

FOR SALE

Allentown Boulevard



HARRISBURG, PA 17112

PROPERTY HIGHLIGHTS

- 10 acres (approximately 5 acres usable)
- Proposed lots 1 and 2 to be subdivided with land development plan at settlement
- Highly visible corner location
- High traffic counts
- Commercial Highway Zoning
- Property is part of Clean & Green Tax Abatement Program

ANNETTE CASSEL MEANS

717.791.2064

ameans@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

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SALE INFORMATION

Sale Price:	\$495,000
Building Area:	5 Acres
Acres:	10 Acres
Tax Account Number:	68-028-118
Deed Reference:	20210002062

PROPERTY OVERVIEW

The highly visible corner location with high traffic counts and a commercial highway zoning makes this a prime location for retail, convenience store, showroom or warehouse. Proposed Lot 1 is 10.001 acres (approximately 5 acres usable). Proposed Lot 2 is 3.240 acres and will be subdivided with land development plan at settlement.

OFFERING SUMMARY

Water:	Public in the street
Sewer:	Public in street
Topography:	Flat
Zoning:	CH Commercial Highway

Total Taxes:	\$30.95
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ADDITIONAL COMMENTS

Industrial conditional use buildings can not exceed 60,000 SF.
Property is part of the Clean & Green Tax Abatement Program.



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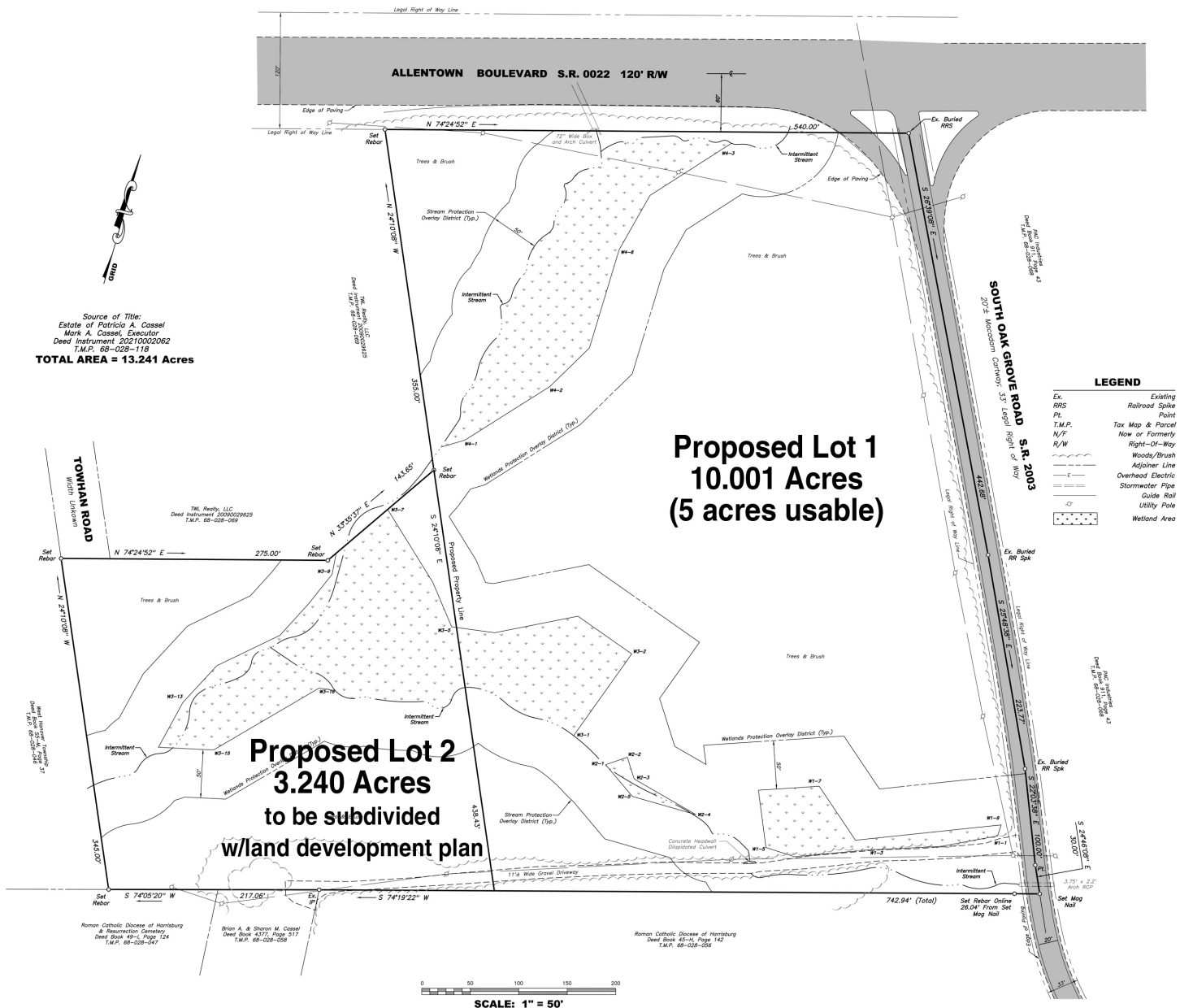
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An Affiliate of High Real Estate Group LLC



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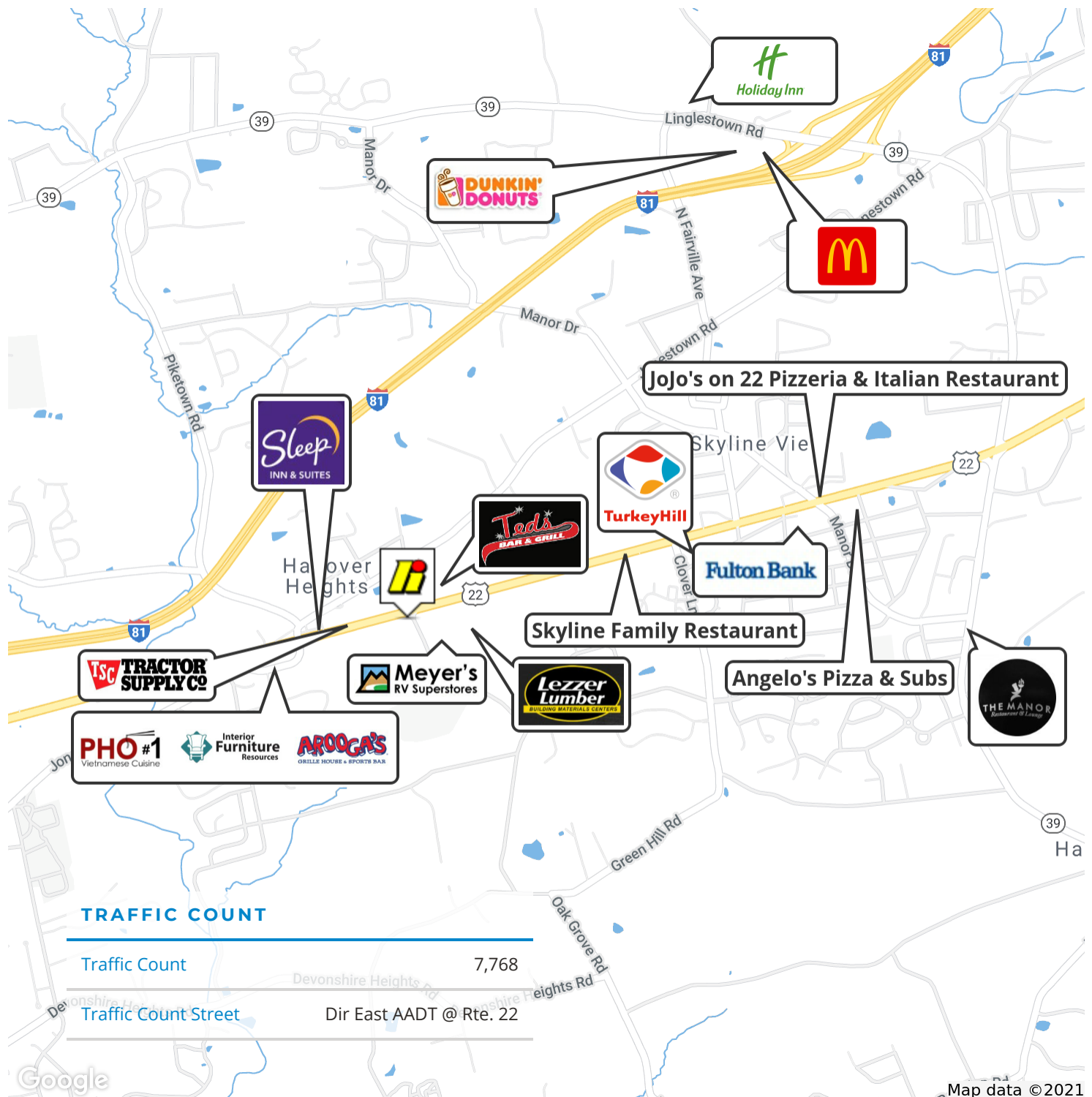
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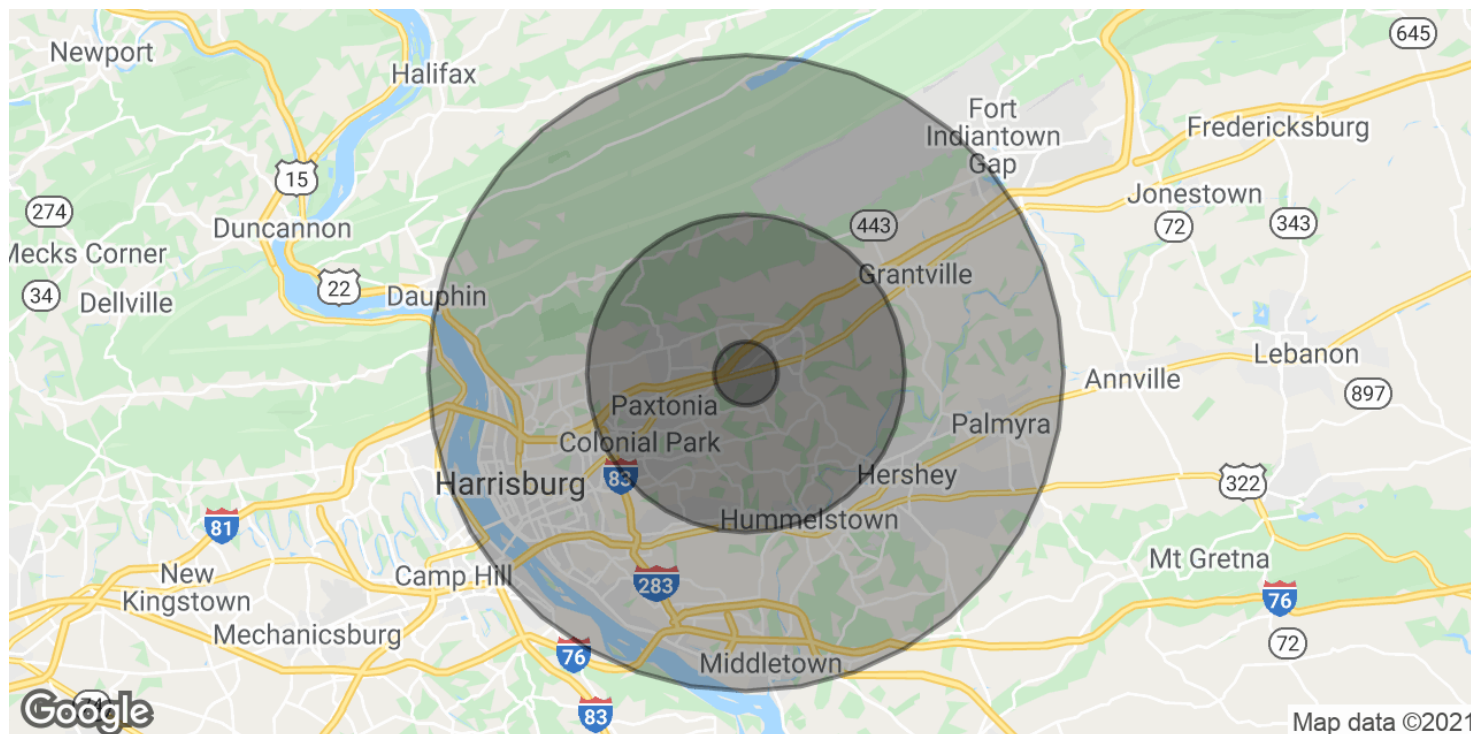
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,193	59,697	250,620
Average age	39.0	40.5	39.5
Average age (Male)	36.9	38.9	38.2
Average age (Female)	42.0	42.1	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	452	23,486	102,132
# of persons per HH	2.6	2.5	2.5
Average HH income	\$78,654	\$80,623	\$71,327
Average house value	\$210,247	\$200,877	\$186,455

* Demographic data derived from 2010 US Census

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY

Lancaster, PA 17601
717.293.4477

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