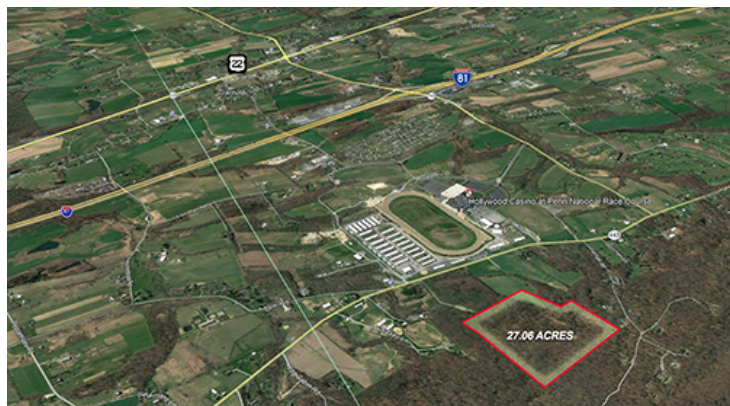


10086 NORTH OF MOUNTAIN ROAD

GRANTVILLE, PENNSYLVANIA (PROFILE # 2824)



PROPERTY OVERVIEW

When purchased with adjacent 39 acres on Mountain Road, this gives 66 acres of development opportunity on the opposite side of the street from Penn National Race Track and Hollywood Casino. .

PROPERTY HIGHLIGHTS

- Zoning permits single-family dwellings, forestry uses, bed and breakfasts, kennels, riding stables, etc.
- The best use is to sell with 39 acres to secure frontage and access to Route 443

PROPERTY SUMMARY

Sale Price: \$12,000 / Acre
or \$324,000

Lot Size: 27.06 Acres

APN #: 25-005-006

Cross Streets: PA 443 & Park Drive

County: Dauphin County

A LAND INVESTMENT OPPORTUNITY

10086 NORTH OF MOUNTAIN ROAD

10086 NORTH OF MOUNTAIN ROAD, GRANTVILLE, PENNSYLVANIA



BO MANGAM, ASSOCIATE BROKER

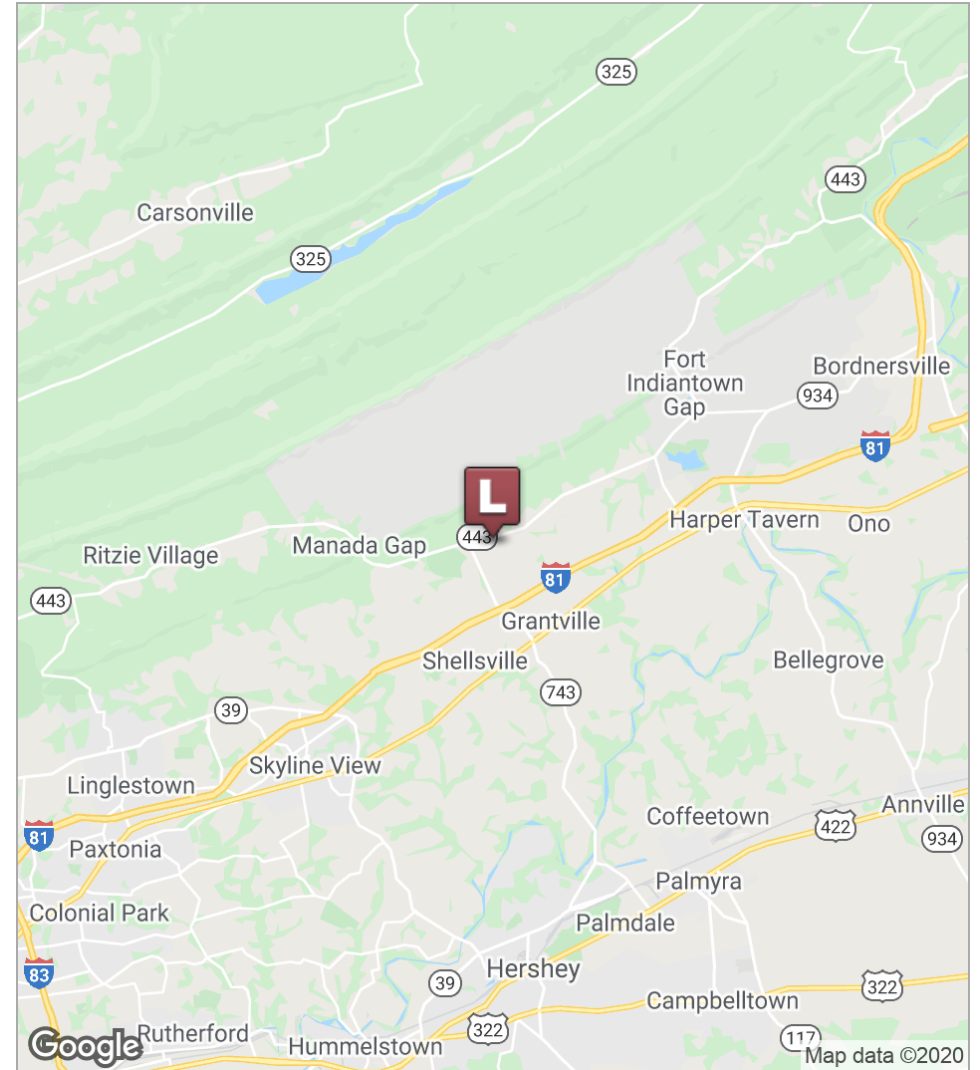
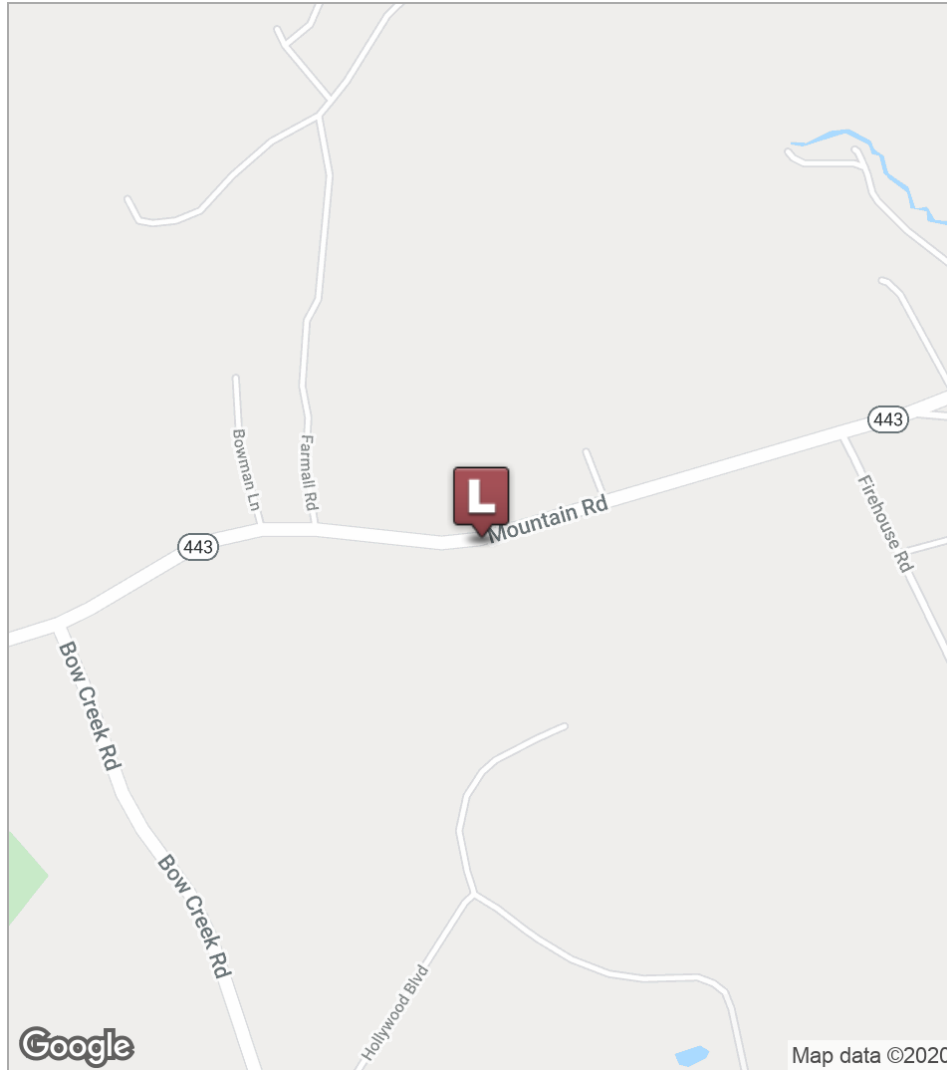
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10086 NORTH OF MOUNTAIN ROAD

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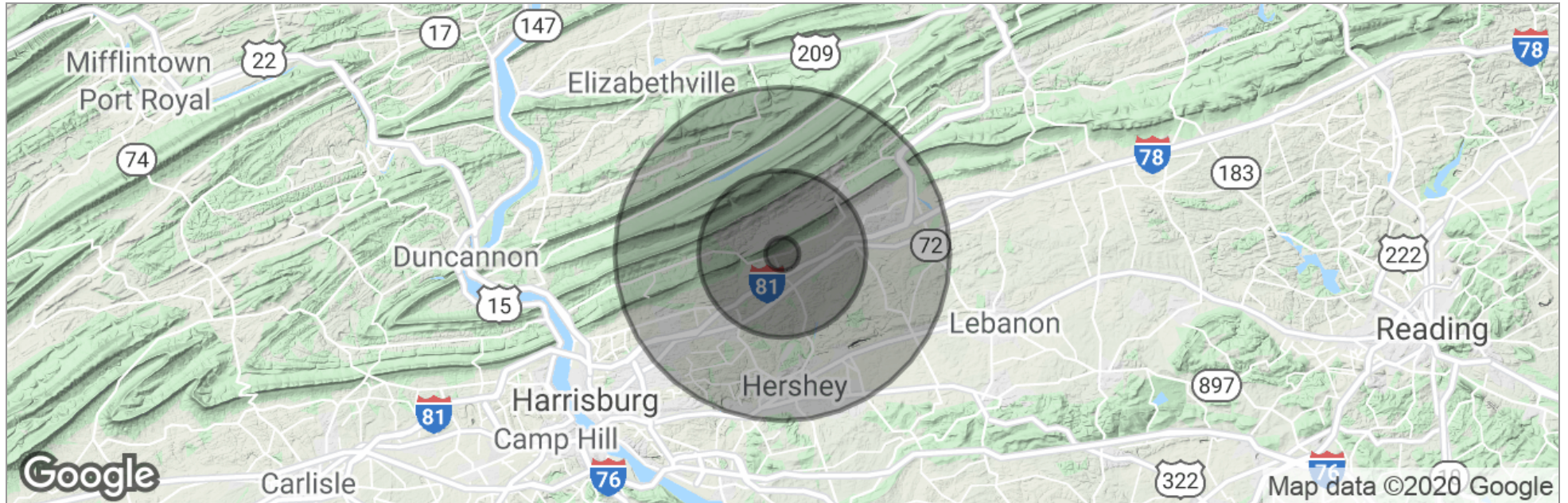
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A LAND INVESTMENT OPPORTUNITY

10086 NORTH OF MOUNTAIN ROAD

10086 NORTH OF MOUNTAIN ROAD, GRANTVILLE, PENNSYLVANIA



	1 Mile	5 Miles	10 Miles
Total Population	270	7,849	71,998
Population Density	86	100	229
Median Age	40.7	42.2	40.5
Median Age (Male)	36.3	40.0	39.6
Median Age (Female)	43.2	43.7	41.7
Total Households	104	2,987	28,477
# of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$61,953	\$66,145	\$69,635
Average House Value		\$207,755	\$193,269

* Demographic data derived from 2010 US Census



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