

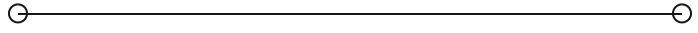


SALE

38 - 40 Benvenue Road

38 - 40 BENVENUE ROAD

Duncannon, PA 17020



PRESENTED BY:

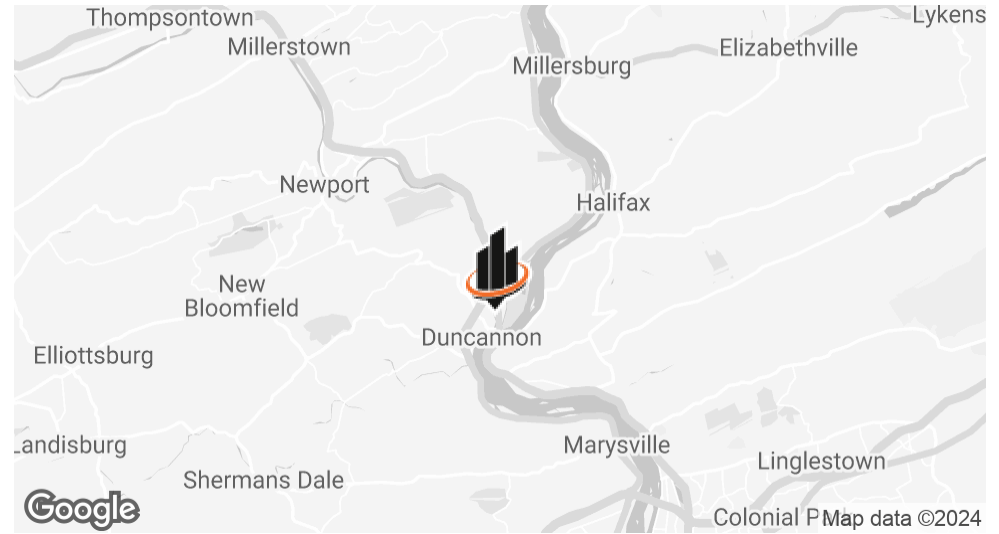
KAREN NEIDERER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	3.44 Acres
TOWNSHIP:	Reed
COUNTY:	Dauphin
UTILITIES:	Water: Well Sewer: Septic

PROPERTY DESCRIPTION

+/-3.44 acres located along the heavily traveled Route 22/322 in Duncannon, PA. Available land has no official zoning in place, offering ample opportunities for all investors. See listing agent for pricing.

PROPERTY HIGHLIGHTS

- +/-310 of frontage
- Great visibility from Route 22/322
- Existing building on property
- Various possible uses
- Rt 22/322 Average Traffic Count: 18,178 VPD - North
- Rt 22/322 Average Traffic Count: 16,282 VPD - South

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SVN | LATUS 2

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RETAIL MAP

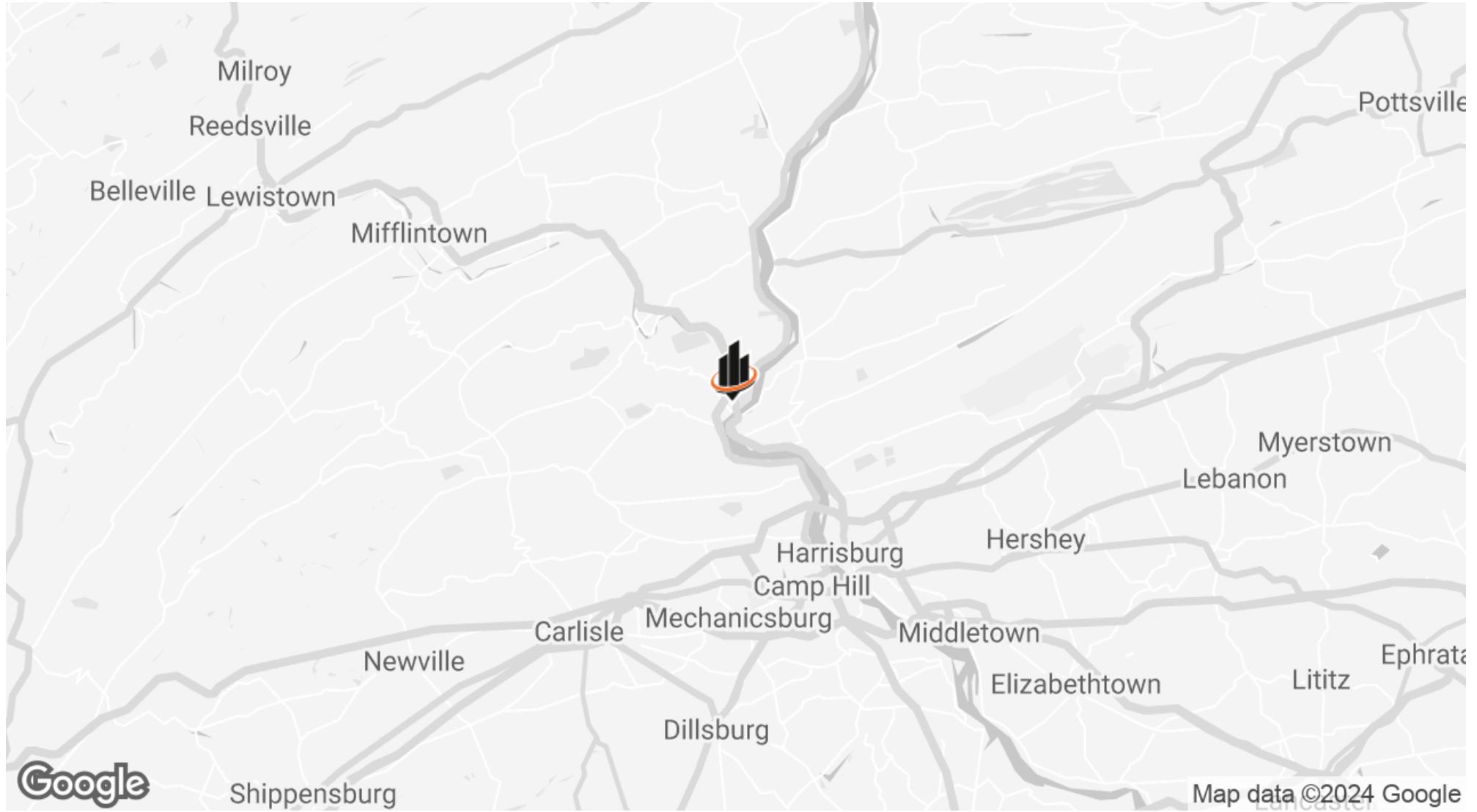


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

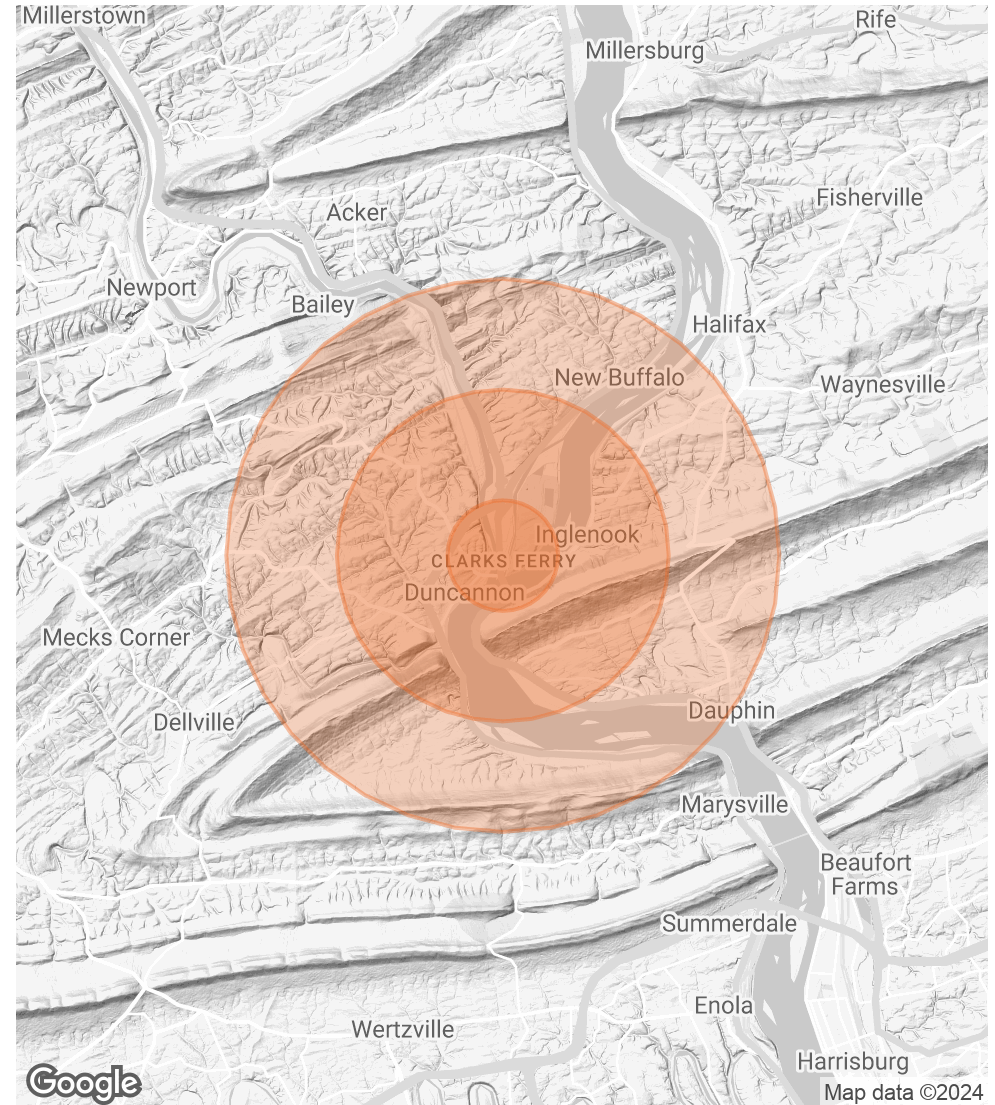
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	669	5,448	12,519
AVERAGE AGE	41	43	44
AVERAGE AGE (MALE)	40	42	44
AVERAGE AGE (FEMALE)	42	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	281	2,264	5,083
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$95,749	\$101,308	\$108,497
AVERAGE HOUSE VALUE	\$201,478	\$229,368	\$244,409

Demographics data derived from AlphaMap



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