

# LAND AVAILABLE BURNHAM 322 INTERCHANGE



\*ANY PLANS SHOWN ARE CONCEPT PLANS SUBJECT TO CHANGE

## LAND AVAILABLE

### SALES AGENT:

MICHAEL R. BAKER  
T: 717.994.7232  
E: michael@pkarealty.com

### BROKER:

BRAD KARCH  
T: 814.571.3440  
E: brad@pkarealty.com

### ADDITIONAL CONTACT:

CHRISTIAN T. AUMILLER  
T: 717.348.8016  
E: chris@pkarealty.com

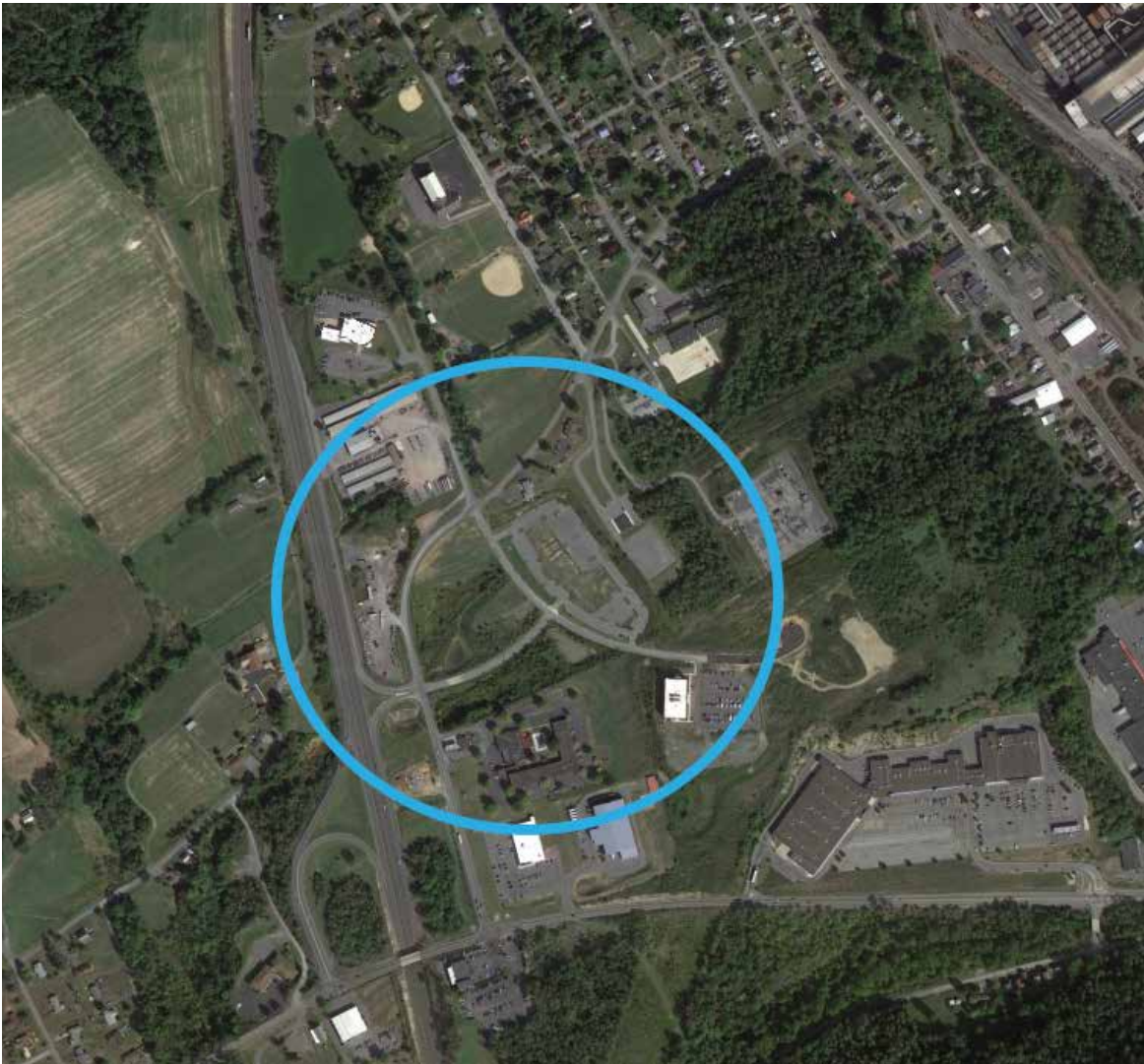
**PKA** | **Pooler  
Karch  
& Aumiller**  
Realty Advisors & Brokerage

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## LOCATION OVERVIEW

The Property is located along the Burnham Interchange of the US Route 322/22 Highway System, conveniently located between Harrisburg (59 miles southeast) and State College (28 miles northwest). This interchange offers the best development opportunity in the area along a major highway with high traffic counts and high visibility. This site is a prime spot for any user to expand an established footprint in the existing area or enter the growing Mifflin County market.

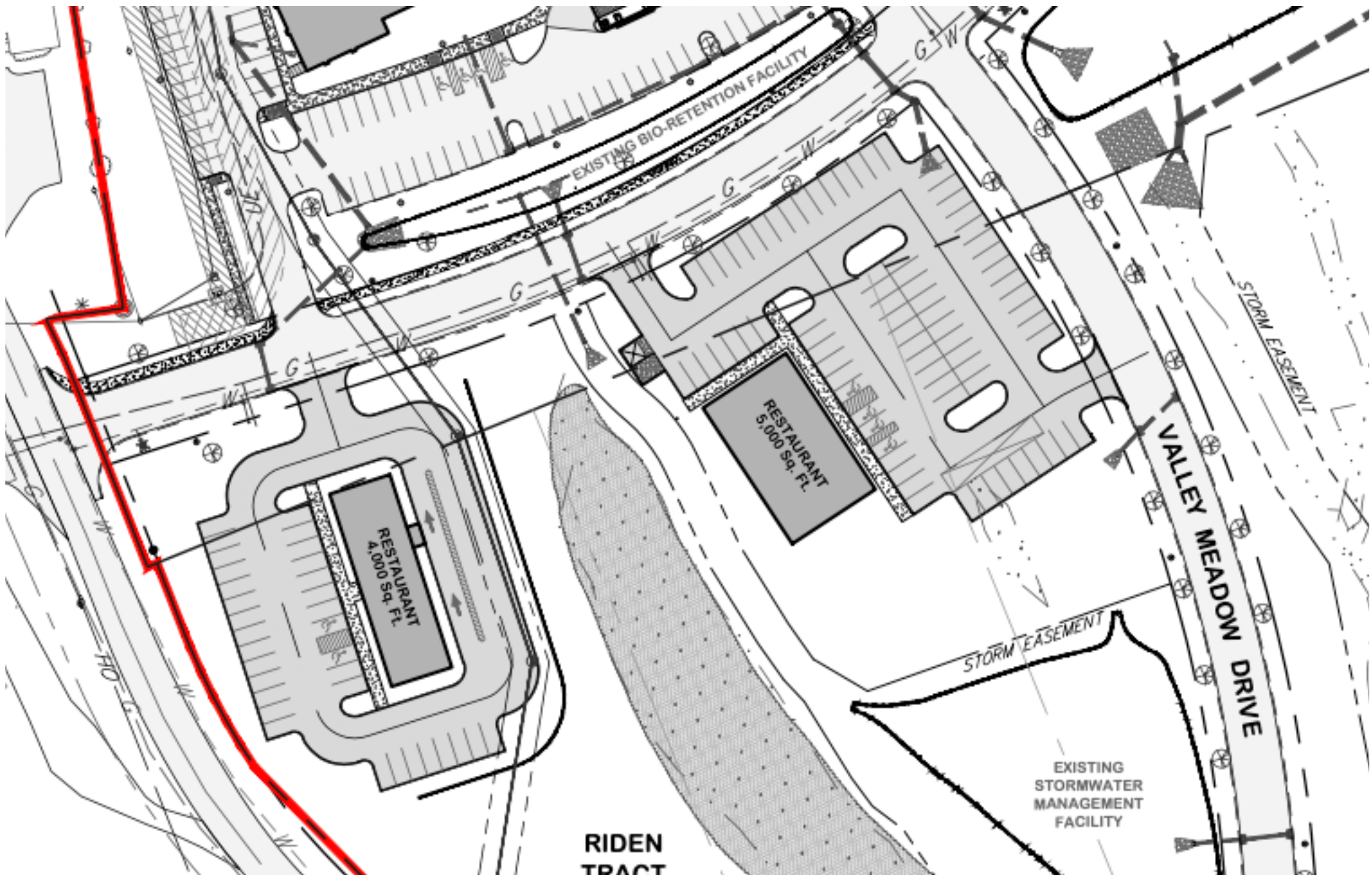


NEARBY CITIES	DISTANCE	DRIVING TIME
Altoona	72 miles	1 hr. 13 min.
State College	28 miles	35 min.
Harrisburg	59 miles	59 min.
Bellefonte	29 miles	42 min.

PROPERTY DETAILS

SUMMARY OF PROPERTY DETAILS			
PROPERTY ADDRESS	VALLEY MEADOW DRIVE & DERRY HEIGHTS BLVD BURNAHM, PA DERRY TOWNSHIP MIFFLIN COUNTY	TAX PARCEL NO.	16 ,01-0113B-,000
PROPERTY TYPE	VACANT LAND	ZONING	GENERAL COMMERCIAL
UTILITIES	PUBLIC AVAILABLE		
LOT SIZES:	PARCEL 1: 1 ACRE +/- PAD SITE		
	PARCEL 2: 1 ACRE +/- PAD SITE		

PAD SITE CONCEPT PLAN 1



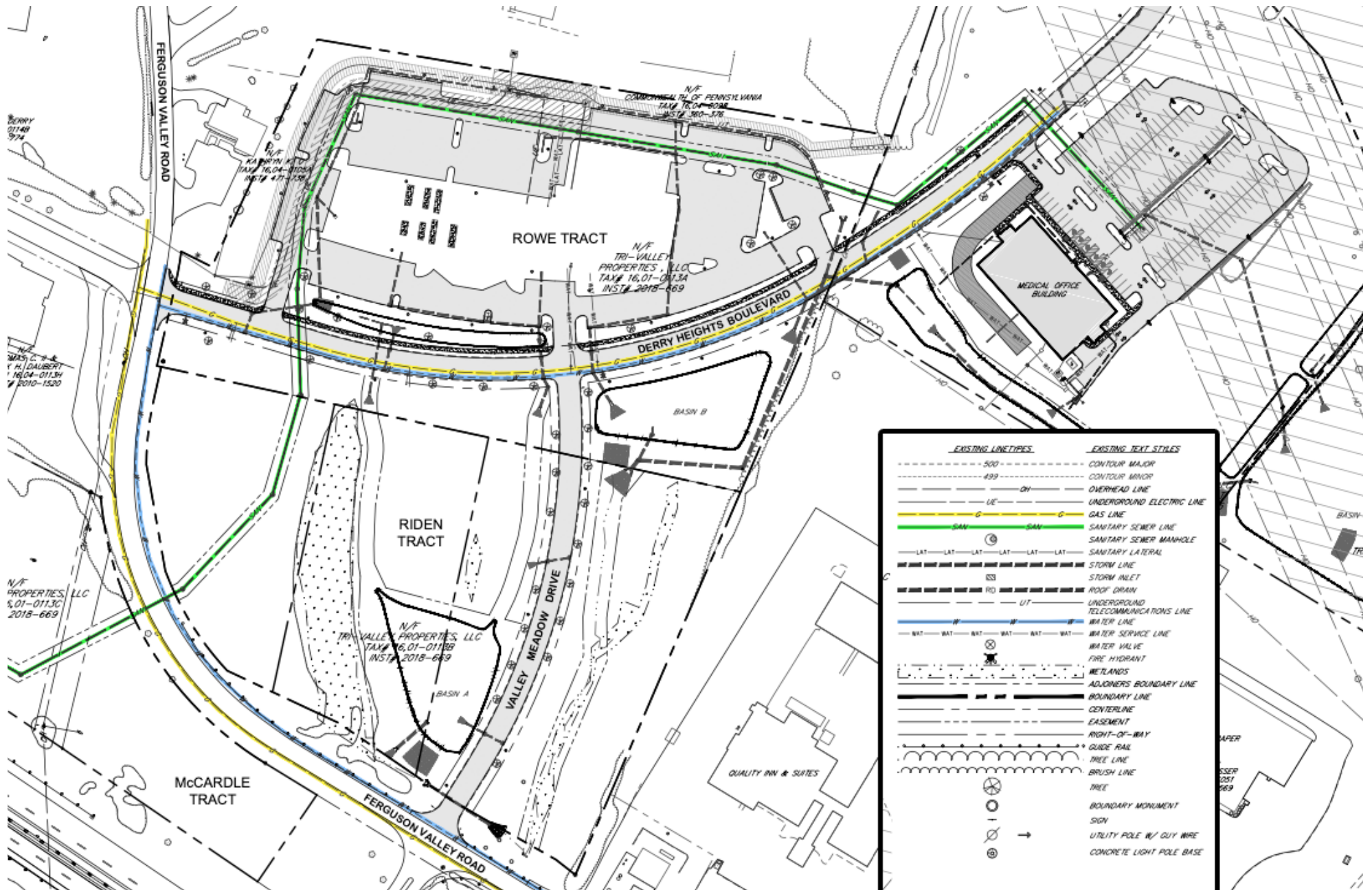
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PAD SITE CONCEPT PLAN 2



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# UTILITY LOCATIONS



AREA MAP

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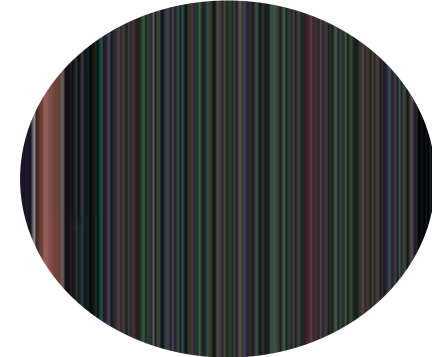




**SALES AGENT:**  
MICHAEL R. BAKER  
717 994 7232  
michael@pkarealty.com



**BROKER:**  
BRAD KARCH  
814 571 3440  
brad@pkarealty.com



**ADDITIONAL CONTACT:**  
CHRISTIAN T. AUMILLER  
717 348 8016  
chris@pkarealty.com

**OFFICE:**  
315 S. ATHERTON ST., STE. 325A  
STATE COLLEGE, PA 16801  
www.pkarealty.com