



Vacant Lot for Development

FOR SALE IN MIDDLETOWN

SPRING GARDEN DR & COLONY DR, MIDDLETOWN



SPRING GARDEN DRIVE & COLONY DRIVE MIDDLETOWN, PA 17057 VACANT LOT AVAILABLE

FOR SALE

OFFERING SUMMARY

Pad Site Availability	0.69 Ac
Sales Price	\$150,000
Property Taxes	\$364.31
APN	06-009-337-3380
Zoning	Commercial Neighborhood
Municipality	Lower Swatara Township
County	Dauphin County

PROPERTY OVERVIEW

0.69 Acre pad site available for sale in Middletown, Pennsylvania. Commercially zoned for the neighborhood and ideal for medical, office, retail, restaurant, or bank uses. Strategically situated at the intersection of a newly developed residential community in Lower Swatara Township. The site is centrally located and offers quick access to RT-283, I-83, and the PA Turnpike and convenient to the tenants of High Point Commons and the amenities of the Middletown area.



SPRING GARDEN DRIVE

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	4,312
3 MILE	31,795
5 MILE	92,545

HOUSEHOLDS

1 MILE	1,768
3 MILE	13,059
5 MILE	37,312

AVERAGE HOUSEHOLD INCOME

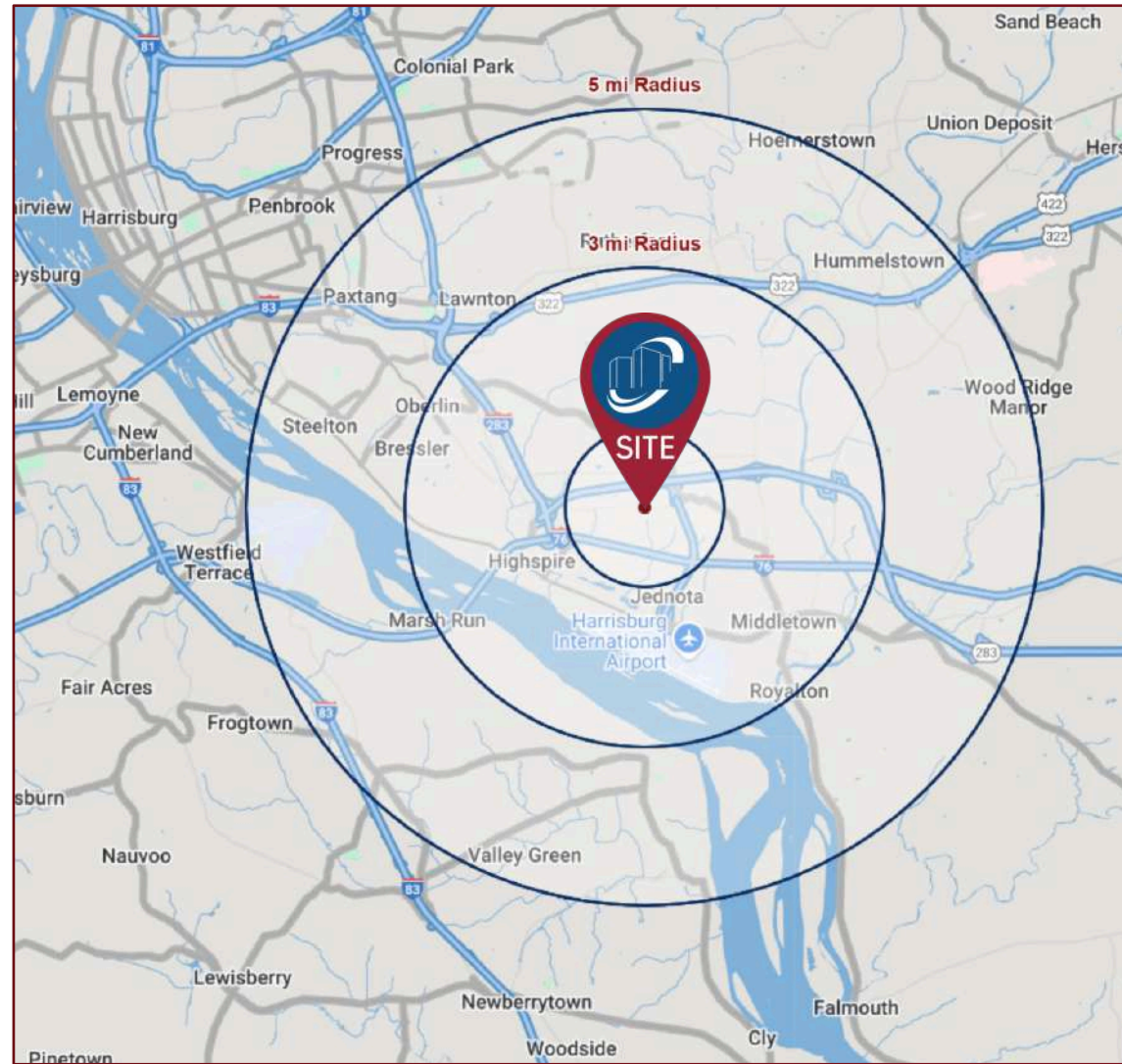
1 MILE	\$129,329
3 MILE	\$101,652
5 MILE	\$106,823

TOTAL BUSINESSES

1 MILE	97
3 MILE	871
5 MILE	2,988

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,704
3 MILE	16,843
5 MILE	45,525





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AREA OVERVIEW

MIDDLETOWN, Pennsylvania is situated in Dauphin County, and is a vibrant and welcoming community with a rich history and a promising future. It is the oldest town in Dauphin County and located just south of Harrisburg, along the Susquehanna River. The Borough is full of diverse historic architectural styles.

Middletown is home to the Penn State Harrisburg campus, providing higher education opportunities and contributing to the town's intellectual vibrancy. The local school district is known for its commitment to education and community engagement.

The town's proximity to major transportation arteries, including Interstate 283 and Route 230, makes it an ideal location for commuters and businesses. The Harrisburg International Airport is just minutes away, offering convenient air travel options.

Middletown is experiencing steady growth and development, with a focus on enhancing infrastructure, amenities, and services to meet the needs of its expanding population.



MIDDLETOWN DEMOGRAPHICS



POPULATION
9,600



HOUSEHOLDS
4,238



AVG HH INCOME
\$78,996



MEDIAN AGE
37.6



BUSINESSES
196



EMPLOYEES
4,009

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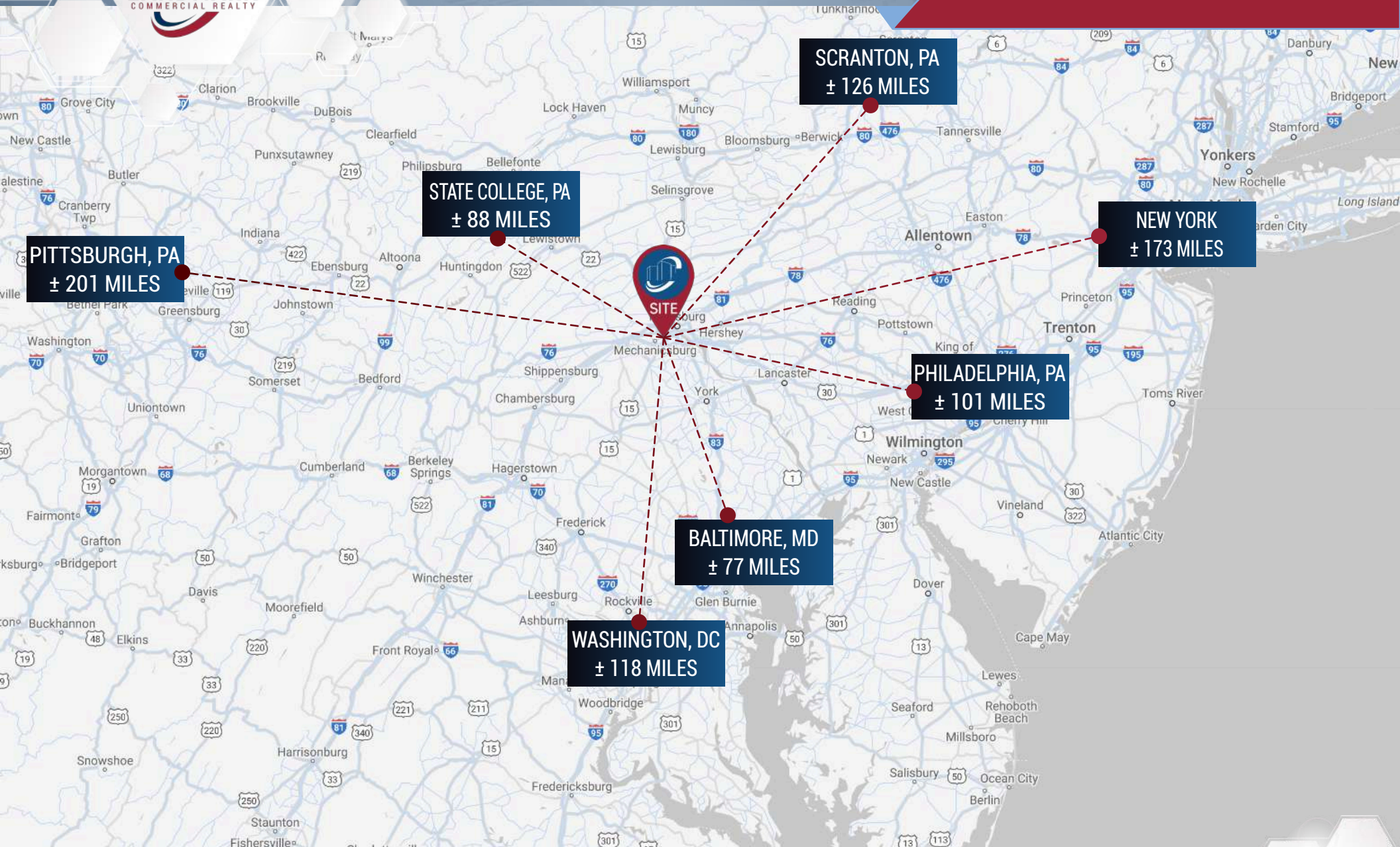
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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