

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

1.11 AC of commercial zoned land in an outstanding location on N. Front Street available for sale or ground lease. Preliminary planning in place for a restaurant up to +/- 3,950 SF with drive-thru or a +/- 9,600 SF one-story office building. Site features approximately 250' of frontage on N. Front Street with ample access points and a secondary access point from Parkway Road. Traffic counts of 24,000 VPD including large numbers of commuters from suburban areas with strong demographics.

PROPERTY HIGHLIGHTS

- COL zoning allows for restaurants including fast food with drive-thru, convenience stores/gas stations, and various office uses
- +/- 250' of frontage on N. Front Street with two curb cuts; secondary access from Parkway Road
- Great exposure to over 24,000 VPD and just a block off of Interstate 81.

OFFERING SUMMARY

| | |
|-------------|-----------|
| Sale Price: | \$725,000 |
| Lease Rate: | N/A |
| Lot Size: | |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,328 | 52,858 | 143,908 |
| Total Population | 3,164 | 123,481 | 345,141 |
| Average HH Income | \$59,710 | \$59,437 | \$68,609 |



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CONCEPTUAL SITE PLANS



4001 N. Front Street

LAND PROPERTY FOR SALE / LEASE

4001 N. Front Street Harrisburg, PA 17110

TRADE AREA



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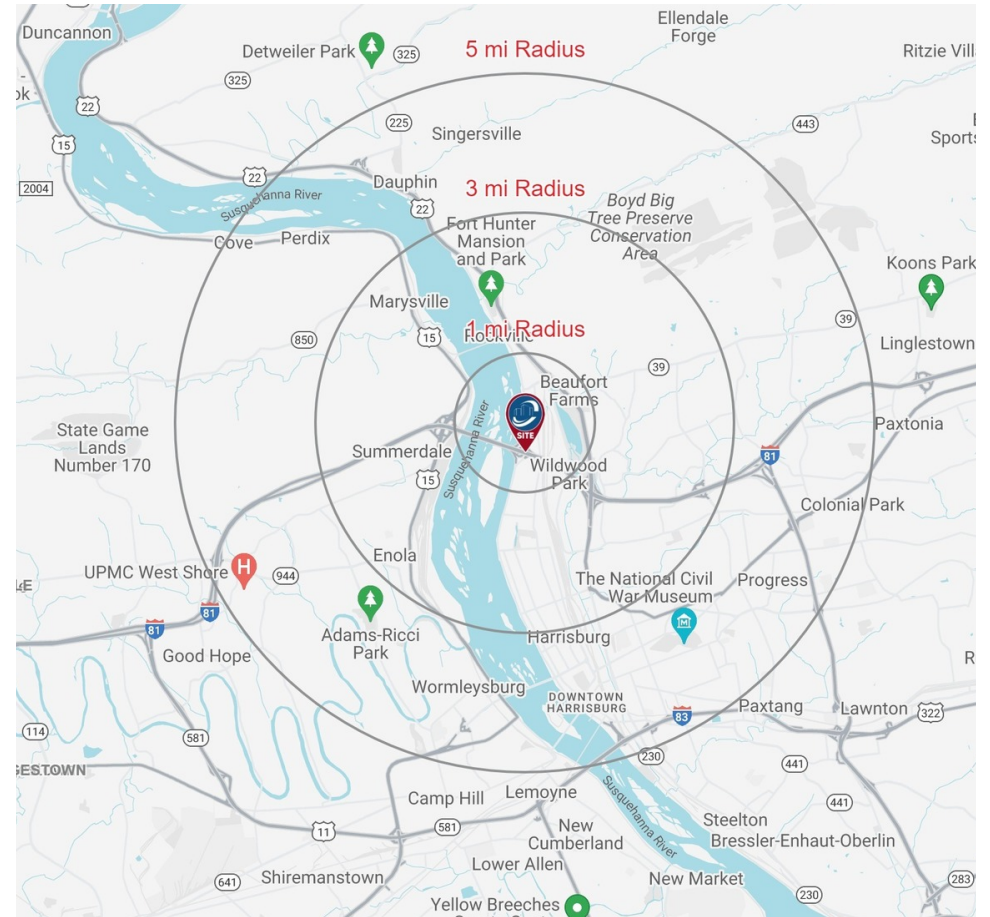
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,164 | 123,481 | 345,141 |
| Average age | 37.2 | 37.4 | 39.4 |
| Average age (Male) | 31.2 | 35.7 | 37.6 |
| Average age (Female) | 38.6 | 38.5 | 40.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 1,328 | 52,858 | 143,908 |
| # of persons per HH | 2.4 | 2.3 | 2.4 |
| Average HH income | \$59,710 | \$59,437 | \$68,609 |
| Average house value | \$85,976 | \$165,607 | \$178,052 |

* Demographic data derived from 2020 ACS - US Census



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