

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	4.6 Acres
Price / Acre:	\$85,870
Municipality:	Lower Swatara
County:	Dauphin
Zoning:	Commercial Highway
Taxes:	\$3,748.12 (2020)

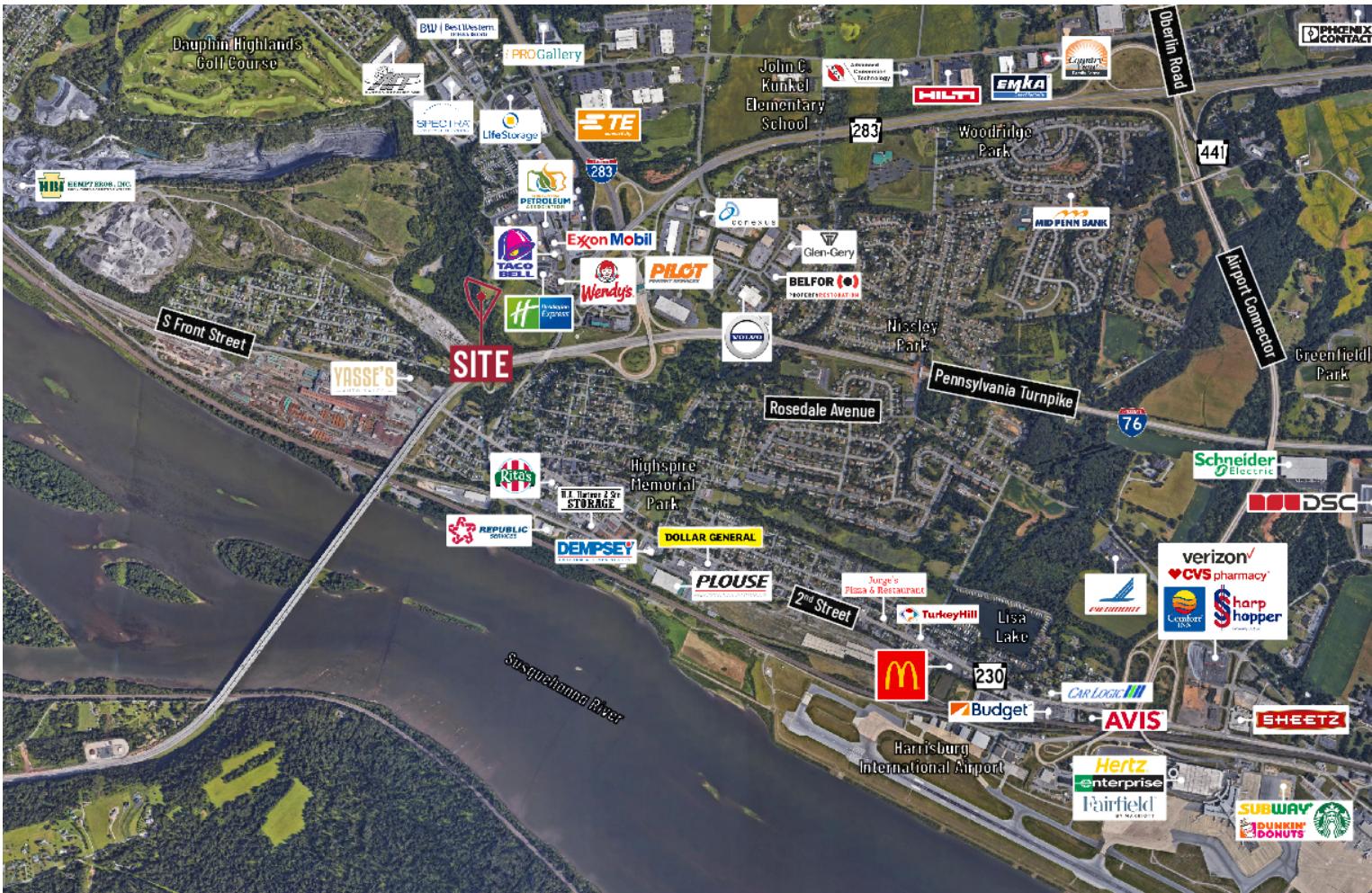
## PROPERTY OVERVIEW

Hard to find infill development site with access to public utilities and visibility to PA Turnpike (I-76). Potential to assemblage with adjacent parcel for total of +/- 10 Ac commercial/industrial development site.

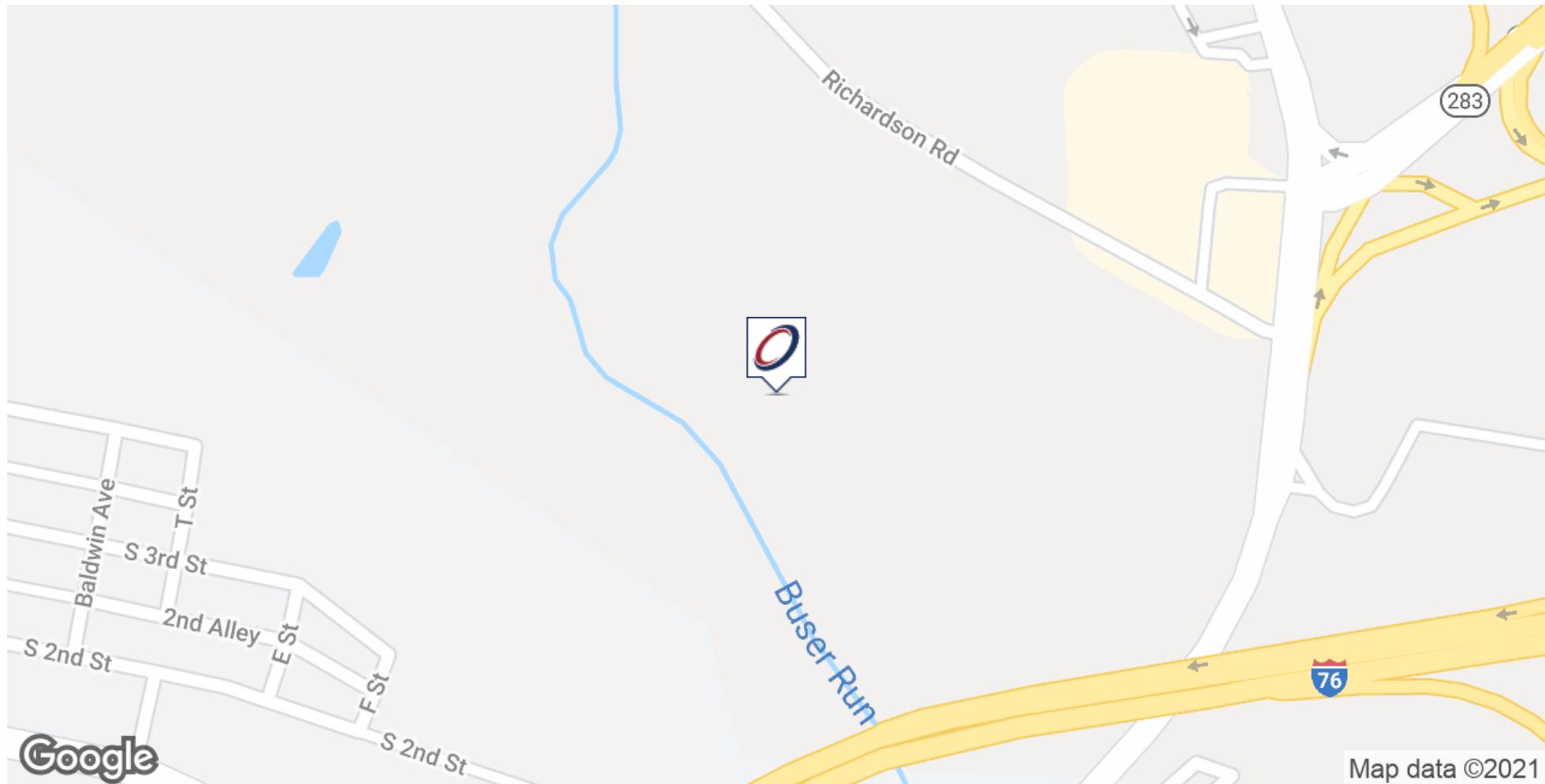
## PROPERTY HIGHLIGHTS

- Site currently occupied by 3,000 SF residential home.
- Zoning is Commercial-Highway. Ordinance on file for review.
- Excellent access to regional highway network.
- Located in Lower Swatara Township.
- Numerous amenities within (3) miles of site.

## AERIAL



## LOCATION MAP



## DEMOGRAPHICS MAP &amp; REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,162	98,150	358,981
Average age	37.5	38.2	38.7
Average age (Male)	38.2	36.9	37.0
Average age (Female)	37.5	39.8	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,747	39,103	146,365
# of persons per HH	2.4	2.5	2.5
Average HH income	\$53,584	\$62,365	\$66,760
Average house value		\$159,895	\$176,756

\* Demographic data derived from 2010 US Census

