

15.28 Acres for Sale

I-81 Exit 77 (Linglestown Road)

West Hanover Township, Dauphin County, PA

Two Parcels totaling
15.28 Acres



Commercial Development Site For Sale

15.28 Acres | West Hanover Township, PA

For Sale

Highlights



Excellent Regional Highway Access – Ideally situated on PA 39, the site offers near-direct access to Interstate 81 at Exit 77, less than a quarter mile away, providing excellent connectivity to the entire region.



Expansive Acreage – A generous 15.28-acre site provides ample space for development of commercial, retail or industrial.



Highly Visible Location – Strategically placed at a prominent corner ensuring high exposure and easy accessibility for businesses looking to attract significant customer traffic.

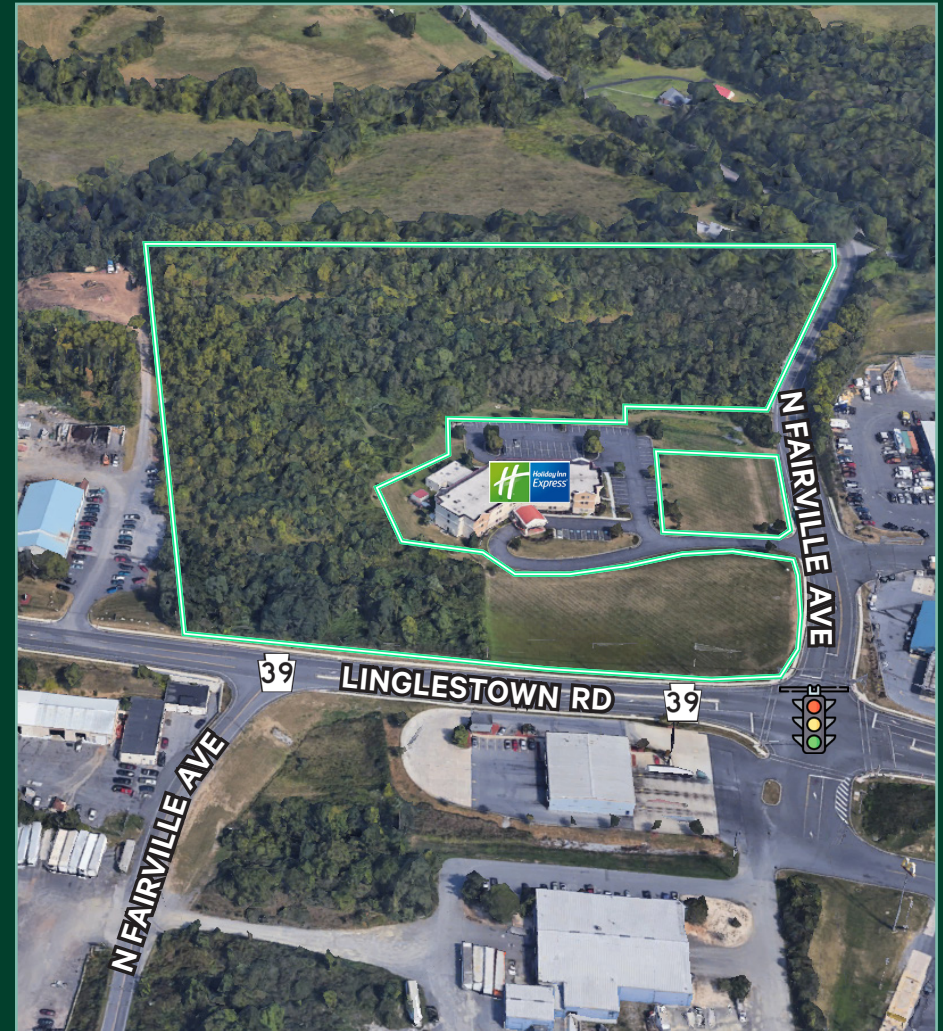


Flexible Zoning – Accommodates a wide range of uses, including:

- Commercial establishments
- Retail operations
- Service-oriented businesses
- Light industrial activities
- Office spaces



Investment Opportunity – Significant potential for a wide range of uses, making it an ideal investment opportunity for developers and business owners.



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Highway Access



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Market Aerial

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	1,659	14,291	45,692
Households - Current Year Estimate	692	5,810	18,133
Average Household Income	\$141,384	\$128,562	\$131,593
Median Household Income	\$104,078	\$108,192	\$110,815



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Zoning: I (Interchange)

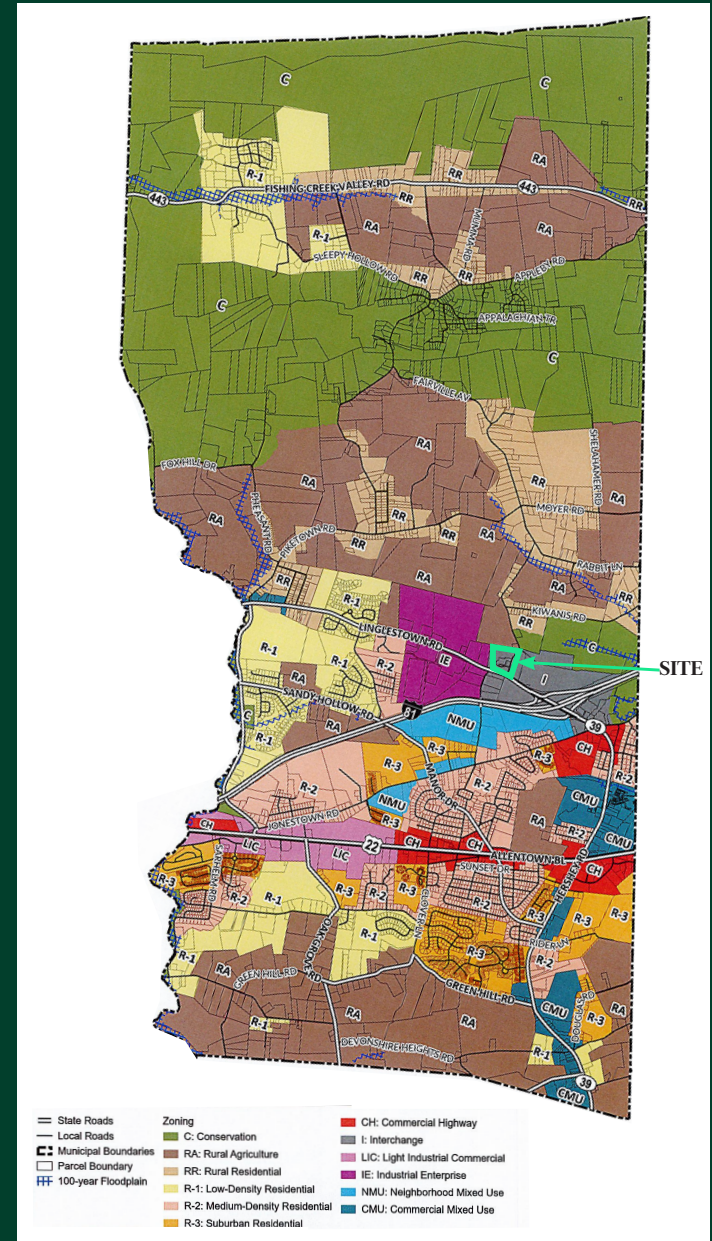
The Interchange (I) District provides suitable development opportunities for activities which service the needs of interstate highway automobile and truck traffic at the interchange area.

Uses Permitted by Right

Community Residence, Group Home, Assembly (General), Government Facility, Police/Fire/EMS, Forestry Operation, Commercial Equipment & Supply, Outdoor Sales Lot, Automobile Fueling and Limited Repair Service, Automobile Service/Car Wash, Automobile/Truck/Limousine Sales & Rental Service, Brew Pub, Eating Places, Microbrewery, microdistillery, microwinery, Self-Storage Facility, Office Uses, Craftsman Industrial, Public Utilities, Transit Bus Stops, Transit Facilities, Transportation & Utilities, Wireless Communications Facilities, Outdoor Storage Yard, Accessory Solar Energy Systems, Accessory Wind Energy Systems, Level 3 Electric Vehicle Charging Station, Outdoor Cafe, Outdoor Display and Sales, Parking, and Temporary Construction Site Trailer.

Additional Uses

Medical Marijuana Dispensarys are permitted by special exception (SE). Stadiums/Arenas, Adult Establishments, Heliports and Helistops are permitted by conditional use (C).



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