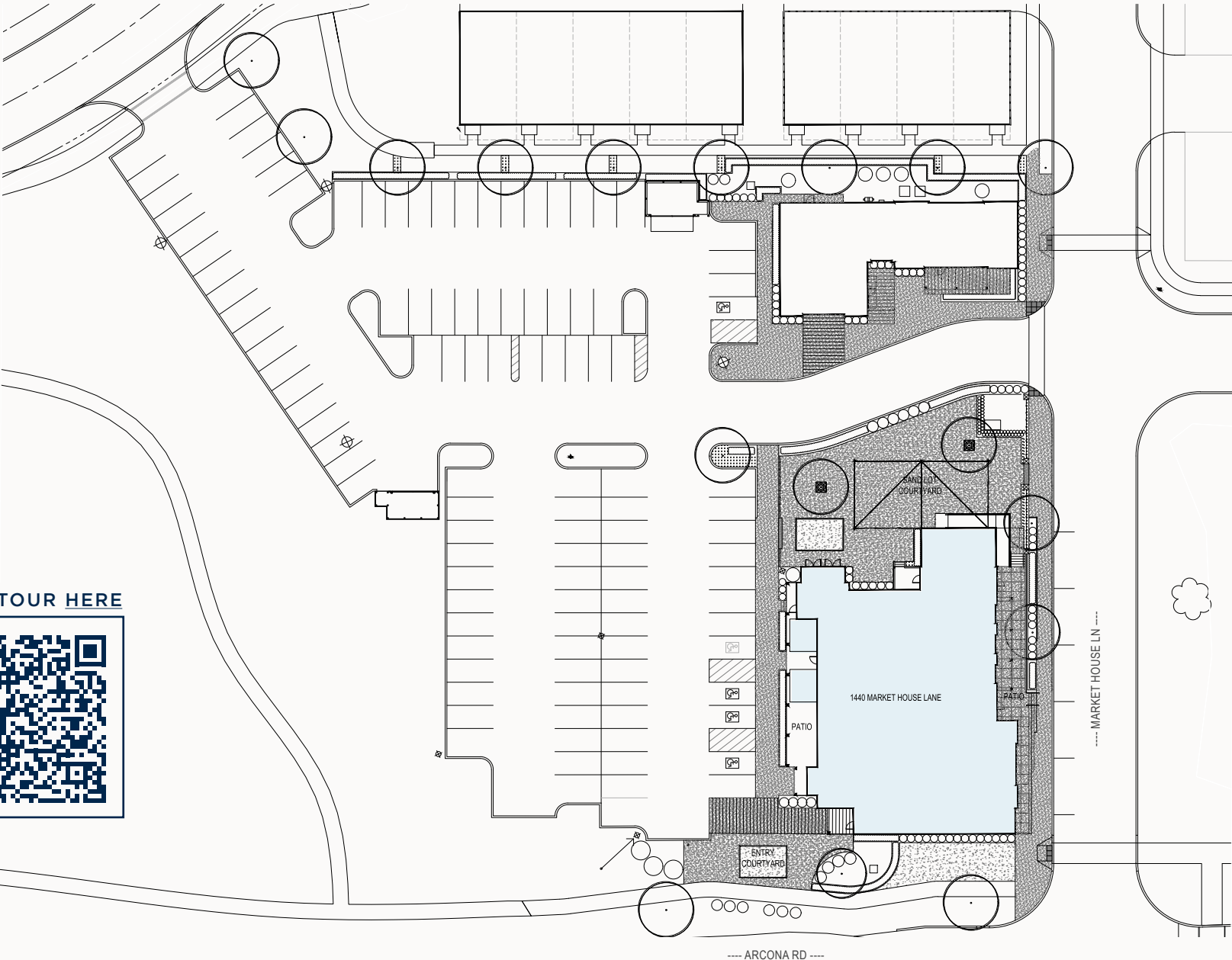
PROPERTY HIGHLIGHTS

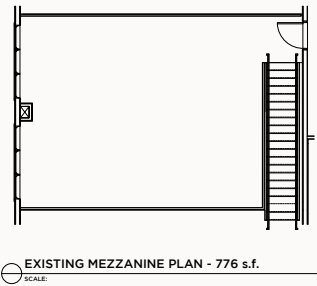
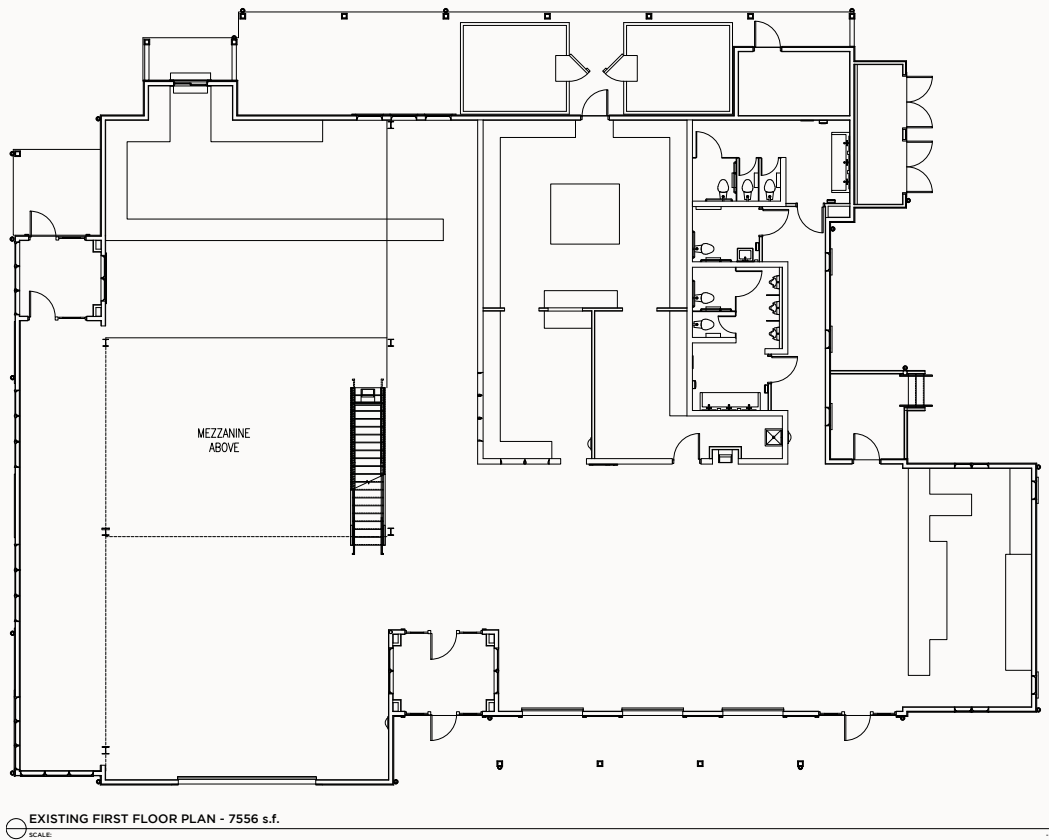
- Purpose-built by Charter Homes & Neighborhoods
- 8,332 SF total - commercial hood remains in place
- Full-size glass & metal doors fold open, connecting the dining room directly to the patio
- Additional outdoor space may be available for events
- Ownership will consider demising for smaller lease spaces
- 119 shared parking spaces at the corner of Market House Lane & Arcona Road
- Steps from Thea (4.5 stars, #5 of 187 Mechanicsburg restaurants) and the shops at the Crossroads at Arcona
- \$155,139 average household income within a 5-minute drive

PROPERTY SPECIFICATIONS

Building Size	8,332 SF (7,556 SF 1st Fl + 776 SF)
Availability	For Sale or Lease
Demising	Owner will consider - TBD
Zoning	R-2 Residential w/ TND Overlay
Proposed Use	Restaurant • Event • Medical • Office
Parking	119 shared spaces
Traffic Count	2,069 VPD (Arcona Rd) 8,214 VPD (Lisburn Rd Roundabout)

VIDEO TOUR [HERE](#)





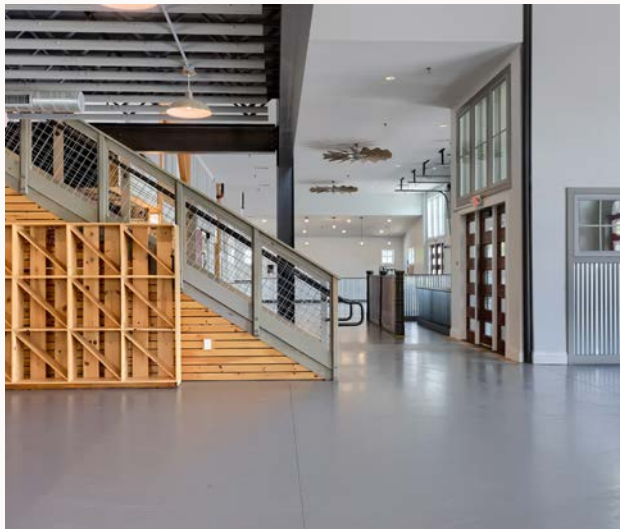
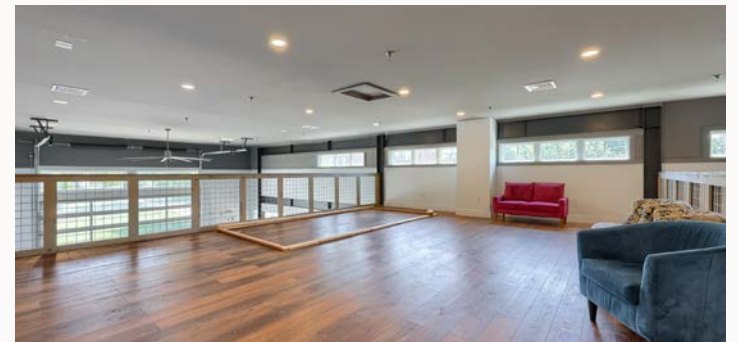
SQUARE FOOTAGES

First Floor	7,556 SF
Mezzanine	776 SF
Total Building	8,332 SF
Patio	1,689 SF
Sand Lot Courtyard	4,245 SF
Entry Courtyard	1,136 SF

MARKET HOUSE LANE

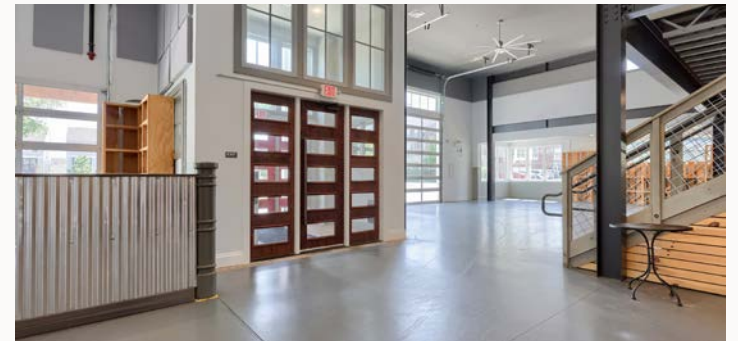
INTERIOR FEATURES

1440 MARKET HOUSE LANE • ARCONA • MECHANICSBURG, PA



INTERIOR FEATURES

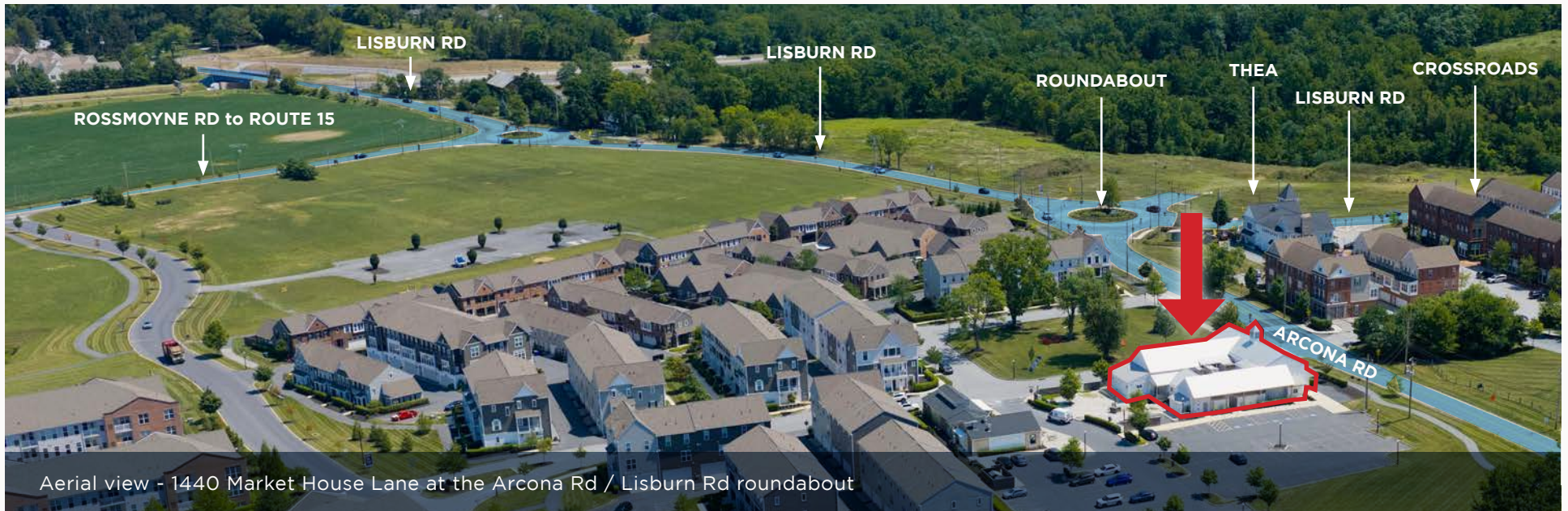
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EXTERIOR FEATURES

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1440 Market House Lane sits at the corner of Market House Lane and Arcona Road, directly visible from the roundabout connecting Arcona Road and Lisburn Road — the primary gateway into the Arcona neighborhood, with Lisburn Road connecting onward to Rossmoyn Road and the signalized US Route 15 interchange (1.7 miles away).

13
MIN TO
MECHANICSBURG

13
MIN TO
CAMP HILL

20
MIN TO
HARRISBURG

- 119 shared parking spaces serving the site and nearby shops
- Direct pedestrian access from surrounding Arcona neighborhood and Crossroads shops

Traffic Counts

Arcona Road: 2,069 VPD · Lisburn Road at roundabout: 4,109 VPD · 8,214 VPD entering the roundabout · 6,646 VPD splitting back onto Arcona Rd / Lisburn Rd.

Regional Access

Lisburn Road connects directly to Rossmoyn Road, the signalized interchange with US Route 15 — the same corridor serving the Rossmoyn Business Center — providing a clear, well-marked route to both I-81 (Harrisburg-Carlisle) and the Camp Hill / Route 15 corridor without navigating local side streets, for guests, diners, and employees arriving from outside the immediate neighborhood.

Ownership is seeking a second-generation user who can activate the building's open hall, mezzanine, and indoor/outdoor patio doors. The space, trade area demographics, and zoning support several concepts:

RESTAURANT / TASTING ROOM

Commercial hood in place; full-size doors open the dining room to the patio for indoor/outdoor service.

BREW PUB / TAPROOM

Open hall and corrugated-metal bar already built out for a taproom or craft-beverage concept.

SPECIALTY / BOUTIQUE RETAIL

Corner exposure and shared parking alongside shops at the Crossroads at Arcona.

EVENT & PRIVATE DINING

Mezzanine loft, open hall, and courtyard support private events, tastings, and overflow seating.

PROFESSIONAL OFFICE

Walk to lunch, coffee, and the gym without leaving Arcona — genuine amenities for recruiting and retaining talent, plus 119 free parking spaces most office space can't match.

MEDICAL / DENTAL

Medical/dental, aesthetics, wellness, and IV-therapy concepts are well suited to this location — specialist and wellness visit rates run well above average within a 5-minute drive.



MARKET & DEMOGRAPHICS

1440 MARKET HOUSE LANE • ARCONA • MECHANICSBURG, PA

59,098

POPULATION (10 MIN DRIVE)

\$159,139

AVG HH INCOME (5 MIN DRIVE)

67,469

DAYTIME POP. (10 MIN DRIVE)

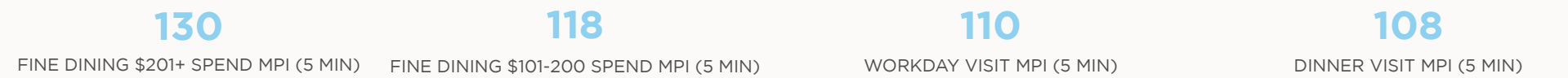
0.99%

ANNUAL POP. GROWTH '26-'31 (5 MIN)

5-MIN DRIVE		10-MIN DRIVE		15-MIN DRIVE	
Population	8,272	Population	59,098	Population	166,451
Households	3,529	Households	24,190	Households	67,360
Avg HH Income	\$155,139	Avg HH Income	\$121,878	Avg HH Income	\$118,252
Median HH Income	\$122,802	Median HH Income	\$95,656	Median HH Income	\$90,416
Daytime Pop	10,730	Daytime Pop	67,469	Daytime Pop	203,735
Median Home Value	\$403,688	Median Home Value	\$319,130	Median Home Value	\$327,255

HOUSEHOLD INCOME DISTRIBUTION	5 MIN.	10 MIN.	15 MIN.
Under \$50,000	12.6%	22.2%	25.5%
\$50,000 – \$99,999	25.8%	30.1%	29.0%
\$100,000 – \$149,999	23.1%	22.0%	20.0%
\$150,000 – \$249,999	23.7%	17.1%	17.0%
\$250,000 and Over	14.6%	8.8%	8.7%

Drive-time data tells the real story here: dining behavior right around 1440 Market House Lane runs well above the national average (MPI 100 = U.S. average), then easesback toward average just a few minutes further out — evidence that Arcona itself, not just the wider Mechanicsburg market, is what’s driving demand.



BEHAVIOR / SPEND MPI	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
Family/SteakHouse Visit, 6 Mo.	102	96	96
Dinner Visit	108	100	102
Workday Visit	110	103	103
Weekend Visit	101	95	99
Fine Dining Spend \$101-200	118	104	99
Fine Dining Spend \$201+	130	101	97

Reading the data: MPI measures a population’s likelihood to spend on a category relative to the national average (100) — it reflects local demographics, not unclaimed demand. That appetite already supports Thea’s continued success at the Crossroads; a second concept’s opportunity is capturing a share of that validated demand, not filling a gap no one’s found.



Within a 5-minute drive of 1440 Market House Lane, specialist and wellness-service utilization runs well above the national average (MPI 100 = U.S. average) — a strong underlying demand base for dermatology, physical therapy or orthopedic rehab, multi-specialty or urgent care, dental, optometry, and medical/wellness spa users — well suited to medical/dental office, aesthetics, wellness, and IV-therapy concepts alike.

128

DERMATOLOGIST VISIT MPI (5 MIN)

124

PHYSICAL THERAPIST VISIT MPI (5 MIN)

121

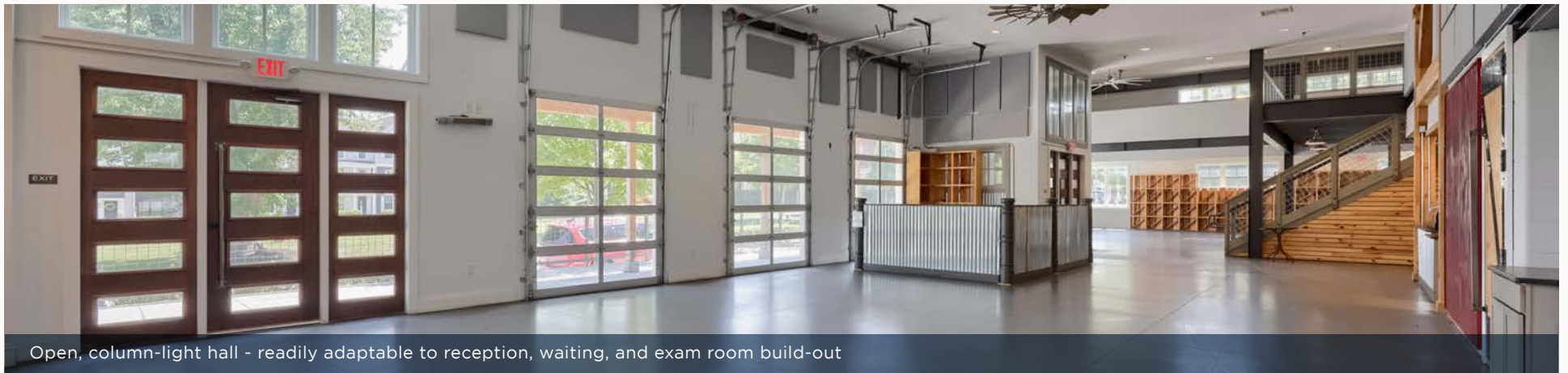
EYE DOCTOR VISIT MPI (5 MIN)

113

DENTIST VISIT MPI (5 MIN)

BEHAVIOR / SPEND MPI	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
Family/SteakHouse Visit, 6 Mo.	102	96	96
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Fine Dining Spend \$101-200	118	104	99
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Reading the data: An MPI of 100 equals the national average. The 5-minute drive-time ring around 1440 Market House Lane runs 8–28% above average across nearly every specialist category, anchored by a \$122,802 median household income and 6,689 adults 18+ within that ring — a trade area that actively seeks out specialist and wellness care well beyond what the broader corridor shows.



OFFICE MARKET POTENTIAL

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1440 Market House Lane sits inside an already-established professional-services cluster — the immediate area supports roughly as many jobs as residents, anchored by finance, insurance, and professional/technical firms already operating within a mile of the site.

424

BUSINESSES (5 MIN)

6,952

EMPLOYEES (5 MIN)

84.0

EMPLOYEES PER 100 POP. (5 MIN)

22.5%

OF EMPLOYEES IN PROFESSIONAL/TECH SERVICES (5 MIN)

BUSINESS / EMPLOYMENT	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
Total Businesses	424	2,595	7,175
Total Employees	6,952	34,534	125,104
Employee/Pop. Ratio (per 100)	84.0	58.4	75.2
Prof, Scientific & Tech Services	22.5%	17.5%	14.3%
Finance & Insurance	86.6%	74.7%	69.5%
White Collar Occupation Share	58.5%	45.9%	44.6%

Reading the data: Professional and financial firms already cluster here at a rate well above the surrounding corridor — this is a validated address for professional services, backed by a deep, well-educated local talent pool to hire from.

ARCONA AMENITIES





1440 Market House Lane

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AVAILABLE