



ALLENTOWN BOULEVARD (3.05 AC)

HARRISBURG, PA 17112



OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	3.05 Acres
Price / Acre:	\$229,180
Zoning:	CH - Commercial Highway
Traffic Count:	12,000 VPD
APN:	68-032-004
Property Tax:	\$4,257
County:	Dauphin County
Township:	West Hanover Township

PROPERTY HIGHLIGHTS

- Prime development opportunity with amazing visibility.
- Situated along the main gateway to the many Hershey attractions and just 1.5 miles from Interstate 81.
- Ideal location for commercial use demanding high exposure.
- Property can be purchased with an adjacent 2.9 acre parcel along Hillcrest Avenue for a total of 6.04 acres.

CHUCK HELLER
 Executive Vice President
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 cheller@landmarkcr.com

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





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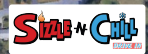
Lenker Park

Jonestown Road

Manor Drive

West Hanover Elementary School

22



Fulton Bank

39

Allentown Boulevard

SITE



CAMPING WORLD RV & OUTDOORS



MICHEL'S

Clover Lane

Hershey Road



S Oak Grove Road



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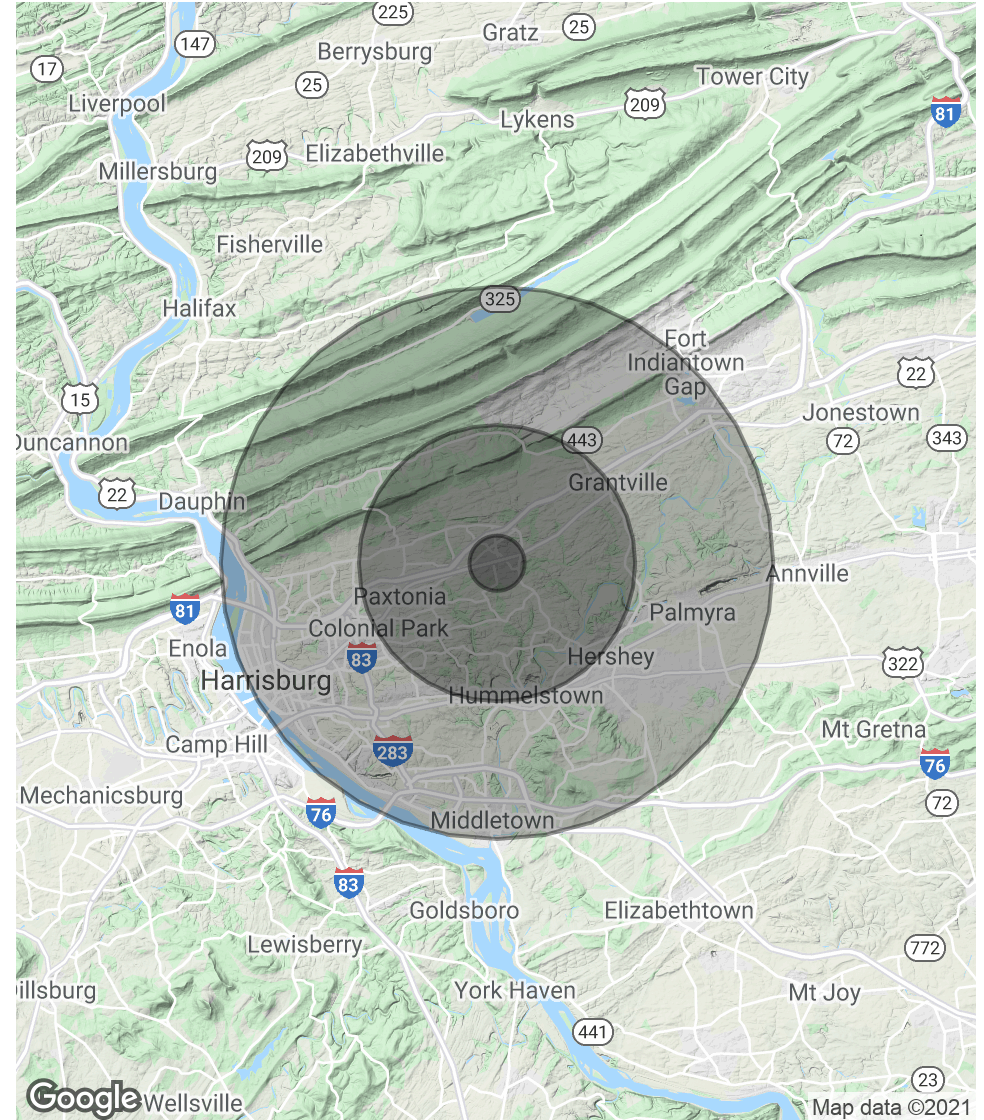
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,014	35,726	201,932
Average age	39.4	40.5	40.6
Average age (Male)	37.4	39.0	39.5
Average age (Female)	42.2	42.2	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	381	13,905	82,911
# of persons per HH	2.7	2.6	2.4
Average HH income	\$77,910	\$81,383	\$75,952
Average house value	\$209,961	\$199,077	\$195,163

* Demographic data derived from 2010 US Census



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