

227 South Hershey Road

Harrisburg, PA 17112

For Sale



Property Overview

Available
±9.62 AC

227 South Hershey Rd. is a 9.62-acre parcel of land for sale in Harrisburg, PA. Property will be sold as is and existing structure's tenants are on month-to-month leases. It is currently zoned Neighborhood Commercial in West Hanover Township, making it a great site for a commercial redevelopment, right off Allentown Blvd. (Rt 22). The property would be ideal for a number of uses including, but not limited to retail, office, and medical.

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York Office: 3528 Concord Rd. York, PA 17402
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Location

227 South Hershey Rd. is ideally located right down the street from Allentown Blvd., which is one of Harrisburg's main travel arteries. The site is also under 10 minutes from Downtown Hershey, giving it the accessibility to serve both markets. Nearby National users include Giant Grocery, UPMC, Best Western and many other hotels, which bring significant traffic to the area.

Parcel Outline



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	17,210	57,574	131,983
TOTAL EMPLOYEES	3,972	25,457	58,677
AVERAGE HHI	\$112,795	\$102,705	\$100,122
TOTAL HOUSEHOLDS	6,679	23,045	54,010

TRAFFIC COUNTS:

Hershey Road - ±15,000 VPD | **Allentown Blvd** - ±56,000 VPD

Trade Area

Adding to the stability in the area are the 10-mile radius demographics. These show a population of 253,554 people within 102,018 households with an average income of \$87,074. Not only is the visibility and market exposure due to the residential population, but also to the area's workforce. Within the same radius are 8,778 businesses and 130,763 employees.

Road Counts



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MARKET AERIAL



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