

27.21 Acres for Sale

Intersection of Route 441 & Friendship Road
Swatara Township, Dauphin County, PA

Two Parcels totaling
27.21 Acres



Commercial/Residential Development Site

27.21 Acres | Swatara Township, PA

For Sale

Highlights



Located directly across from the new Swatara Exchange - Upon completion, St. Johns Properties plans for more than 558,000 SF of office, mixed-use business/flex and retail space adjacent to proposed residential development.



Excellent Regional Highway Access - located along N. Harrisburg Street (441) in Dauphin County.



Expansive Acreage - A generous 27.21-acre site provides ample space for development of residential, commercial, retail or industrial.



Flexible General Commercial Zoning - Accommodates a wide range of uses, including:

- Residential
- Commercial establishments
- Retail operations
- Service-oriented businesses
- Light industrial activities
- Office spaces

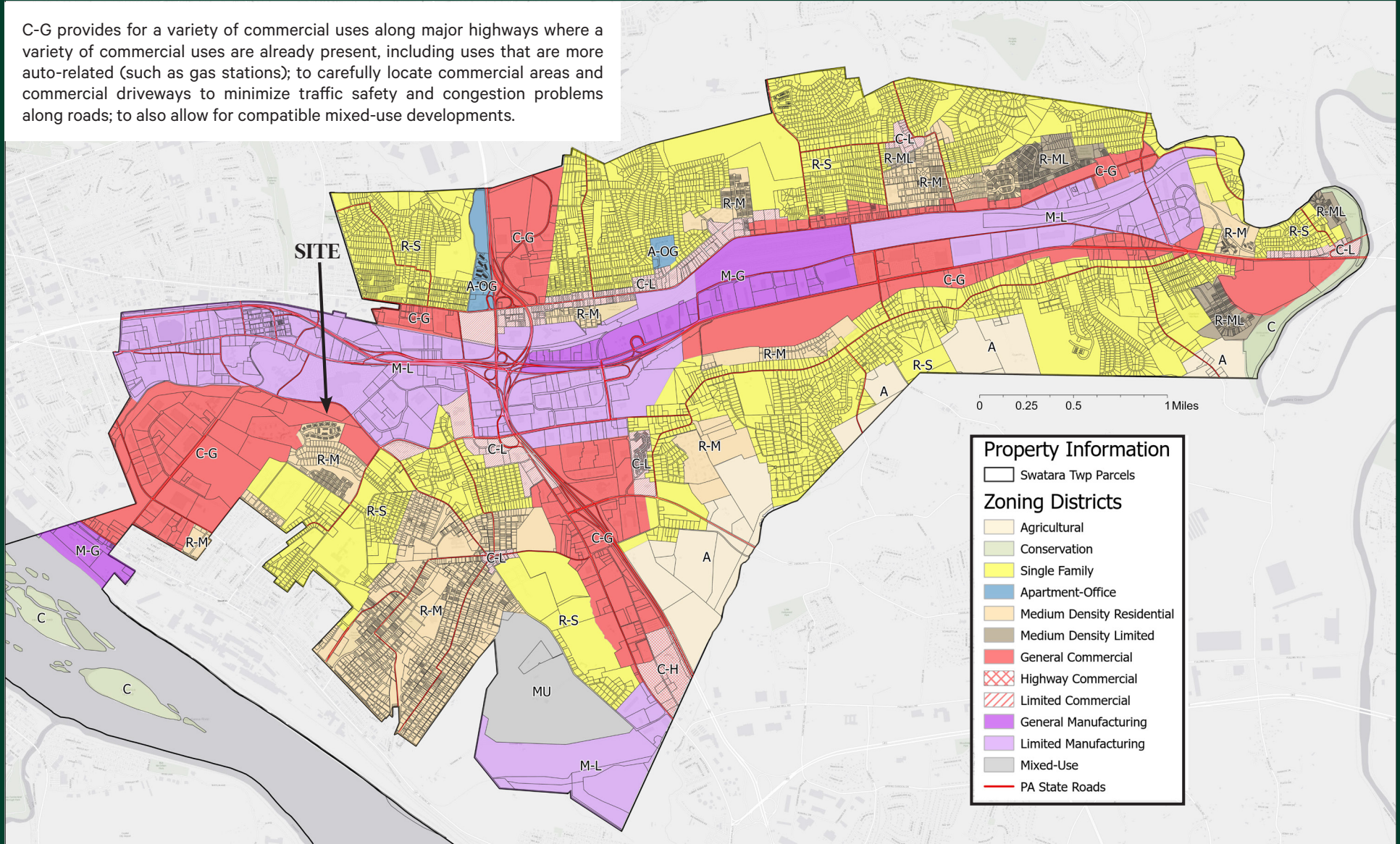


Investment Opportunity - Significant potential for a wide range of uses, making it an ideal investment opportunity for developers.



Zoning: C-G (General Commercial District)

C-G provides for a variety of commercial uses along major highways where a variety of commercial uses are already present, including uses that are more auto-related (such as gas stations); to carefully locate commercial areas and commercial driveways to minimize traffic safety and congestion problems along roads; to also allow for compatible mixed-use developments.



Zoning: C-G (General Commercial District)

Permitted Uses

- Single-family detached dwelling
- Twin dwelling (side-by-side)
- Townhouse (row house)
- Apartments or two-family detached dwelling (other than conversions of an existing building)
- Group home within a lawful existing dwelling unit not including a treatment center
- Conversion of an existing building to result in an increased number of dwelling units
- Academic clinical research centers
- Amusement arcade
- Amusement park or water park
- Animal cemetery
- Auditorium (commercial), arena, performing arts center or exhibition/ trade show center
- Auto repair garage
- Auto service station
- Auto, boat or mobile/manufactured home sales
- Bakery (retail)
- Bed-and-breakfast inn
- Beverage distributor (wholesale and/ or retail)
- Bus maintenance or storage yard
- Bus terminal for intercity bus service
- Camp (other than recreational vehicle campground)
- Campground (recreational vehicle, which may include an accessory camp store that is primarily for use by campers)
- Car wash
- Catering (custom, for off-site consumption)
- Conference center
- Construction company or tradesperson's headquarters (including but not limited to landscaping, building trades or janitorial contractor. Accessory outdoor storage shall be permitted, provided it meets the screening requirements)
- Crafts or artisan's studio
- Custom printing, copying, faxing, mailing or courier service
- Exercise club
- Financial institution (including banks, with any drive-through facilities)
- Flea market/auction house
- Funeral home
- Garden center (retail)
- Gas station
- Golf course (with a minimum lot area of 25 acres)
- Hotel or motel
- Laundromat
- Laundry (commercial or industrial)
- Lumberyard
- Massage establishment
- Medical marijuana dispensaries
- Medical marijuana grower/processors
- Medical marijuana transport vehicle offices
- Office (may include medical labs)
- Pawnshop
- Personal services (includes tailoring, custom dressmaking, hair cutting/ styling, travel agency, dry cleaning, shoe repair, certified massage therapy, and closely similar uses)
- Picnic grove (commercial), Plant nursery (other than a retail garden center)
- Recording studio (music)
- Recreation (commercial indoor including bowling alley, roller or ice-skating rink, batting practice and closely similar uses)
- Recreation (commercial outdoor, including miniature golf course, golf driving range, archery, paintball and closely similar uses, other than uses listed separately in this section)
- Repair service (household appliance)
- Restaurant or banquet hall (with or without drive-through service)
- Retail store or shopping center
- Self-storage development
- Target range/firearms (Completely indoor, enclosed and soundproofed)
- Tattoo or body-piercing establishment (other than temporary tattoos or ear piercing, which are personal service uses)
- Theater (indoor movie, other than an adult use)
- Trade/hobby school
- Veterinarian office
- Wholesale sales
- Wireless communications facilities (Non-tower wireless communications facility - PA Wireless Broadband Collocation Act applies)
- Cemetery
- College or university, educational and support buildings (other than environmental education center)
- Community recreation center (limited to a government-sponsored or nonprofit facility) or library,
- Cultural center or museum,
- Day-care center (adult)
- Day-care center (child)
- Dormitory (as accessory to a college, university or primary or secondary school)
- Emergency services station
- Hospital or surgery center
- Membership club meeting and noncommercial recreational facilities, provided that an after-hours club, tavern or uses listed separately in this section shall only be allowed if so listed in this table and if the requirements for that use are also met
- Nursing home or personal care home/assisted living
- Place of worship (includes church)
- School, public or private, primary or secondary
- Township government uses
- Government facility
- Publicly owned or operated recreation park
- Sewage pumping station or water supply well or treatment
- Swimming pool, nonhousehold
- United States Postal Service facility, which may include a leased facility
- Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets

Zoning: C-G (General Commercial District)

Permitted Uses

- Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:
 - Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in this section)
 - Prototypes, as accessory to a research and development principal use
 - Sporting goods, toys, games, musical instruments or signs
 - Wood products and furniture (not including raw paper pulp)
- Packaging
- Photo processing, bulk
- Printing or bookbinding
- Research and development, engineering or testing facility or laboratory (other than a medical laboratory, which is considered an office use)
- Sawmill/planing mill
- Warehousing or storage as an on-site accessory use
- Welding
- Wholesale sales (other than motor vehicles)
- Bus shelter along a public bus route
- Day-care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of 2 acres
- Day care as accessory to an existing dwelling - Day care of a maximum of 3 adults or youth, in addition to relatives of the caregiver
- Day care as accessory to a dwelling
- Family day-care home
- Farm-related business
- Home occupation, major
- Home occupation, minor
- Outdoor storage and display as accessory to a business use shall also comply with § 295-96, 295-123 and 295-124
- Parking lot for carpooling
- Retail sales of agricultural products
- Temporary retail sales
- Unit for care of relative
- Crop farming and wholesale greenhouses
- Forestry
- Nature preserve or environmental education center, with a ten-acre minimum lot area for any use involving a principal building
- Parking lot or structure as an accessory use
- Parking lot or structure as a principal use that does not primarily serve tractor-trailer trucks or trailers
- Solar energy collection and processing, provided such devices are completely removed within 3 months of no longer being uses
- Stable, nonhousehold; includes horse-riding academy
- Wind turbines, which shall be required to have a setback equal to the total height from all lot lines, unless a stricter requirement is established by § 295-95 - Maximum of one turbine per lot

Demographics

Demographics 2024	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	10,530	81,553	180,315
2029 Population - Five Year Projection	10,597	82,056	182,195
2024 Households - Current Year Estimate	3,454	32,806	75,384
2029 Households - Five Year Projection	3,498	33,167	76,579
Average Household Income	\$80,904	\$78,713	\$90,670
Median Household Income	\$65,109	\$60,565	\$69,341
2029 Average Household Income	\$89,549	\$86,732	\$99,731
2029 Median Household Income	\$73,937	\$65,871	\$76,226

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