

7744 LINGLESTOWN ROAD

**7744 LINGLESTOWN ROAD
LAND**

Harrisburg, PA 17112

PRESENTED BY:

LAURA MARTIN, CCIM, CPM

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PA #RM419784

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	15.3 Acres
PRICE / ACRE:	-
ZONING:	Interchange District
MARKET:	Central Pennsylvania
SUBMARKET:	Harrisburg
APN:	38-019-022; 68-019-075

PROPERTY OVERVIEW

+/-15.3 acres available for sale. Situated on the highly traveled Linglestown Road with access to I-81 and Route 22 in Harrisburg, PA.

PROPERTY HIGHLIGHTS

- Development opportunity
- +/-15.3 acres
- Proposed lots from .64 to 15.3 acres
- Situated among national and local retailers
- Quick access to I-81
- Zoning permits convenience stores, restaurants, personal services, motor vehicle related businesses and more

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RETAIL MAP



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PROPOSED LOTS



Proposed Lots

2.01 Acres
1.45 Acres
1.48 Acres
9.51 Acres

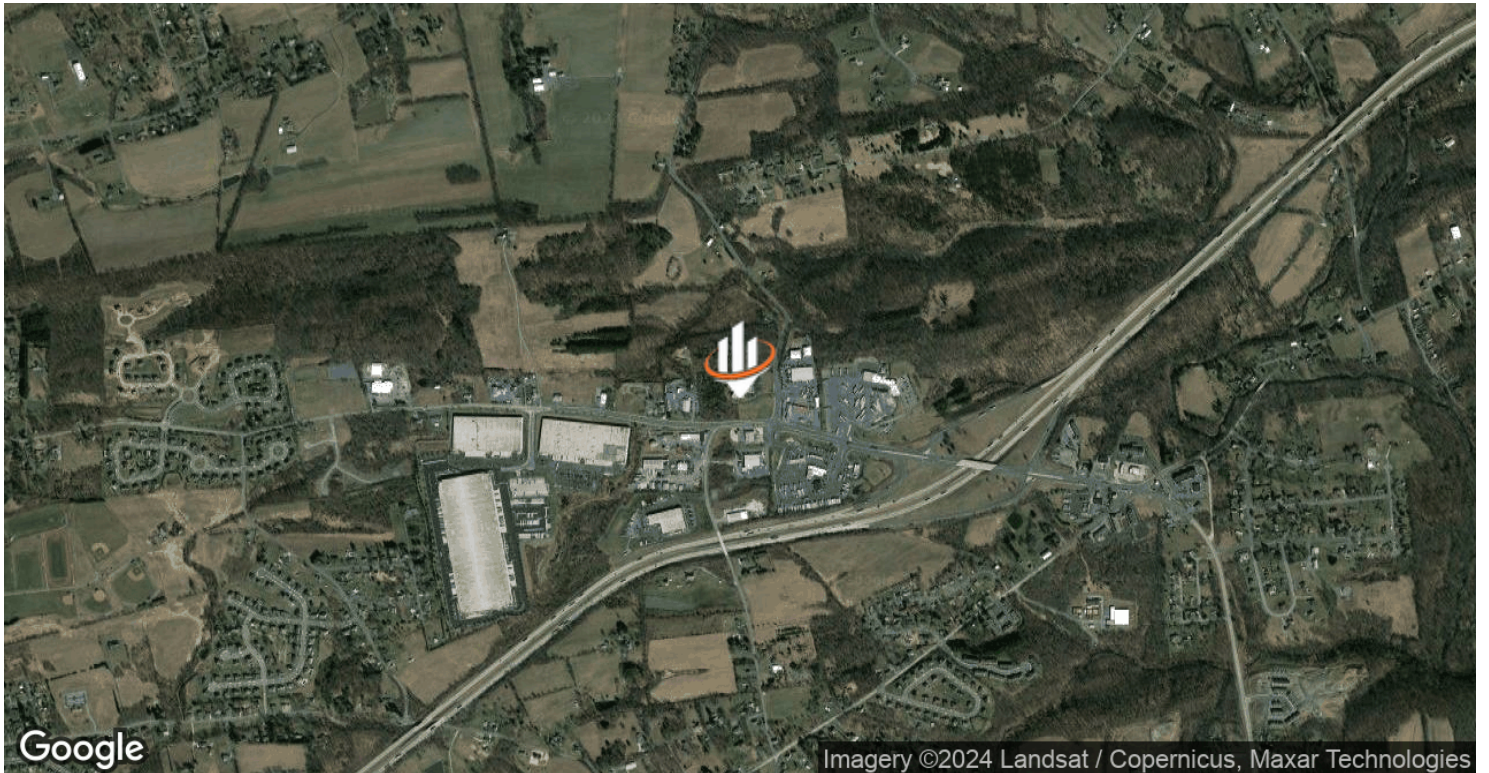
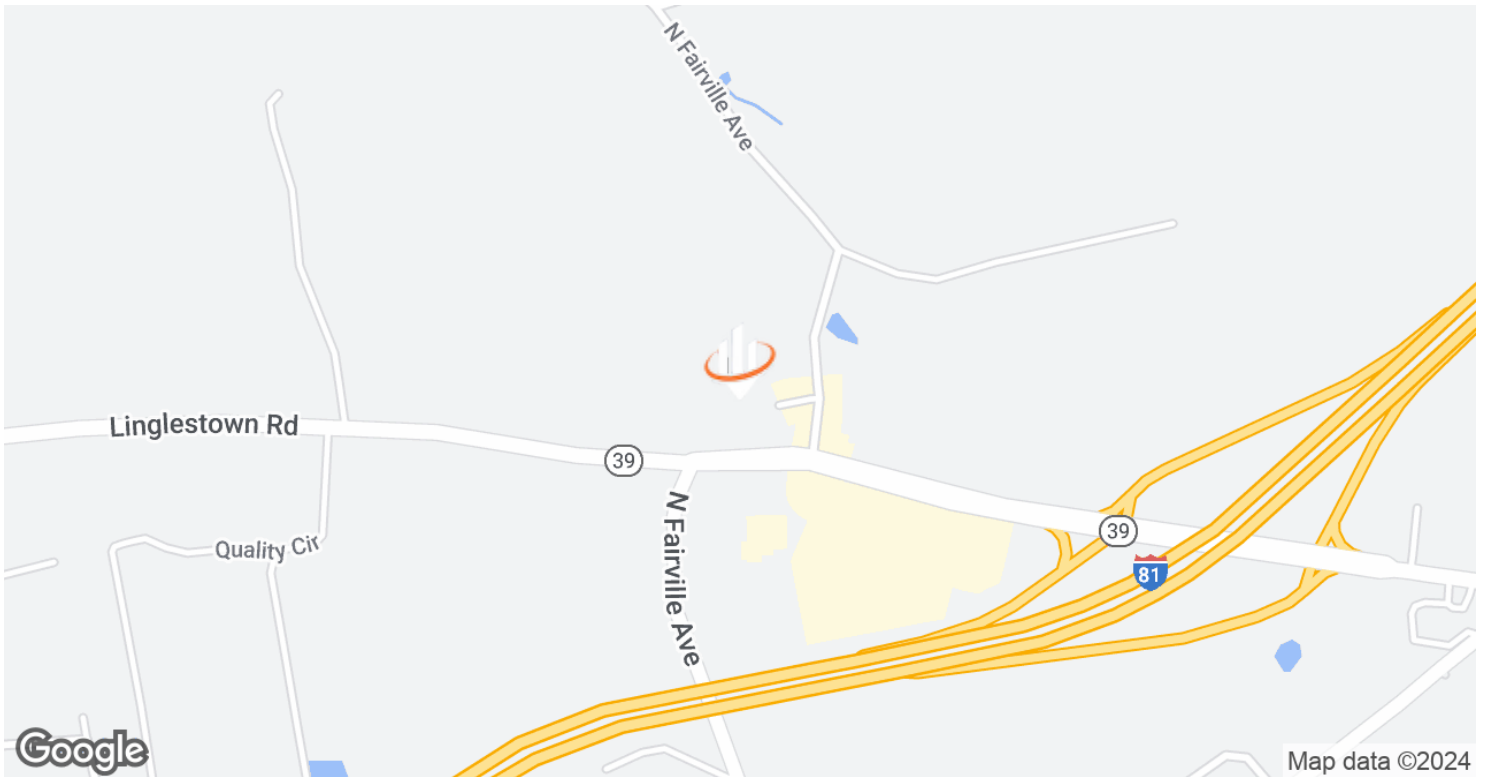
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LOCATION MAP



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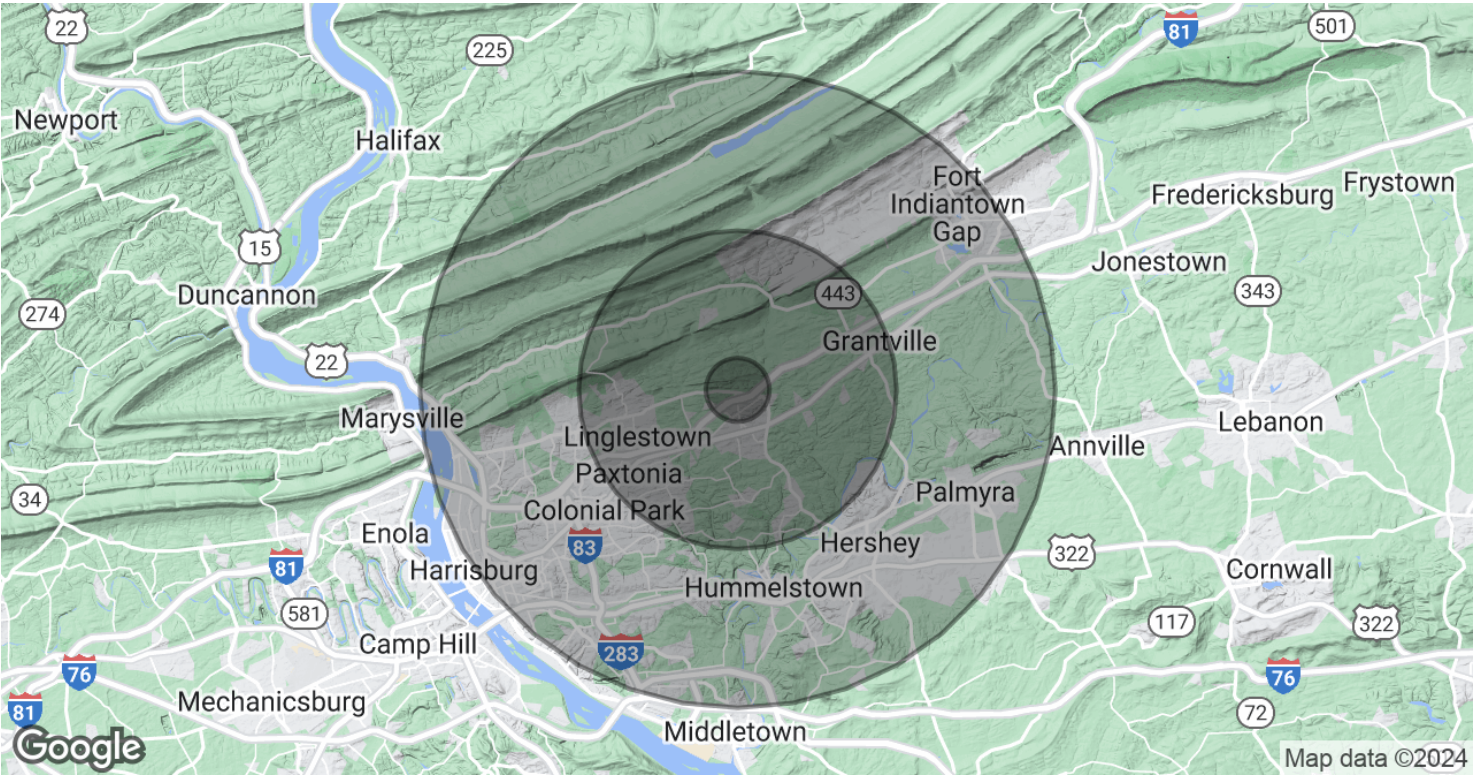
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,193	38,289	196,697
AVERAGE AGE	39.0	41.0	40.6
AVERAGE AGE (MALE)	36.9	39.4	39.5
AVERAGE AGE (FEMALE)	42.0	42.8	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	452	14,561	81,065
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$78,654	\$83,738	\$76,124
AVERAGE HOUSE VALUE	\$210,247	\$207,994	\$195,228

* Demographic data derived from 2020 ACS - US Census

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