

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$440,000
Building Size:	7,630 SF
Lot Size:	.50 Acres
Price / SF:	\$57.67
Year Built:	1913
County:	Dauphin
Municipality:	Halifax Borough
Zoning:	Mixed Use (MU-1)

### PROPERTY HIGHLIGHTS

- Historic bank branch in Halifax Borough with private off-street parking.
- Highly visible and prominent location on primary corridor.
- Building offers ample space and aesthetically appealing lobby and teller area.
- Large foot print in central business district.
- One of the most well known and iconic buildings in Northern Dauphin County.
- MU-1 zoning allowed uses include business support services, professional offices, medical services, financial services, general retail, and restaurant.
- Features large open lobby with vaulted ceilings, elevator, teller stations, two vaults, private and semi-private offices, ample storage, training area.



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## PROPERTY DESCRIPTION



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The Subject Property is a two-story 7,630 SF retail bank branch located in the heart of the Halifax Business District at the northeast corner of North 3rd Street and Market Street. Property consists of two lots totaling .5 acres, the main building and parking lot adjacent to the main entrance on 3rd Street. The property's parcels account for two of the corner lots on 3rd Street & Strawberry Alley which is easily accessible from 4th Street (PA-147) and Armstrong Valley Road (PA-225) which are the primary routes to access the Borough. This property is one of the most recognizable and well known buildings in Northern Dauphin County and is a staple to the community.

The Borough of Halifax is a riverfront community along the Susquehanna River in Dauphin County, which is also home to Harrisburg, the State's Capital. Originally established in 1871, Halifax National Bank has been a long-standing pillar of the community and was officially acquired by Riverview national Bank in 2009. Halifax National Bank originally was located across the street and moved to the Subject Property when it was built in 1912. The current building has expanded and been renovated many times through the years.

Zoning for the main branch and parking lot parcel is mixed-use 1 (MU-1). This zoning is applied to the primary business center of Halifax Borough. The area currently accommodates a variety of housing types and usages with some opportunities for live-work, retail, offices, light service, restaurants and cafes. The intent of the MU-1 zone is to increase pedestrian-oriented development through this area by allowing the most non-residential use growth at an urban scale. The current aesthetic qualities of the zone are to be maintained through restoration, rehabilitation, and context-sensitive infill.



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### BUILDING PHOTO



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### BUILDING PHOTO

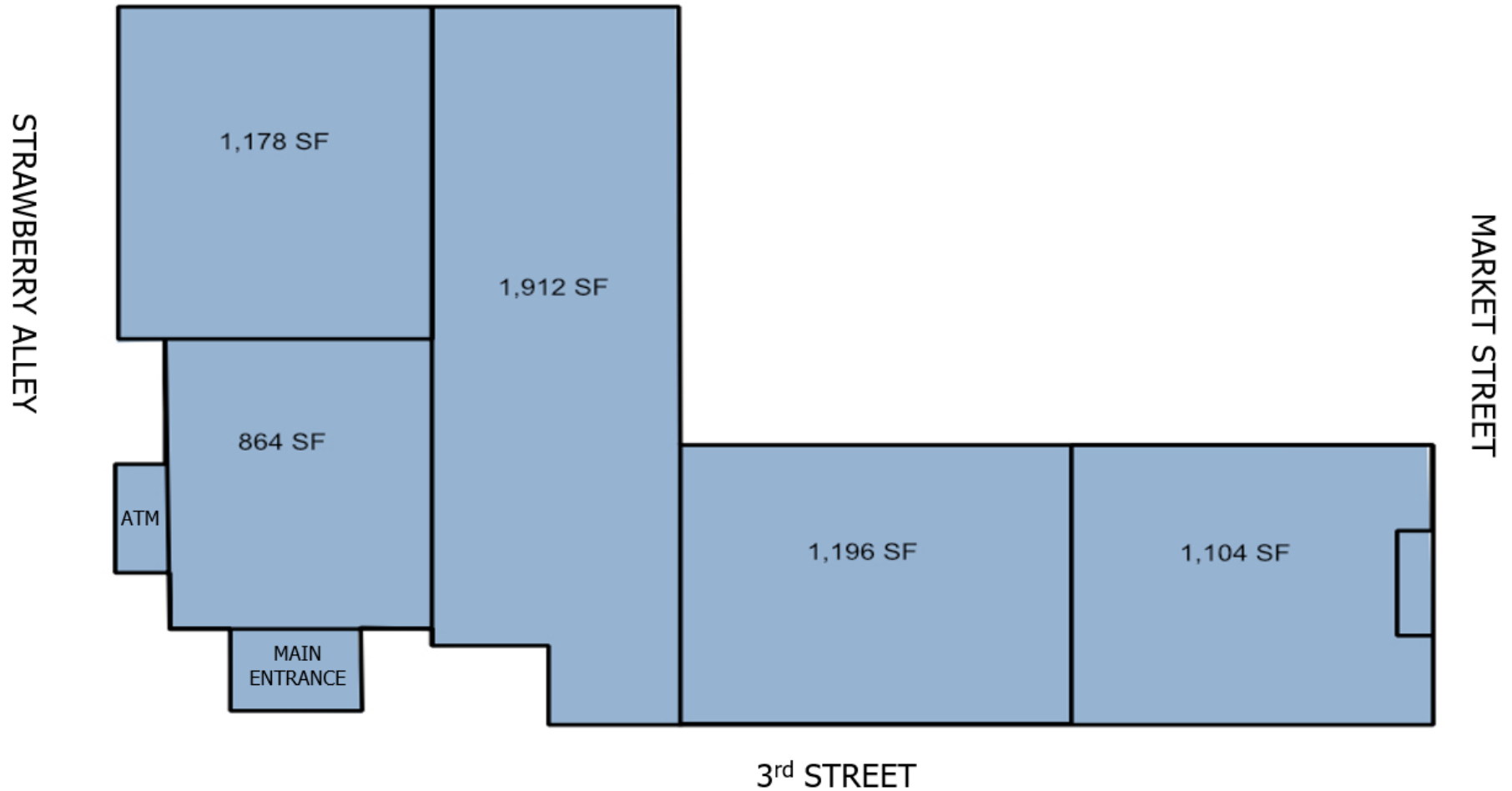


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## FLOOR PLAN



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### PARCEL MAP



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### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	211	6,329	33,571
Average Age	41.1	41.8	43.2
Average Age (Male)	40.2	41.5	43.0
Average Age (Female)	41.9	42.0	43.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	80	2,476	13,928
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$65,878	\$66,062	\$68,582
Average House Value		\$199,012	\$186,654

\* Demographic data derived from 2010 US Census



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