



**5615 Stradford Drive**  
Harrisburg, PA 17112

**PROPERTY OVERVIEW**

Approximately 1.5 AC available for sale. Proposed best use is for a self-storage facility. Property has dual access, Stradford Drive, and easement sharing with the Baymont by Wyndham motel. Property would accommodate 138 units from 80-100 SF.

Conveniently located off the N. Mountain Road exit from I-81, makes this a perfect location for a well-thought-out storage solution.



**Contact: Doug Pugh**  
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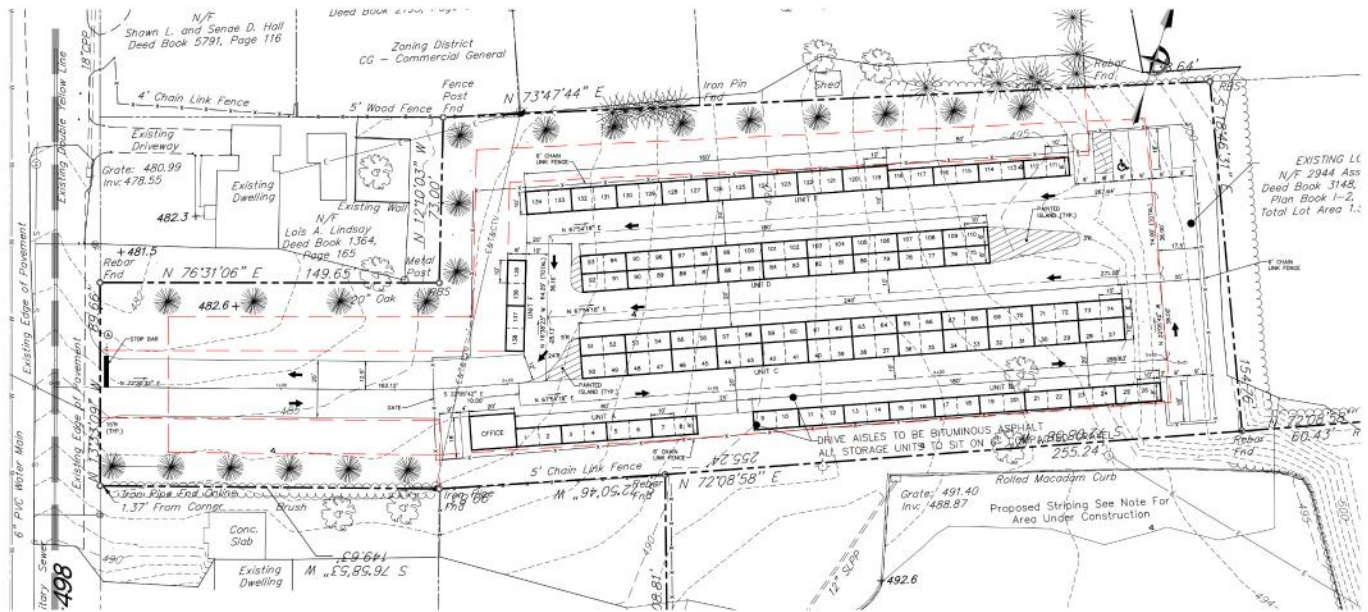
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**OFFERING SUMMARY**

AVAILABLE:	1.5 AC
BEST USE	Relocatable Storage Units
# OF UNITS	138
UNIT SIZES	8' x 10' & 10' x 10'
LOCATION:	Paxtonia
ZONING:	CG - General Commercial



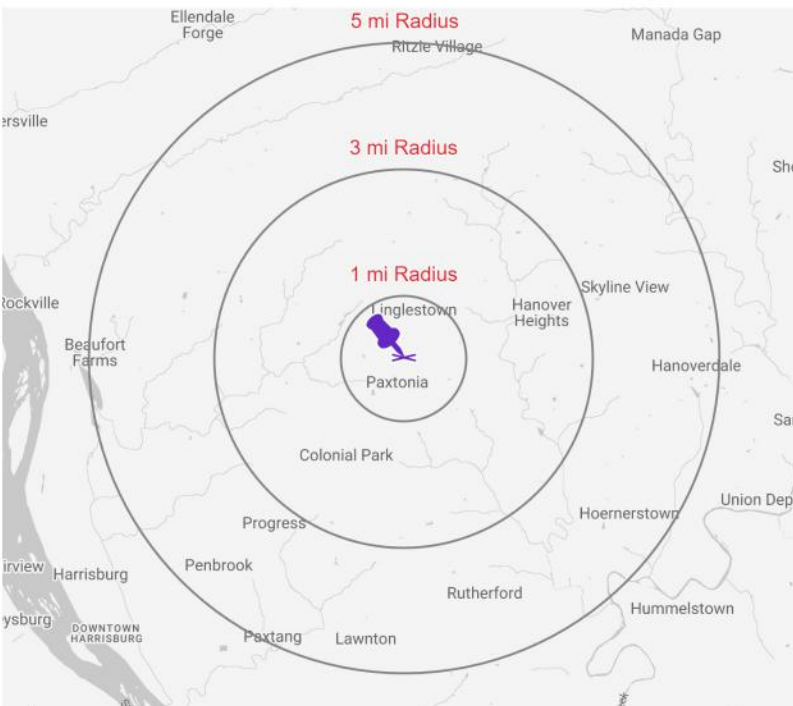
CONCEPTUAL SITE PLAN LAYOUT



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# Sterling

PROPERTY MANAGEMENT, INC.



## DEMOGRAPHICS



### POPULATION

TOTAL POPULATION	6,677
DAYTIME EMPLOYEES	5,014
TOTAL BUSINESSES	354



### HOUSEHOLDS

TOTAL HOUSEHOLDS	2,657
AVG HH INCOME	\$94,346
MED HOUSE VALUE	\$191,489



### TRAFFIC

Allentown Blvd	15,942 VPD
Interstate 81	70,038 VPD

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