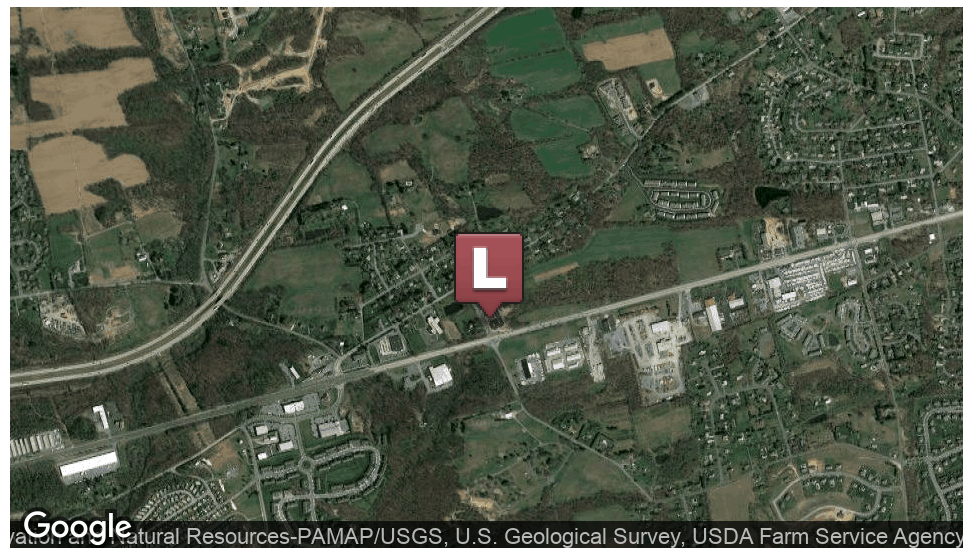


COMMERCIAL LAND FOR SALE

ALLENTOWN BLVD & OAK GROVE RD, HARRISBURG, PA 17112



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	13.25 Acres
Price / Acre:	\$64,151
Zoning:	CH-Commercial Highway
Market:	West Hanover Township
Traffic Count:	14,000
Township:	West Hanover
County:	Dauphin County
APN:	68-028-118
Real Estate Tax:	\$22.54

PROPERTY OVERVIEW

Rare opportunity to purchase a 13.25 acre corner lot on Allentown Boulevard. Located in flexible Commercial Highway Zoning District. Approximately half of the land is buildable with remaining green space boundary. Excellent visibility along highly traveled Route 22. Permits hotels, equipment sales, medical, retail, financial institutions, and more.

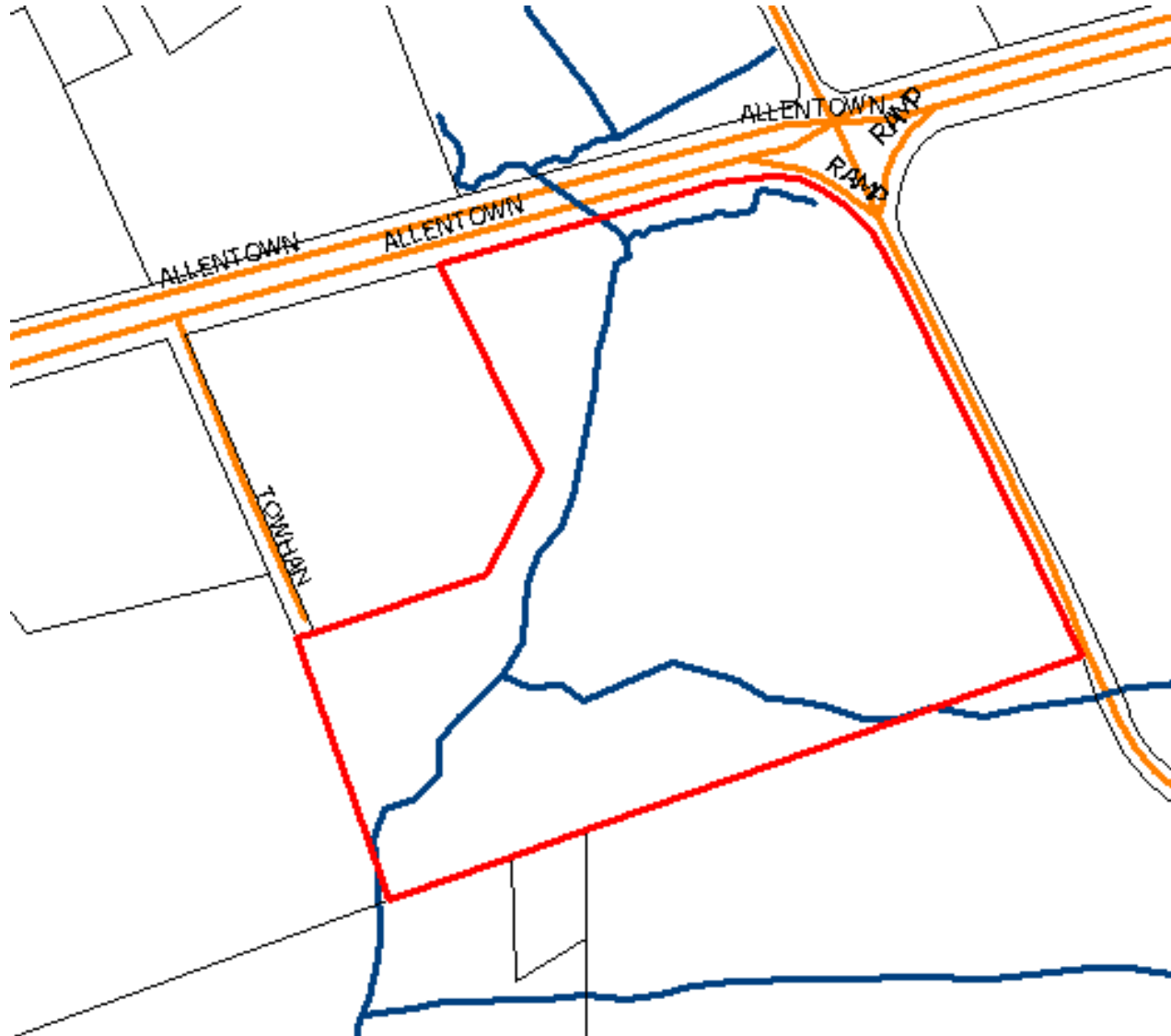
PROPERTY HIGHLIGHTS

- 13.25 acre commercial lot
- Zoned Commercial Highway
- Utilities can be brought to site
- Great demographics
- 14,000 VPD

CHRIS NEWTON
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717.731.1990 X3009
cnewton@landmarkcr.com

COMMERCIAL LAND FOR SALE

ALLENTOWN BLVD & OAK GROVE RD, HARRISBURG, PA 17112

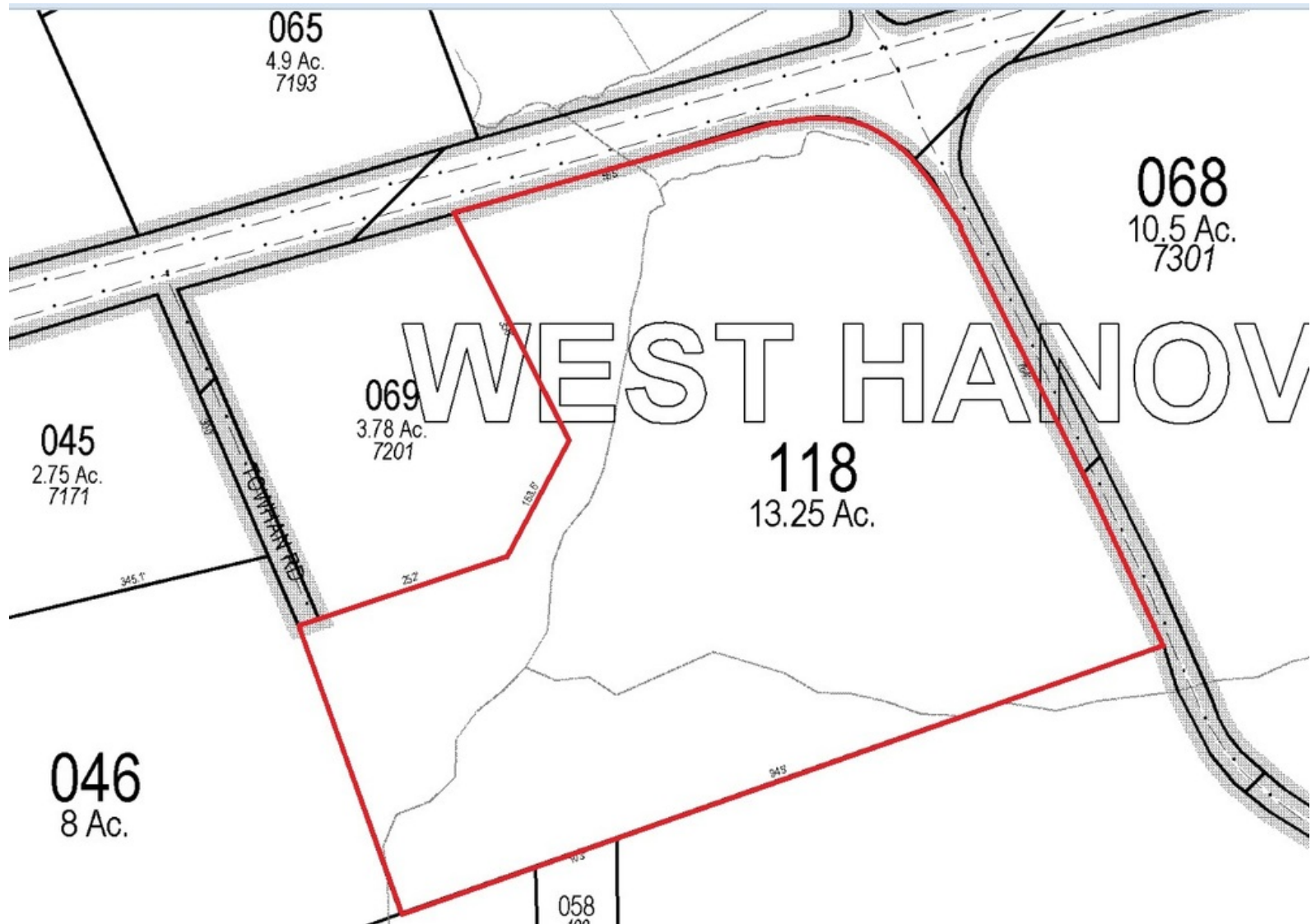


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COMMERCIAL LAND FOR SALE

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81

Jonestown Road

West Hanover Elementary School

Doppi Al's

Beacon Roofing Supply

Beacon Roofing Supply

AJ's

ROSE FINANCIAL GROUP

SUBWAY

22

Fulton Bank

BW Best Western

Car Wash Systems Incorporated

Redfern Canines

Turkey Hill

CAMPING WORLD RV & OUTDOORS

Allentown Boulevard

Pony Parts

Lezzer Lumber

MICHEL'S Celebrating 60 years

Meyer's RV Superstores

KEYSTONE COMMERCIAL SERVICES, INC.

VSC TRACTOR SUPPLY CO

SLEEP INN & SUITES

STAUDT'S

AROOGA'S

PLATINUM

DHHS

Interior Furniture Resources

ASAP

image360

MWI Animal Health

S Oak Grove Road

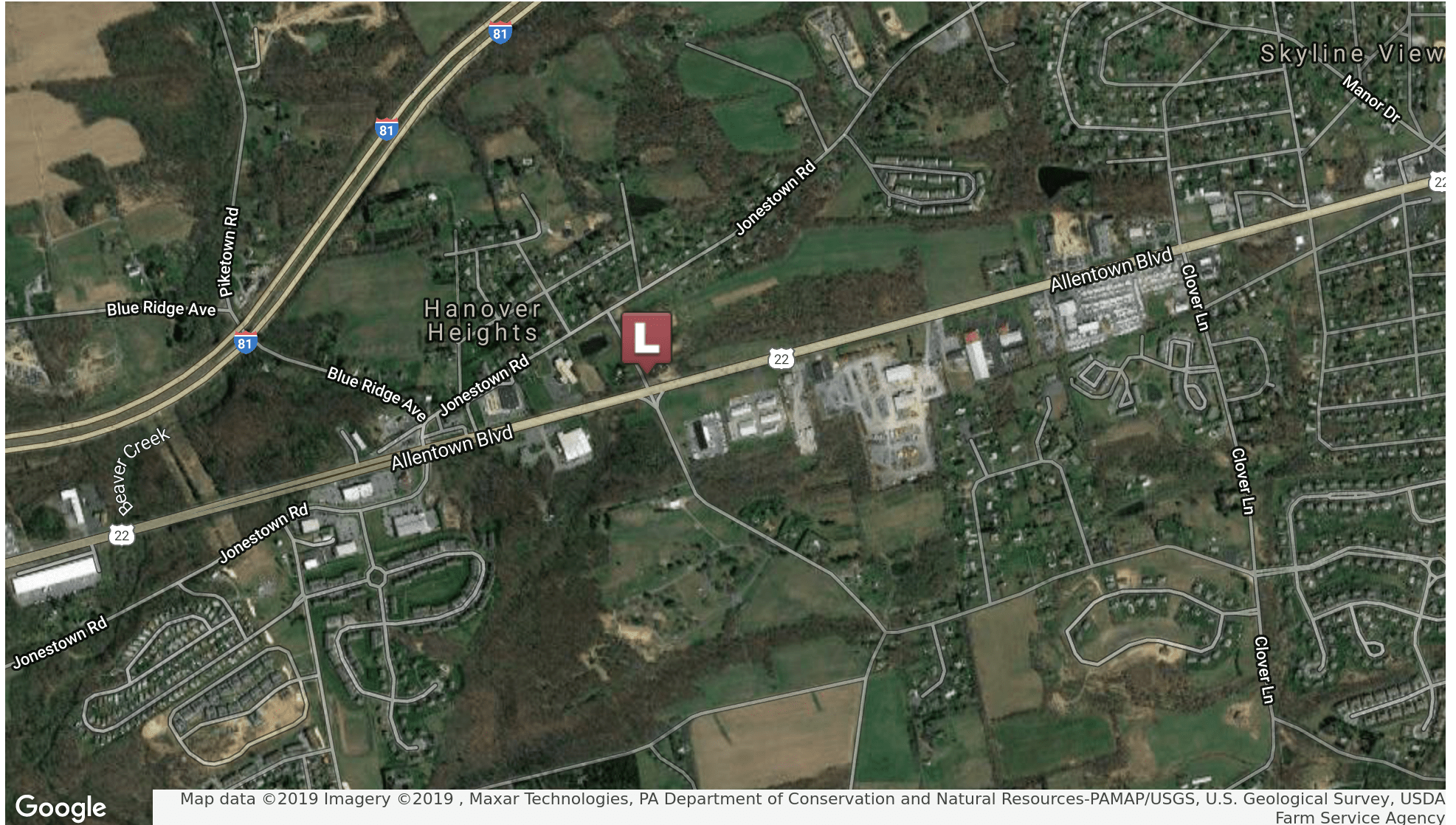
SITE

Aa to Zz

Child Care and Learning Center

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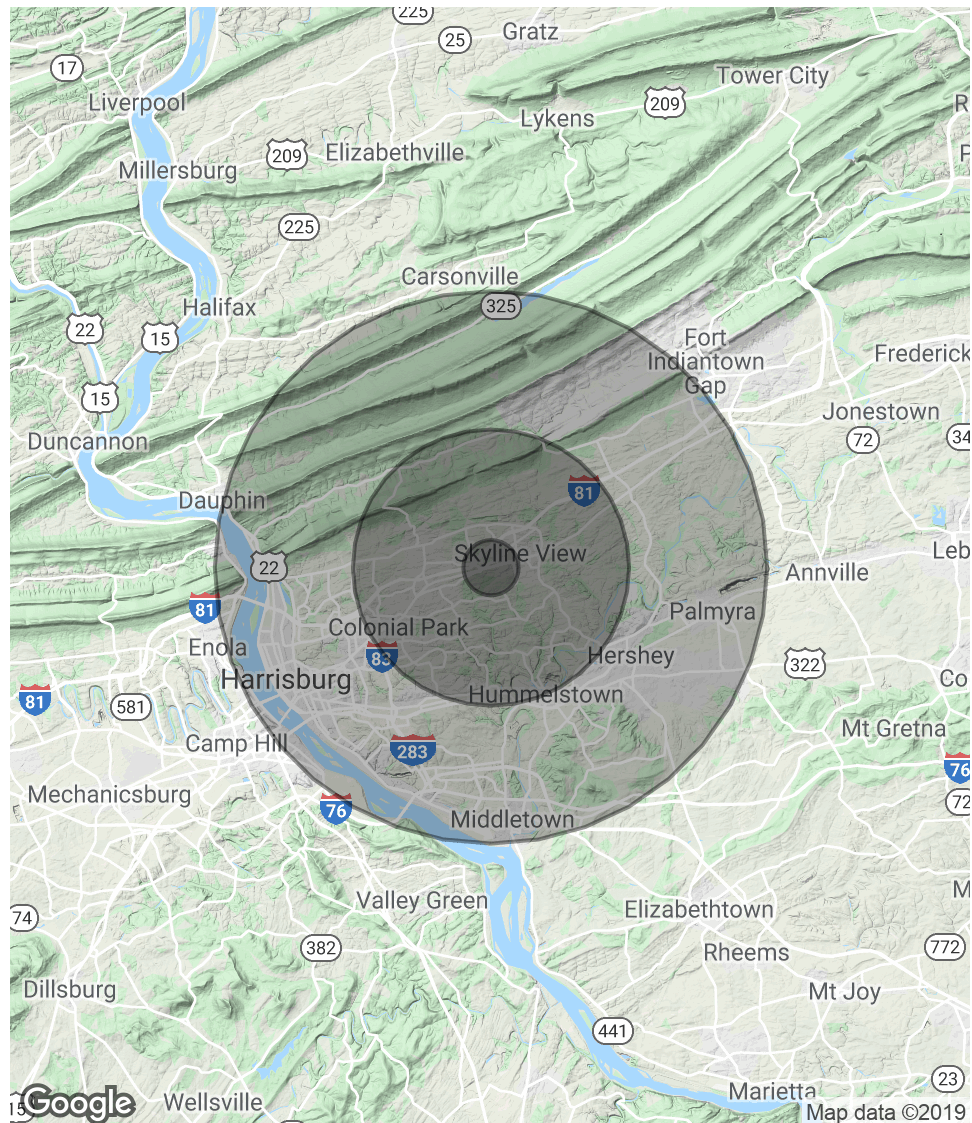
COMMERCIAL LAND FOR SALE

ALLENTOWN BLVD & OAK GROVE RD, HARRISBURG, PA 17112

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,253	66,757	261,147
Median age	39.3	40.4	38.8
Median age (Male)	37.3	38.9	37.4
Median age (Female)	42.2	42.1	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	475	26,526	105,652
# of persons per HH	2.6	2.5	2.5
Average HH income	\$78,492	\$79,706	\$69,474
Average house value	\$209,382	\$202,413	\$183,133

* Demographic data derived from 2010 US Census



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