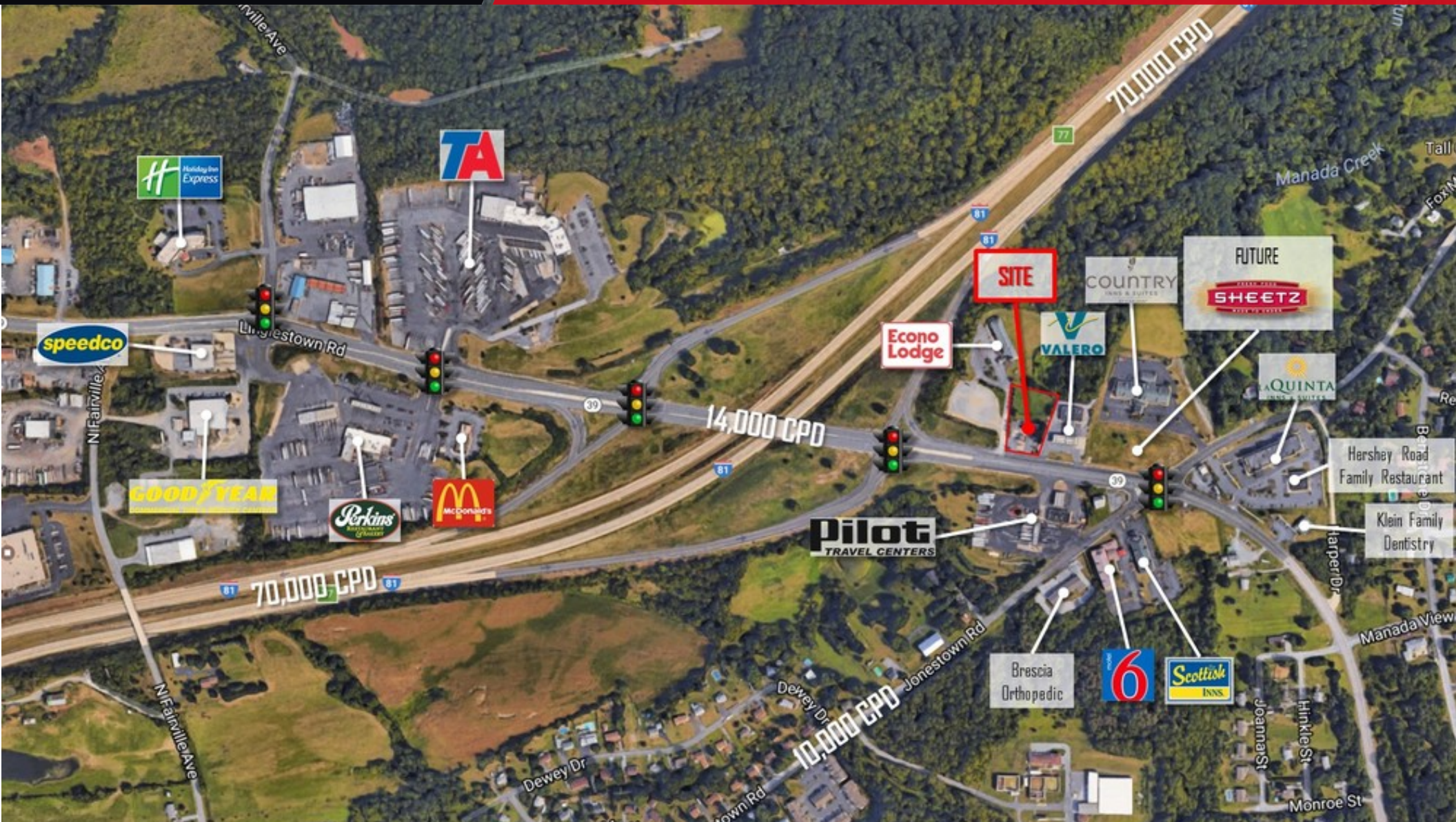


7956 LINGLESTOWN RD

Harrisburg, PA 17112 • For Sale



Benefits



- 1.03 Acre, high profile redevelopment opportunity located along Linglestown Road (Route 39)
- Site benefits from having excellent visibility along the road and great access with full movement
- Property is well situated directly off of Exit 77 of Interstate 81 (70,000 CPD) & Linglestown Road (14,000 CPD)
- Area traffic draws include; La Quinta Inn, Country Inn & Suites, Holiday Inn Express, McDonald's, Sheetz and more

More Info



Abe Khan

akhan@bennettwilliams.com

Bradley Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com





PROPERTY SUMMARY

Sale Price:	\$769,000
Property Type:	Retail
Lot Size:	1.03 Acres
Building Size:	1,860 SF
Zoning:	Commercial/Interchange

PROPERTY OVERVIEW

High profile site located off of Interstate 81 on Linglestown Road in West Hanover Township Harrisburg PA. Property is well situated with full movement access to and from the site, also great demographics in the area. Site is surrounded by local, regional, national retailers, and several hotels. New Sheetz being built next to the property. Prime location for a redevelopment opportunity.

PROPERTY HIGHLIGHTS

- 1.03 Acre, high profile redevelopment opportunity located along Linglestown Road (Route 39)
- Site benefits from having excellent visibility along the road and great access with full movement
- Property is well situated directly off of Exit 77 of Interstate 81 (70,000 CPD) & Linglestown Road (14,000 CPD)
- Area traffic draws include; La Quinta Inn, Country Inn & Suites, Holiday Inn Express, McDonald's, Sheetz and more

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Total Households:	607	5,145	15,711
Total Population:	1,516	12,696	38,289
Average HH Income:	\$88,499	\$92,874	\$100,574

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



Population

3 Miles	5 Miles	7 Miles
1,516	12,696	38,289

Daytime Population

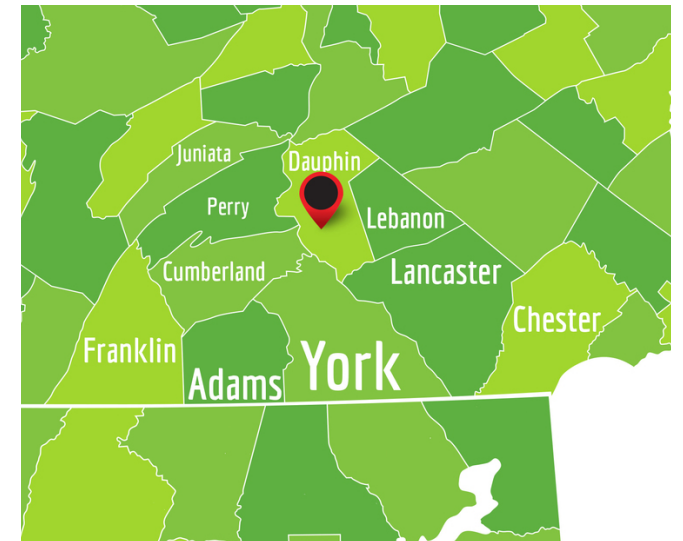
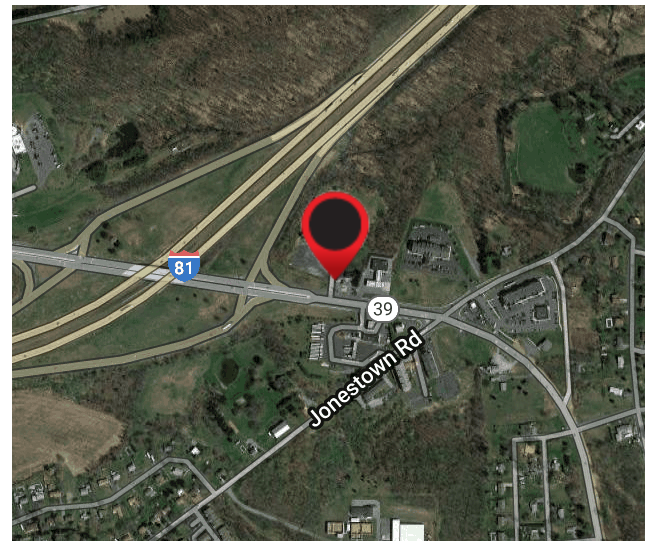
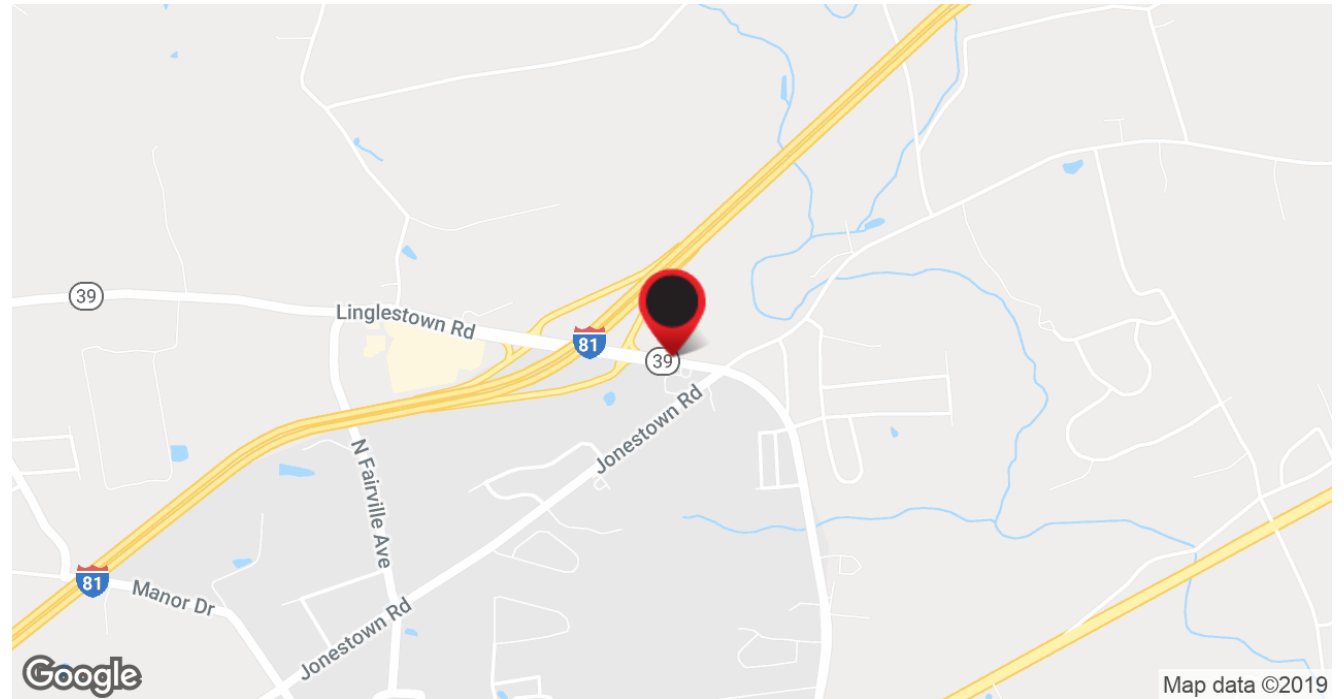
3 Miles	5 Miles	7 Miles
772	6,907	18,265

Average Household Income

3 Miles	5 Miles	7 Miles
\$88,499	\$92,874	\$100,574

Number of Households

3 Miles	5 Miles	7 Miles
607	5,145	15,711



Traffic Counts



Interstate 81	Linglestown Rd
70,000 CPD	14,000 CPD

7956 LINGLESTOWN RD: MARKET OVERVIEW

Harrisburg, PA 17112 • For Sale

