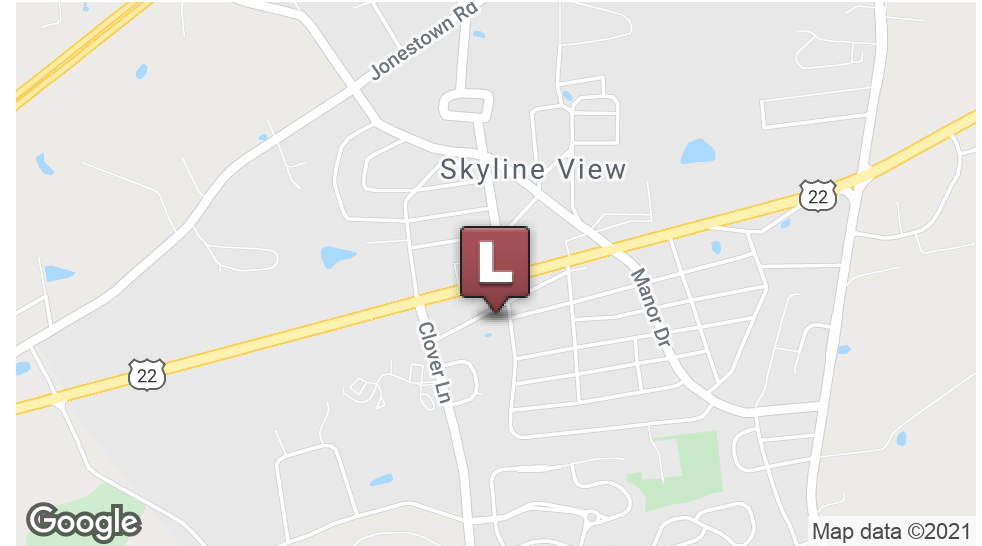




# 7635 HILLCREST AVENUE

HARRISBURG, PA 17112



## OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	2.9 Acres
Price / Acre:	\$206,552
Zoning:	CN-Commercial Neighborhood
Traffic Count:	12,000 VPD
APN:	68-032-015
Property Tax:	\$2,687
Township:	West Hanover Township
County:	Dauphin County

## PROPERTY HIGHLIGHTS

- Prime development opportunity.
- Situated along the main gateway to the many Hershey attractions and just 1.5 miles from Interstate 81.
- Ideal location for commercial business of various industries.
- Property can be purchased with an adjacent 3.05 acre parcel that has high visibility along Allentown Blvd., for a total of 6.04 acres.

**ROY H. BRENNER**

Vice President Corporate Services Group  
717.731.1990 X3016  
rbrenner@landmarkcr.com

**CHUCK HELLER**

Executive Vice President  
717.731.1990 X3018  
cheller@landmarkcr.com





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81

Lenker Park

Jonestown Road

Manor Drive

West Hanover Elementary School

22



Hillcrest Avenue

Fulton Bank

39

Allentown Boulevard



SITE

CAMPING WORLD RV & OUTDOORS



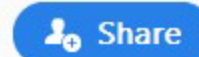
MICHEL'S



S Oak Grove Road

Clover Lane

Hershey Road



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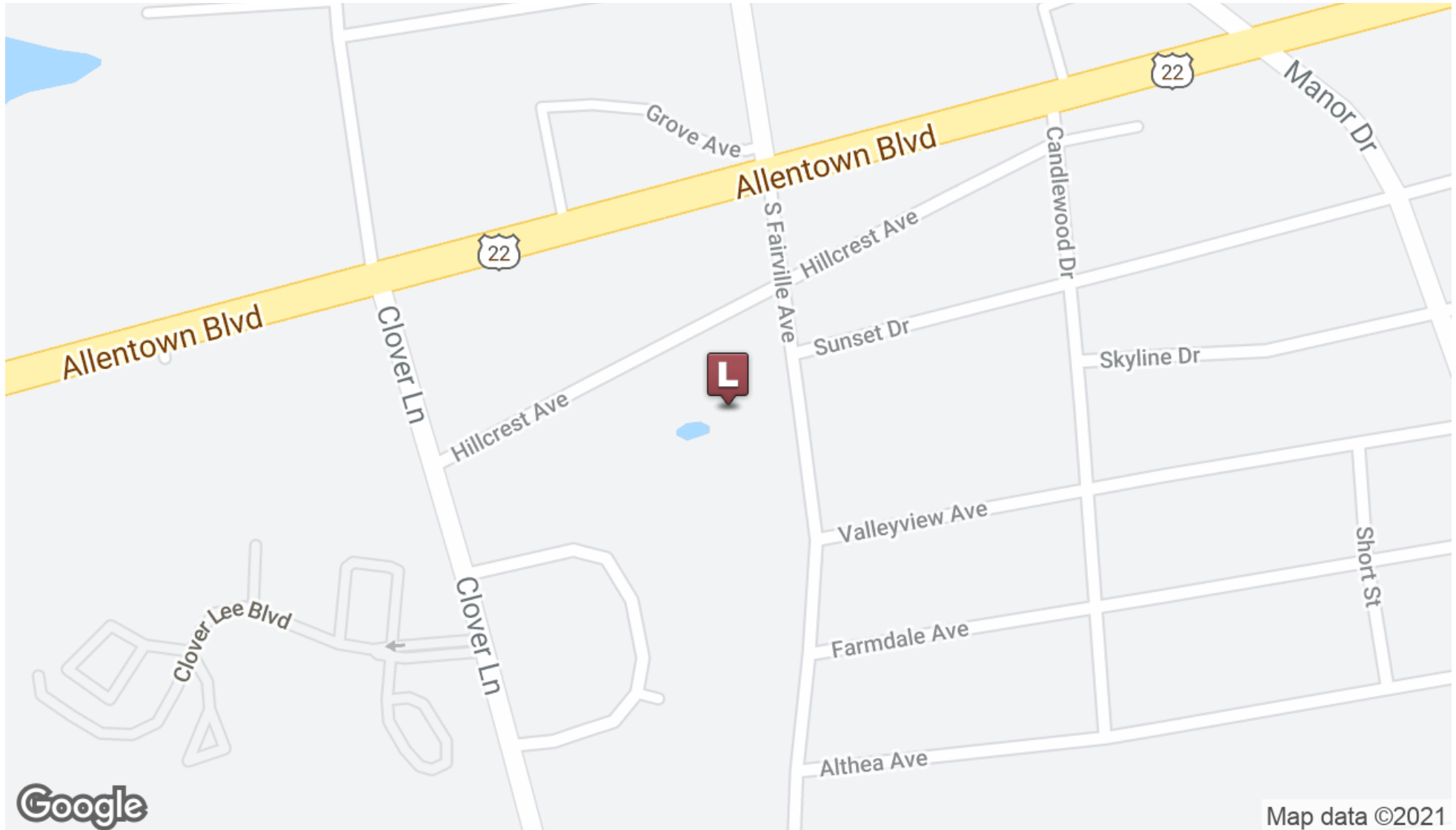
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# 7635 HILLCREST AVENUE

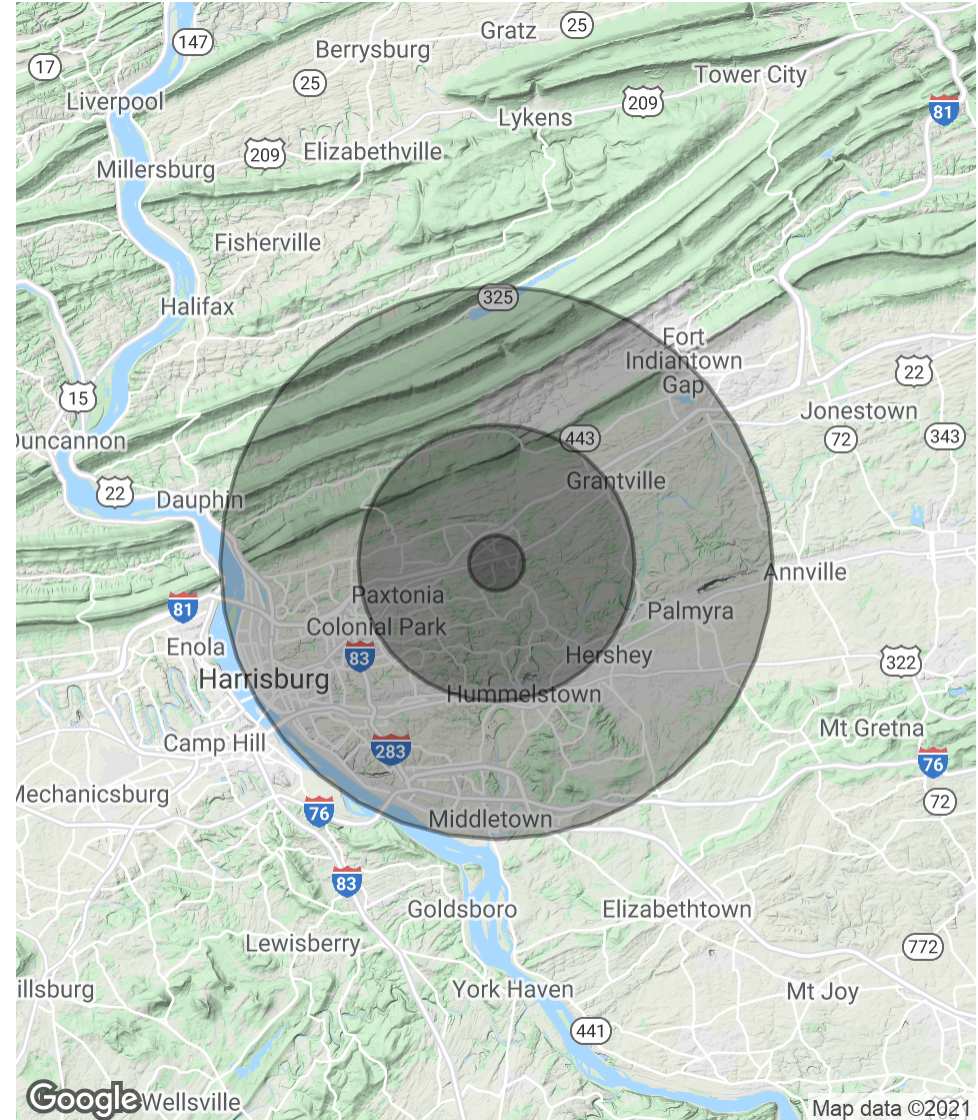
HARRISBURG, PA 17112

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,193	51,754	232,030
Average age	39.0	40.5	40.2
Average age (Male)	36.9	38.9	39.0
Average age (Female)	42.0	42.2	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	452	20,276	95,314
# of persons per HH	2.6	2.6	2.4
Average HH income	\$78,654	\$81,017	\$73,437
Average house value	\$210,247	\$198,240	\$192,712

\* Demographic data derived from 2010 US Census



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