5802 UNION DEPOSIT RD

HARRISBURG, PA • 17111



±3,150 SF AVAILABLE

FOR SALE

RYAN MYERS, CCM | CONNOR SPAHR
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

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PROPERTY OVERVIEW

5802 Union Deposit Rd offers ±19.3 acres across two adjoining parcels in Lower Paxton Township, Dauphin County, a rare amount of land in an established and largely built-out part of the township. The parcels are offered together and are zoned Institutional (IN). The land is predominantly wooded with rolling topography, and the existing improvements, two buildings totaling ±3,150 SF, are clustered in the northwest corner of the site. The size, setting, and zoning make the property a strong fit for community-oriented and institutional users. A place of worship, daycare or nursery school, membership club, or municipal facility could put the acreage to work for buildings, parking and outdoor space, while the wooded perimeter provides privacy and a natural buffer from surrounding homes.

Lower Paxton is the most populous municipality in Dauphin County, with more than 53,000 residents and 13% population growth between 2010 and 2020. The property sits along Union Deposit Road, a primary east-west route connecting to I-83 and the Union Deposit Road commercial corridor to the west, with I-81 a short drive to the north. Ongoing residential construction in the immediate area, including new neighborhoods just east of the site, continues to add to the population a community or family-focused user would serve.

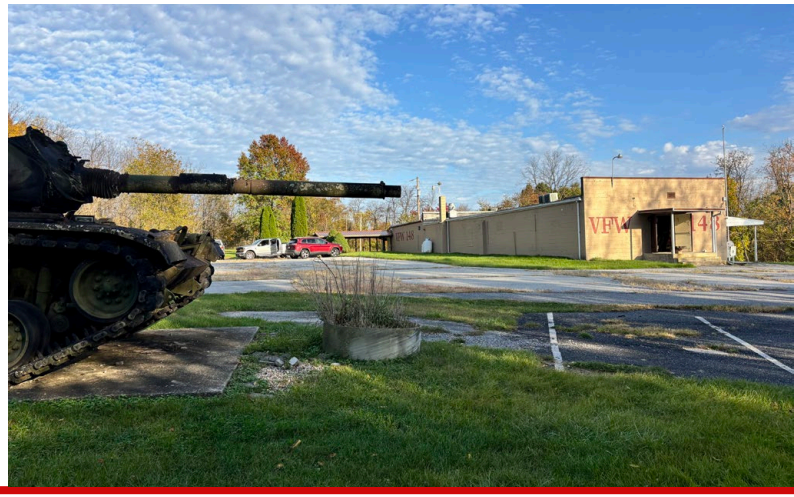
The primary building is the former VFW. This building is block construction with a flat rubber roof. The building has a commercial kitchen and two dining areas with bar counter areas. The building is on well water and septic, and is currently winterized. There are approximately 20 paved parking spaces on-site. The building has been vacant for ±2 years. The driveway on Union Deposit has a portion that has eroded and collapsed. In addition to the primary building, there is an open-air pavilion and a shed on-site. The tank will be removed by the Seller. The property is being sold “as-is”.

This combination of ±19.3 acres, Institutional zoning, a central Lower Paxton location and room to build makes 5802 Union Deposit Road an exceptional opportunity for institutional, community, and owner-users. Both parcels are listed for sale together at $425,000.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	161,908	249,015	357,879
EMPLOYEES	79,202	151,964	202,549
AVERAGE HHI	$114,349	$111,329	$115,305
HOUSEHOLDS	65,755	104,097	148,272





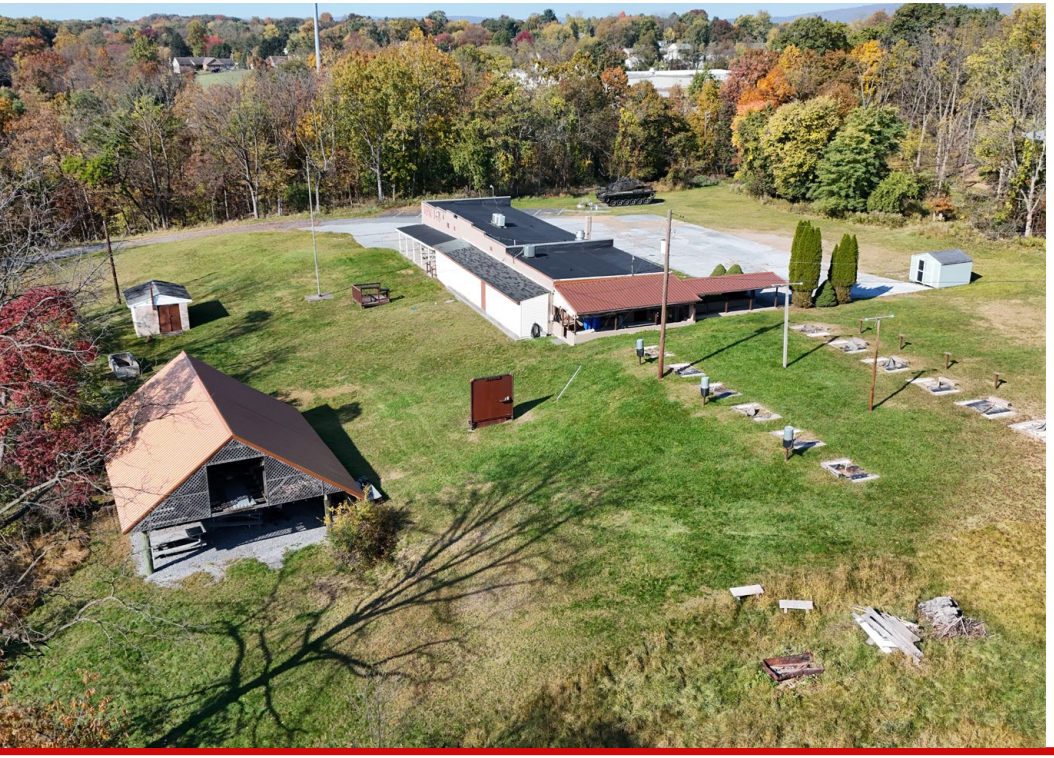


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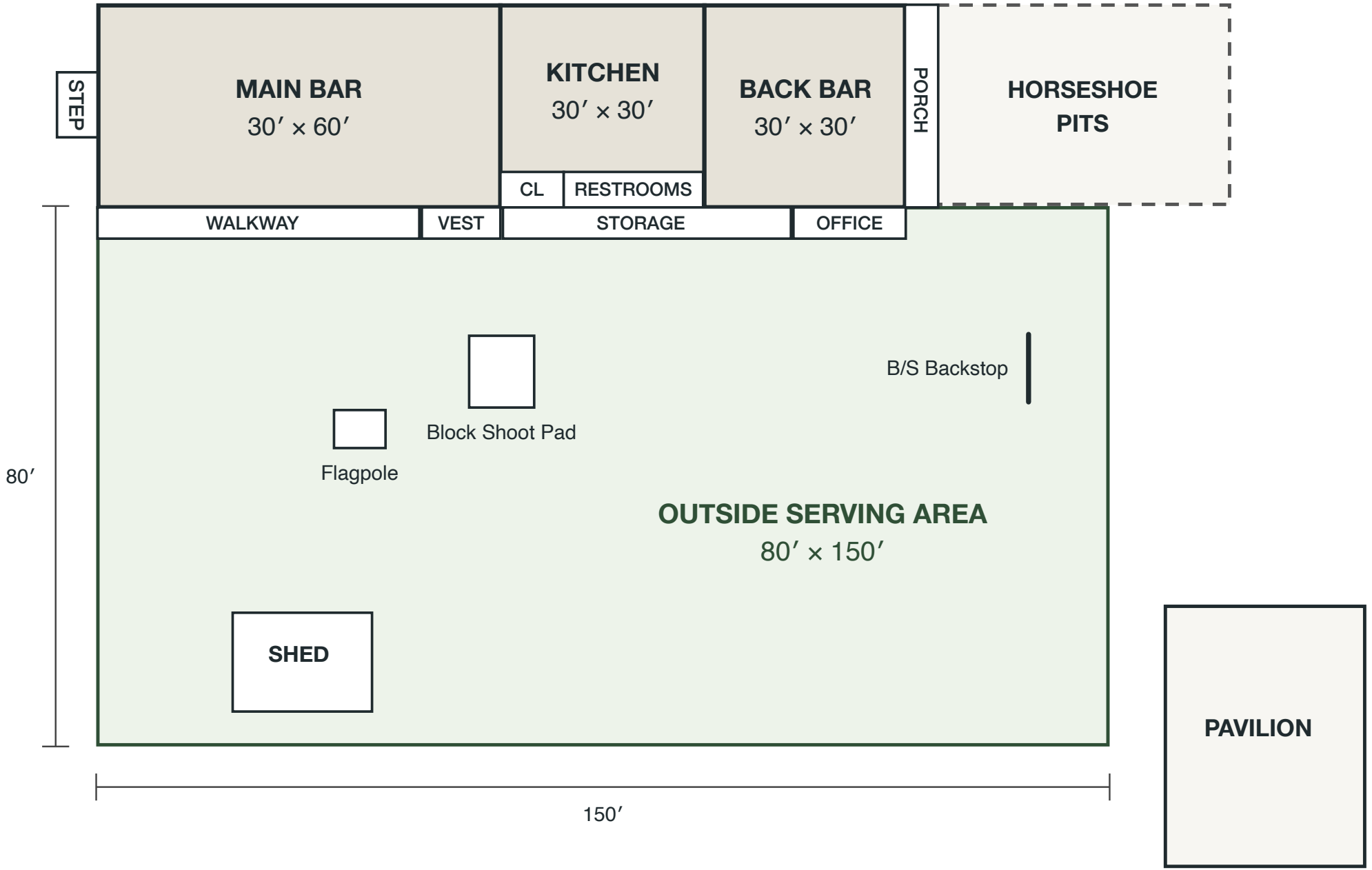




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FLOOR PLAN


STEP
MAIN BAR
30′ × 60′
KITCHEN
30′ × 30′
BACK BAR
30′ × 30′
PORCH
HORSESHOE PITS
CL
RESTROOMS
WALKWAY
VEST
STORAGE
OFFICE
B/S Backstop
Block Shoot Pad
Flagpole
80′
OUTSIDE SERVING AREA
80′ × 150′
SHED
PAVILION
150′

MARKET OVERVIEW



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