



RSR, REALTORS®

3 Lemoyne Drive, Suite 100
Lemoyne, PA 17043

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AVAILABLE - 1.15 Acre Commercial Lot

145 N. Hershey Road, Harrisburg, PA 17112



Price Information

Sales Price: \$495,000
Land Lease: To Be Determined
Build-To-Suit: To Be Determined

Comments

- 1.15 Acre Commercial lot located along Rt. 39 and at entrance to new community
- Great visibility in high growth area
- Sketch plans show a 5,000 SF multi-tenanted retail building
- Just minutes away from I-81
- Land Lease pricing will be determined based on amount of land improvement responsibilities from owner
- Ownership will do a build-to-suit for both a sale or a lease
- Sketches show up to a 5,000 SF retail building with drive-thru

Site Data

Tax Parcel: 68-024-094
Acres: 1.15 Acres
Zoning: Neighborhood Commercial
Allowed Uses: Retail, Medical, Professional
Offices, Restaurants, Drive-Thrus,
Services

Topography: Level with some sloping

Utilities

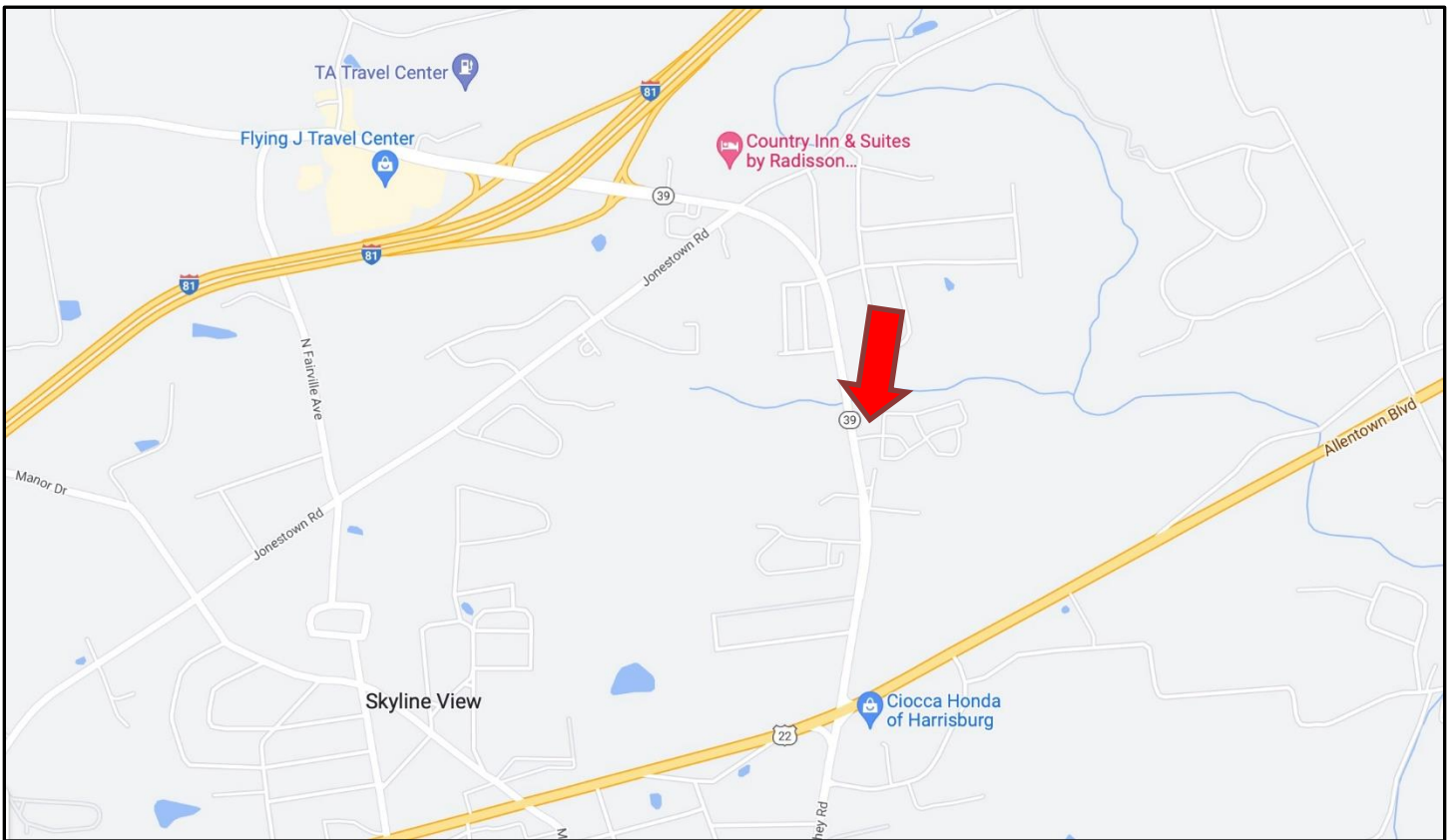
Water: Public – PA American
Sewer: Public – West Hanover Township
Gas: Available – UGI
Electric: PPL

Directions to Site

I-81 to Exit 77. South of Rt. 39 to property on left

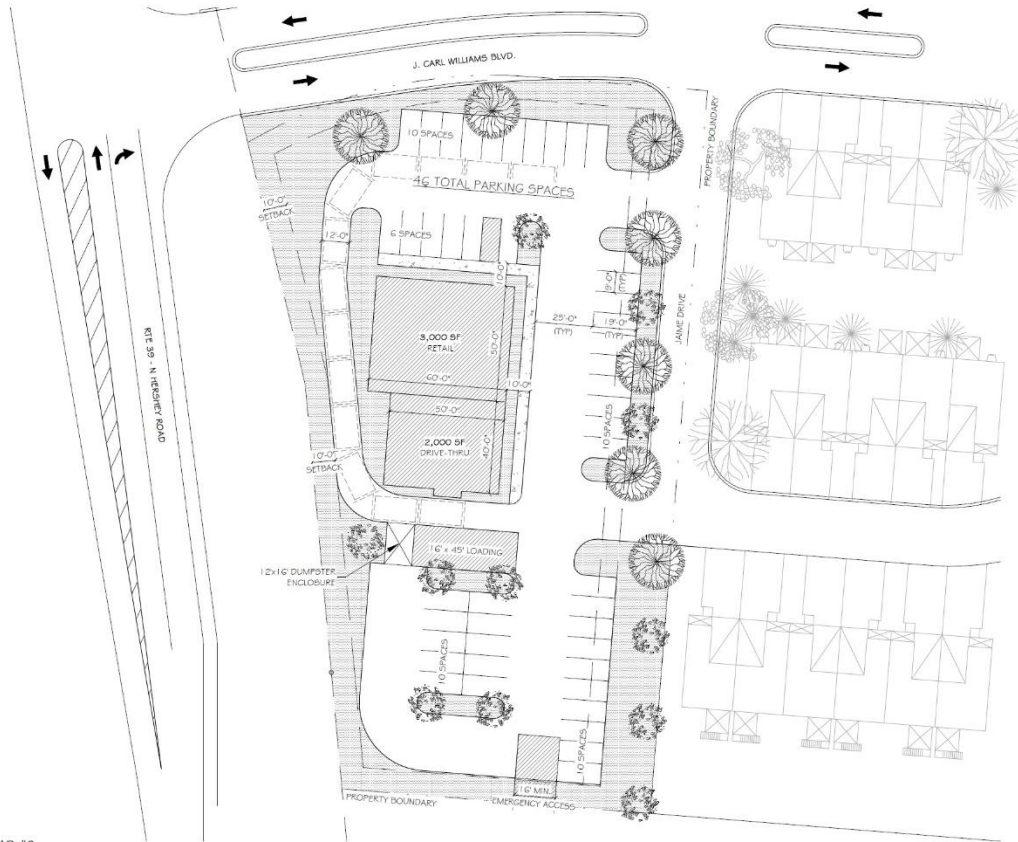
Contact Information

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SKETCH PLAN



1 SITE PLAN - PAD #2
1" = 40'-0"



REVISIONS		DATE
NO.	DESCRIPTION	

CRESKALE - PAD SITE #1 WEST HANOVER TOWNSHIP DAUPHIN COUNTY, PA	SITE PLAN
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DRAWN	INTC/D
APPROVED	
DATE	04/24/23
SCALE	1" = 40'-0"

C102

PRINTS TO SCALE ON 11" x 17"

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