

Colonial Road Harrisburg, PA 17112 Dauphin County, Lower Paxton Township

Commercial land located just off Route 39 at the corner of Colonial Road and Winthrop Drive. The property features public water and sewer to the site.

Total Acres Available	1.89
Topography	Gently sloping
Date Available	Immediately
Price	\$659,000

Zoning

Commercial Neighborhood (CN) which permits bakery (retail), bed-and-breakfast inn, beverage distributor, construction company or tradesperson's headquarters, crafts or artisan's studio, day care, exercise club, financial institution, funeral home, garden center, laundromat, office, medical labs, place of worship, personal services, restaurant without drive-through service, retail store, indoor target range, veterinarian office and more.

Demographics

Radii	Population	Households	Household Income
1	10,100	4,533	\$63,522
3	83,372	37,525	\$63,034
5	174,907	80,714	\$69,747
Traffic Count:		11,200 ADT (Colonial Road)	
		13,100 ADT (Linglestown Road)	

Land Information

Acres	1.89
Total Acres Available	1.89
Land SF	82,328
Fencing	None
Frontage	225' along Colonial Road and 160' along Winthrop Drive
Dimensions	Irregular
Parking	TBD
Topography	Gently sloping
Historic District	No
Flood Zone	No
Tax Parcel Number	35-009-128

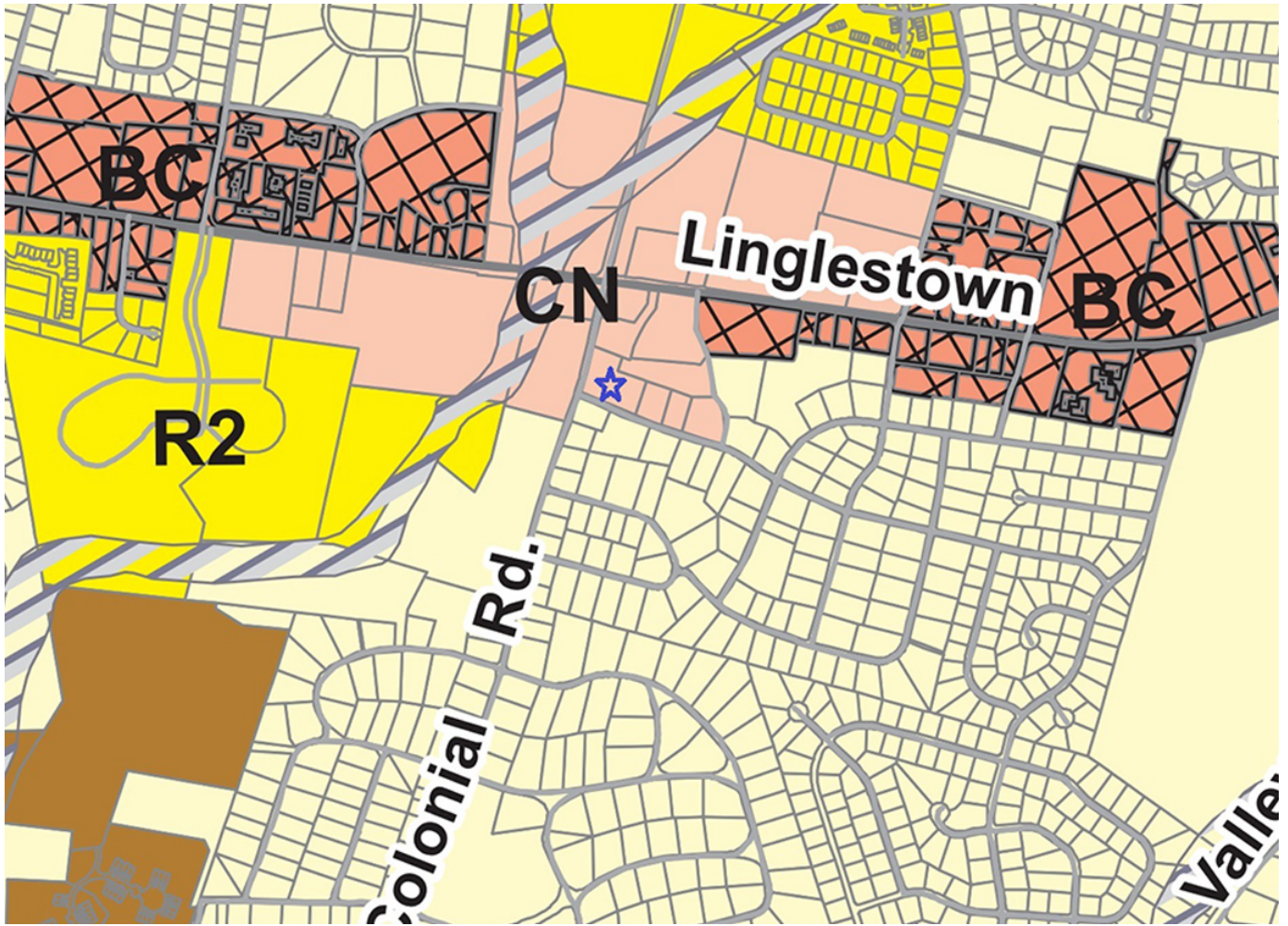
Sales Information

For Sale	Yes
For Lease	No
Price	\$659,000
Real Estate Tax	Approximately \$775 annually (2023)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	None
Insurance	Per Buyer's carrier
Inventory	None
Financing	Cash or conventional
Date Available	Immediately









Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

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