

7600 ALLENTOWN BLVD

HARRISBURG, PA | 17112

± 1.58 AC
AVAILABLE FOR LEASE



SITE

JOIN



CAMPING WORLD

BW

Best Western
Hotels & Resorts



TurkeyHill



Cale Bruso | Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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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



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Bennett Williams

COMMERCIAL REAL ESTATE



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WEST CHESTER OFFICE:

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West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

