

Gateway Corporate Center

75 Shannon Drive - Harrisburg, PA 17112

±1.00 AC Available For Sale or Lease



Questions? Contact Us.

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Gateway Corporate Center

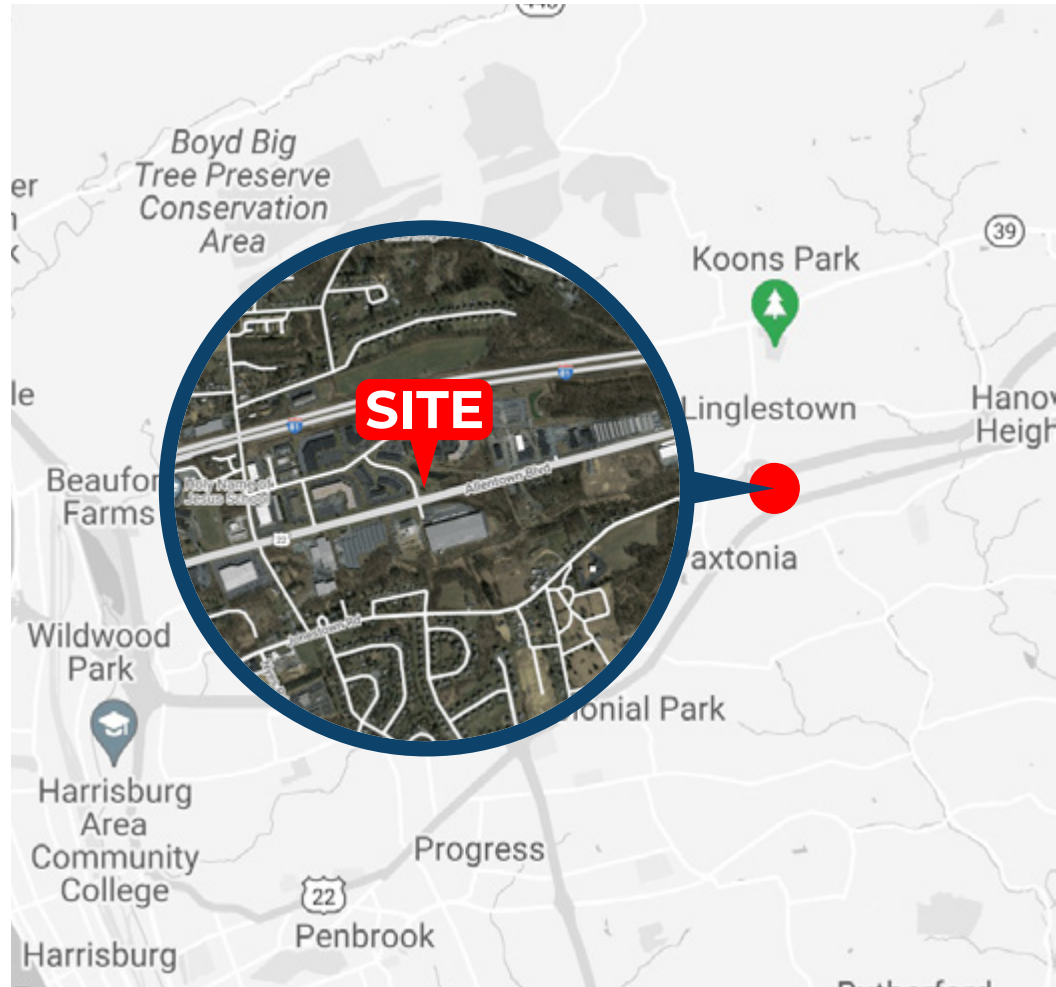
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Highlights

- Fully improved and approved pad site for a freestanding retail building
- 1 acre to develop at the signalized corner on Route 22 (Allentown Boulevard) and Shannon Road.
- Zoning variance permits fast-casual restaurant with a drive-thru.
- Perfect for financial institution, convenience store, daycare, or urgent care/medical.
- Located at the entrance of Gateway Corporate Center (650 employees)

Demographic	1 Mile	3 Miles	5 Miles
Population	4,756	40,362	103,698
Households	1,961	16,030	43,455
Avg HH Income	\$98,742	\$101,147	\$90,021
Daytime Employees	4,871	19,742	46,490



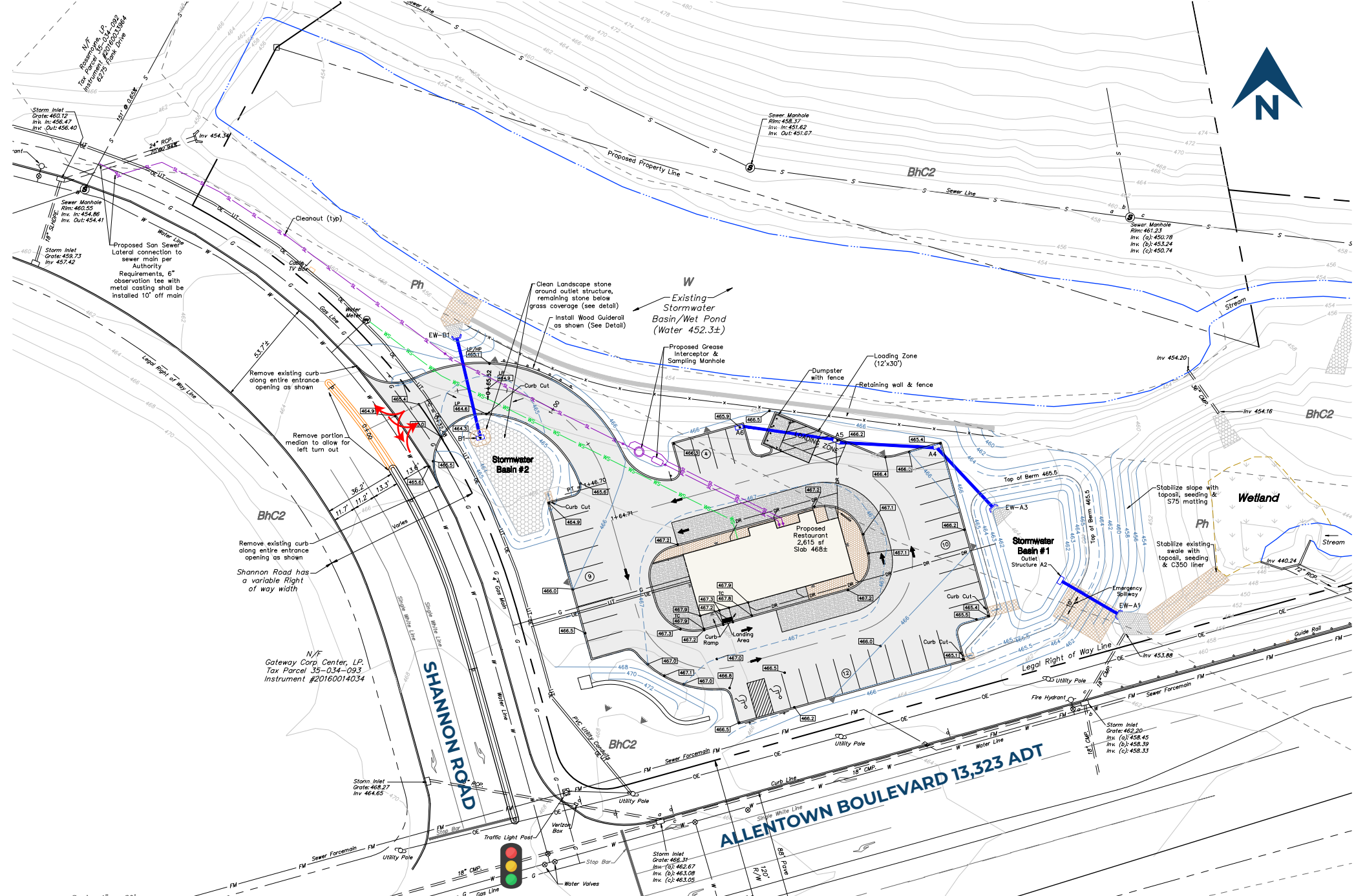
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Scale: 1" = 30'

Concept Plan

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Zoom Aerial



Gateway CORPORATE CENTER

- PaTTAN
- MediShareConnect
- PARENTS FOR PARENT
- Prestige
- Phillips
- TRM
- NATIONAL HEARING & MOBILITY
- Riviana
- GUARDIAN TRANSFER
- EASTWICK
- Myers Stautffer
- PCADV
- CONDUENT
- CLERITY & FRANTZ, INC.

21.00 AC DEVELOPMENT FOR SALE OR LEASE

106,296 ADT

Allentown Boulevard 13,323 ADT

Jonestown Road

DOLLAR GENERAL

ACE Hardware

HARLEY-DAVIDSON MOTOR CYCLES

SHEETZ

TOYOTA

KOMATSU

AMERICAN FREIGHT TOUCHES COLOR FLOORING

CUBESMART self storage

NFI

OLLIE'S SUPER SHOES

BURGER KING

KARHS
CVS pharmacy

Local Aerial

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Market Aerial