

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Available SF:	
Lot Size:	20 Acres
Price / Acre:	\$100,000
Zoning:	Commercial / Industrial
Traffic Count:	23,000

PROPERTY OVERVIEW

20 acres of Commercial / Industrial zoned land located at the highly visible site of NWQ of I-81 and Route 72/Fisher Avenue in Lickdale, Union Township.

PROPERTY HIGHLIGHTS

- Commercial / Industrial zoning allows for numerous commercial uses.
- Property fronts on I-81 with access off of Fisher Avenue and Marsanna Lane.
- Exit 90 is 22 miles north of Harrisburg and 2 miles north of the I-81 and I-78 split.
- I-81 traffic count is 23,000 vehicles per day.
- Join national companies at this fast developing area such as Tyco, FedEx, Swift Trucking, Ingram Micro, MSC Industrial Supply Company and more.



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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Land
Property Subtype	Industrial
APN	33-2310904-409628-0000
Lot Size	20 Acres
Utilities	Public Water & Sewer
Township	Union Township
County	Lebanon County
Cross Streets	Interstate -81

20 acres of Commercial / Industrial zoned land located at the highly visible site of NWQ of I-81 and Route 72/Fisher Avenue in Lickdale, Union Township.



- Preliminary subdivision plan has been completed for a 100-room hotel and a 6,400 SF restaurant.
- Join national companies at this fast developing area such as Tyco, FedEx, Swift Trucking, Ingram Micro, MSC Industrial Supply Company and more.
- Complimenting industries are National Hospitality Franchise hotels include Best Western, Days Inn & Quality Inn.
- Restaurants include McDonald's, Wendy's, Dairy Queen, Love's Truck Stop and others.

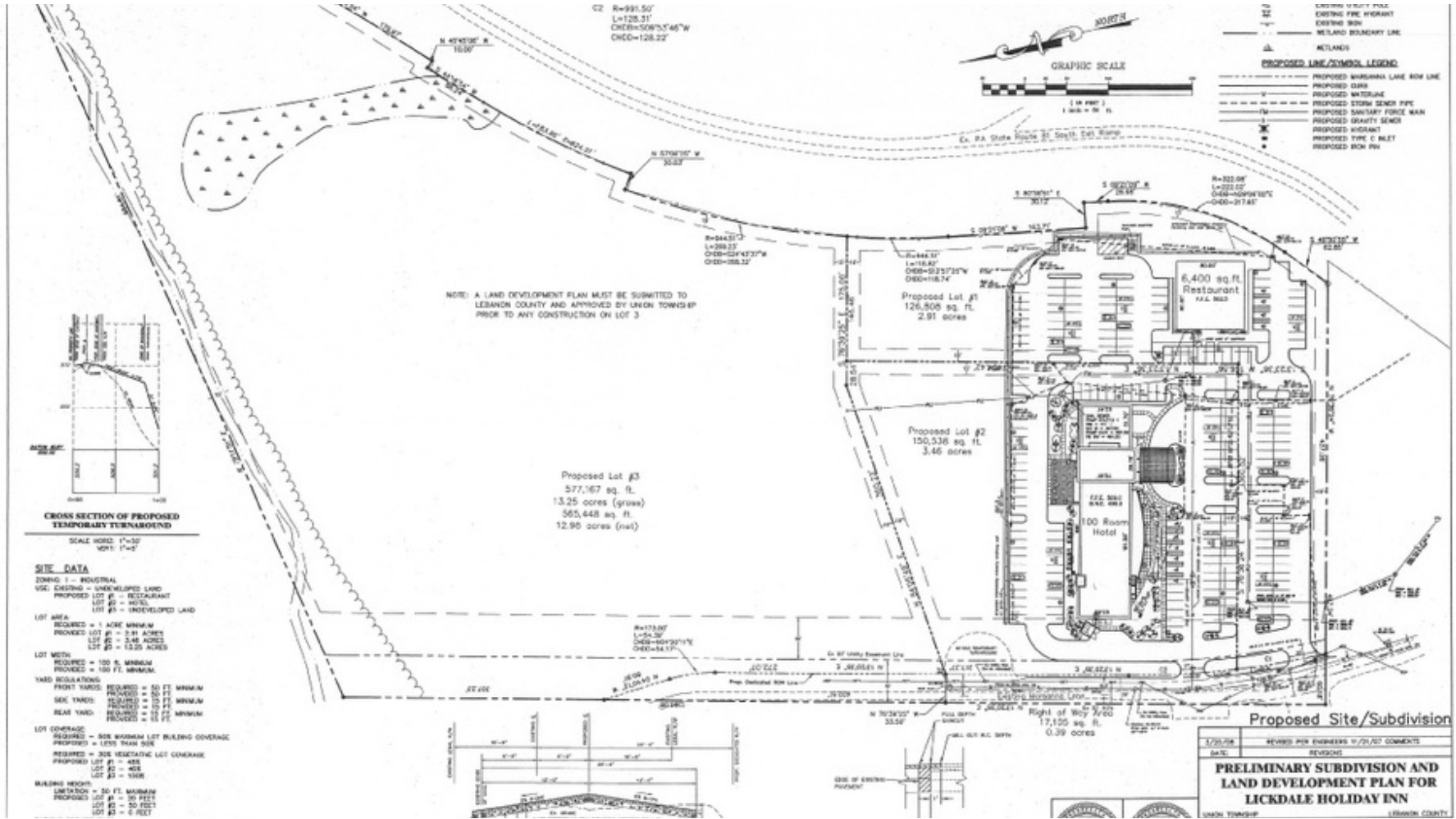


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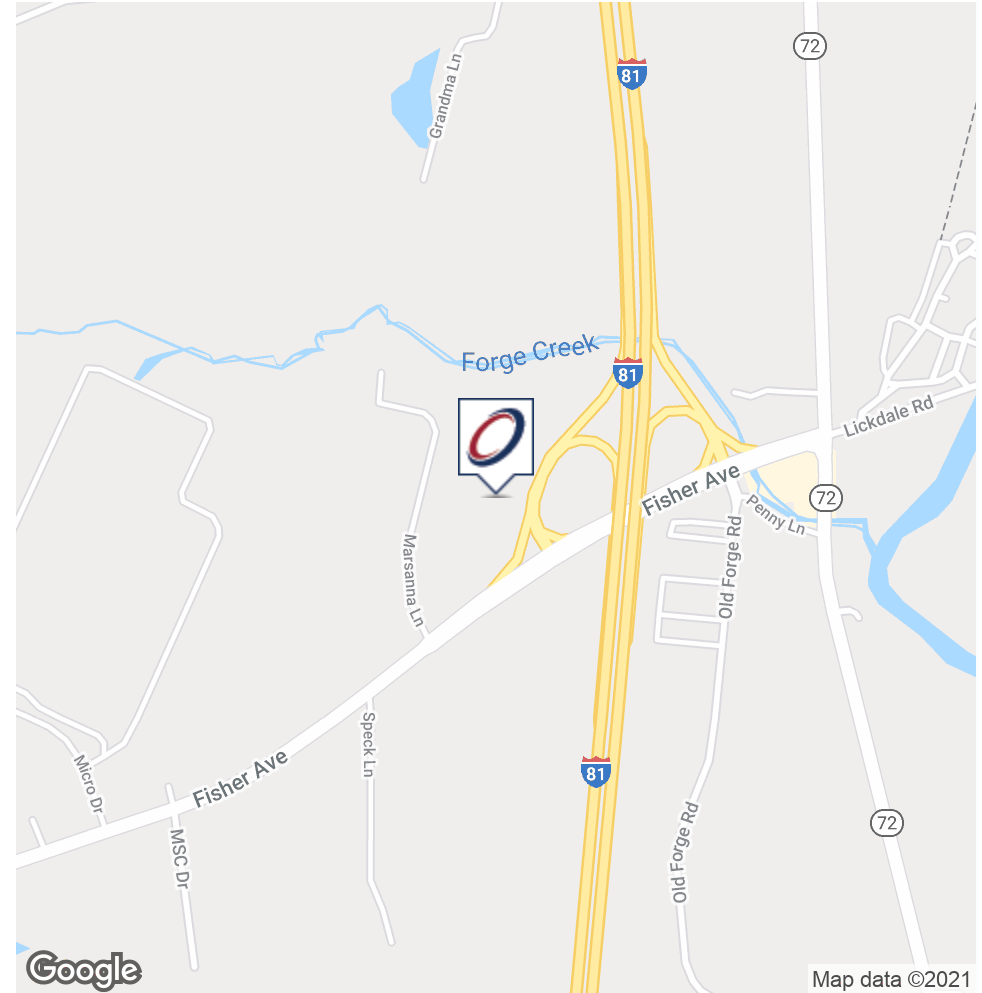
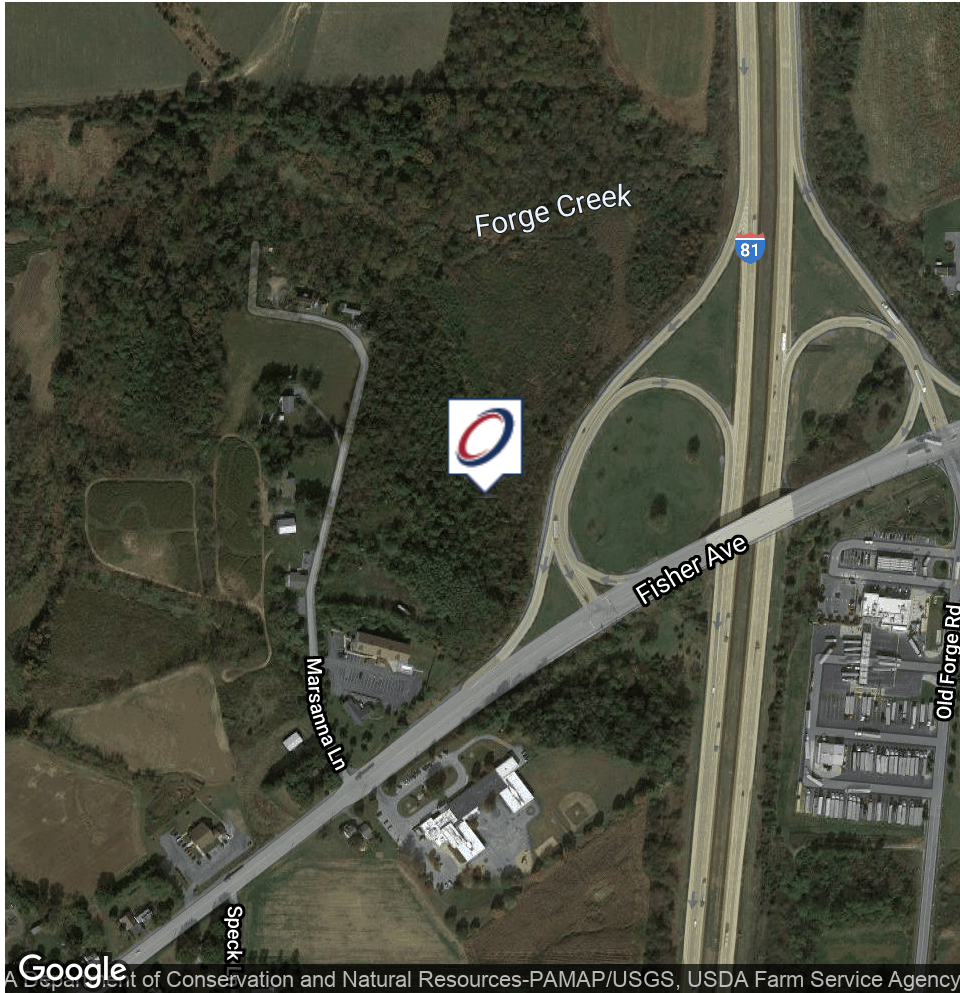
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	174	5,793	38,136
Average age	41.6	41.0	41.6
Average age (Male)	41.6	40.2	40.7
Average age (Female)	41.6	41.6	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	67	2,250	14,762
# of persons per HH	2.6	2.6	2.6
Average HH income	\$63,212	\$62,671	\$64,199
Average house value	\$208,955	\$199,636	\$172,279

* Demographic data derived from 2010 US Census

