

457 Port View Drive

Harrisburg, PA | 17111

± 1.84 ACRES | 80,150 SF AVAILABLE | FOR SALE

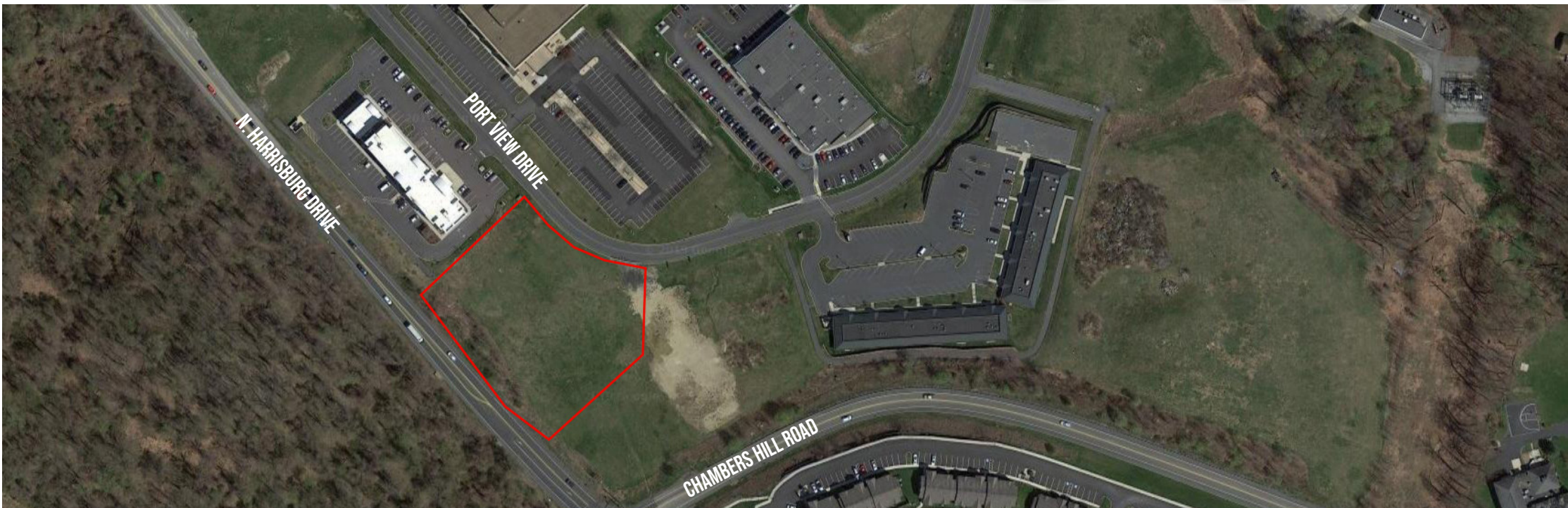
NEARBY



SHEETZ



2ND
& CHARLES



PROJECT

487 Port View Drive is a 1.84 acre, commercially zoned vacant piece of land located in Harrisburg, PA. The site sits by the busy TecPort Business center, with nearby retailers such as 2nd and Charles, Bass Pro Shops, and Planet Fitness, to name a few. The parcel offers access from Port View Drive and visibility along Chambers Hill Road (10,020 VPD). The site is fitting for a variety of uses such as but not limited to office, retail, medical, or commercial. This creates a great opportunity for any tenant to enter the established Harrisburg market.

LOCATION

487 Port View Drive is well positioned in the established Harrisburg market. The property sits within minutes of a major interstate, I-83 (127,866 VPD) and a few miles from I-81 (108,899 VPD). The parcel has convenient access from Port View Drive and benefits from the traffic-generating TecPort Business Center and the neighboring Harrisburg Mall with retail anchors such as Bass Pro Shops, Macy's, and Regal Cinemas. A trade area that extends over 7 miles combined with high-volume traffic from the dense retail and residential areas allows the site to pull from immediate and surrounding market points.

TRADE AREA

Adding to the stability of the site, 487 Port View Drive shows a 20-minute drive time demographic of over 254,173 people with household incomes more than \$75,507 and daytime employment demographics equally as strong with 206,250. The demographics within a 10-mile radius include 379,458 people in 164,007 homes, a labor force of 307,971 with an average household income of \$81,871. The areas growth since 2000 has increased 16.3% with over 26,862 homes. The household expenditure within a 10-mile radius is \$9.98 Billion.

POPULATION



3 MILES - 76,781
5 MILES - 166,560
7 MILES - 267,191

AVERAGE HHI



3 MILES - \$59,571
5 MILES - \$67,817
7 MILES - \$75,822

EMPLOYEES



3 MILES - 32,183
5 MILES - 73,543
7 MILES - 116,033

HOUSEHOLDS



3 MILES - 49,065
5 MILES - 140,635
7 MILES - 191,705

TRAFFIC COUNTS: CHAMBERS HILL ROAD: 10,020 VPD



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

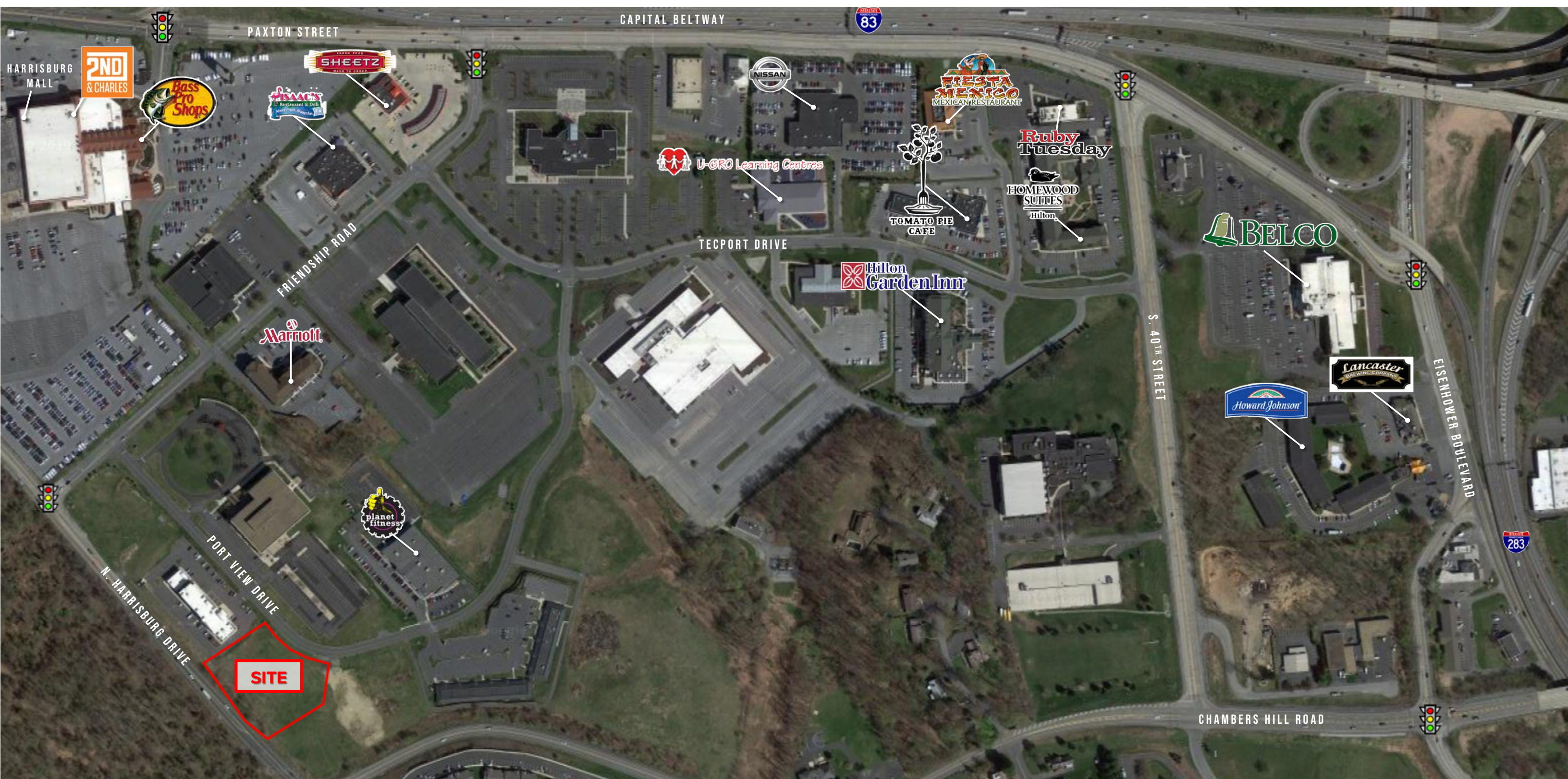
BRAD ROHRBAUGH | CHAD STINE
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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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