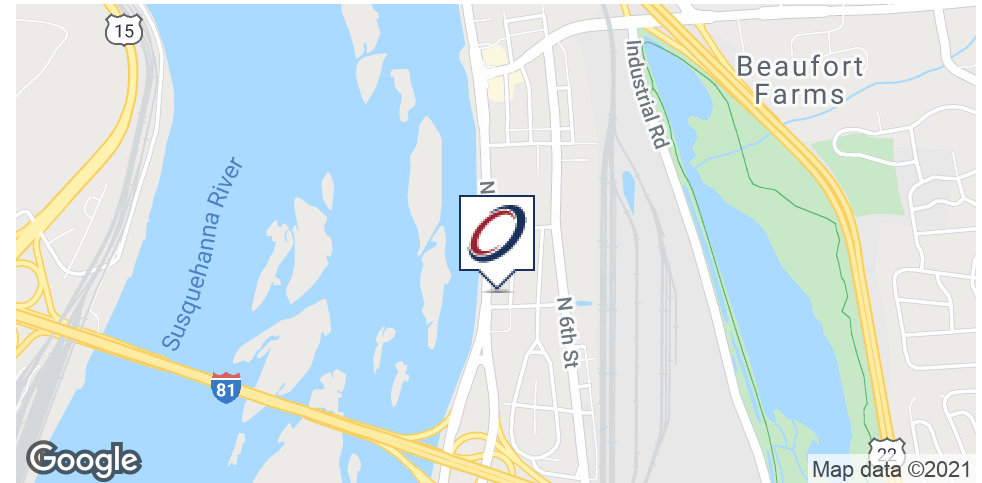


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate Rate:	\$65,000.00 per year (NNN)
Lot Size:	1.11 Acres
Zoning:	Commercial Office Limited
Township:	Susquehanna Township
County:	Dauphin County

PROPERTY OVERVIEW

1.11 AC of commercial zoned land in an outstanding location on N. Front Street available for sale or ground lease. Preliminary planning in place for a restaurant up to +/- 3,950 SF with drive-thru or a +/- 9,600 SF one-story office building. Site features approximately 250' of frontage on N. Front Street with ample access points and a secondary access point from Parkway Road. Traffic counts of 24,000 VPD including large numbers of commuters from suburban areas with strong demographics.

PROPERTY HIGHLIGHTS

- COL zoning allows for restaurants including fast food with drive-thru, convenience stores/gas stations, and various office uses
- +/- 250' of frontage on N. Front Street with two curb cuts; secondary access from Parkway Road
- Great exposure to over 24,000 VPD and just a block off of Interstate 81.



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SITE PLANS



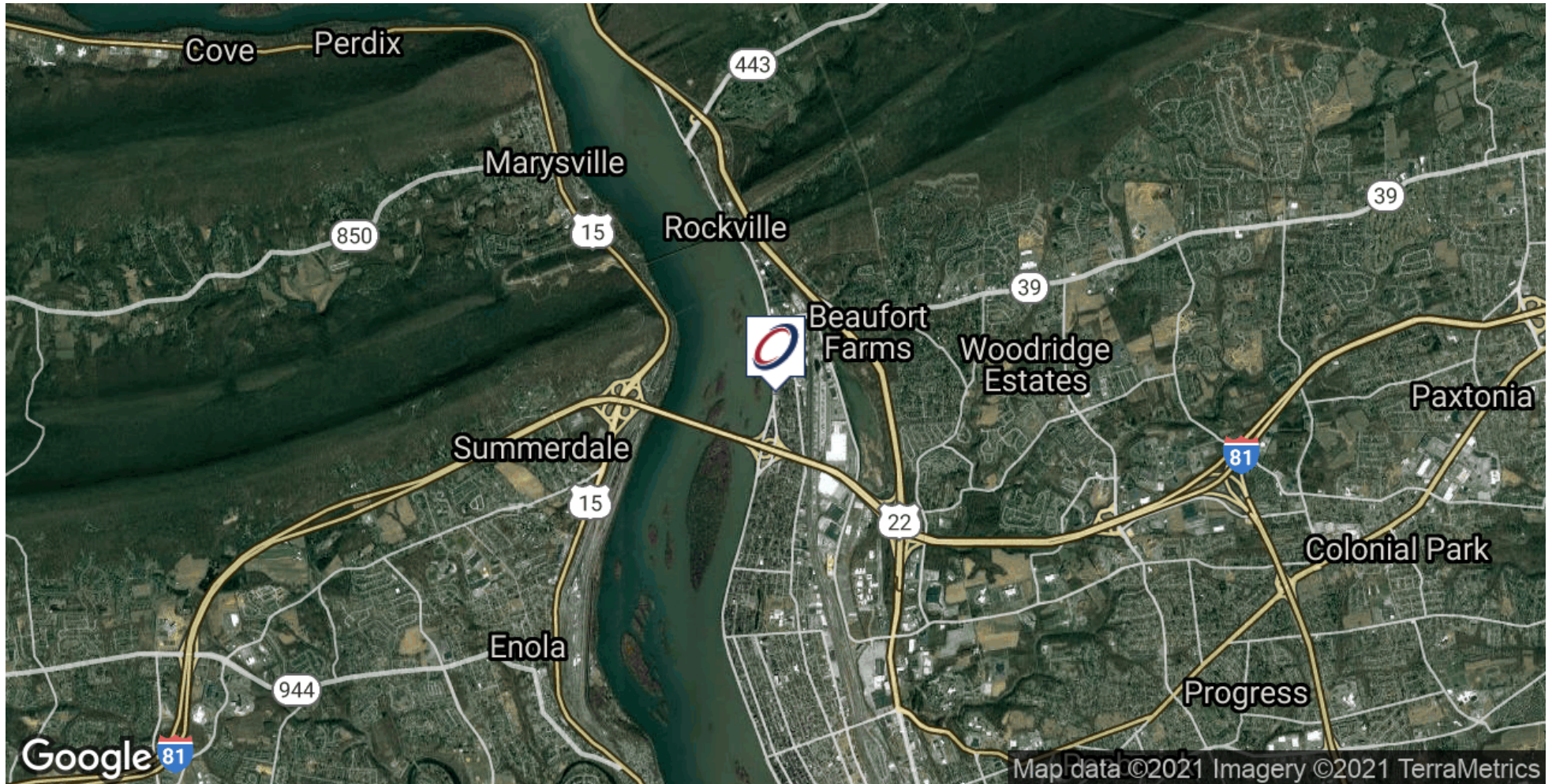
TRADE AREA



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LOCATION MAP



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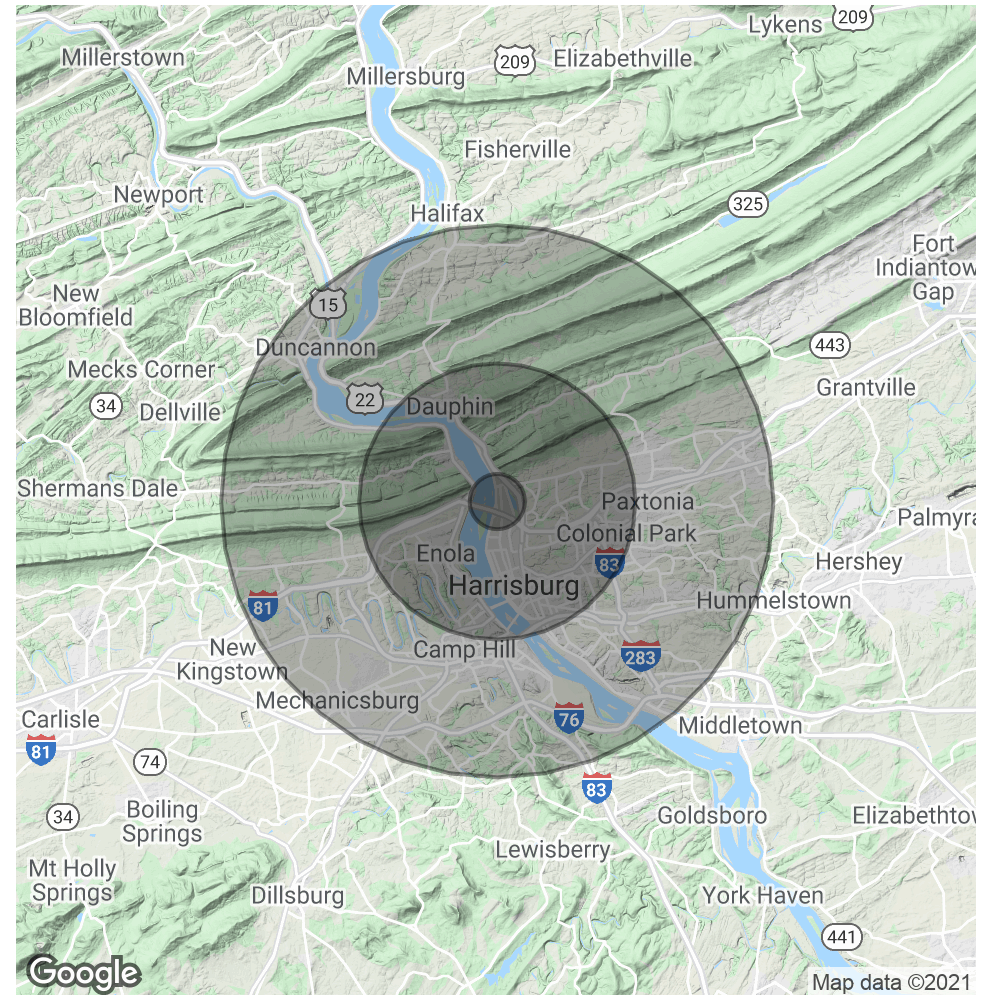
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,164	123,481	345,141
Average age	37.2	37.4	39.4
Average age (Male)	31.2	35.7	37.6
Average age (Female)	38.6	38.5	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,328	52,858	143,908
# of persons per HH	2.4	2.3	2.4
Average HH income	\$59,710	\$59,437	\$68,609
Average house value	\$85,976	\$165,607	\$178,052

* Demographic data derived from 2010 US Census



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