



*Premier West Shore Location*

FOR SALE OR LEASE

**301 N ENOLA ROAD, ENOLA, PA**

301 N ENOLA ROAD · ENOLA, PA 17025  
PREMIER WEST SHORE LOCATION  
SITUATED ON CORNER LOT

FOR SALE OR LEASE



## OFFERING SUMMARY

Available SF for Lease	16,417 SF
Lease Rate	\$12.00 per SF/Yr
Lease Type	NNN
CAM	\$5.00 per SF
Sale Price	\$1,100,000
Price per SF	\$73.09 per SF
Property Taxes (2025)	\$2,906.35
APN	09-13-1002-242
Zoning	Commercial General
Municipality	East Pennsboro Township
County	Cumberland County

## PROPERTY OVERVIEW

### PRIME CORNER LOT WITH FLEXIBLE OPTIONS.

Landmark Commercial Realty is excited to offer 301 N Enola Rd, a highly visible corner site in a strong West Shore commercial corridor. This prime corner lot retail property offers exceptional flexibility and is available as a land lease, build-to-suit ground lease, or for purchase, making it an ideal option for a wide range of users and investors. The existing building can also be leased as-is for immediate commercial occupancy. Outstanding frontage, convenient access, and strong exposure further position the site as an excellent opportunity for a convenience store, retail redevelopment, or other high-visibility commercial use. The property also benefits from immediate connectivity to Interstate 81, providing seamless regional access and strong commuter traffic. Located just minutes from the newly developed Wawa and the rapidly growing Reserve at River's Edge community, the site is strategically positioned to capture both daily drive-by traffic and expanding residential demand.

## PROPERTY HIGHLIGHTS

- Prime corner location on highly traveled N Enola Rd (Route 11/15)
- Excellent visibility and frontage with strong daily traffic counts
- Flexible offering: ground lease or lease existing improvements

LANDMARK COMMERCIAL REALTY

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

P : 717.731.1990

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### PROPERTY DETAILS

Building Size	16,417 SF
Lot Size	1.31 Ac
Building Class	B
Tenancy	Single
Number of Floors	2
Restroom	1
Parking	On-Site
Year Built	1942

### BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Rubber
Power	3-Phase   480 Amp
HVAC	Oil Heat   Central AC
Sprinklers	No
Security	Per Unit   Tenant
Signage	On Building

### MARKET DETAILS

Nearest Signalized Intersection	N Enola Rd & E Columbia Rd
Traffic Count	15,062 VPD
Municipality	East Pennsboro Township
County	Cumberland County
Zoning	Commercial General

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LOCATION



N ENOLA RD

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AREA

EAST PENNSBORO  
 MIDDLE SCHOOL

EAST PENNSBORO  
 AREA HIGH SCHOOL



**301**  
 N ENOLA RD  
 16,417 SF

**SUMMERDALE PLAZA**

DUNKIN' SANDWICHES  
 Santander  
 7 ELEVEN  
 DOLLAR TREE  
 TRACTOR SUPPLY CO.  
 pennsylvania DEPARTMENT OF TRANSPORTATION  
 McDonald's  
 AutoZone  
 F Mobile  
 SUBWAY  
 FINE WINE & GOOD SPIRITS




TCN  
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### DEMOGRAPHICS

POPULATION	
1 MILE	6,716
3 MILE	51,464
5 MILE	155,812

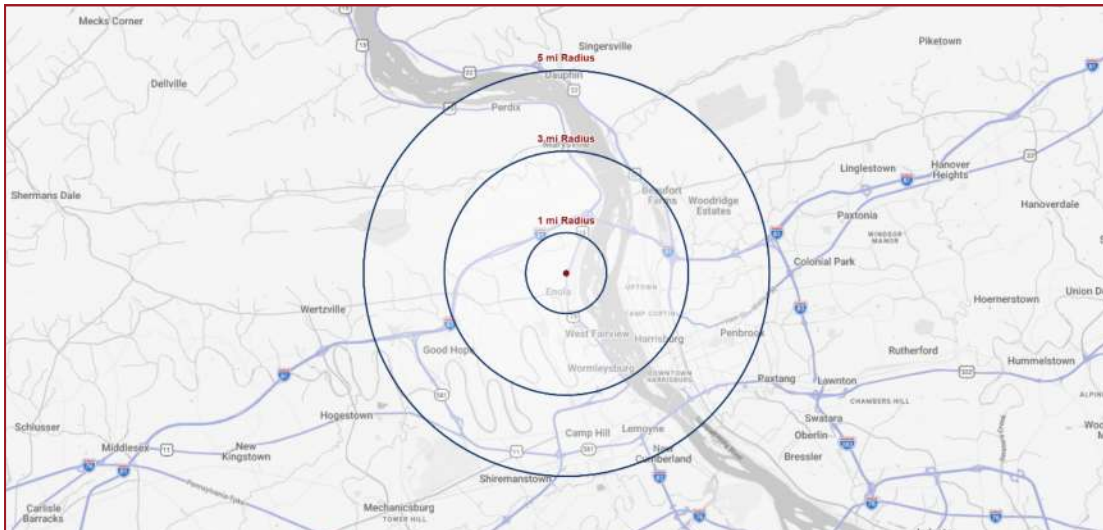
  

HOUSEHOLDS	
1 MILE	2,942
3 MILE	22,517
5 MILE	65,816

AVERAGE HOUSEHOLD INCOME	
1 MILE	\$93,114
3 MILE	\$103,730
5 MILE	\$107,660

TOTAL BUSINESSES	
1 MILE	158
3 MILE	1,948
5 MILE	7,191

TOTAL EMPLOYEES	
1 MILE	1,131
3 MILE	29,763
5 MILE	102,965



### AREA OVERVIEW

**ENOLA** is a growing West Shore community in Cumberland County that offers a strategic location for businesses seeking strong regional connectivity and steady local demand. Situated just across the Susquehanna River from Harrisburg, Enola provides immediate access to the state capital's workforce, government centers, and major employers while maintaining lower occupancy costs than downtown markets. The area benefits from excellent transportation infrastructure, including direct access to Interstate 81 and convenient connections to Interstate 83 and the Pennsylvania Turnpike, enabling efficient travel throughout Central Pennsylvania and the broader Mid-Atlantic region. Commercial growth in Enola is supported by a strong mix of established neighborhoods, expanding residential developments, and a steady flow of commuter traffic. The community offers a diverse base of retail, service, medical, and professional businesses that serve both local residents and surrounding West Shore populations, including nearby Camp Hill and Mechanicsburg. With continued population growth, accessible highway connections, and proximity to major employment hubs, Enola provides an attractive environment for businesses seeking visibility, accessibility, and long-term stability.



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