



16 ACRES FOR DEVELOPMENT

1219 WILLOW MILL ROAD
MECHANICSBURG, PA 17050

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OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	16 Acres
Zoning:	Interchange Zone
Market:	Central Pennsylvania
Submarket:	Harrisburg
Price / SF:	\$1.15

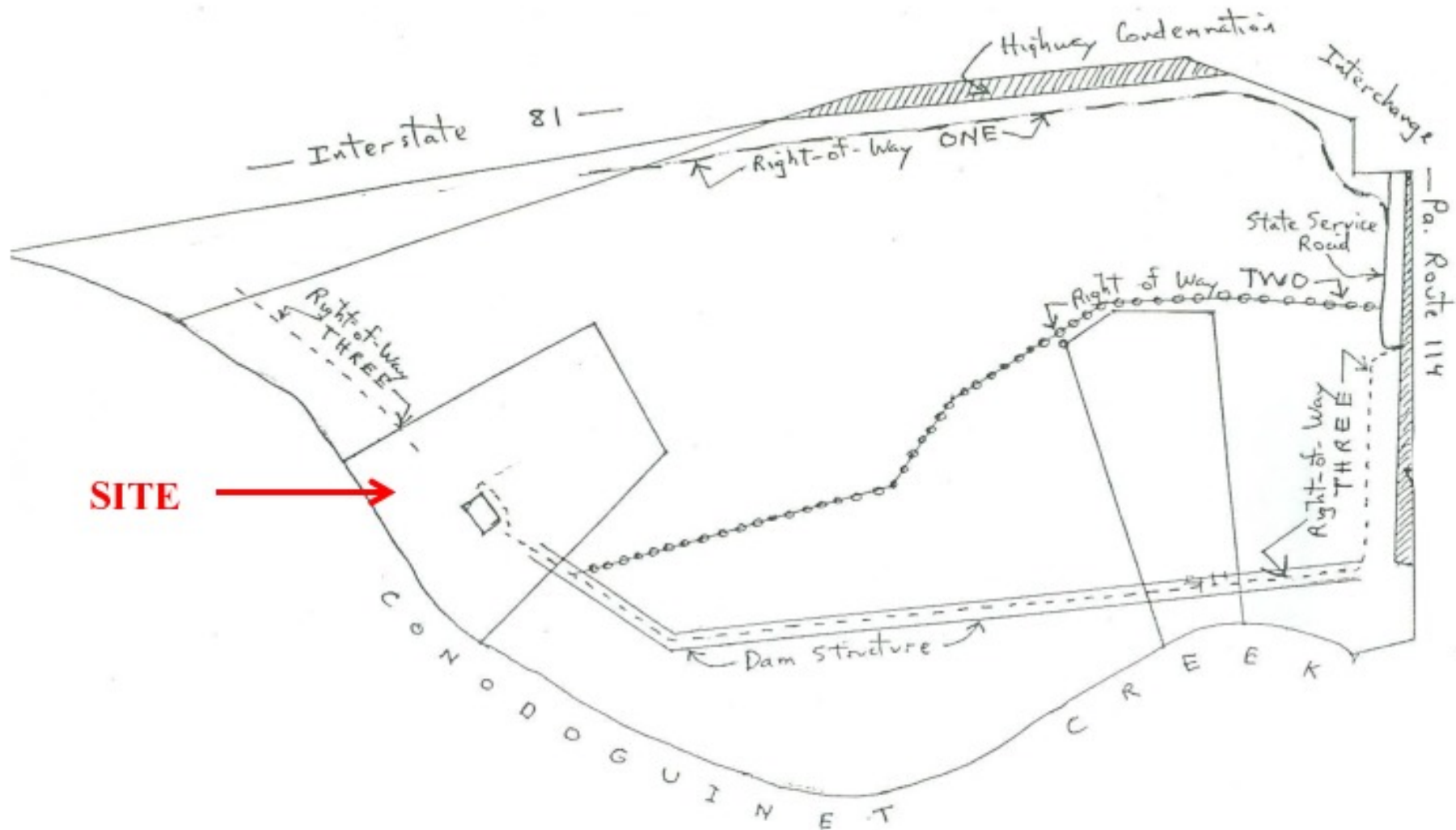
PROPERTY OVERVIEW

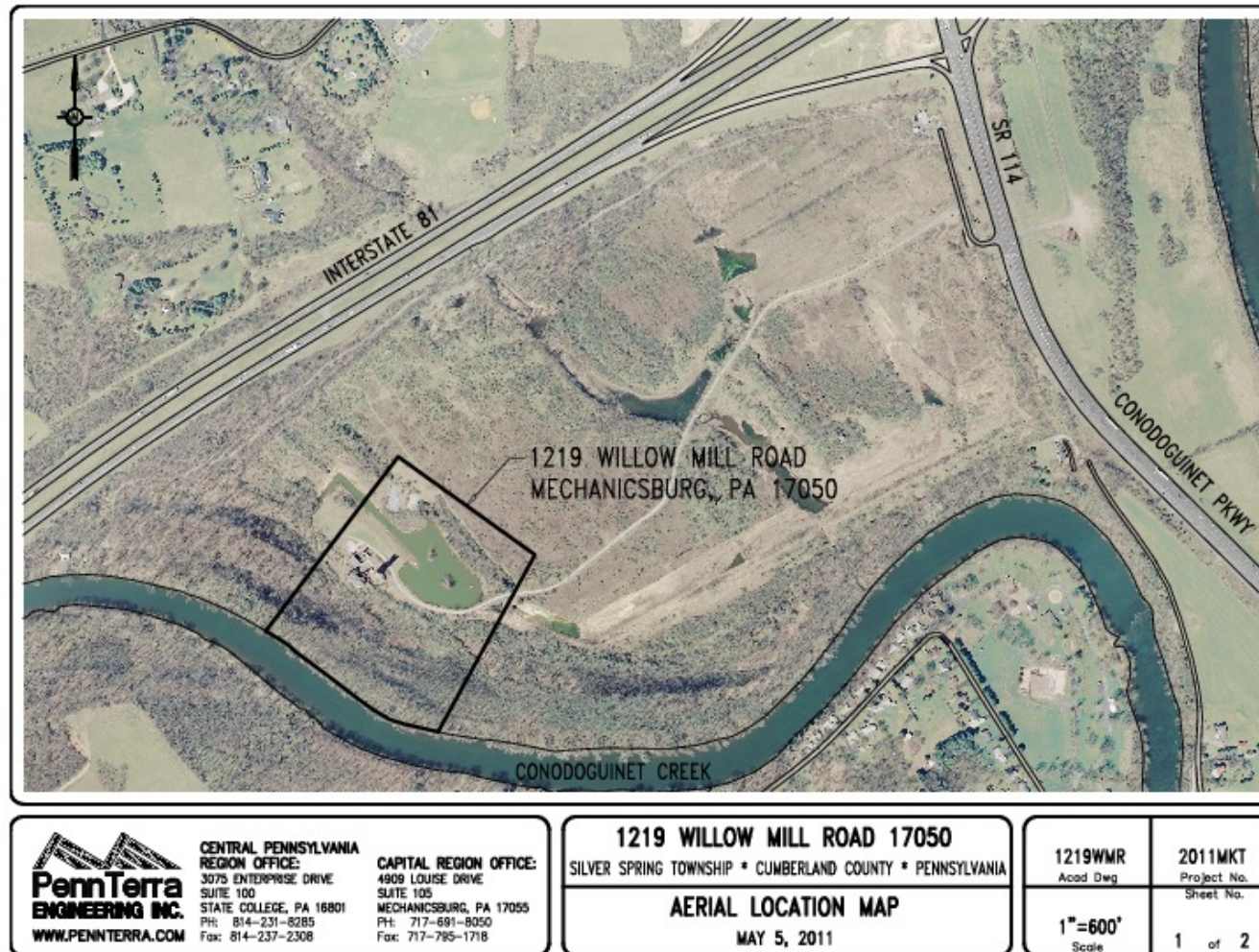
16 acres zoned for office, retail, golf.
Just off I-81 Exit 57.
Minutes from the Carlisle Pike, restaurants and major shopping.

PROPERTY HIGHLIGHTS

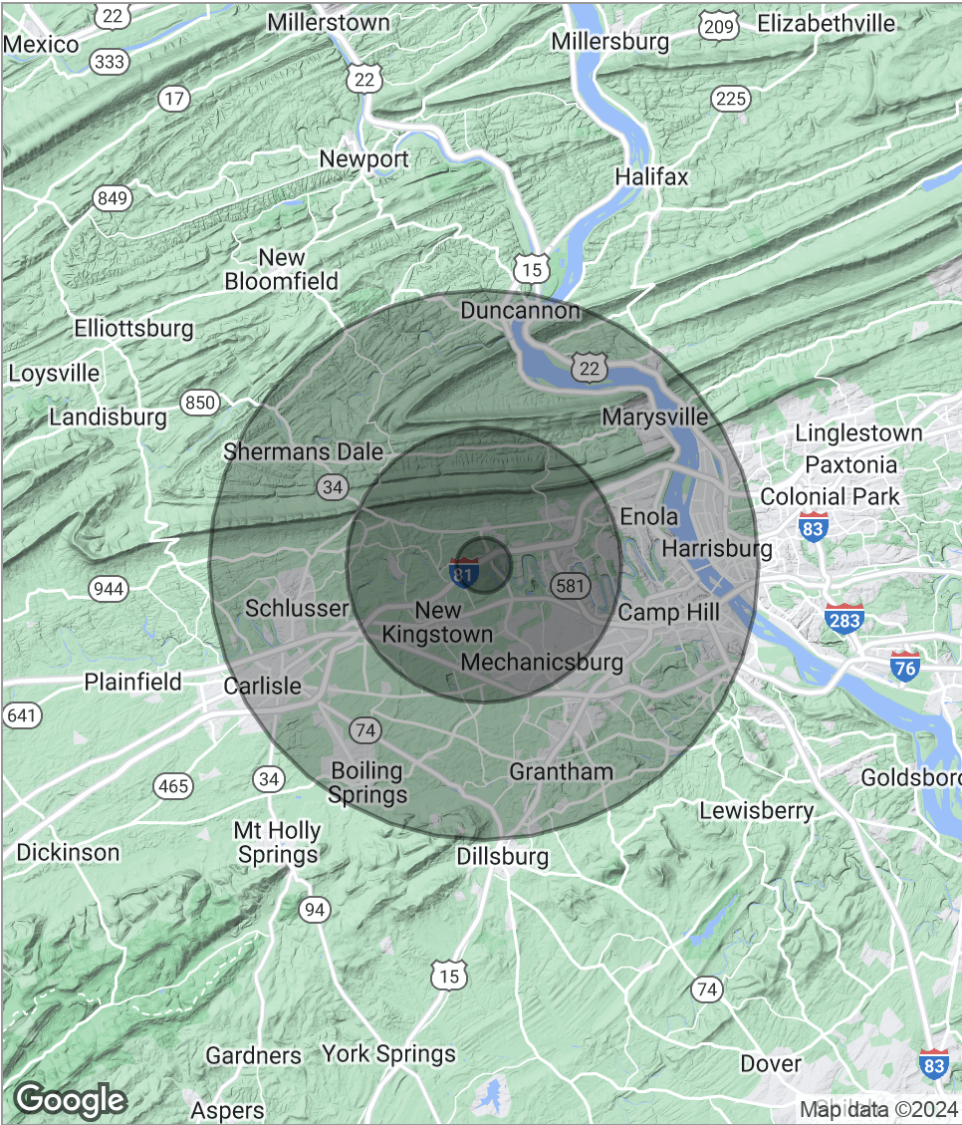
- 16 Acres
- Just off I-81 Exit 57
- Close to many amenities

Additional Photos





Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	909	36,364	189,990
Median age	43.3	41.8	41.3
Median age [Male]	43.5	40.4	40.0
Median age [Female]	43.1	42.9	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	371	14,903	78,734
# of persons per HH	2.5	2.4	2.4
Average HH income	\$94,916	\$91,938	\$77,888
Average house value		\$159,662	\$184,670

** Demographic data derived from 2020 ACS - US Census*

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