

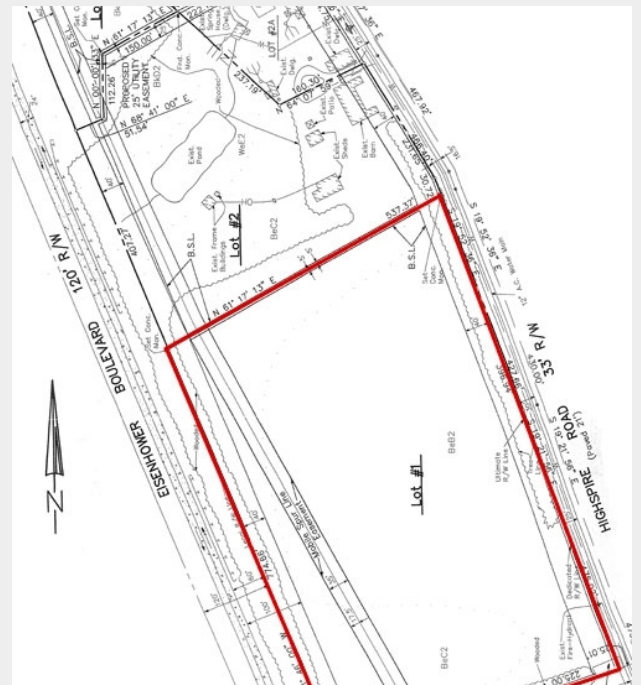


## Eisenhower Boulevard & Highspire Road

Harrisburg, Pennsylvania 17111

### Property Features

- Nice 10-acre site on Eisenhower Boulevard
- Easy access to Route 283, I-83 and PA Turnpike (I-76)
- Site is surrounded by commercial, retail and industrial development
- Commercial General zoning permits virtually any of these like uses for future development
- New pricing!



For more information:

**Bill Gladstone, CCIM, SIOR**

+1 717 761 5070 x120 • [contact@billgladstone.com](mailto:contact@billgladstone.com)

For Sale

# Land



## Property Summary

**Sale Price:** \$1,100,000

**Lot Size:** 10.0 Acres

**APN #:**

**Zoning:** C-G Commercial District - General; permits residential uses, bowling alleys, skating rinks, recreation halls, auto sales and services, banks, offices, hotels, medical care centers, restaurants, retail stores and warehouses

## Property Overview

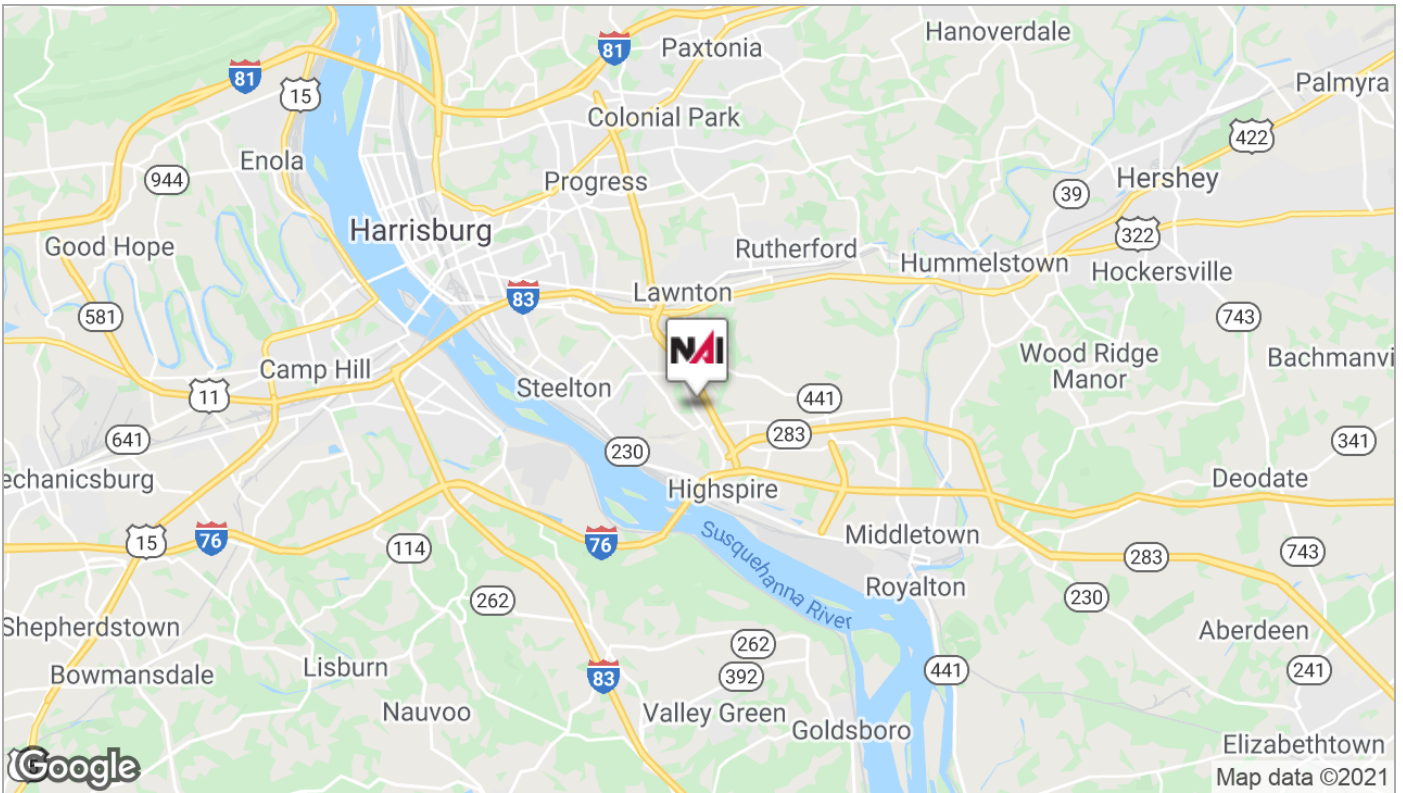
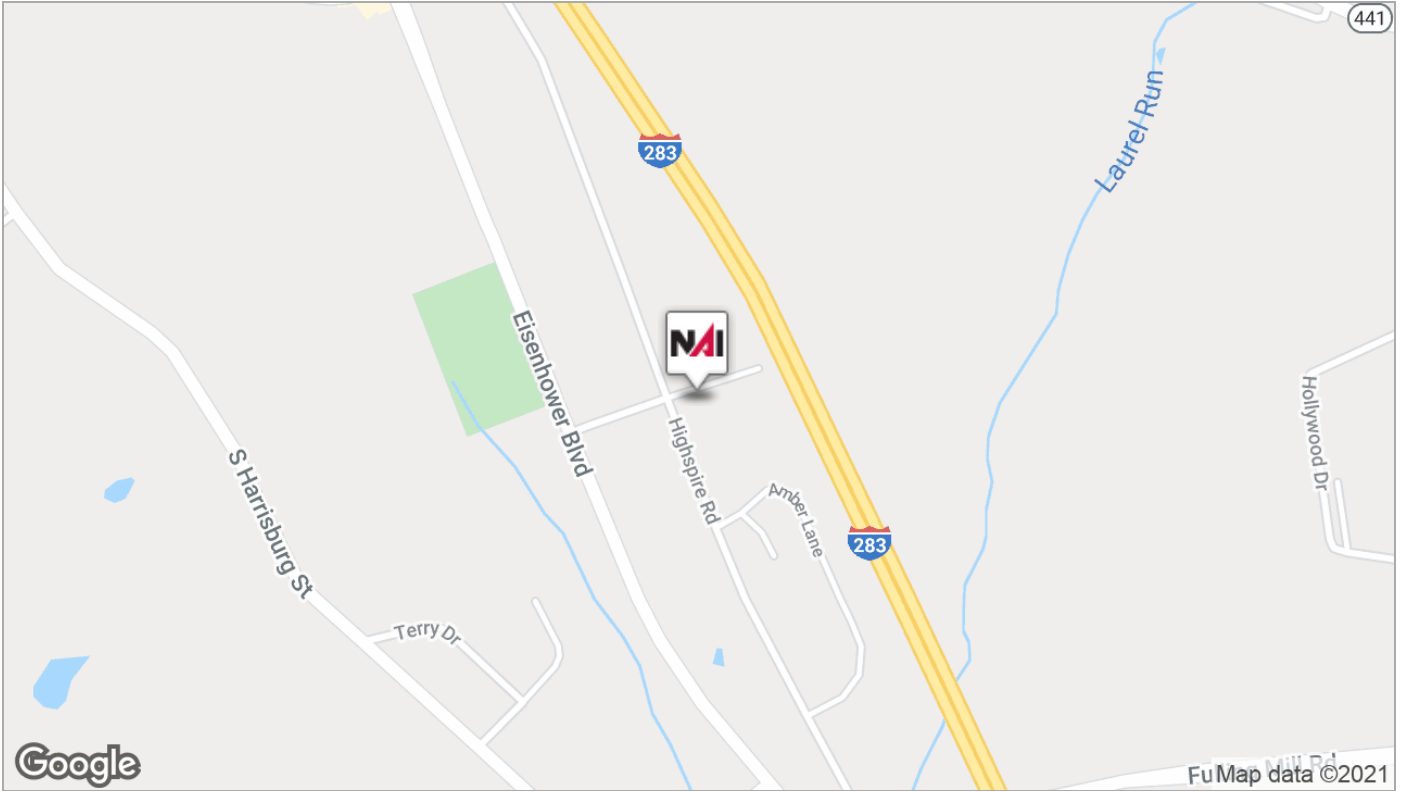
Nice 10-acre site on Eisenhower Boulevard with easy access to Route 283, I-83 and PA Turnpike (I-76). This site is surrounded by commercial, retail and industrial development and the Commercial General zoning permits virtually any of these like uses for future development.

## Location Overview

situated right between Eisenhower Blvd and 283.

For Sale

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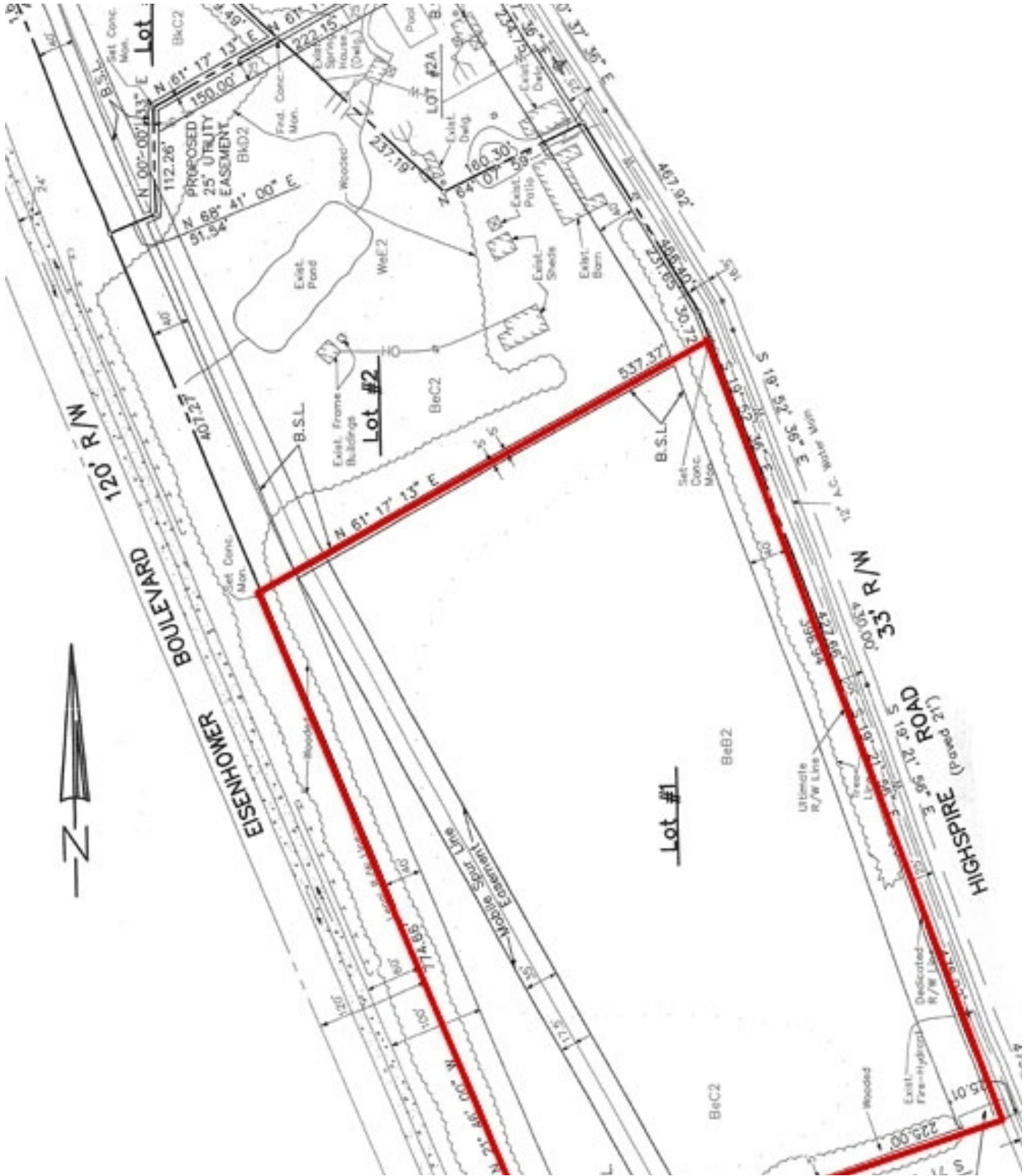
NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | +1 717 761 5070 x120

[naicir.com](http://naicir.com)

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043 PA License #RB024320A

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## Location Overview

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## Add Header

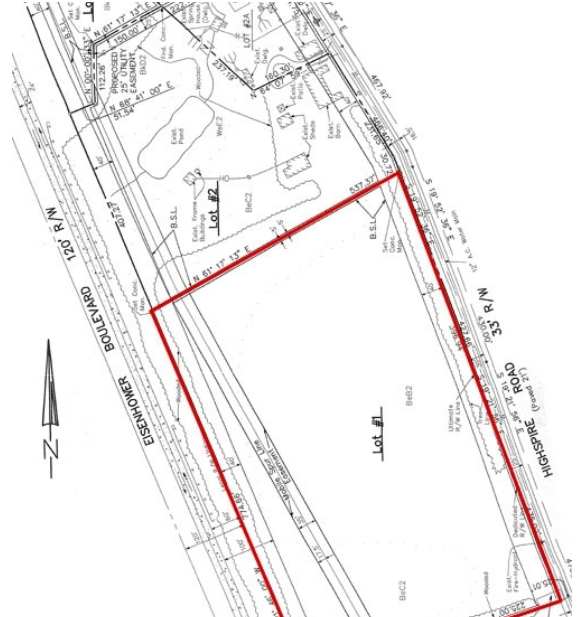
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## Add Header

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## Add Header

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For Sale

# Land

## Site Information

<b>PROPERTY ADDRESS:</b>	Eisenhower Boulevard & Highspire Road, Harrisburg, PA 17111
<b>TOWNSHIP:</b>	Swatara
<b>ZONING DESCRIPTION:</b>	C-G Commercial District - General; permits residential uses, bowling alleys, skating rinks, recreation halls, auto sales and services, banks, offices, hotels, medical care centers, restaurants, retail stores and warehouses
<b>EXTERIOR DESCRIPTION:</b>	
<b>GAS/PROPANE:</b>	
<b>SITE DESCRIPTION:</b>	
<b>UTILITIES DESCRIPTION</b>	

## Sale Information:

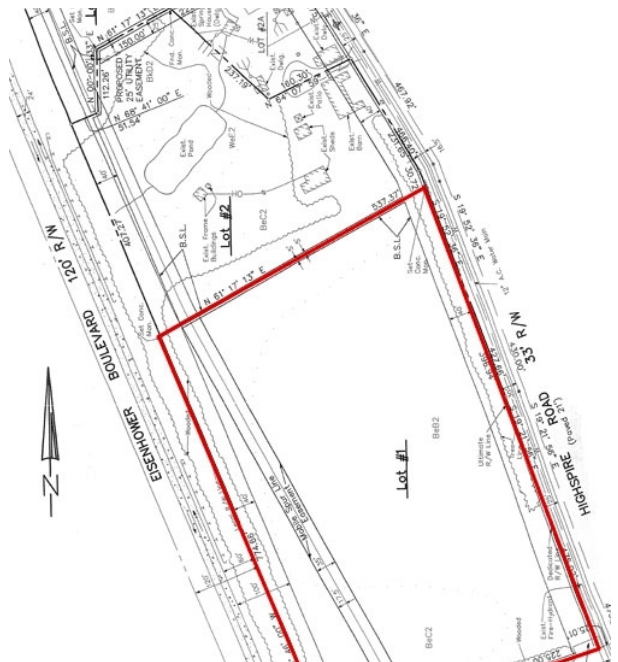
<b>SALE PRICE:</b>	\$1,100,000
<b>TAXES/SF:</b>	0

For Sale

# Land

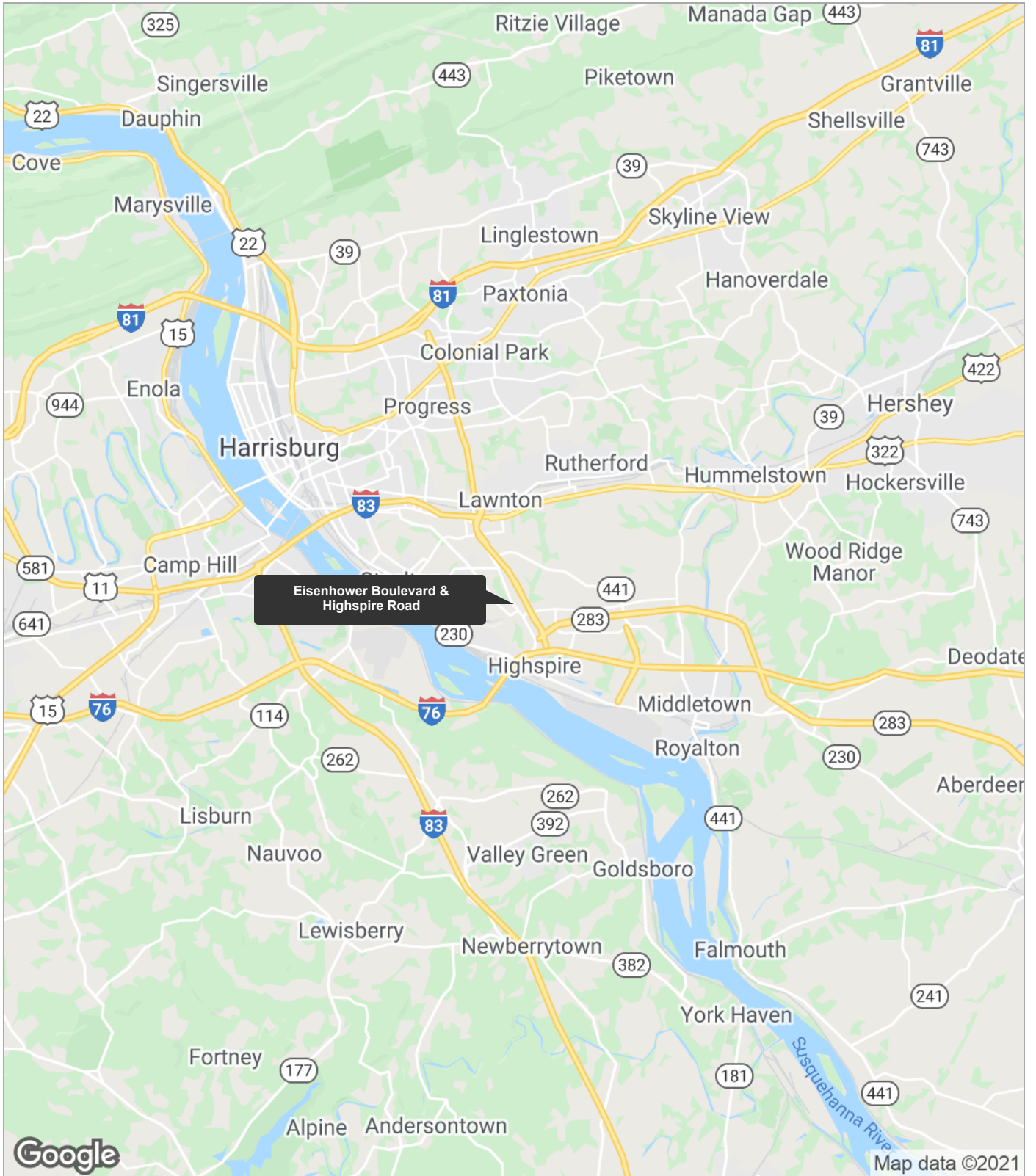
## Property Highlights

- Nice 10-acre site on Eisenhower Boulevard
- Easy access to Route 283, I-83 and PA Turnpike (I-76)
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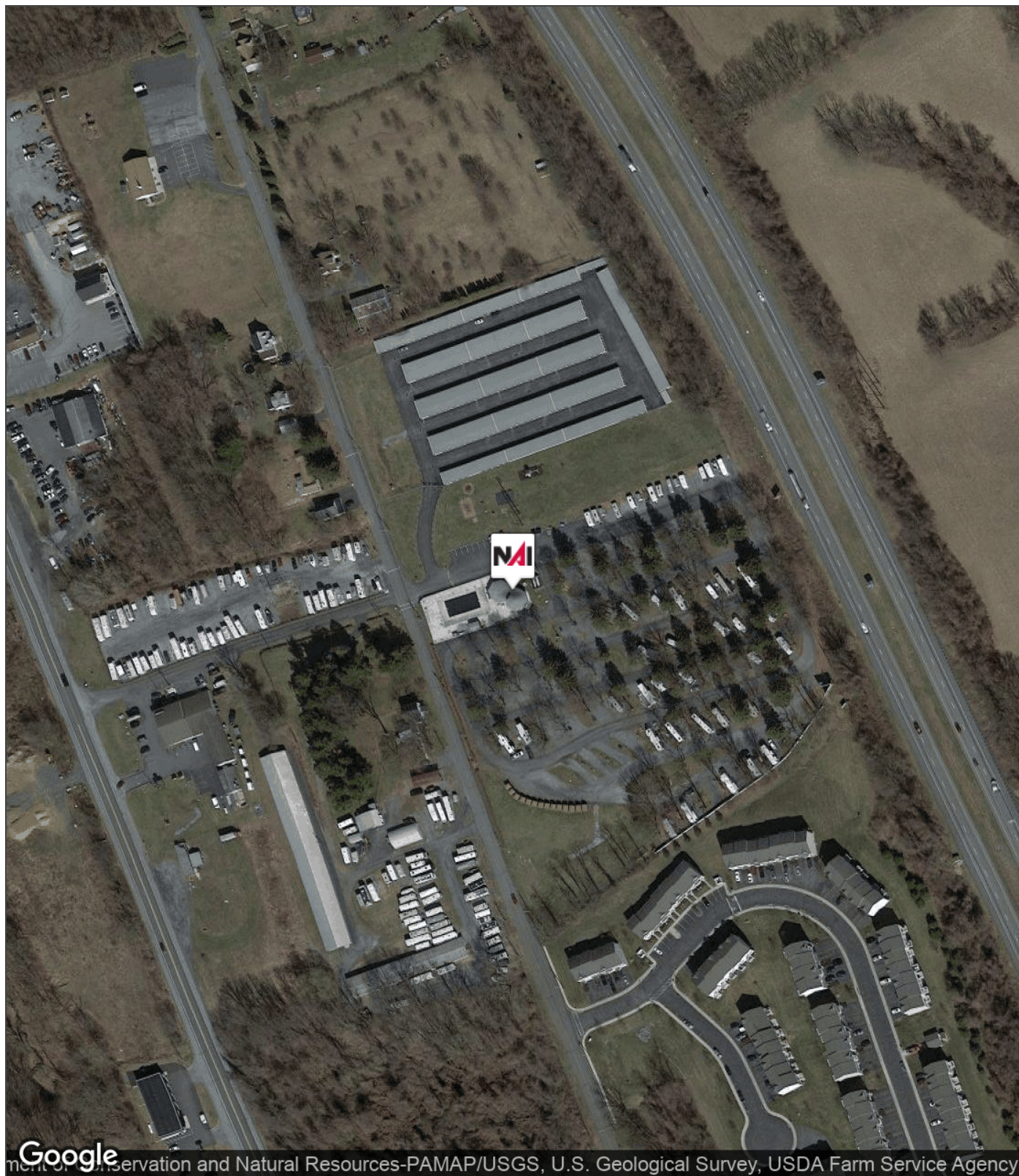
# Land





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Google, Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



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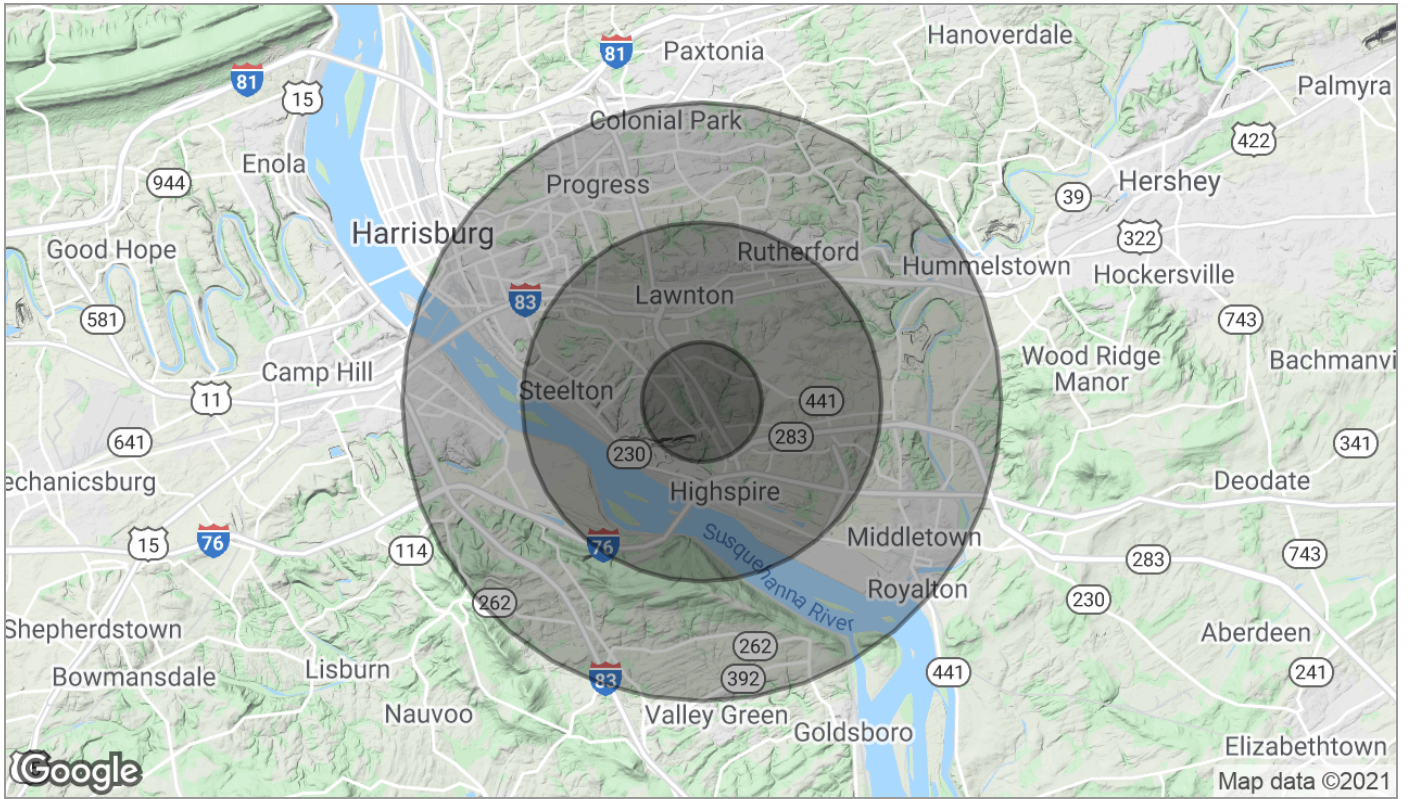
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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	2,854	37,506	126,374
MEDIAN AGE	36.6	37.5	37.7
MEDIAN AGE (MALE)	34.4	36.5	36.1
MEDIAN AGE (FEMALE)	40.4	39.1	39.1
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	989	14,602	51,121
# OF PERSONS PER HH	2.9	2.6	2.5
AVERAGE HH INCOME	\$63,424	\$59,848	\$59,665
AVERAGE HOUSE VALUE		\$146,970	\$148,506
<b>Race</b>			
% WHITE	67.2%	68.1%	66.6%
% BLACK	19.7%	20.5%	22.5%
% ASIAN	4.5%	3.8%	3.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	4.9%	3.9%	3.2%
<b>Ethnicity</b>			
% HISPANIC	9.8%	9.1%	9.6%

\* Demographic data derived from 2010 US Census