



Cliffmar Corner

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

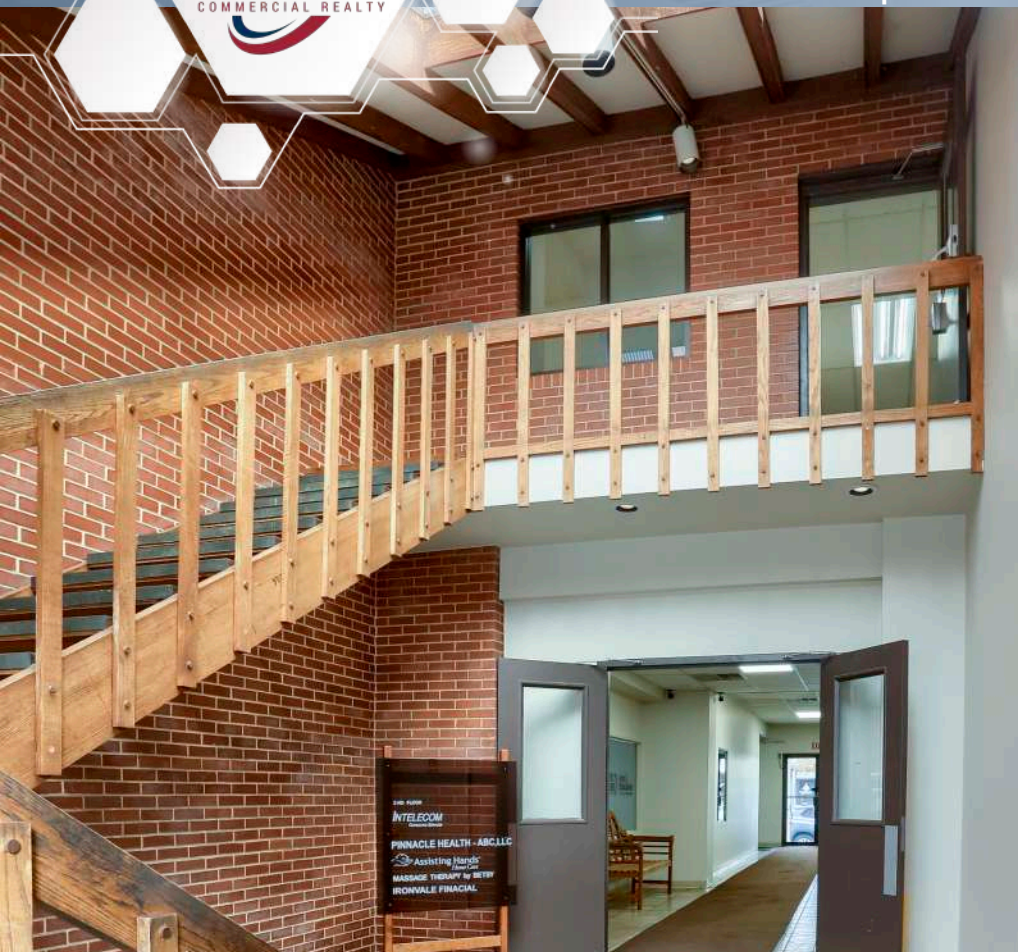
300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA

Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070

FOR SALE



OFFERING SUMMARY

Building Size	20,000 SF (combined)
Sale Price	\$1,350,000
Property Taxes (2026)	\$20,898.20
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 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK SALLACK

SENIOR ASSOCIATE

NSALLACK@LandmarkCR.com

C: 717.829.4011

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C: 717.578.0195

NICK MARTIN

SENIOR ASSOCIATE

NMARTIN@LandmarkCR.com

C: 717.317.8481

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

1

Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070

FOR SALE



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)

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

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481

LANDMARKCR.COM



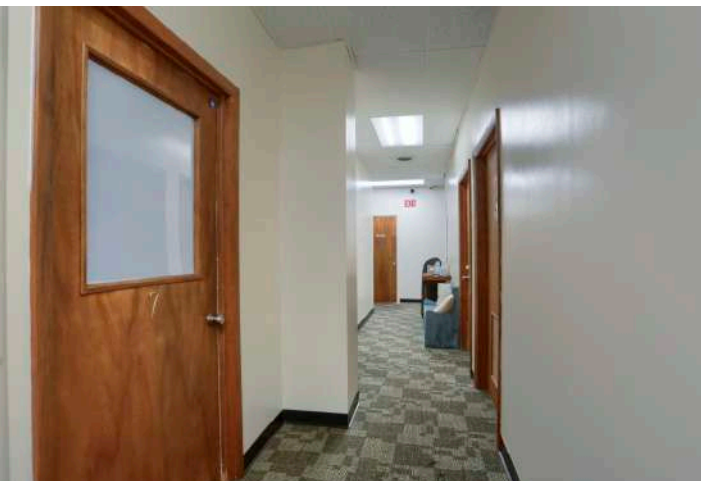


Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070
FOR SALE

ADDITIONAL PHOTOS



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

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481



LANDMARKCR.COM



Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070
FOR SALE

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
TOTAL:			\$91,631.66		

309 3RD 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
TOTAL:			\$40,440.00		

TOTAL RENTS: \$131,171.66

PRO FORMA

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

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
TOTAL:	\$53,920

ACHIEVABLE NOI \$94,785.37

CAP RATE 6.3%



Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070

FOR SALE

LOCATION



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

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481





Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070

FOR SALE

AREA



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

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481



LANDMARKCR.COM



Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070
FOR SALE

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

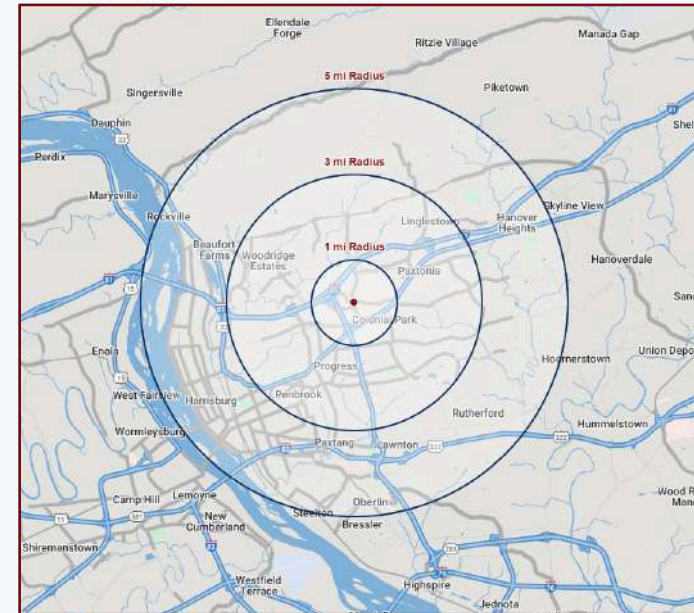
1 MILE	\$78,810
3 MILE	\$106,093
5 MILE	\$97,140

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.

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

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481

LANDMARKCR.COM

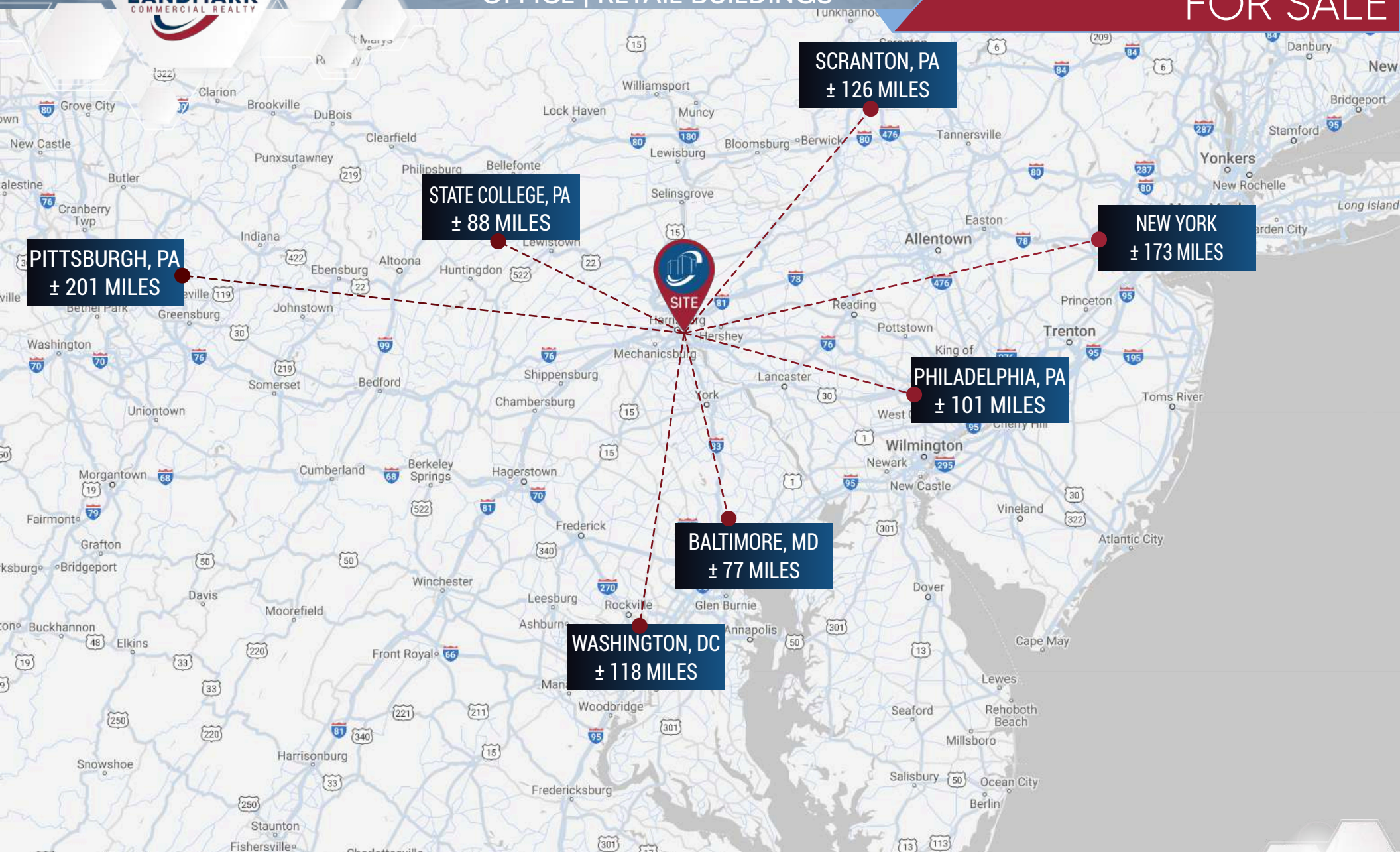


Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070

FOR SALE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK SALLACK

SENIOR ASSOCIATE

NSALLACK@LandmarkCR.com

C: 717.829.4011

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C: 717.578.0195

NICK MARTIN

SENIOR ASSOCIATE

NMARTIN@LandmarkCR.com

C: 717.317.8481



LANDMARKCR.COM

Cliffmar Corner

2-10,000 SF
OFFICE | RETAIL BUILDINGS

300 BRIDGE ST & 309 THIRD ST
NEW CUMBERLAND, PA 17070

FOR SALE



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK SALLACK

SENIOR ASSOCIATE

NSALLACK@LandmarkCR.com

C: 717.829.4011

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C: 717.578.0195

NICK MARTIN

SENIOR ASSOCIATE

NMARTIN@LandmarkCR.com

C: 717.317.8481

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

9