

FOR LEASE

900 EISENHOWER BOULEVARD

Harrisburg, PA 17111

PRESENTED BY:

IDA MCMURRAY, CCIM, SIOR

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OFFERING SUMMARY

LEASE RATE:	\$72,000/yr (NNN)
LOT SIZE:	0.94 Acres
ZONING:	Commercial General
APN:	63-027-060
UTILITIES	Public Water/Sewer, Gas available

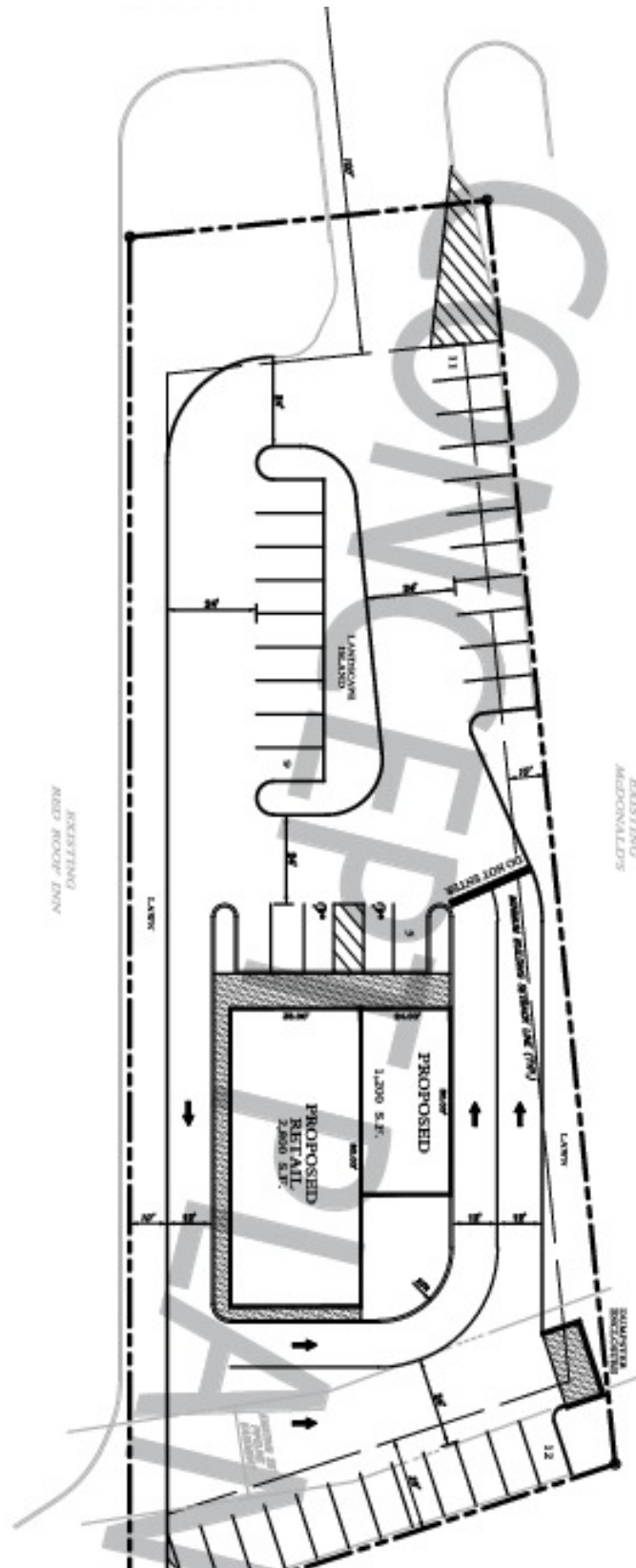
PROPERTY OVERVIEW

Great opportunity to lease .94 acres in growing area off PA Route 283, near PA Turnpike. Recently developed Sheetz and Chick-fil-A just 0.30 miles away. Available lot adjacent to McDonald's and Red Roof Inn.

PROPERTY HIGHLIGHTS

- Land lease opportunity for .94-acre lot, zoned Commercial General
- Easy access to PA Turnpike, Route 283, 322, I-83 and I-81
- Property located in growing retail and hospitality corridor

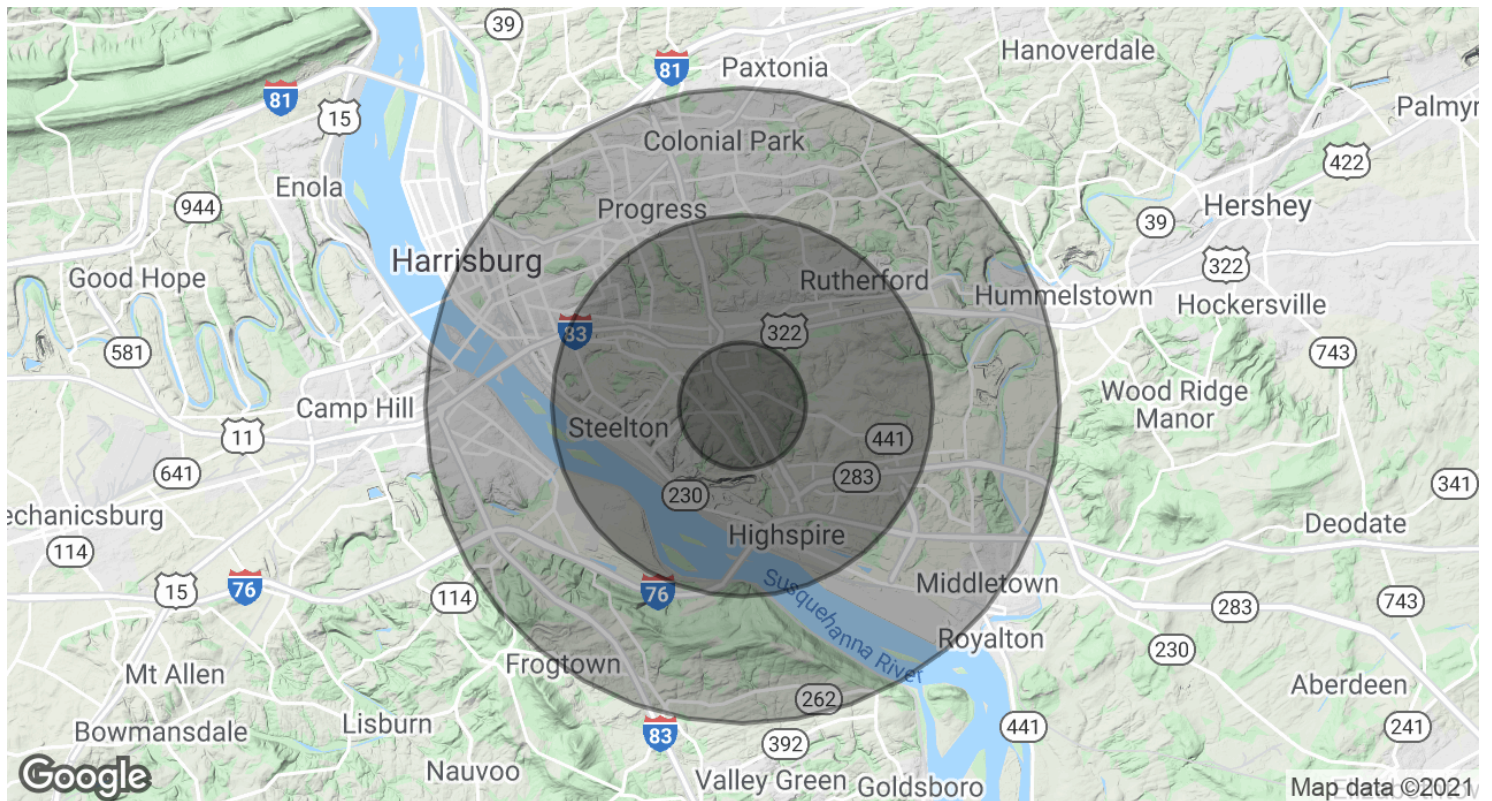
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POPULATION

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	3,362	43,744	143,656
AVERAGE AGE	35.0	37.9	37.0
AVERAGE AGE (MALE)	32.5	36.6	35.4
AVERAGE AGE (FEMALE)	39.6	39.7	38.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS	1,166	17,370	58,488
# OF PERSONS PER HH	2.9	2.5	2.5
AVERAGE HH INCOME	\$62,168	\$58,997	\$57,875
AVERAGE HOUSE VALUE		\$145,626	\$145,509

* Demographic data derived from 2010 US Census

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