

7600 ALLENTOWN BLVD

HARRISBURG, PA | 17112

± 1.58 AC
AVAILABLE FOR LEASE



SITE

JOIN

 **CAMPING WORLD**

 **Best Western
Hotels & Resorts**

 **Turkey Hill**

 **Ashlee Lehman | Cale Brusio | Blake Shaffer | Brad Rohrbaugh | Chad Stine**
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
 **RETAIL BROKERS NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

7600 ALLENTOWN BLVD

HARRISBURG, PA | 17112

± 1.58 AC
AVAILABLE

PROJECT

7600 Allentown Blvd is a 1.58-acre, commercially zoned vacant piece of land located in Harrisburg, PA. The property sits near retail neighbors such as Camping World, Turkey Hill, and Best Western, generating a mix of traffic. The parcel offers access and visibility from Allentown Blvd (13,034 VPD). The site is fitting for a variety of uses such as service, retail, or commercial. This creates a great opportunity for any tenant to enter the established Harrisburg market.

LOCATION

7600 Allentown Blvd is well positioned in the Harrisburg market. The project sits within minutes of major highways such as I-81 (45,010 VPD), leading traffic west into Mechanicsburg/Camp Hill or north towards Wilkes Barre/Scranton. The site offers a trade area that extends over 7 miles combined with traffic from both the dense residential areas and surrounding demographics, allowing the site to pull from multiple market points.

TRADE AREA

Adding to the stability of the project, 7600 Allentown Blvd shows a 20-minute drive time demographic of over 245,974 people with household incomes more than \$80,477 and daytime employment demographics equally as strong with 198,178. The demographics within a 10-mile radius include 264,203 people in 113,591 homes, a labor force of 212,212 with an average household income of \$78,423. The areas growth since 2000 has increased 14.5% with over 16,575 homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,795	64,134	137,706
TOTAL EMPLOYEES	7,426	23,657	77,719
AVERAGE HHI	\$121,968	\$103,559	\$99,253
TOTAL HOUSEHOLDS	8,564	24,519	56,836

TRAFFIC COUNTS:
Allentown Blvd ± 13,034 VPD



Ashlee Lehman | Cale Bruso | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

7600 ALLENTOWN BLVD

± 1.58 AC
AVAILABLE

HARRISBURG, PA | 17112



West Hanover
Elementary School
491 Students

BW Best Western
Hotels & Resorts

SITE

Turkey Hill

Fulton Bank
LISTENING IS JUST THE BEGINNING.®

CAMPING WORLD

Pony Parts

Michaels Corporation

Lezzer Lumber
BUILDING MATERIALS CENTERS



Ashlee Lehman | Cale Bruso | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

LISTING AGENTS:

Ashlee Lehman

ALehman@bennettwilliams.com

Cale Bruso

CBruso@bennettwilliams.com

Blake Shaffer

BShaffer@bennettwilliams.com

Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

Chad Stine

CStine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

CONTACT US

717.843.5555
www.bennettwilliams.com

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409,
Exton, PA 19341

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr. Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E. Chestnut St. Suite 107
West Chester, PA 19380

