

For Sale
Land
\$849,000



409 Bow Creek Road & 1477 Ridge Road

409 Bow Creek Road & 1477 Ridge Road
Grantville, Pennsylvania 17028

Property Highlights

- 2.68 acres for sale
- Located immediately off I-81 toward Hollywood Casino
- Zoned Interchange Commercial
- Average Daily Traffic Volume: 13,000 VPD on Route 743
- Average Daily Traffic Volume: 65,000 VPD on I-81
- Minutes from Hershey attractions

Property Description

2.68 acres available for sale. Property is located immediately off of I-81 and minutes from Hollywood Casino at Penn National Race Course.

OFFERING SUMMARY

Sale Price	\$849,000
Lot Size	2.68 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	441	\$70,062
5 Miles	13,107	\$72,652
10 Miles	116,326	\$78,421

For more information

Nik Sgagias

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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.
NAICIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
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Property Details

PROPERTY ADDRESS:	409 Bow Creek Road & 1477 Ridge Road, Grantville, PA 17028
TOWNSHIP:	East Hanover
PROPERTY TYPE:	Land
APN:	25-007-016, 25-007-013, 25-007-025
LOT SIZE:	2.68 Acres
FRONTAGE:	514' on Bow Creek (Route 743)
ZONING:	Interchange Commercial
LOT DIMENSIONS:	514' x 680' x 600' x 400'
TOPOGRAPHY:	Level
UTILITIES:	Water: Private Sewer: Public
PARKING:	Parking per township requirements
TAXES:	\$2,454.97
SALE PRICE:	\$849,000



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Additional Photos



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Site Plan



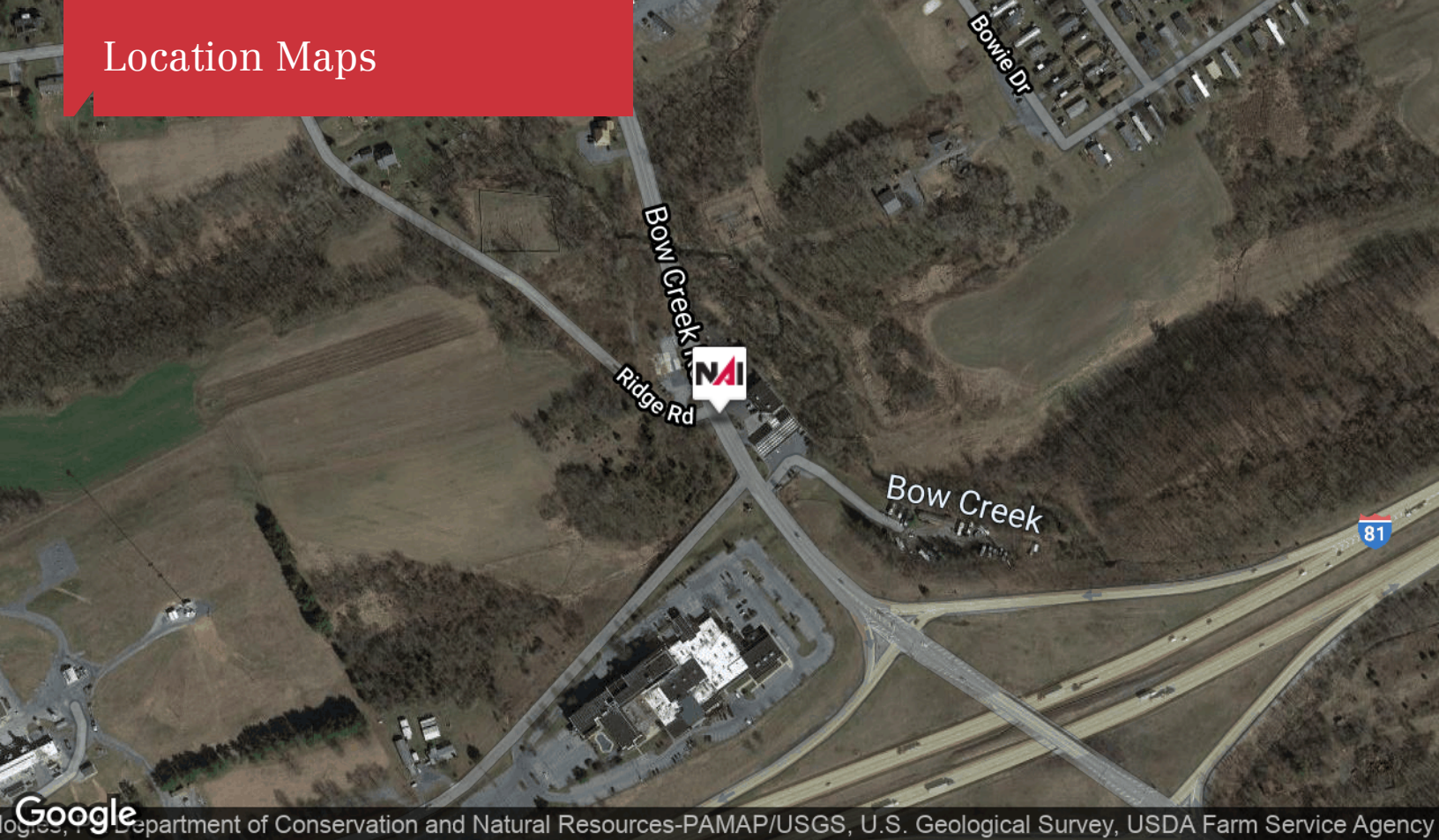
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Location Maps



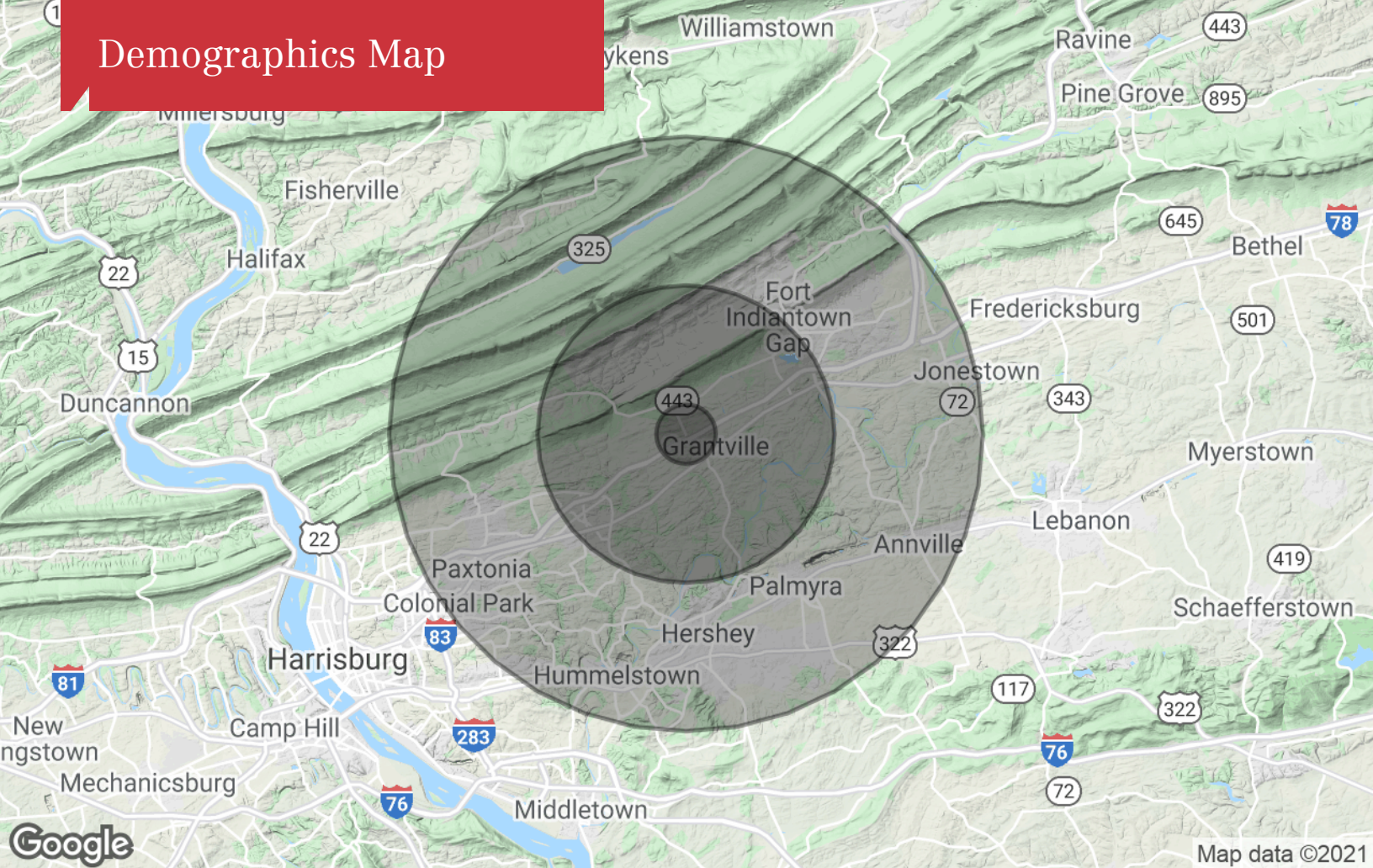
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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	441	13,107	116,326
MEDIAN AGE	42.2	41.8	41.3
MEDIAN AGE (MALE)	41.5	40.3	40.1
MEDIAN AGE (FEMALE)	43.9	43.6	42.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	156	4,927	46,960
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$70,062	\$72,652	\$78,421
AVERAGE HOUSE VALUE		\$210,251	\$199,847

Race

	1 Mile	5 Miles	10 Miles
% WHITE	97.2%	96.6%	93.9%
% BLACK	0.7%	0.8%	1.9%
% ASIAN	0.0%	1.2%	3.1%
% HAWAIIAN	0.7%	0.4%	0.1%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	2.1%	1.2%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	4.8%	3.2%	2.4%

* Demographic data derived from 2010 US Census



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