

For Sale: In-Fill Development - 16.80 Acres +/-

ROUTE 441 & ORCHARD DRIVE HARRISBURG, PA 17113



Conveniently located near the I-83 and I-283 Interchange with convenient access to I-81, I-76 (PA Turnpike) & PA 283

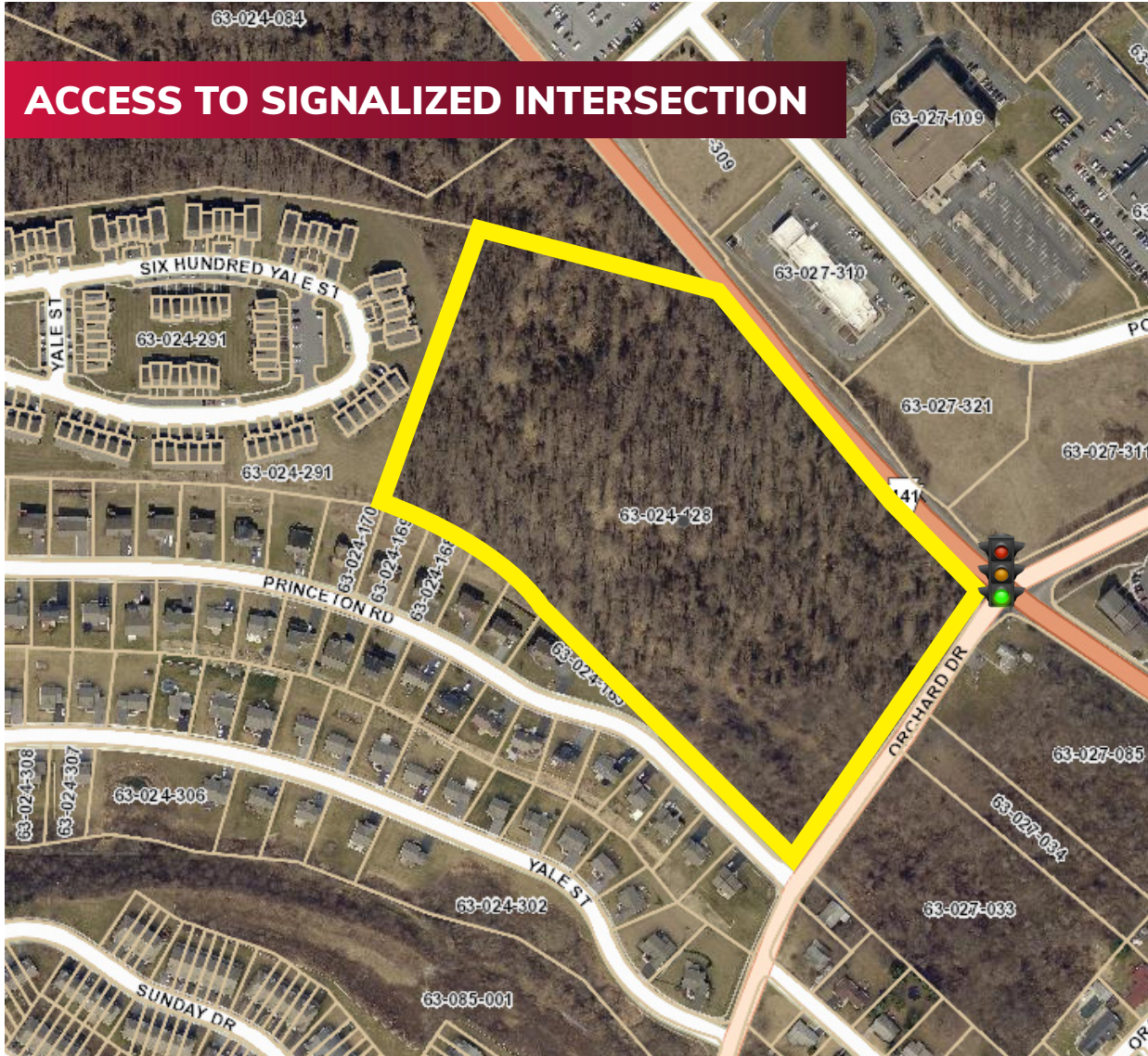
- In-Fill Location - Swatara Twp, Dauphin County
- Asking Price - \$2,750,000
- Access to Full Movement Signalized Intersection
- Numerous Uses Permitted
- Flexible Zoning
- General Commercial District

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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ACCESS TO SIGNALIZED INTERSECTION

PERMITTED USES

- Residential:
Townhome / Apartments / Single Family / Duplex
- Commercial:
Retail, Convenience Store, Hotel, Self-Storage, Auto Repair / Service Station, Beverage Distributor (wholesale or retail), Conference Center, Exercise Club, Bank, Funeral Home, Office / Medical Office, Plant Nursery, Recreation Uses (indoor or outdoor), Veterinarian Office, Hospital or Surgery Center, Assisted Living Facility, Place of Worship (church), Daycare Center
- Industrial - Industrial Equipment Sales, Research & Development, Packaging

POPULATION

	1 Mile	3 Mile	5 Mile
Population	9,808	79,706	174,398
Workforce (18+)	7,884	61,127	137,237
# of Households	3,331	32,755	74,925
Median HH Income	\$52,400		\$52,477

Source: Site To Do Business (stdb.com)

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