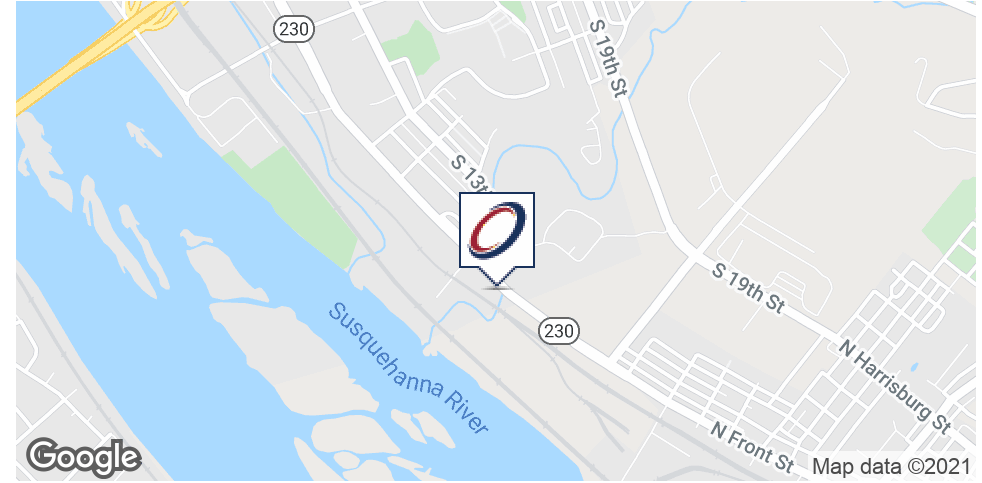
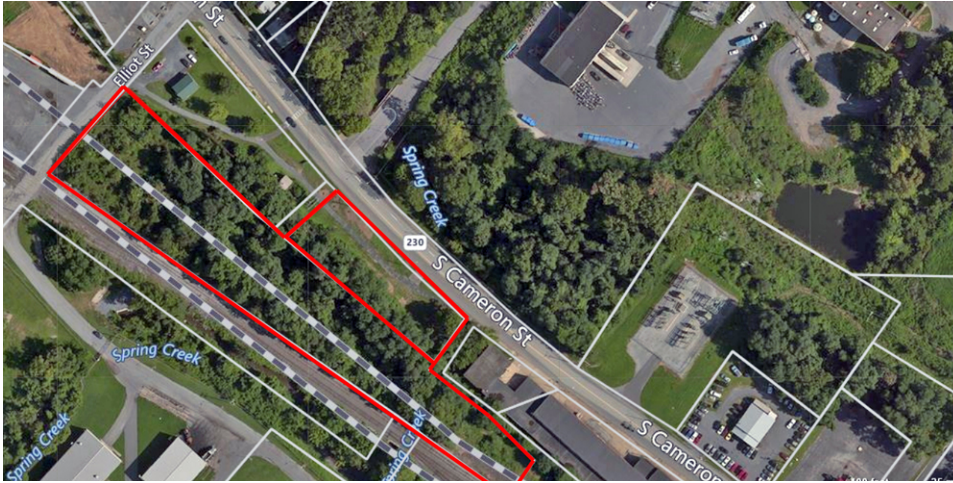


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	3 Acres
APN#:	01-049-050 & 51
Zoning:	Industrial
Cross Street:	Elliot St. & Cameron St.
Property Tax:	\$13,043.82
County:	Dauphin
Township:	Harrisburg City Ward 10
Traffic Count:	21,000 VPD

PROPERTY OVERVIEW

The sale includes 2 parcels of land known as 1650 S. Cameron Street, being one acre of land and 1099 Elliot Street, being 2.6 acres of land for a total of 3 acres.

PROPERTY HIGHLIGHTS

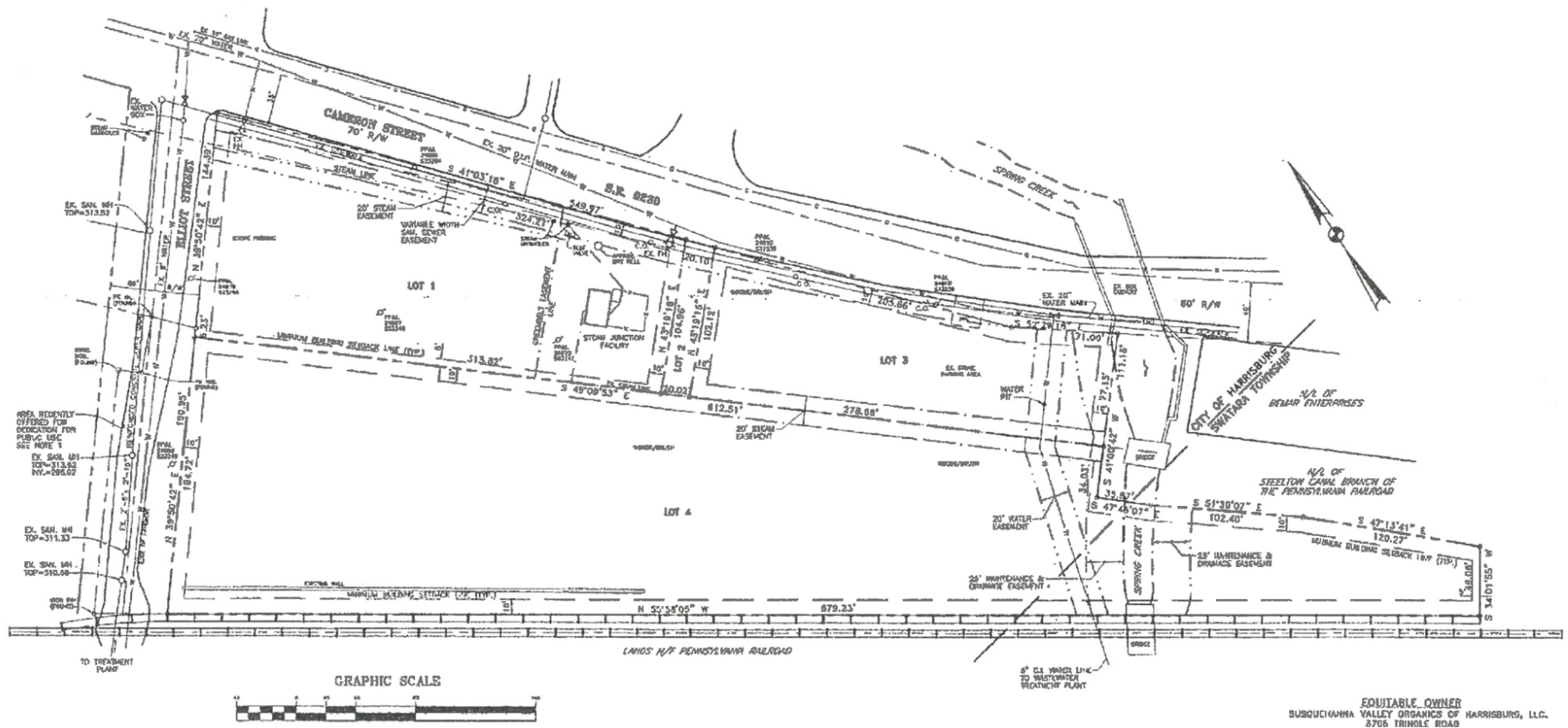
- Located on heavily traveled S. Cameron Street
- Just minutes from I-83 and convenient to the entire Harrisburg area
- Industrial zoning allows for virtually any use
- Other potential uses include auto sales/service, trailer parking and many others



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ADDITIONAL PHOTOS



EQUITABLE OWNER
VALLEY ORGANICS OF HARRISBURG, LLC.
3705 THIRNLE ROAD



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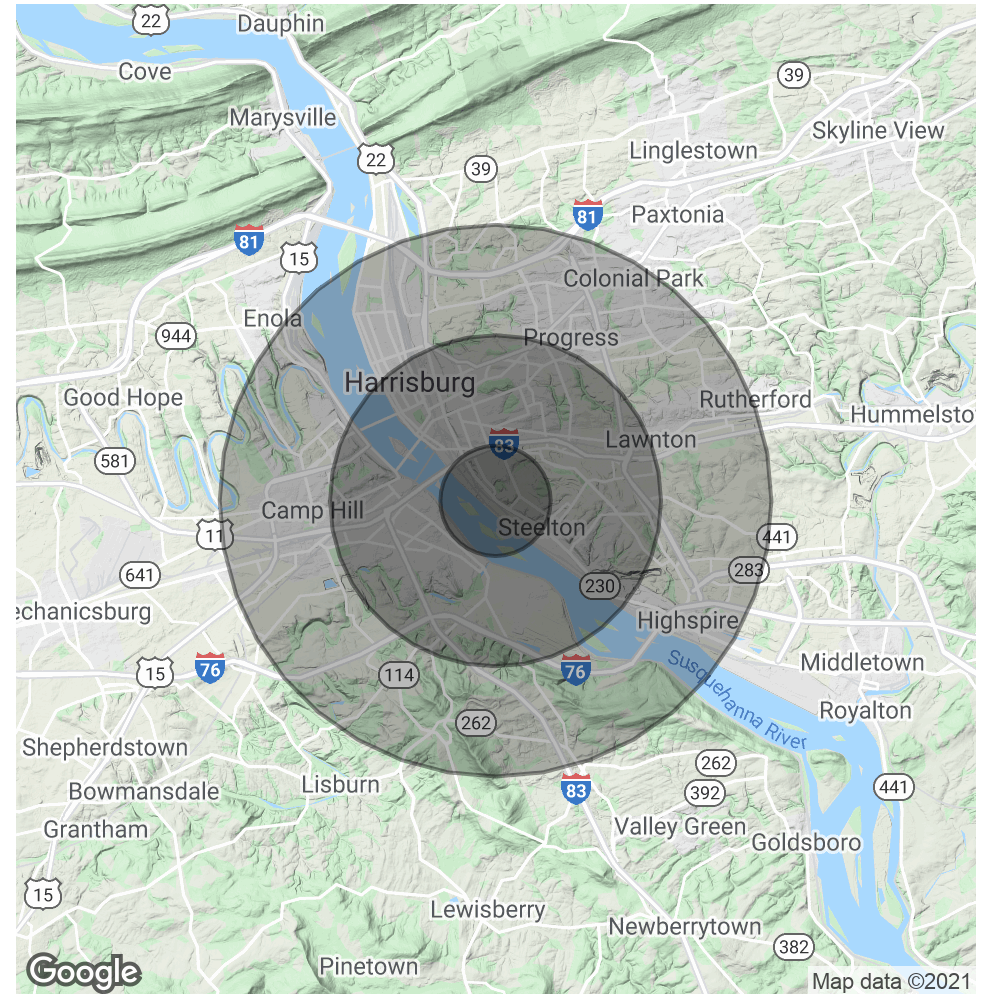
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,013	89,784	178,008
Average age	28.2	36.1	37.4
Average age (Male)	24.9	33.8	35.3
Average age (Female)	30.1	37.7	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,206	37,750	74,471
# of persons per HH	2.8	2.4	2.4
Average HH income	\$33,867	\$49,579	\$55,781
Average house value	\$82,490	\$135,392	\$151,172

* Demographic data derived from 2010 US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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