

## Prime Retail Land (Main & Main)



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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.

#### LAND INFORMATION

Municipality: County: Zoning:

Topography: Acres: Fencing: Lower Paxton Township Dauphin CG Commercial General

Flat .5 Acres 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

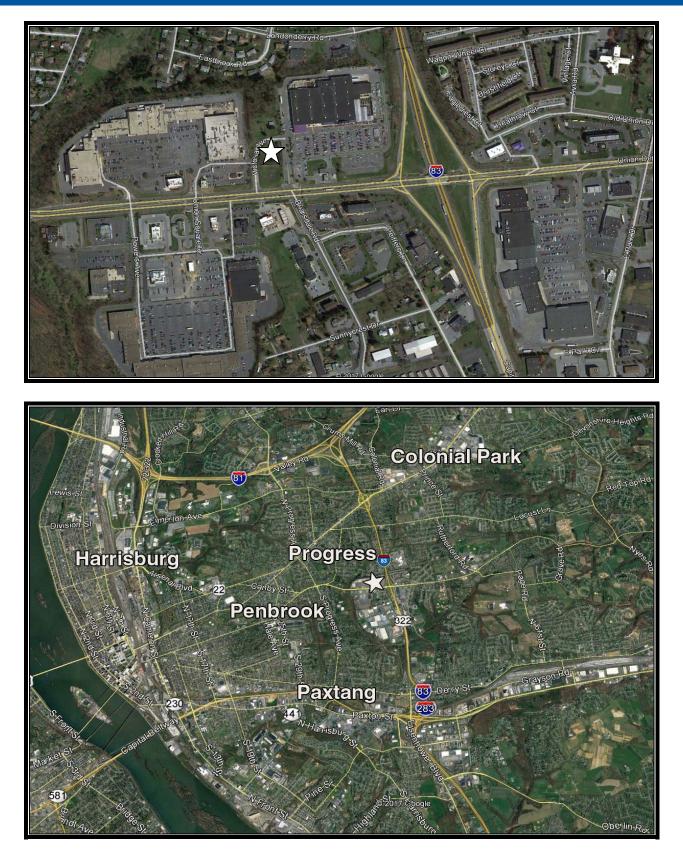
For Sale/Lease	4013 Victoria Avenue Harrisburg, PA 17109			
DEMOGRAPHICS Population: Households: Avg HH Income:	<b>1 Mile</b> 10,781 5,279 \$60,999	<b>3 Miles</b> 89,825 36,590 \$59,402	<b>5 Miles</b> 178,483 75,805 \$67,375	
TAX IDENTIFICATION	35-075-007, 35-075-098			
LOCAL AMENITIES	The area offers a wide variety of residential developments along with several shopping centers, hotels, restaurants and is located right off of a major interchange.			
<u>COMMENTS</u>	Great access & visibility. Situated near great neighborhood grocery anchored centers as well as stand alone retail, commercial and residential developments.			
<u>LOCATION</u>	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**



# Maps

## 4013 Victoria Avenue Harrisburg, PA 17109



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