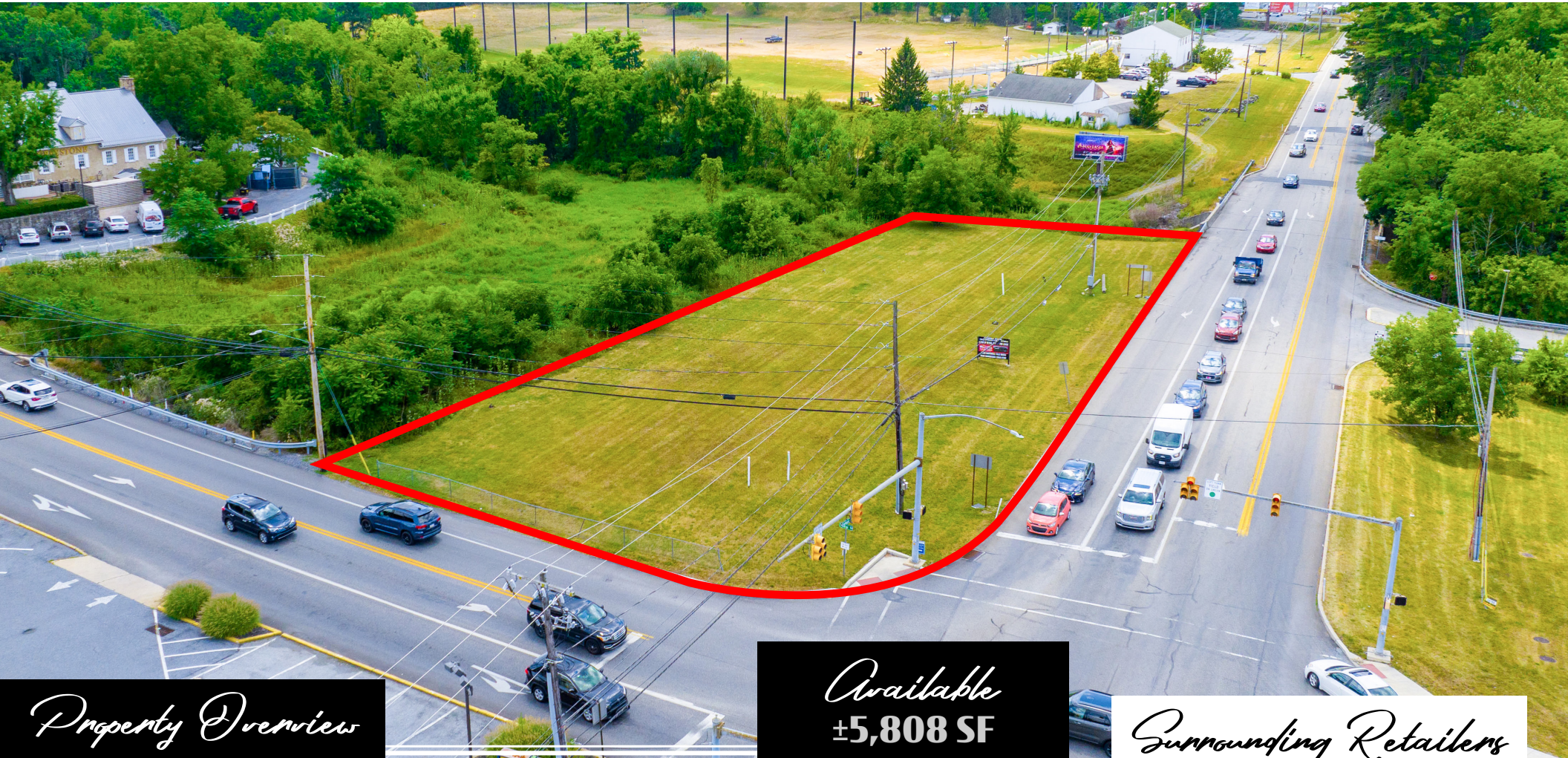


Linglestown Rd & Colonial Rd

Harrisburg, PA | 17112

For Sale/Lease



Property Overview

Available
±5,808 SF

Surrounding Retailers

High traffic corner location with approvals for a 5,808 SF building at the intersection of **Linglestown Road (Rt. 39) and Colonial Road**. Situated in the highest income demographics in Dauphin County, this prime corner property is available for a purchase, ground lease, or build-to-suit. The site provides a Buyer or Tenant with a quick turnaround for construction as the site is fully approved for a 5,808 SF building. Perfect for any use looking to benefit from high traffic counts like a jewelry store, medical office/urgent care, mattress stores, auto parts, and real estate offices, just to name a few.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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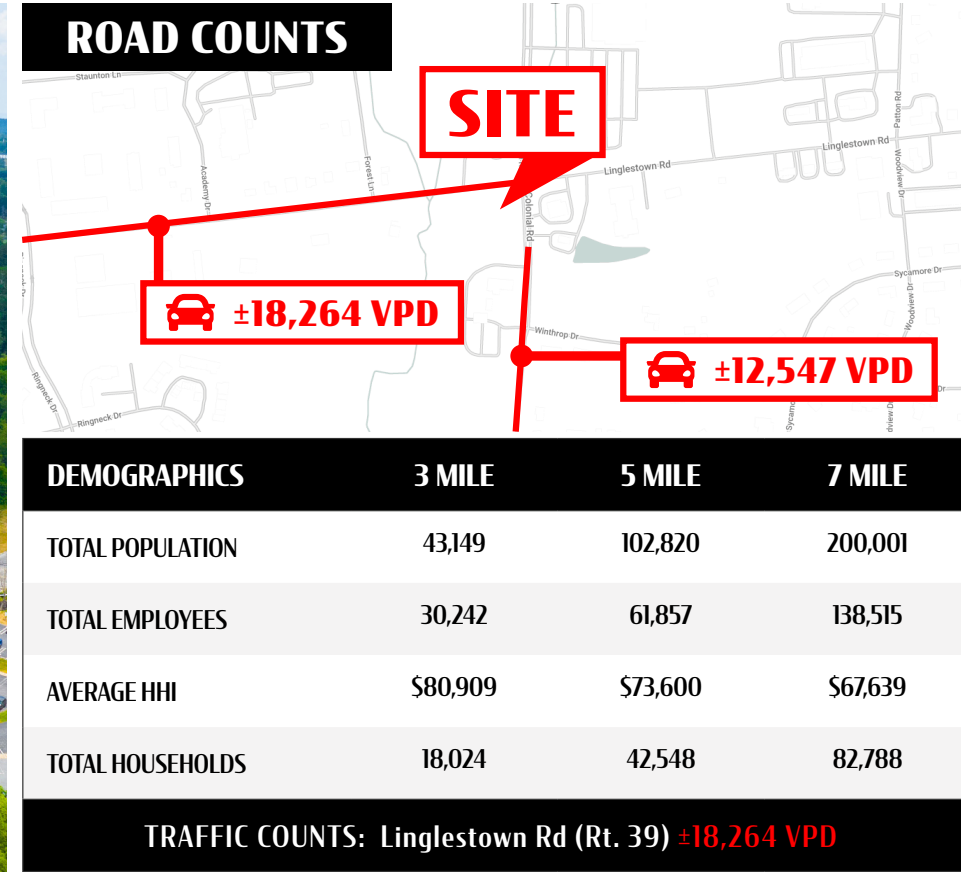
For Sale/Lease

Location

This property is ideally positioned at a signalized intersection along one of the area's primary retail shopping corridors, Linglestown Road (Rt. 39). The site not only benefits from the high traffic flow of Linglestown Road and the neighboring retail centers, but the surrounding housing population as well. With a trade area that extends more than 5 miles, this location attracts a vast customer base. With the high concentration of traffic driven by surrounding retail, the site pulls from not just the immediate area but surrounding market points as well.

Trade Area

Adding to the stability for the project, the site shows a 10-minute drive time demographic of over 151,939 people with household incomes of more than \$74,363 and daytime employment demographics equally as strong with 136,551. The demographics within a 5-mile radius include 102,820 people in 42,548 homes, a labor force of 61,857 with an average household income of \$73,600. The area's growth since 2000 has increased over 15.7% with over 6,833 new homes.



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SITE AERIAL



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ACTIVE MEMBER OF:
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MARKET AERIAL



Village of Oakhurst Shopping Center

- Santander
- DOLLAR TREE
- POWER TRAIN
- Oakhurst Beverage

Blue Ridge

- Tide Cleaners
- Starbucks
- AT&T
- Jersey Mike's Subs
- Great Clips
- LINKBANK

Blue Mountain Commons

- GIANT
- CHIPOTLE MEXICAN GRILL
- PNC
- FINE WINE & GOOD SPIRITS
- SUPERCUTS
- SALADWORKS

Beaufort Plaza

- Quest Diagnostics
- DOLLAR GENERAL

Site



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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.

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.

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