JONESTOWN ROAD







± 0.90 ACRES FOR SALE

HARRISBURG, PA | 17112

OVERVIEW

High profile site located off Interstate 81 on Linglestown Road in West Hanover Township, Harrisburg, PA. Property is well situated with full access to and from the site at a signalized intersection, with great demographics in the area. Site is surrounded by local, regional, and national retailers, and several hotels. A new Sheetz was built across from the property. This site is a prime location for a redevelopment opportunity.

LOCATION

This property is ideally positioned at a signalized intersection near two of the area's primary retail shopping corridors, Linglestown Road (Rt. 39) and Jonestown Road. The site not only benefits from the high traffic flow of Linglestown Road, Jonestown 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.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	12,545	40,603	106,879
TOTAL EMPLOYEES	3,371	13,805	41,898
AVERAGE HHI	\$141,194	\$133,778	\$123,592
TOTAL HOUSEHOLDS	5,017	16,097	43,877

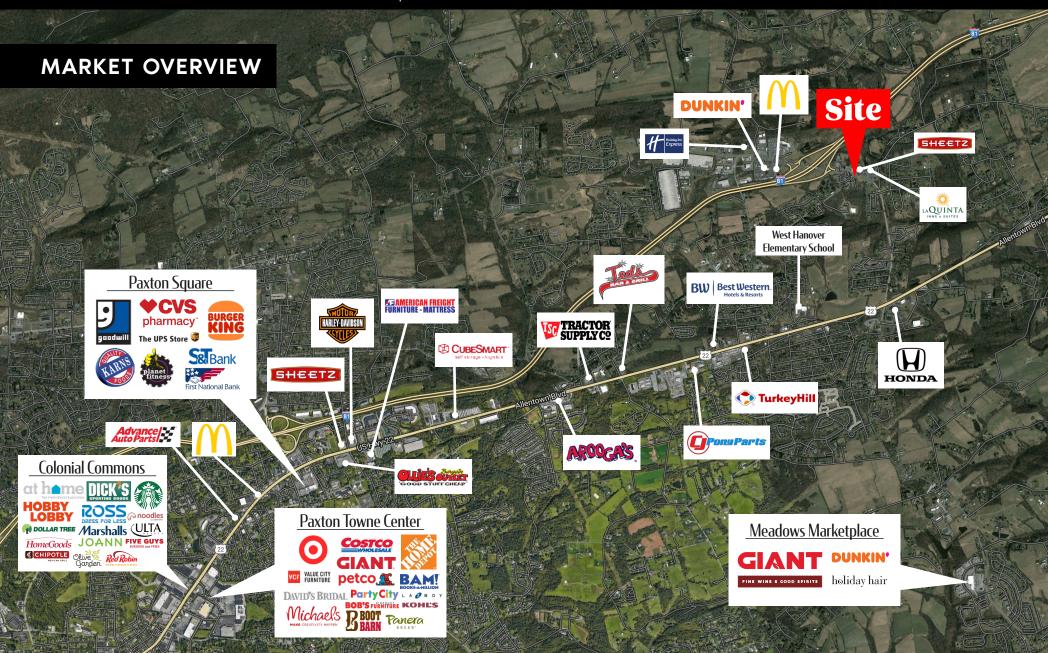
TRAFFIC COUNTS: I-81 \pm 64,000 VPD | LINGLESTOWN RD \pm 28,000 VPD



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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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