

BOILING SPRINGS RD - 3,096 VPD

W TRINDLE RD - 11,935 VPD

LOT SIZE - 3.675 ACRES

Ground Lease | ±3.675 Acres For Lease

993 W TRINDLE RD, MECHANICSBURG, PA 17055

Prime Mechanicsburg Location | Redevelopment Potential | NNN Structure



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**PROPERTY
INFORMATION**

PROPERTY OVERVIEW

Scope Commercial Real Estate is pleased to present 993 W Trindle Rd, a ±3.675-acre ground lease opportunity strategically positioned in the heart of Mechanicsburg's commercial corridor. The site benefits from strong visibility along W Trindle Rd, easy access to major regional highways, and proximity to dense residential and commercial development.

The offering includes only the delineated 3.675-acre portion of the parcel, excluding the residence, yard, barn, and garage. The leasable area has undergone significant cleanup and is now primed for commercial reuse, outdoor storage, equipment yard operations, parking, or a future build-to-suit. An ALTA survey is currently in progress and will confirm final boundaries.

With flexible site geometry, excellent access, and a high-demand location, 993 W Trindle Rd provides a rare Mechanicsburg ground-lease site suitable for a wide range of commercial, industrial-service, or contractor-oriented users.

INVESTMENT HIGHLIGHTS

- **±3.675-Acre Ground Lease Site:** Positioned along the established Mechanicsburg commercial corridor with excellent visibility and access via W Trindle Rd
- **Flexible Commercial Layout:** Open site configuration suitable for contractor yard, equipment storage, vehicle parking, landscaping services, laydown area, or build-to-suit commercial use
- **Defined Lease Area:** Lease includes only the delineated ±3.675 acres, excluding the residence, barn, garage, and yard, ensuring clear tenant boundaries
- **Excellent Transportation Access:** Direct connectivity to US-15, PA-581, I-81, and I-83 with convenient access to Boiling Springs Rd and major Mechanicsburg corridors
- **NNN Ground Lease Structure:** Offered on a ground-lease basis (NNN), providing tenants operational flexibility and long-term site control
- **Strategic Mechanicsburg Location:** Situated within a growing South Central Pennsylvania market surrounded by retail, service trades, industrial users, and dense residential neighborhoods

OFFERING SUMMARY

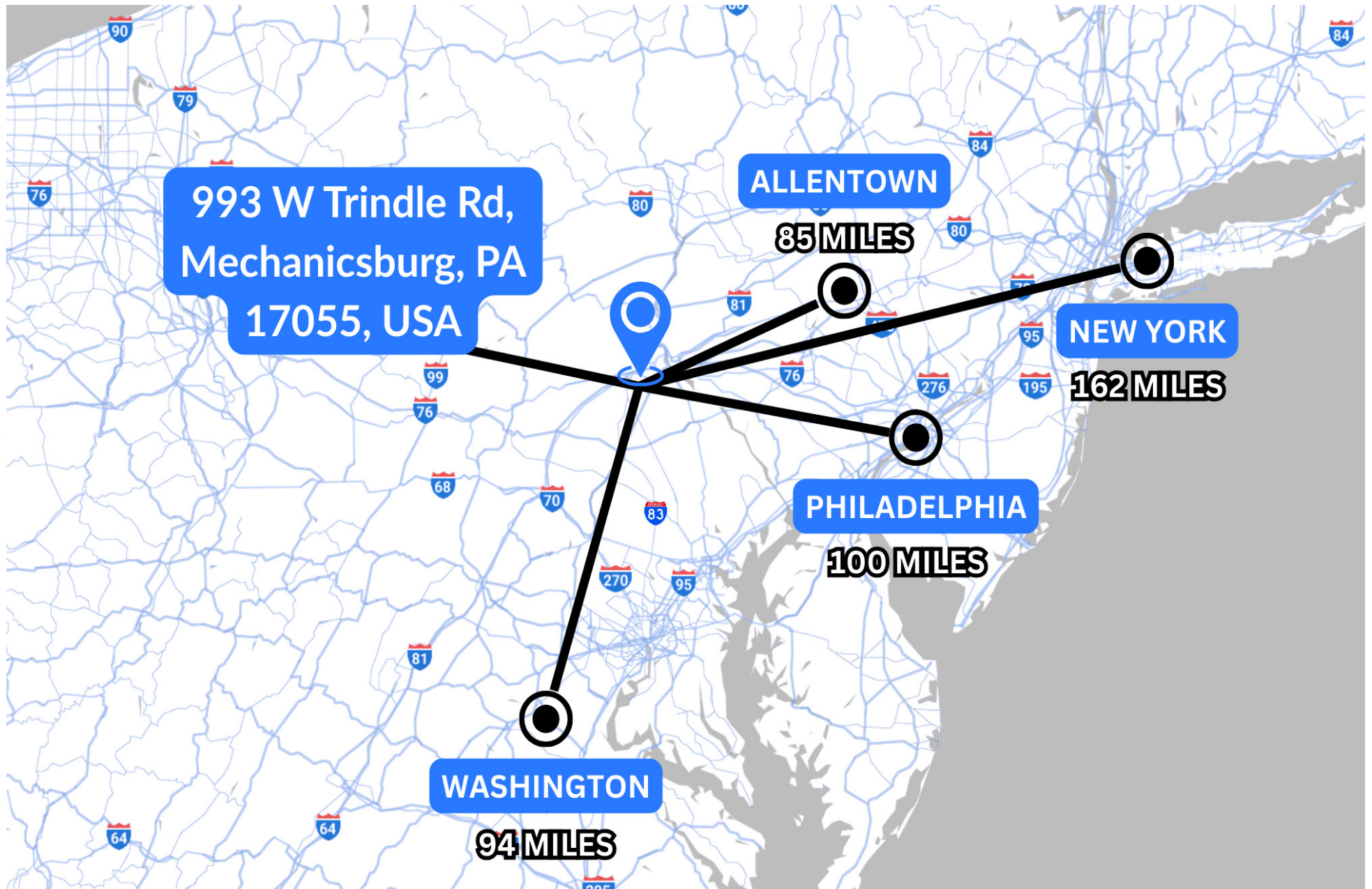


Asking Price:	\$5,512.50/Mo
Price/Acre:	\$1,500/Mo
Lease Type:	NNN – Ground Lease
Total Site Area:	±3.675 Acres (Ground Lease Portion Only)
Usable Area:	Flexible Open Configuration



**LOCATION
INFORMATION**

REGIONAL MAP



ACCESSIBILITY



Airport Access

- Harrisburg International Airport (MDT): Approximately 20–25 minutes from the property, providing commercial service with national airline connections. US 11 and US 30 both pass through or near Chambersburg, providing regional connectivity.
- Capital City Airport (general aviation): Located in nearby New Cumberland, roughly 15 minutes from Mechanicsburg.
- Carlisle Airport (general aviation): Approximately 10–12 minutes west of the site, supporting private and corporate aviation users.



Highway Access

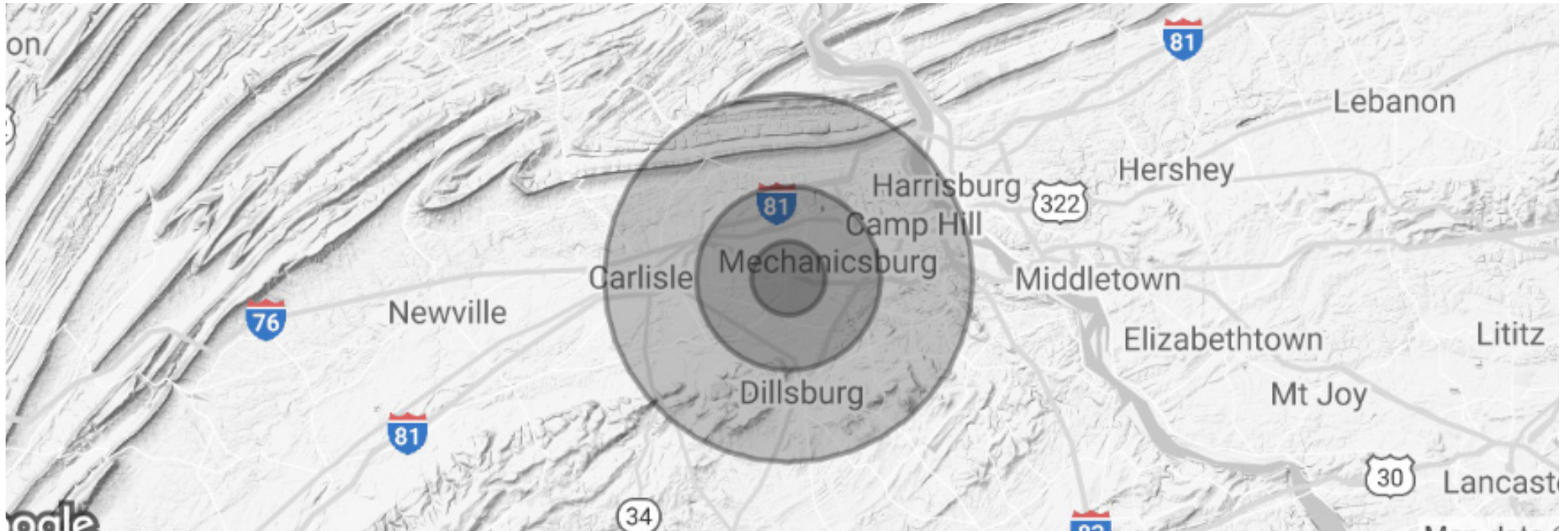
- Interstate 81 (I-81): Major north–south corridor located just minutes from Mechanicsburg, offering regional connectivity throughout Pennsylvania and the Mid-Atlantic.
- Interstate 83 (I-83): Provides direct access to Harrisburg, York, and the broader south-central Pennsylvania region, enhancing north–south mobility for commuters and commercial users.
- U.S. Route 15: Offers direct access to the Harrisburg–Gettysburg corridor and connects seamlessly with PA-581.
- PA-581 (Harrisburg Expressway): Connects Mechanicsburg to Camp Hill and Harrisburg and serves as a primary east–west bypass.



Rail Access

- Norfolk Southern Rail Network: The Mechanicsburg/Harrisburg region is served by Norfolk Southern's extensive freight system, one of the largest freight hubs in Pennsylvania.
- Intermodal Access: Harrisburg's intermodal rail terminals (NS Rutherford & NS Harrisburg) are approximately 20–25 minutes from the property, supporting freight, logistics, and cargo operations.
- Regional Freight Corridors: The area benefits from direct proximity to the I-81 logistics corridor, one of the busiest freight routes on the East Coast.

DEMOGRAPHICS



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	7,664	77,787	288,293
Average Age	47	42	42
Average Age (Male)	46	40	40
Average Age (Female)	48	43	43
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,263	30,195	116,305
# of Person per HH	2.3	2.6	2.5
Average HH Income	\$118,705	\$124,909	\$111,235
Average House Value	\$351,793	\$391,622	\$311,063