

# N Union Street | Middletown, PA 17057

± 1.02 Acres of Land

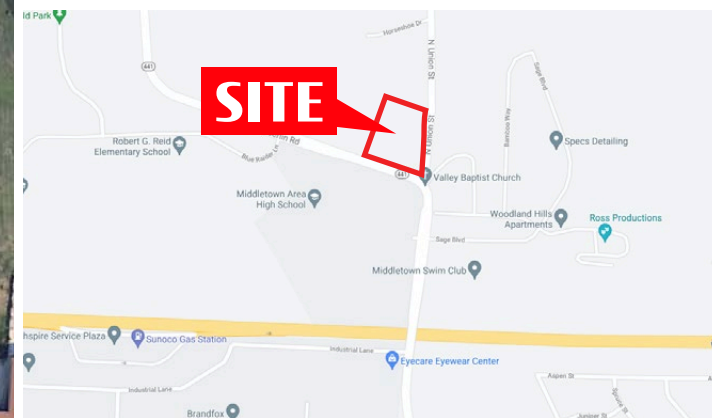
Available For Sale

## Property Overview

The property presents a unique opportunity to someone looking to acquire a commercially zoned parcel of land at the corner of N Union Street and Oberlin Road in the Middletown market, just South of Harrisburg. The site features convenient ingress/egress, with possible access along both streets. A variety of layouts and use types are viable for the site, making it a great development opportunity.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	29,534	69,500	155,101
TOTAL EMPLOYEES	13,518	37,861	78,051
AVERAGE HHI	\$85,196	\$91,206	\$87,154
TOTAL HOUSEHOLDS	12,470	29,064	63,771

**TRAFFIC COUNTS:**  
Oberlin - ±7,500 VPD | N Union St - ±4,000 VPD



**BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555  
www.bennettwilliams.com

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  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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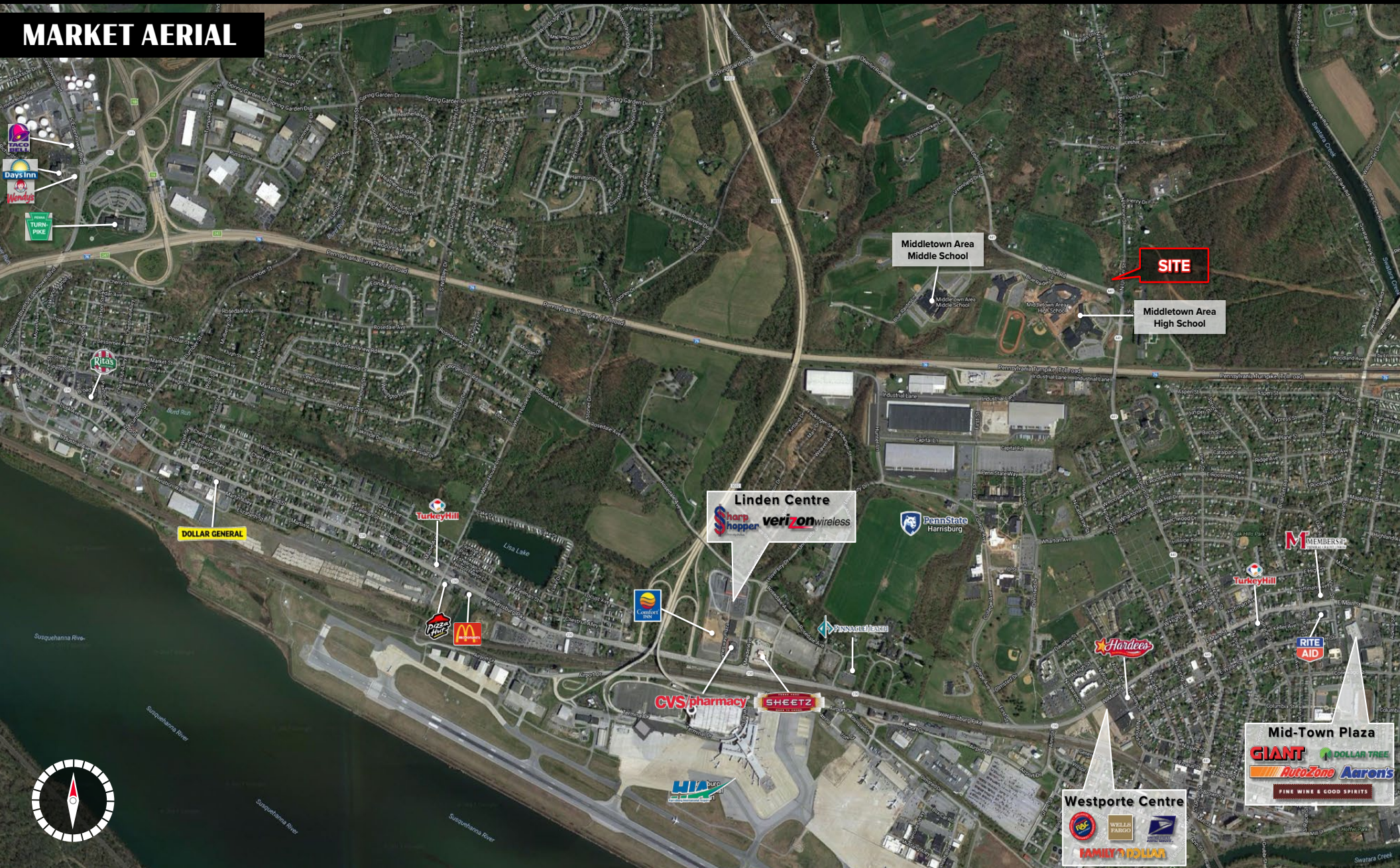


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## MARKET AERIAL



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