

**For Sale**  
**Land Available**  
4 Acres

**207-209**  
**Little Creek Road**  
Harmony, PA 16037



## Property Highlights

- 4 Acres with 1 Home and 1 Incoming Producing Rental Home
- Prime Development Opportunity
- High Visibility on I-79 from Both Directions
- Less Than 1 Mile from Seneca Valley Schools
- Surrounded by New Residential & Commercial Development



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Traffic Count

4 Acres Available  
207-209 Little  
Creek Road



| # | Street          | Cross Street     | Avg. Daily Volume | Year |
|---|-----------------|------------------|-------------------|------|
| 1 | I-79            | Exit 88          | 1,944             | 2022 |
| 2 | Little Creek Rd | Seneca School Rd | 5,137             | 2022 |
| 3 | Little Creek Rd | Exit 88          | 4,843             | 2022 |
| 4 | Exit 88         | Little Creek Rd  | 2,247             | 2015 |
| 5 | Seneca School   | Sahli Rd         | 4,406             | 2022 |

## Nearby Development

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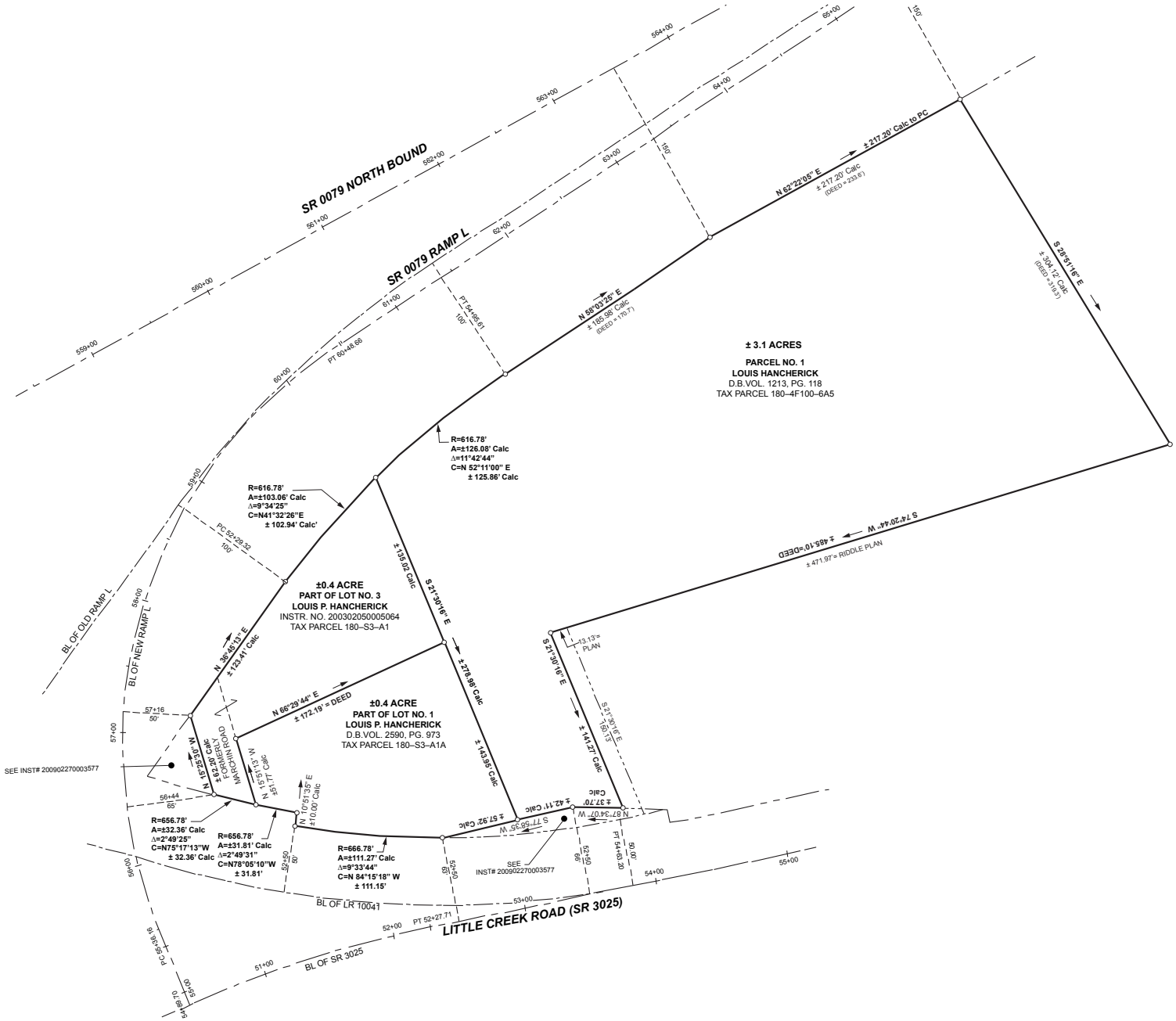
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# 207-209

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### Property Survey



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