



LAND LEASE

403 RICHARDSON ROAD | Middletown, PA | 17057

FOR LEASE

PROPERTY OVERVIEW

403 Richardson Road a 1.6 acre, commercially zoned vacant piece of land located in Middletown, PA. The property is near corporate neighbors such as TE Connectivity, Tyco Solutions, and Dauphin Highlands, generating a mix of traffic. The parcel can offer access from South Eisenhower Blvd (11,469 VPD), creating easy ingress/egress. The site is fitting for a variety of uses such as service, retail, or general commercial. This creates a great opportunity for any tenant to enter the growing Middletown market.

PROPERTY SUMMARY

Available Acreage:	1.6 Acres
Zoning:	Commercial Highway
Property Visibility:	Excellent
Lot Frontage:	160' +/-
County:	Dauphin County
Permitted uses:	General Merchandise Food Store Drug Store Retail Stores Banking Professional Offices Hotel Automotive

CORPORATE NEIGHBORS

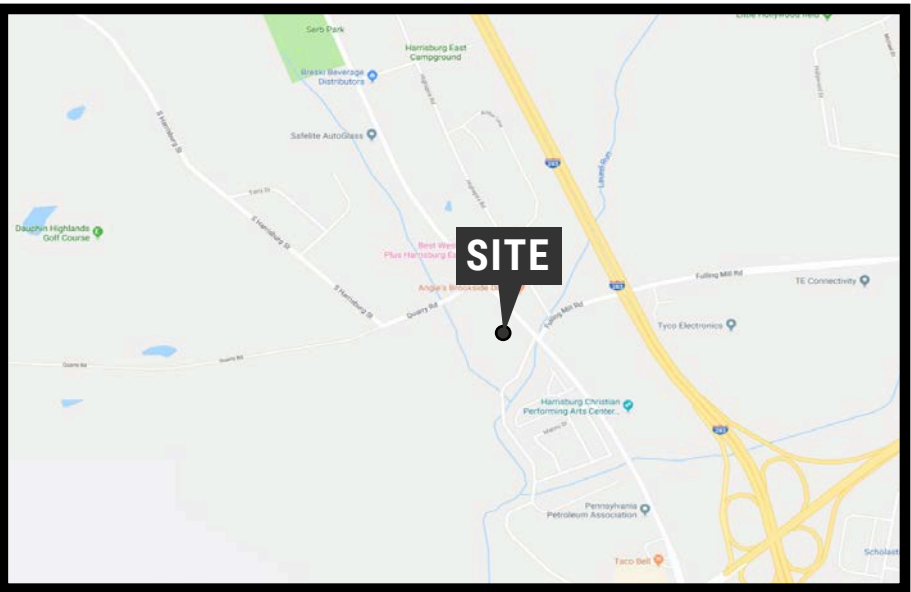


York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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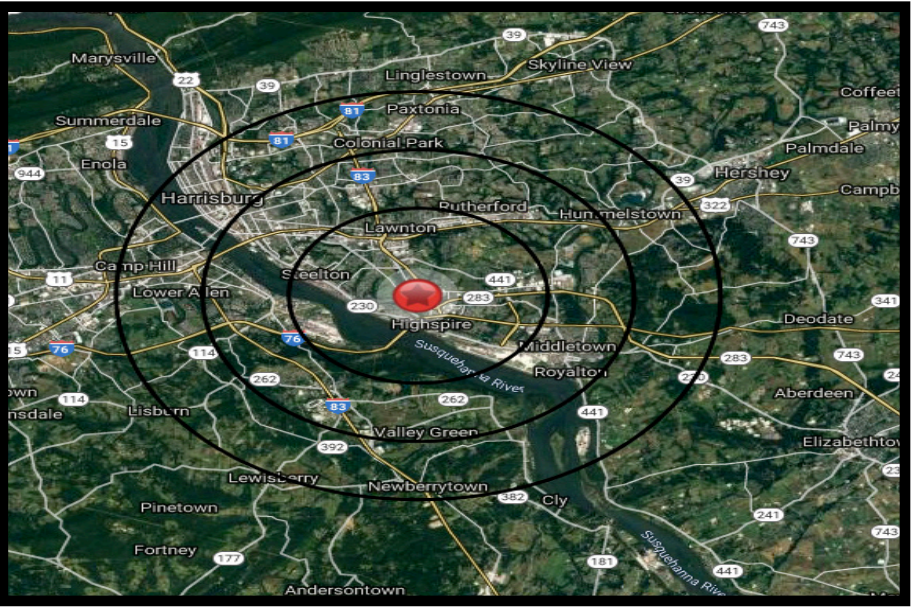


Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	33,285	133,643	224,450
TOTAL EMPLOYEES	23,965	66,634	165,273
AVERAGE HHI	\$63,926	\$70,015	\$73,926
TOTAL HOUSEHOLDS	13,823	57,192	96,683

TRAFFIC COUNTS
S. EISENHOWER BOULEVARD: 11,469 VPD ROUTE 283: 66,500 VPD



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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