

7490

ALLENTOWN BLVD

±2.10 ACRES
COMMERCIAL LAND
FOR LEASE/SALE

HARRISBURG, PA • 17112



Alec Werner | Brad Rohrbaugh

For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

Commercial Land – 2.10 Acres

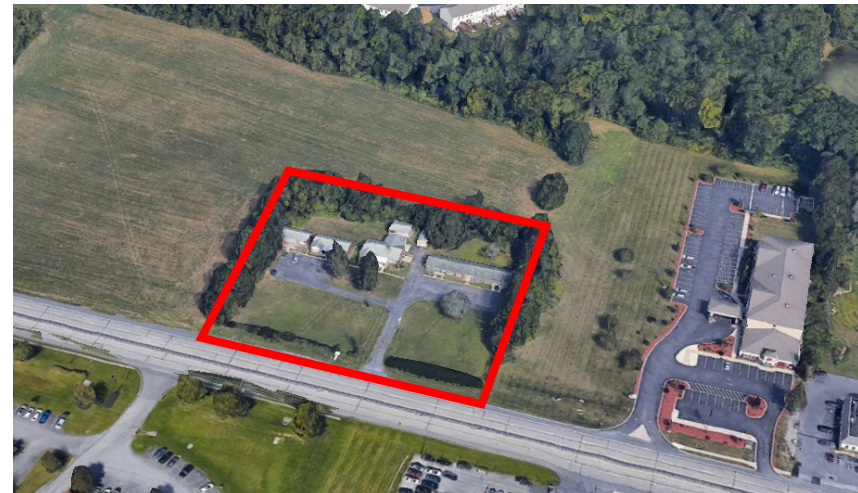
Township: West Hanover Township

Zoning: Light Industrial Commercial

Traffic Counts: 13,500 Vehicles Per Day

Utilities: Private Well Water & Public Sewer. Public Water available along Allentown Boulevard (Route 22)

Proximity to I-81 – Accessible 3 Miles West



DEMOGRAPHICS



POPULATION

1 MILE- 3,480
3 MILE- 23,283
5 MILE- 67,122



EMPLOYEES

1 MILE- 729
3 MILE- 8,461
5 MILE- 23,393



AVERAGE HHI

1 MILE- \$168,439
3 MILE- \$154,443
5 MILE- \$134,215



HOUSEHOLDS

1 MILE- 1,451
3 MILE- 9,329
5 MILE- 27,0377

TRAFFIC COUNTS

I-81 - ±75,000 VPD

ALLENTOWN BLVD - ±13,500 VPD

JONESTOWN RD - ±5,000 VPD



SITE

BW Best Western
Hotels & Resorts

PonyParts

ALLENTOWN BLVD ±13,500 VPD

ZONING- LIGHT INDUSTRIAL COMMERCIAL DISTRICT

LIC District is intended to accommodate the location of modern, well-planned destination business uses, as well as compatible light-industrial uses and industrial-related business uses.

PERMITTED USES

- Automobile Fueling and Limited Repair Service
- Automobile Service/ Car Wash
- Automobile Sales & Rental Service
- Light Industrial
- Outdoor Storage Yard
- Brew Pub
- Restaurant
- Self-Storage Facility
- Outdoor Sales Lot
- Convenience Store
- General Retail
- Grocery Store
- Community Residence, Group Home
- Government Facility
- Police/Fire/EMS
- Commercial Equipment and Supply
- Medical Marijuana Dispensary

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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CONTACT US

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

