



Retail / Office Development

LAND FOR SALE OR GROUND LEASE

4001 N FRONT STREET, HARRISBURG, PA



OFFERING SUMMARY

Lot Size	1.11 Acres
Sale Price	\$750,000
Lease Price	\$ 65,000 per year
Lease Type	NNN
APN	62-015-286
Taxes	\$3,258.63
Zoning	Commercial Office Limited
Municipality	Susquehanna Township
County	Dauphin County

PROPERTY OVERVIEW

Prime opportunity awaits at this exceptional 1.11-acre commercial parcel strategically positioned on N. Front Street, boasting unparalleled visibility and accessibility. With preliminary plans for a versatile development, including a spacious restaurant with a drive-thru or a sprawling one-story office building, the site offers boundless potential for savvy investors. Enjoying approximately 250 feet of frontage on N. Front Street and convenient secondary access from Parkway Road, this location is primed to capture the attention of the 24,000 daily commuters, drawn from affluent suburban areas, making it an ideal investment for those seeking to capitalize on strong demographics and high traffic volumes.

4001 N FRONT STREET · HARRISBURG, PA 17104



RETAIL | OFFICE DEVELOPMENT LAND

FOR SALE OR
GROUND LEASE

CONCEPTUAL SITE PLAN - PROPOSED 1 STORY OFFICE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

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CONCEPTUAL SITE PLAN - PROPOSED DRIVE THRU RESTAURANT



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LOCATION

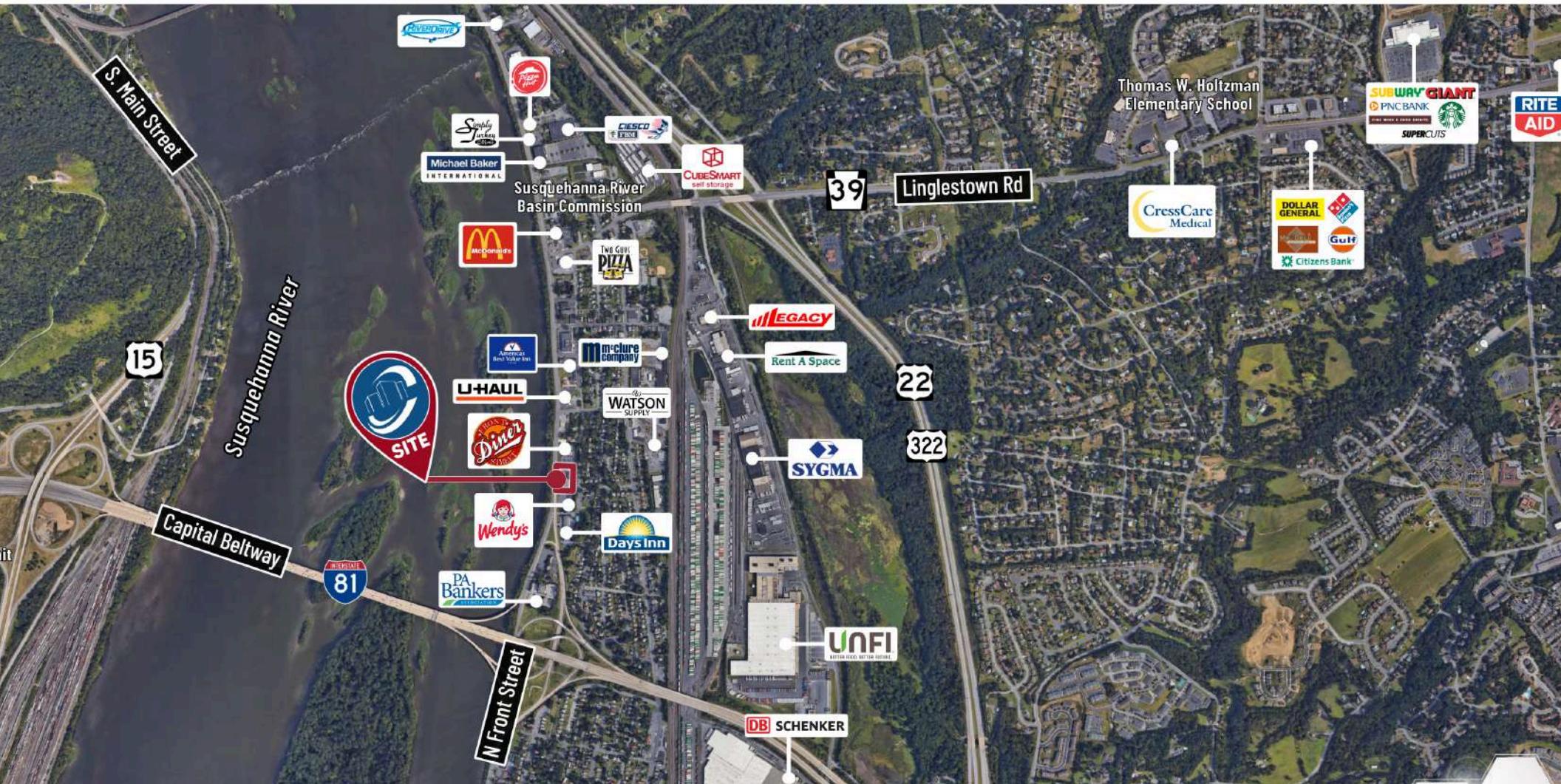


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DEMOGRAPHICS

POPULATION

1 MILE	2,442
3 MILE	41,285
5 MILE	138,267

HOUSEHOLDS

1 MILE	1,015
3 MILE	18,075
5 MILE	59,596

AVERAGE HOUSEHOLD INCOME

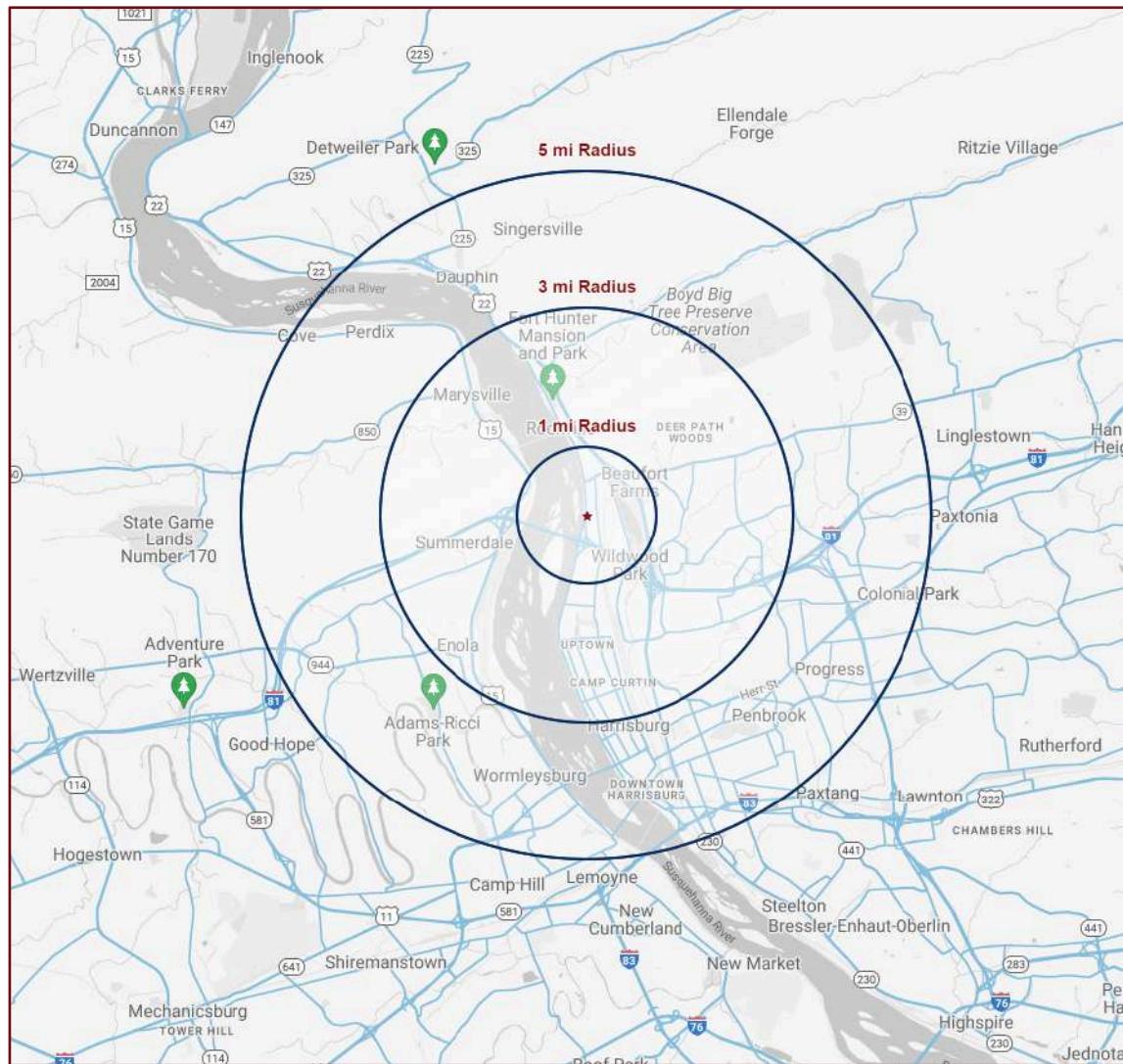
1 MILE	\$103,577
3 MILE	\$103,291
5 MILE	\$97,383

TOTAL BUSINESSES

1 MILE	144
3 MILE	1,758
5 MILE	6,109

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,353
3 MILE	27,501
5 MILE	101,184





AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.

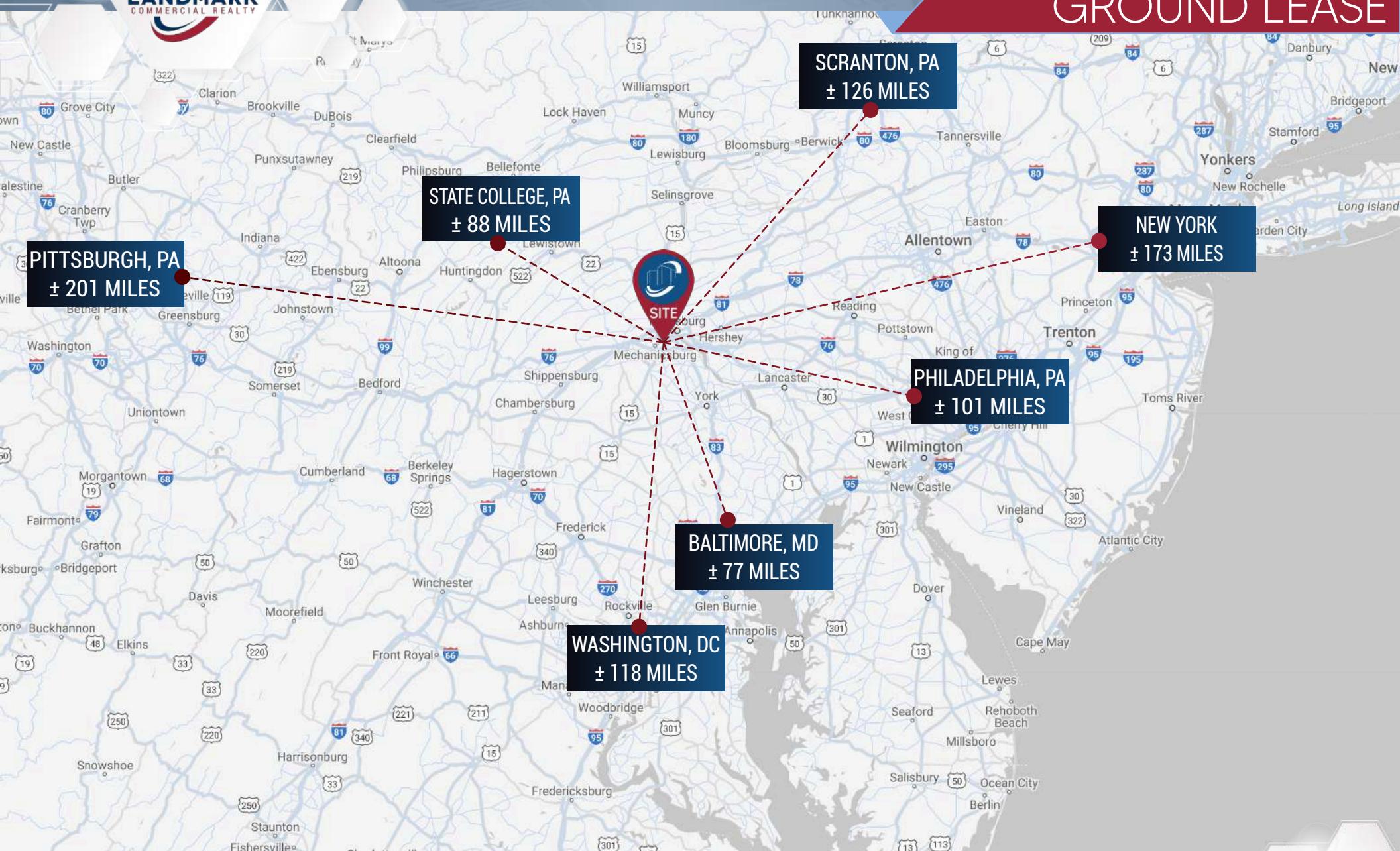


HARRISBURG DEMOGRAPHICS

POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
50,730	21,818	\$66,864	32.0	2,538	52,337



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.