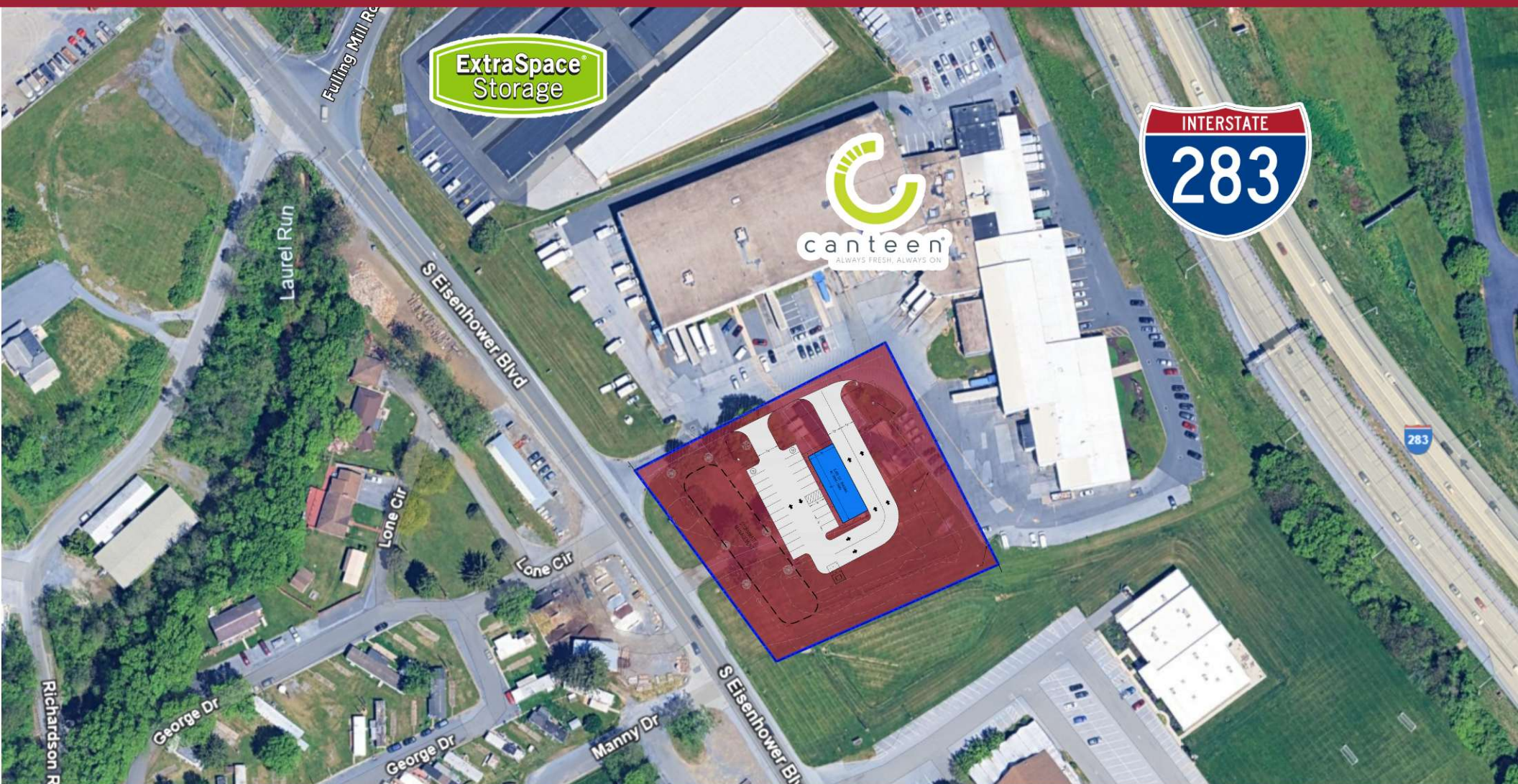




COMMERCIAL DEVELOPMENT SITE AVAILABLE

1144 EISENHOWER BLVD | MIDDLETOWN, PA 17057



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1144 EISENHOWER BLVD MIDDLETOWN, PA 17057

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PROPERTY HIGHLIGHTS

- Opportunity to purchase a well located development site along Eisenhower Blvd in Middletown, PA
- The highly visible 1.644 acre site sits along Eisenhower Blvd with +/- 250' of frontage for excellent signage opportunity
- Corporate neighbors include Canteen, TE Connectivity Campus, Lucknow-Highspire Terminals, and PA Turnpike Commission HQ and is close to popular amenities such as Wingate by Wyndham, Holiday Inn by IHG, Wendy's, Taco Bell, and Exxon
- Flexible zoning permits for myriad of commercial, office, retail, and light industrial uses by right
- Located just off  with quick access to  

OFFERING SUMMARY

Address	1144 Eisenhower Blvd Middletown, PA 17057
Property Type	Commercial Development Site
Lot Size	1.64 Acres
Sale Price	\$550,000
Price Per AC	\$335,365.85
Lease Rate	Negotiable
Lease Type	NNN
Frontage	+/- 250' Eisenhower Blvd
Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Swatara Twp
Zoning	Industrial Park (IP)
Corridor	I-283 @ I-76 PA Turnpike
APN	36-007-093

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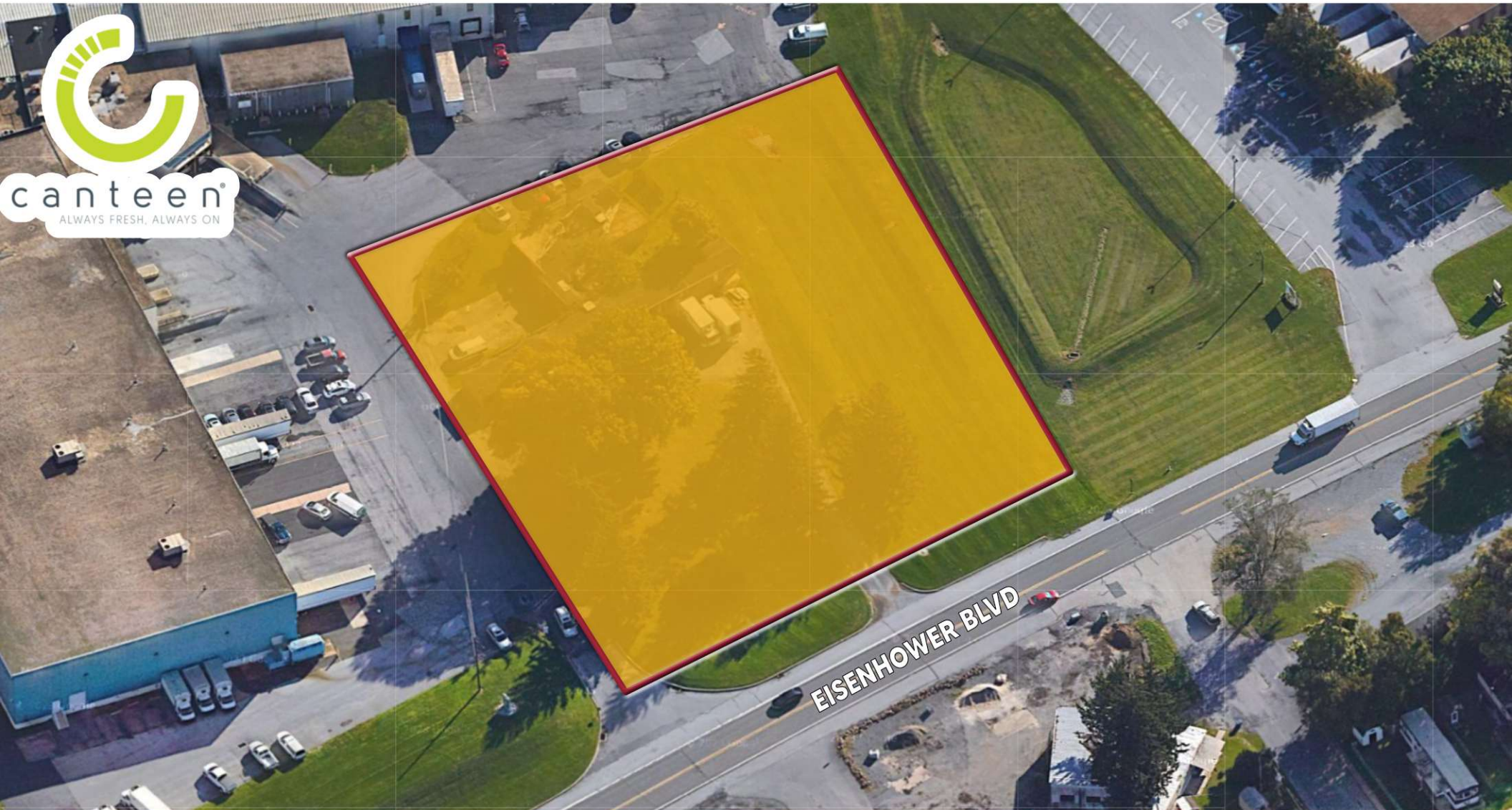




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AERIAL



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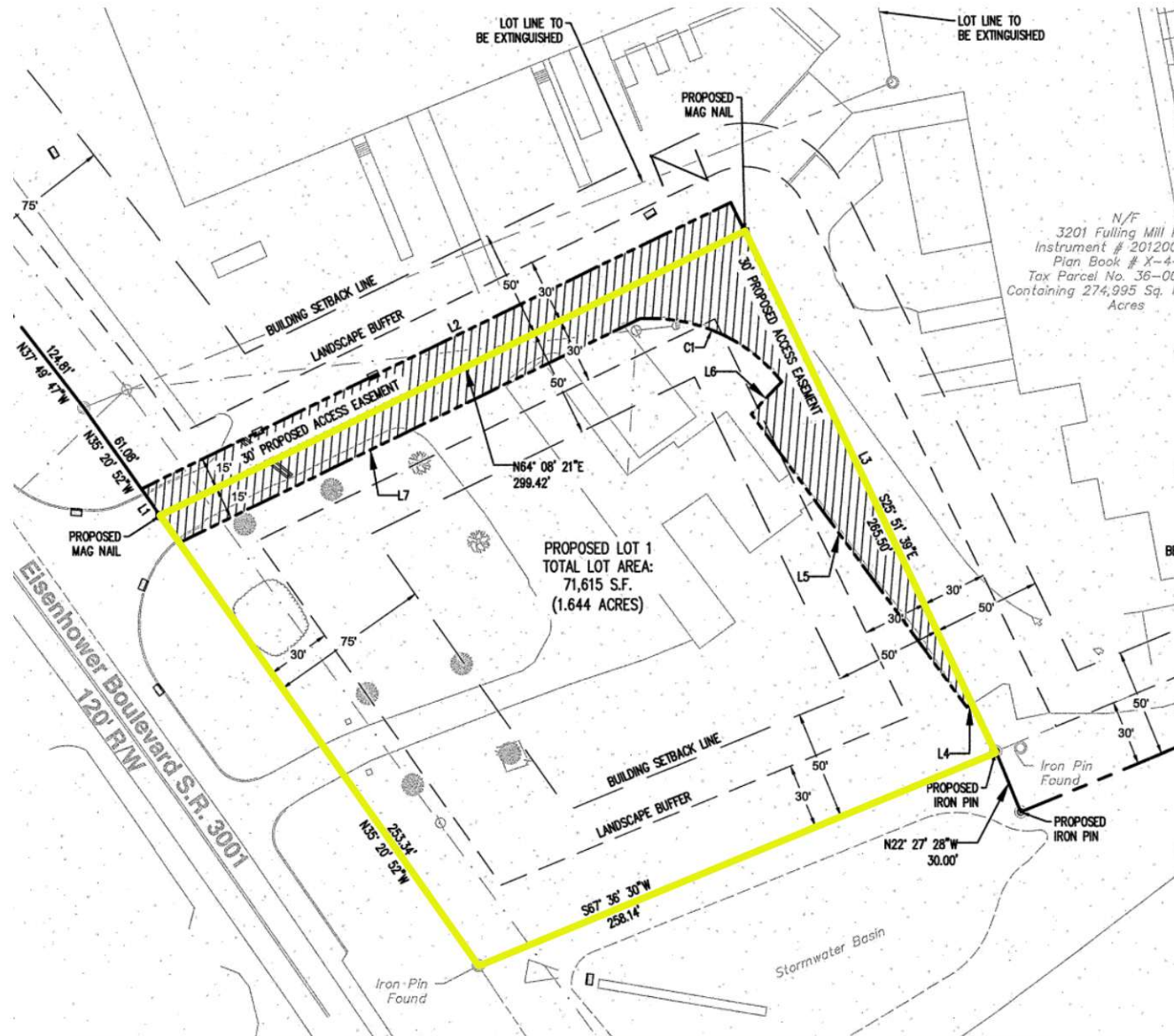
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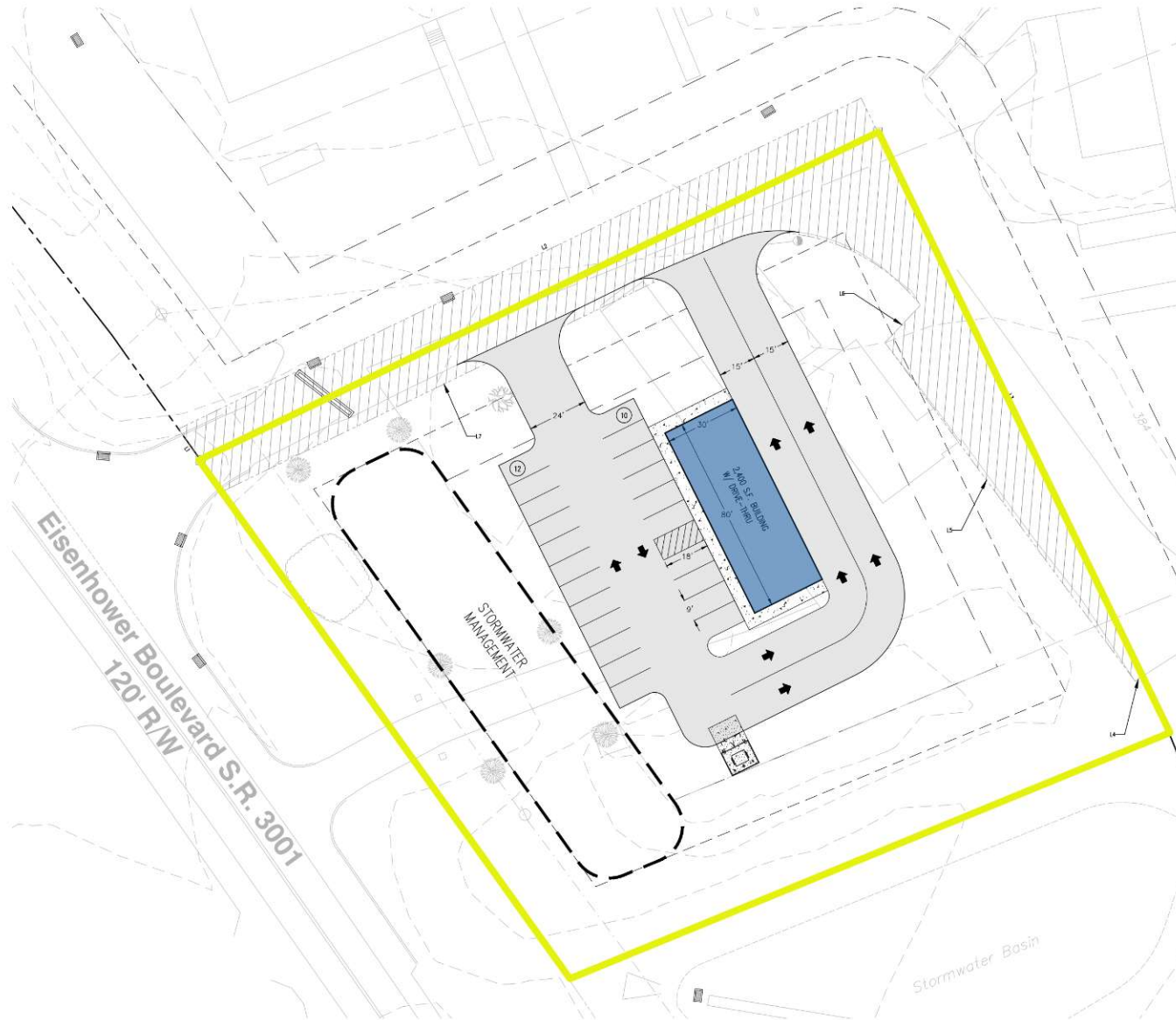


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SITE PLAN



CONCEPT SITE PLAN





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TRADE MAP

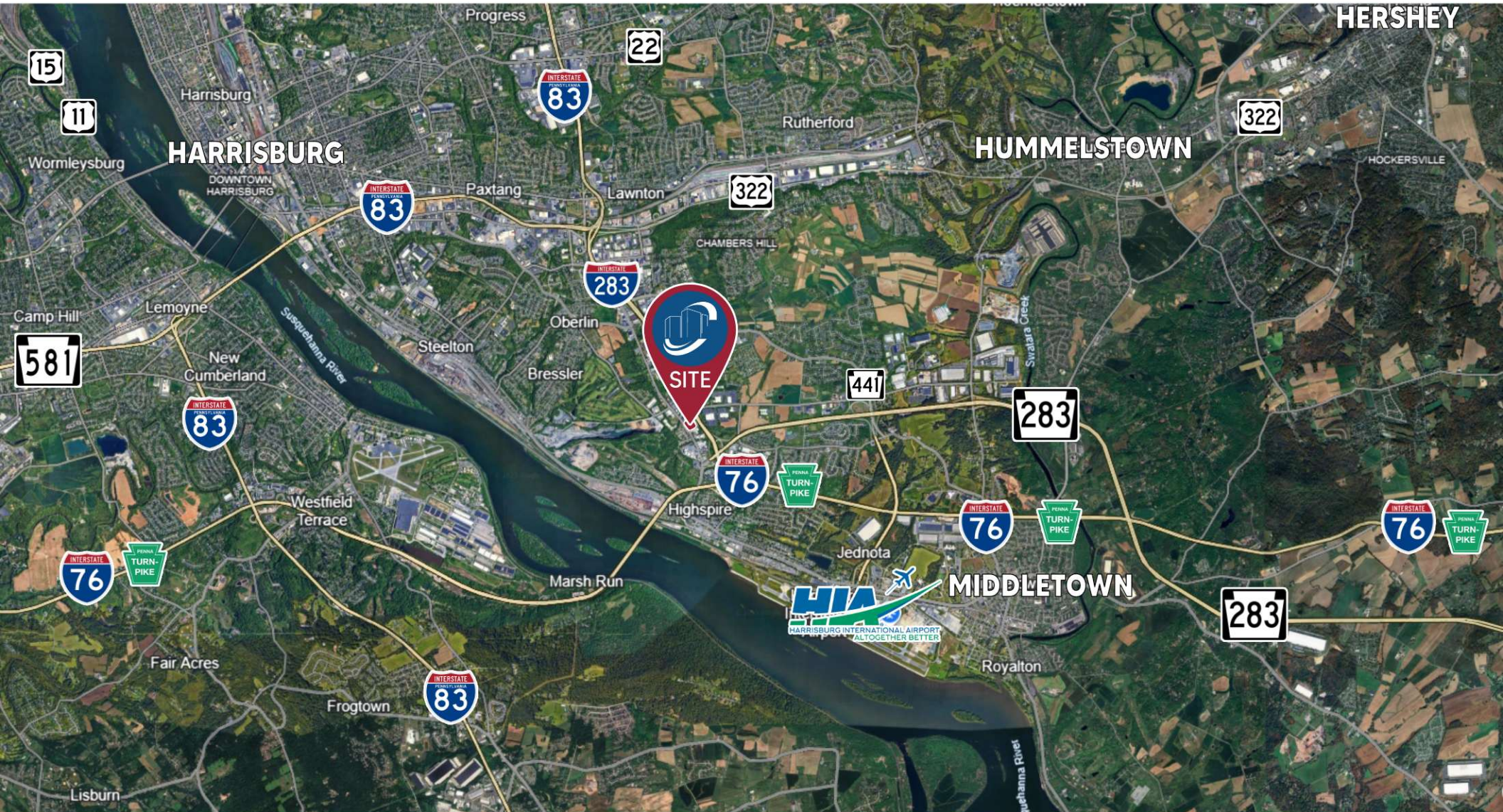




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REGIONAL AERIAL



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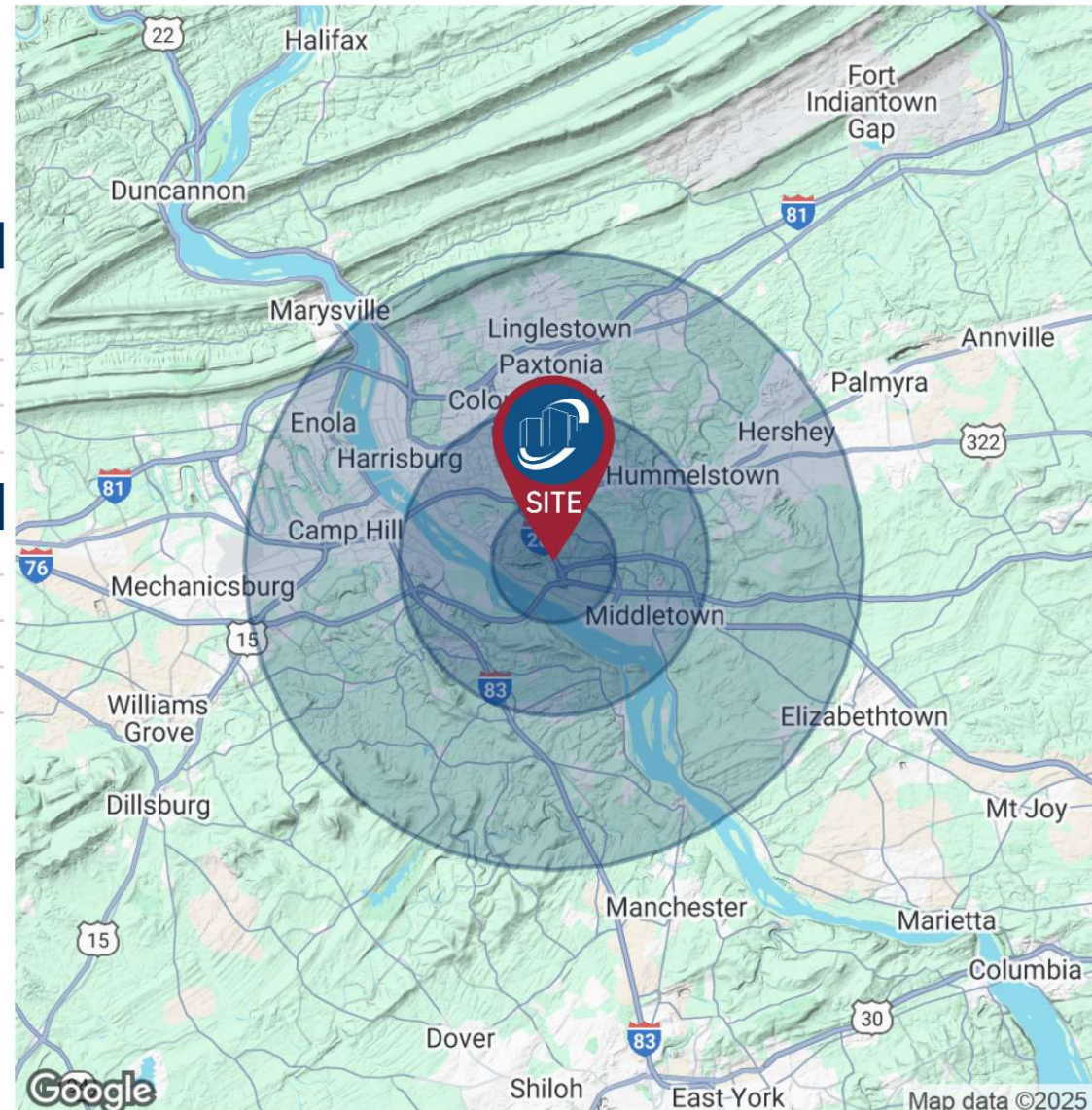
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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	17,687	119,637	360,021
Average age	42	40	41
Average age (Male)	41	39	40
Average age (Female)	43	41	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	7,234	47,721	146,978
# of persons per HH	2.4	2.5	2.4
Average HH income	\$93,894	\$90,018	\$101,953
Average house value	\$194,208	\$219,922	\$267,807



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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