


LAND
FOR SALE

1301 STATE STREET
HARRISBURG, PA 17103



Chris Wilsbach
cwilsbach@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1301 STATE STREET

PROPERTY DETAILS

FOR SALE
\$115,000

OFFERING SUMMARY

Sale Price	\$115,000
Lot Size	0.29 Acres

PROPERTY HIGHLIGHTS

- Land for sale with +/- 100' of frontage along State Street in Harrisburg, PA
- Corner lot with great visibility
- Zoned Commercial Neighborhood
- Average Daily Traffic: 12,884 VPD both directions on State Street

PROPERTY SUMMARY

Address	1301 State Street Harrisburg, PA 17103
Municipality	City of Harrisburg
County	Dauphin County
Tax Parcel #	08-022-072
Taxes	\$765.64

UTILITIES & ZONING

Zoning	Commercial Neighborhood
---------------	-------------------------

PROPERTY DESCRIPTION

Prime development site located at the State Street Bridge signalized intersection in the City of Harrisburg. Favorable zoning permits multiple uses such as convenience or retail store, gas station and multifamily dwellings. +/- 100' of frontage along the busy State Street, with an excess of 12,000 vehicles commuting per day.

LOCATION DESCRIPTION

This property is minutes from the State Capitol Complex, the new Federal Court House, the Pennsylvania Farm Show Complex and Downtown Harrisburg. Provides quick access to Route 22 (Jonestown Road), Interstate 83 and Interstate 81 via Cameron Street.

Chris Wilsbach
cwilsbach@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



1301 STATE STREET

ADDITIONAL PHOTOS

FOR SALE
\$115,000



Chris Wilsbach
cwilsbach@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



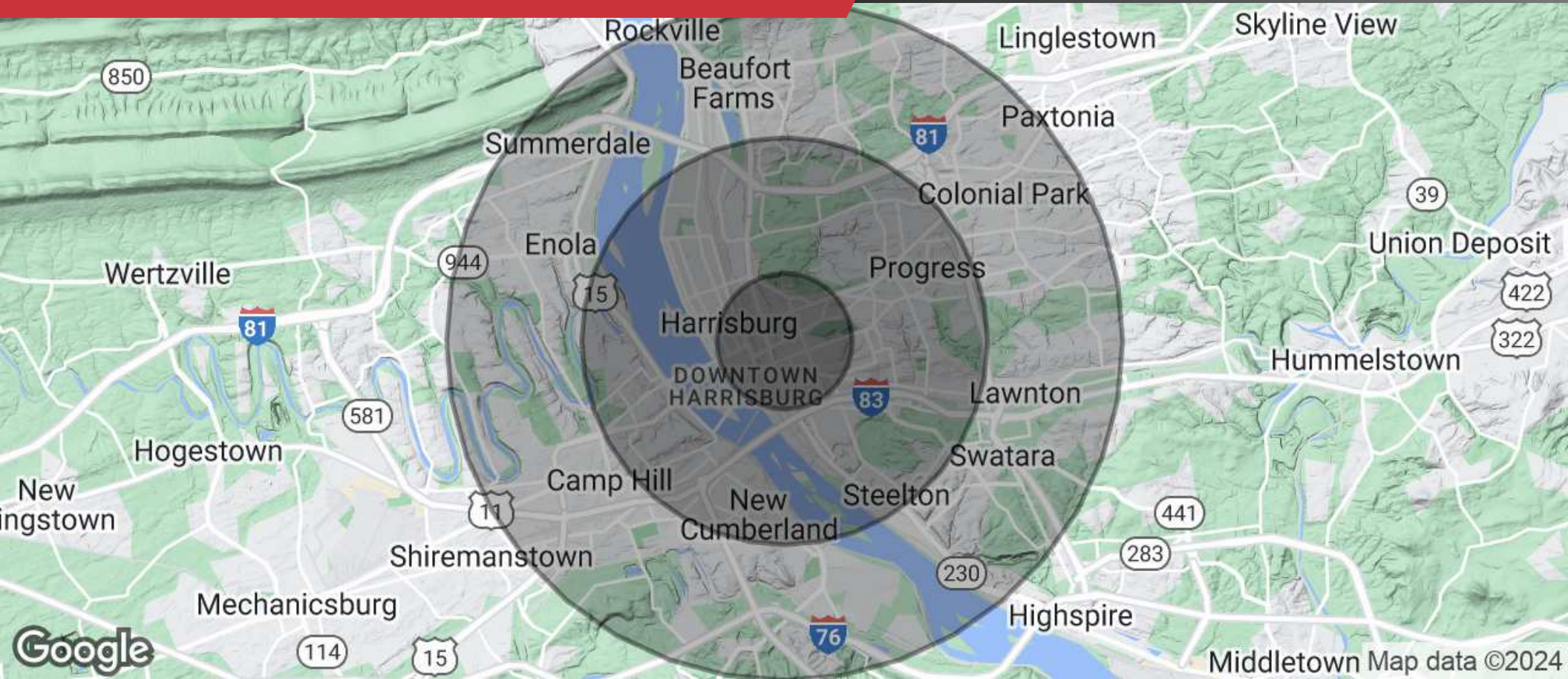
1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

1301 STATE STREET

DEMOGRAPHICS

FOR SALE
\$115,000



POPULATION

1 MILE	3 MILES	5 MILES
24,521	106,007	201,575



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,453	44,661	83,155



INCOME

1 MILE	3 MILES	5 MILES
\$58,090	\$75,223	\$92,031

Chris Wilsbach
cwilsbach@naicir.com | 717 761 5070



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A