

**IOS LOT JUST OFF I-81
FOR SALE OR LEASE**

**100 OUTLOOK LN |
SHIPPENSBURG, PA 17257**

Presented By:

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COMMERCIAL**

205 W Caracas Ave | Hershey, PA 17033



PROPERTY OVERVIEW

100 Outlook Ln | Shippensburg, PA 17257

PROPERTY DESCRIPTION

The lot consists of level ground with a compacted gravel surface, suitable for trailer and vehicle parking. Its straightforward layout, turning lane from Walnut Bottom Rd, and proximity to the highway make it a practical option for users seeking accessible outdoor storage.

LOCATION DESCRIPTION

100 Outlook Lane in Shippensburg, PA, offers convenient access just off I-81 on Route 174 with immediate connectivity to major transportation routes. The property is approximately half a mile from the full interchange Exit 29, providing quick access to regional north-south travel.

PROPERTY HIGHLIGHTS

- I-81 Full Interchange at Exit 29
- ±0.5 miles to I-81
- Level compacted gravel parking
- Up to 260 Trailer Spots available



OFFERING SUMMARY

Sale Price:	\$4,750,000
Lease Rate:	\$200 per month per trailer (Gross)
Available SF:	348,480 Acres
Lot Size:	8 Acres
Municipality:	Shippensburg Twp
County:	Cumberland
APN:	36-12-0320-032
Zoning:	Industrial

ADDITIONAL AERIALS

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(IN FEET)
1 inch = 60 ft.



DENNIS E. BLACK ENGINEERING, INCORPORATED
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2400 PHILADELPHIA AVENUE
CHAMBERSBURG, PA 17201
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DWN_JFD	CURT No. ---	ORDER No. 240014	SHEET 1 OF 1
CHK_LSK	DATE 7-10-24	AutoCAD DRAWING REF. NUMBER	DRAWING No.



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PARCEL

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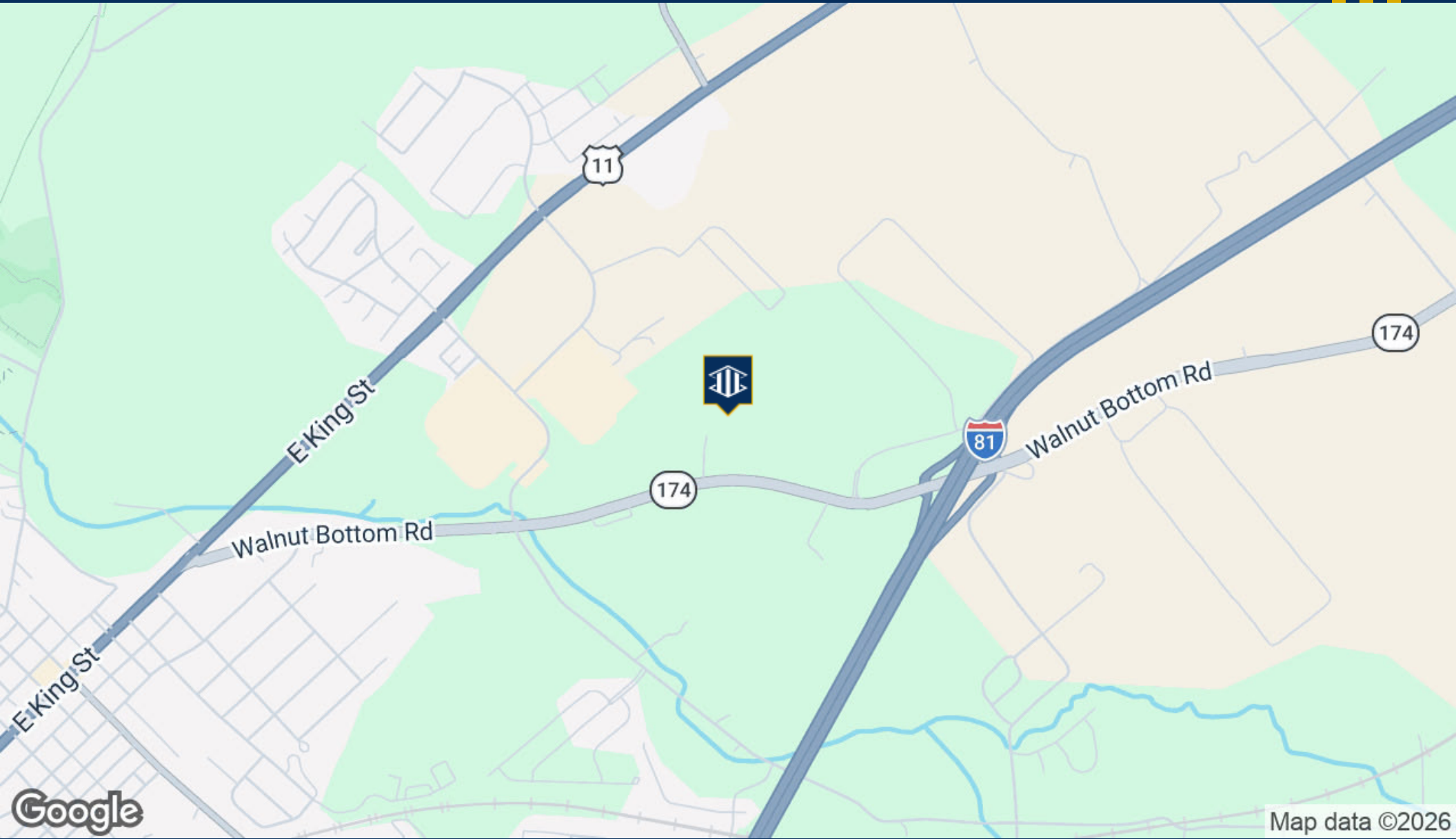
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HIGHWAY ACCESS

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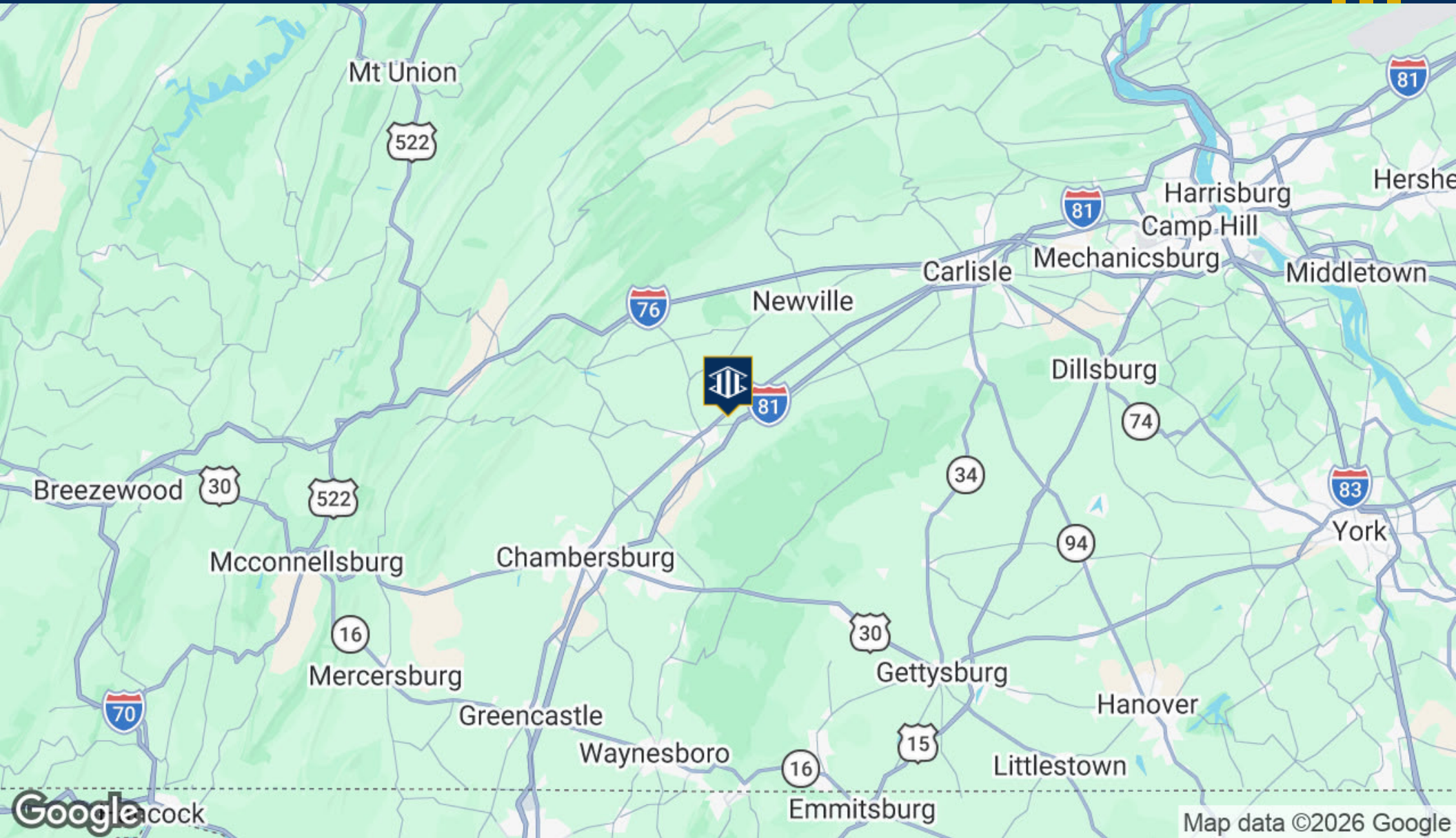
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GREATER AREA

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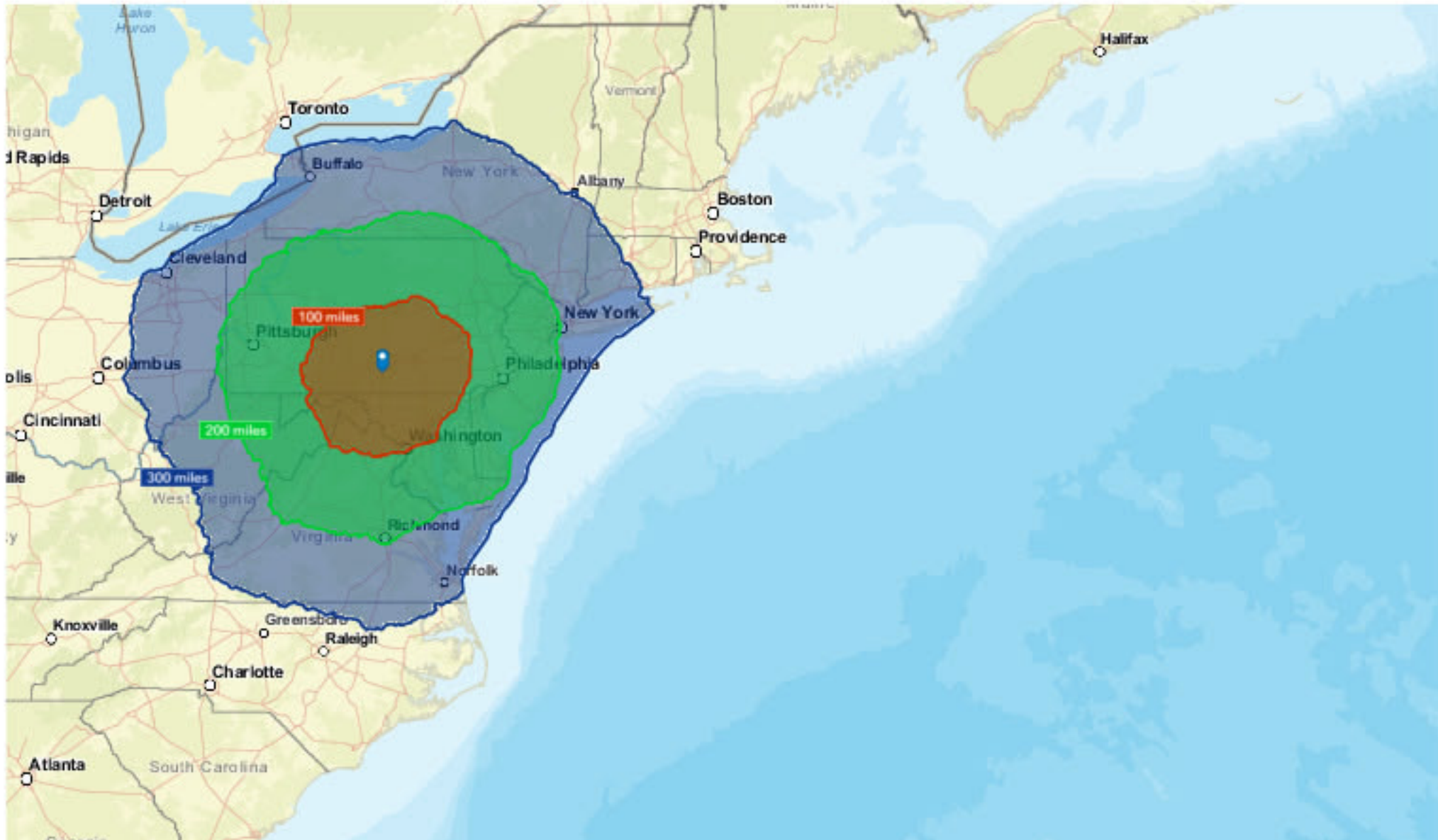
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DRIVE TIME MAP

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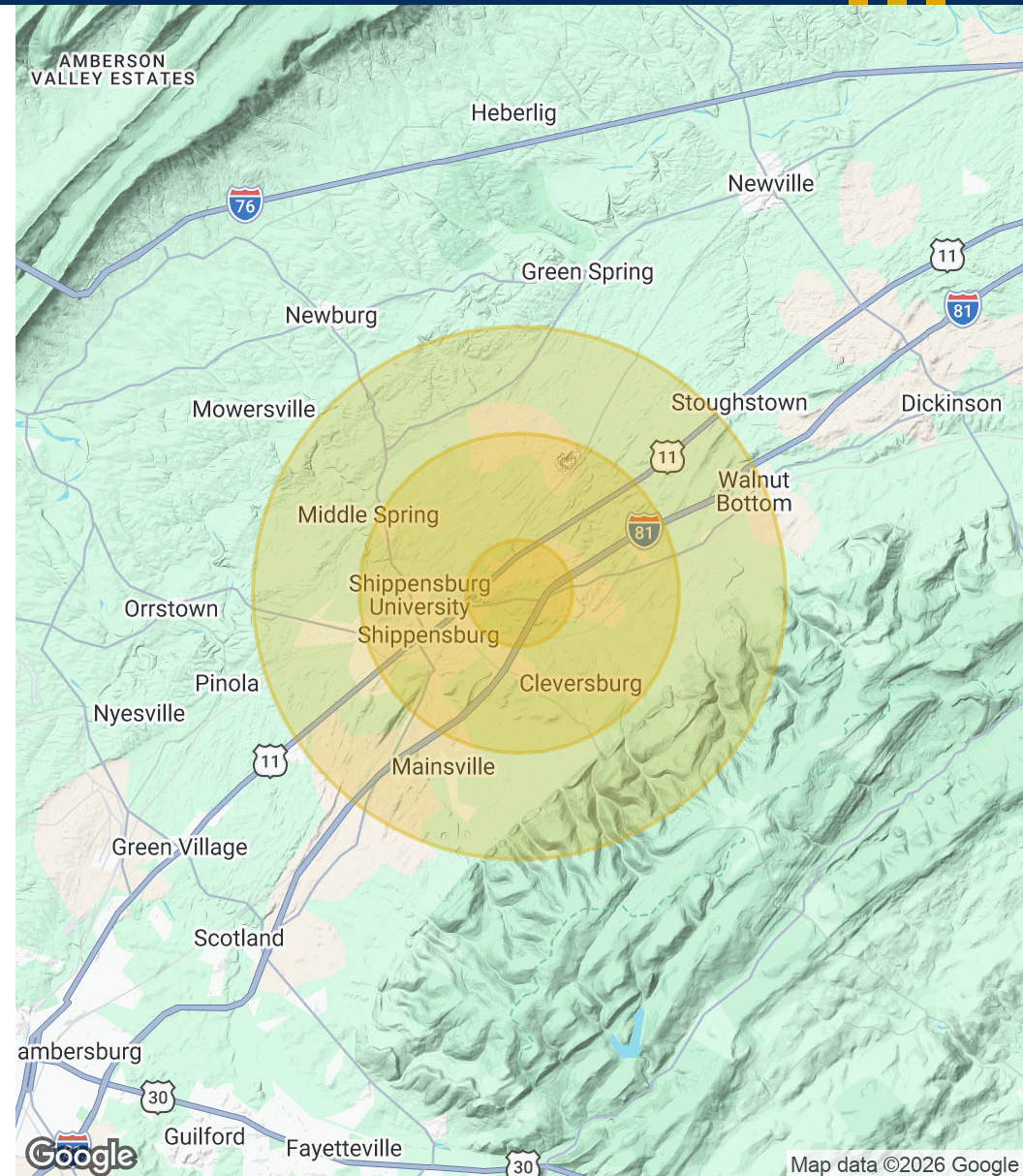
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,796	16,417	24,597
Average Age	33.1	32.9	36.4
Average Age (Male)	26.4	29.7	34.0
Average Age (Female)	39.2	36.0	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	645	5,747	8,952
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$84,405	\$80,271	\$88,615
Average House Value	\$199,202	\$210,599	\$229,019

2023 American Community Survey (ACS)



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Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle.

Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client.

Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

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LEGAL

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