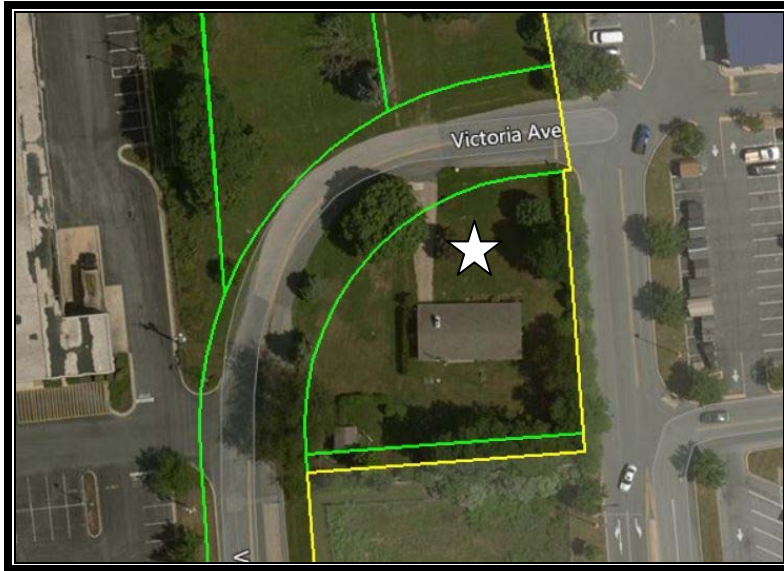




► Prime Retail Land (Main & Main)



4013 Victoria Avenue  
Harrisburg, PA 17109

**Available:**

.5 Acre

**Sale Price:**

\$575,000

**Lease Rate:**

\$60,000/Year NNN

**Description:**

Prime real estate land located at I-83 and Union Deposit Road. Currently accessible on three sides. Join Sheetz, Lowes, Starbucks and I-Hop. The property is currently being used as a residence. It's highest and best use is retail.

Annette Cassel Means  
717.697.2422 – office line  
ameans@high.net

**LAND INFORMATION**

<b>Municipality:</b>	Lower Paxton Township
<b>County:</b>	Dauphin
<b>Zoning:</b>	CG Commercial General
<b>Topography:</b>	Flat
<b>Acres:</b>	.5 Acres
<b>Fencing:</b>	Concrete Wall, Chain Link

**UTILITIES**

Public utilities available

**TRAFFIC COUNT**

AADT 9,460 @ West on Union Deposit Road  
AADT 10,010 @ East on Union Deposit Road

# For Sale/Lease

4013 Victoria Avenue  
Harrisburg, PA 17109

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	10,781	89,825	178,483
Households:	5,279	36,590	75,805
Avg HH Income:	\$60,999	\$59,402	\$67,375

## TAX IDENTIFICATION

35-075-007, 35-075-098

## LOCAL AMENITIES

The area offers a wide variety of residential developments along with several shopping centers, hotels, restaurants and is located right off of a major interchange.

## COMMENTS

Great access & visibility. Situated near great neighborhood grocery anchored centers as well as stand alone retail, commercial and residential developments.

## LOCATION

From Harrisburg, where PA-581 E Harrisburg Expressway becomes I-83N. Take the Union Deposit Road Exit 48 .2 miles. Keep left to take the ramp towards Penbrook .03 miles, turn left onto Union Deposit Road approximately .25 miles to Victoria Avenue.

## RETAIL MAP





