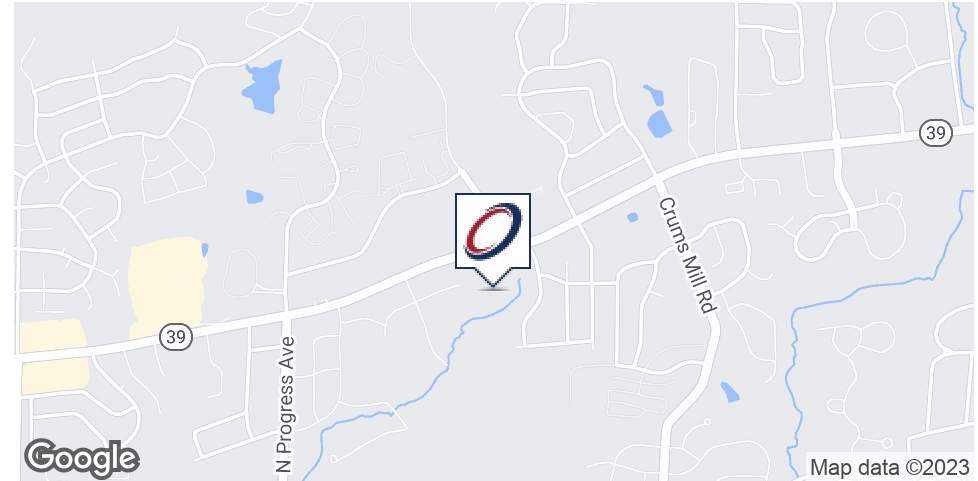


## PROPERTY SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$19.75 MG (Pad Building) 125,000.00/YR (Ground Lease)
Available SF:	3,700 SF Pad Building 14,000 SF Office Building
Lot Size:	2.76 Acres
Zoning:	BOR
Traffic Count:	17,000

### PROPERTY OVERVIEW

Great opportunity to lease a retail/office pad site or up to 14,000 SF of build-to-suit, Class A office space in an outstanding location on the Linglestown Road corridor. Site offers ingress/egress at a lighted intersection, outstanding access to amenities, great traffic counts of 17,000 VPD, and easy access to I-81, I-83, and Route 322. Adjacent to prestigious Sturbridge Business Park and just seconds from Blue Ridge Village and the developing Susquehanna Union Green project. BOR zoning allows for medical, financial services, or any professional services business. Join one of the fastest growing corridors in Central Pennsylvania and build your dream office space.

### PROPERTY HIGHLIGHTS

- Site approved for a pad site to accommodate a 3,700 SF building (Bank/medical with drive-thru) and a 14,000 SF 2-story office building
- Excellent location with lighted intersection, great access to amenities and major routes including I-83, I-81 and Rt. 322
- Great proximity to Blue Ridge Village and Susquehanna Union Green developments
- 17,000 VPD traffic county and growing
- BOR Zoning - ideal for medical, banking/financial services, any professional service



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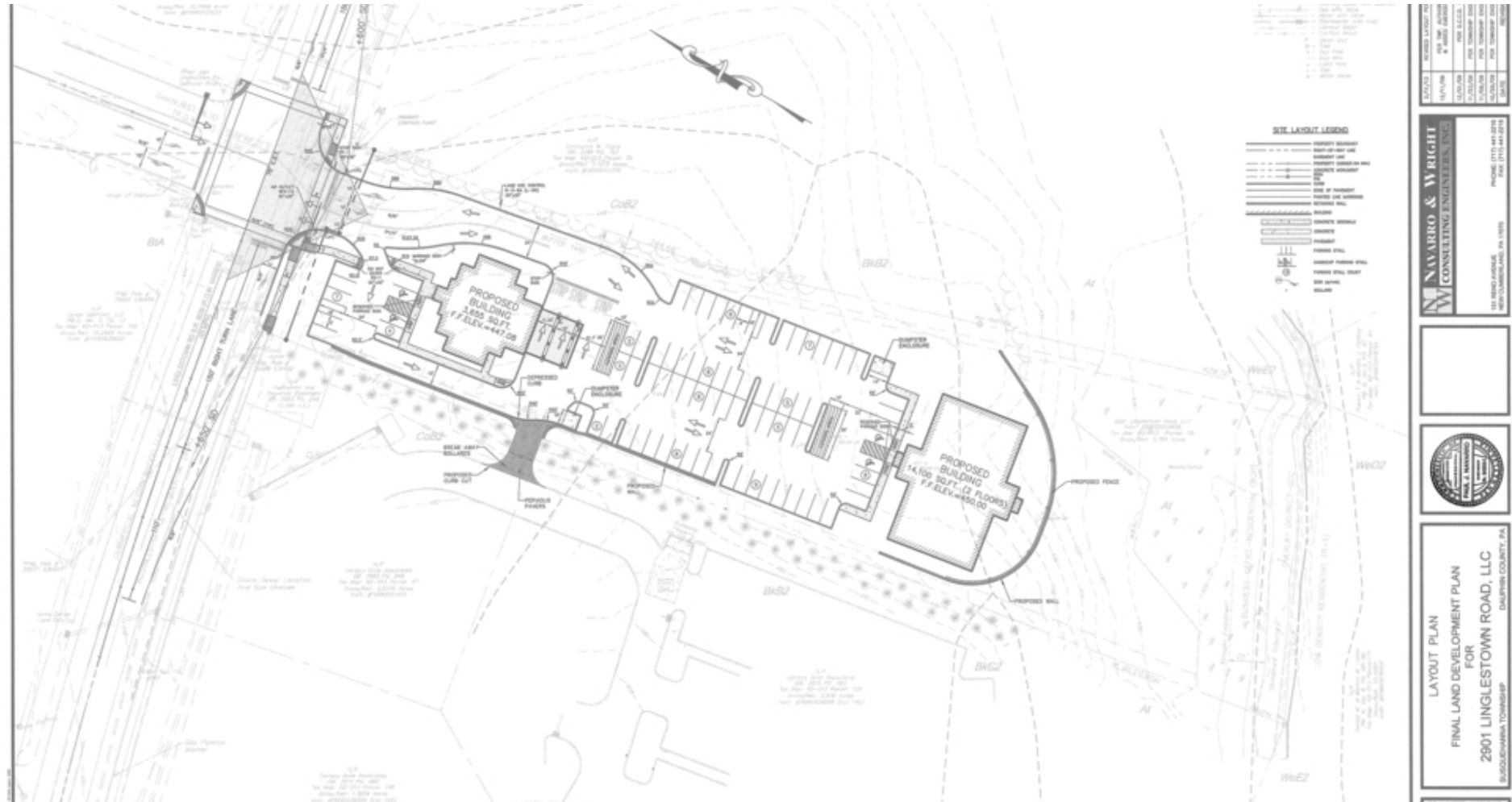
425 N. 21st Street, Suite 302, Camp Hill, PA 17011

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# 2901 Linglestown Road

LAND PROPERTY FOR LEASE  
2901 Linglestown Road Harrisburg, PA 17110

## SITE MAP



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# 2901 Linglestown Road

## LAND PROPERTY FOR LEASE

2901 Linglestown Road Harrisburg, PA 17110

## PDF WITH HEADER/FOOTER



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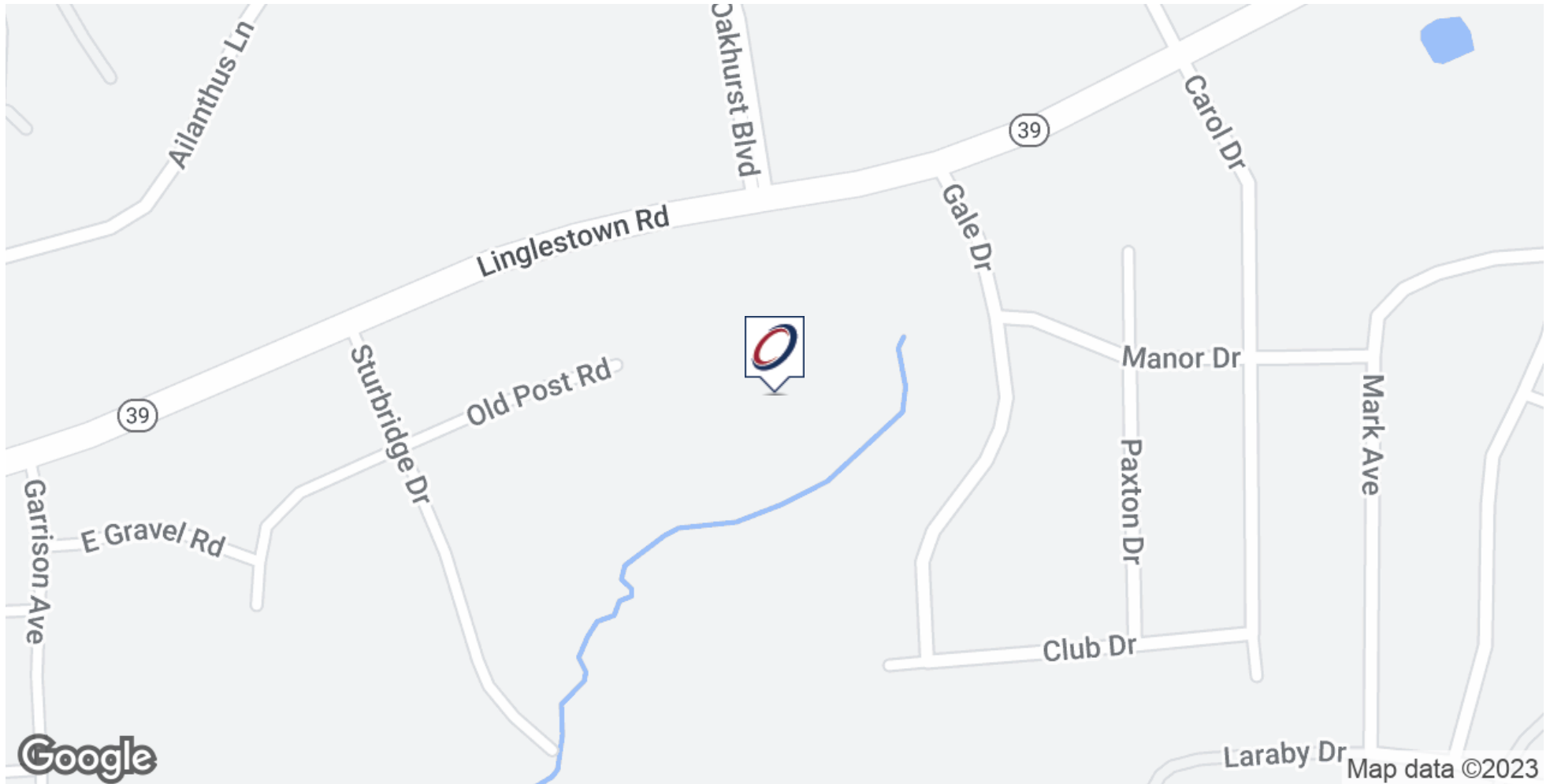


# 2901 Linglestown Road

## LAND PROPERTY FOR LEASE

2901 Linglestown Road Harrisburg, PA 17110

### LOCATION MAP



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# 2901 Linglestown Road

## LAND PROPERTY FOR LEASE

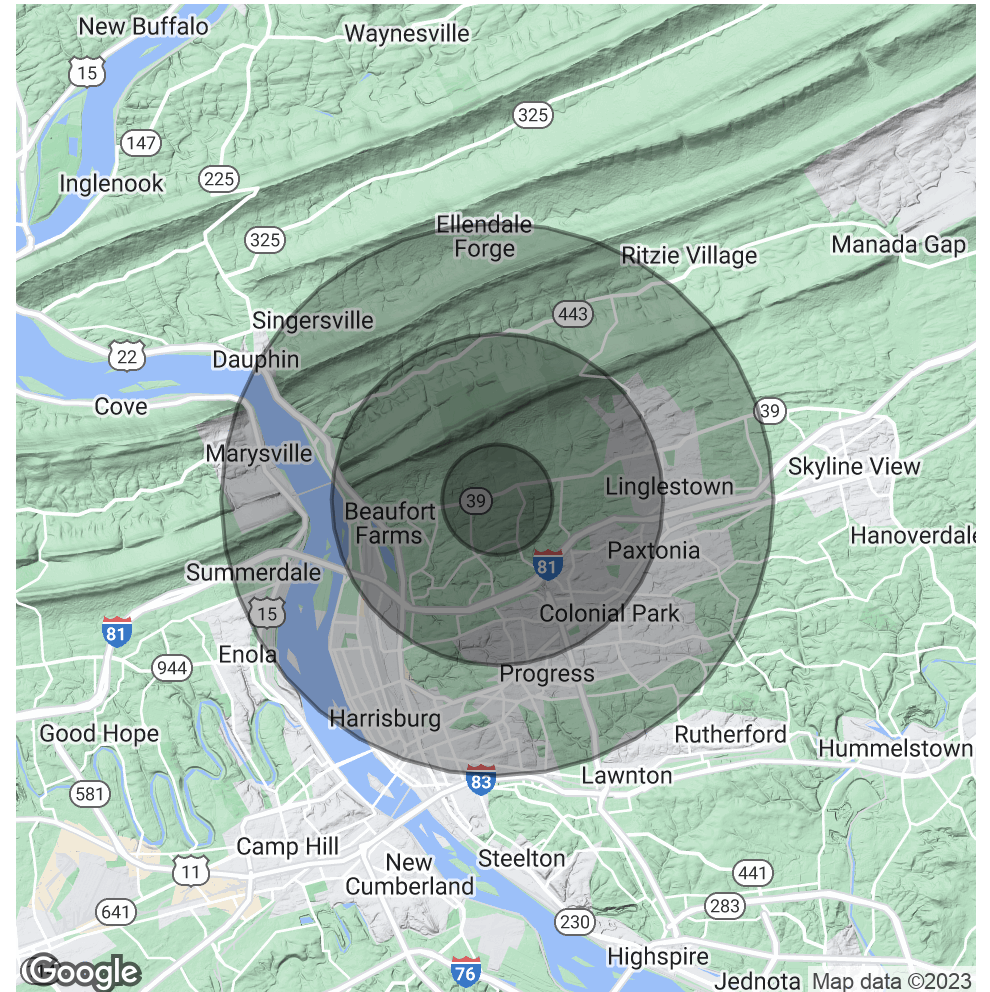
2901 Linglestown Road Harrisburg, PA 17110

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,096	33,457	119,864
Average age	45.1	42.6	39.2
Average age (Male)	43.7	41.6	37.1
Average age (Female)	46.1	43.0	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,702	14,328	50,206
# of persons per HH	2.4	2.3	2.4
Average HH income	\$100,527	\$83,290	\$64,922
Average house value	\$240,533	\$208,707	\$177,362

\* Demographic data derived from 2020 ACS - US Census



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