Route 22 & Route 39

Harrisburg, PA 17112

±10.25 Acres Available For Sale

J.C.BAR

Corporate Office
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100 Front Street, Suite 560
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Questions? Contact Us.

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Harrisburg, PA 17112

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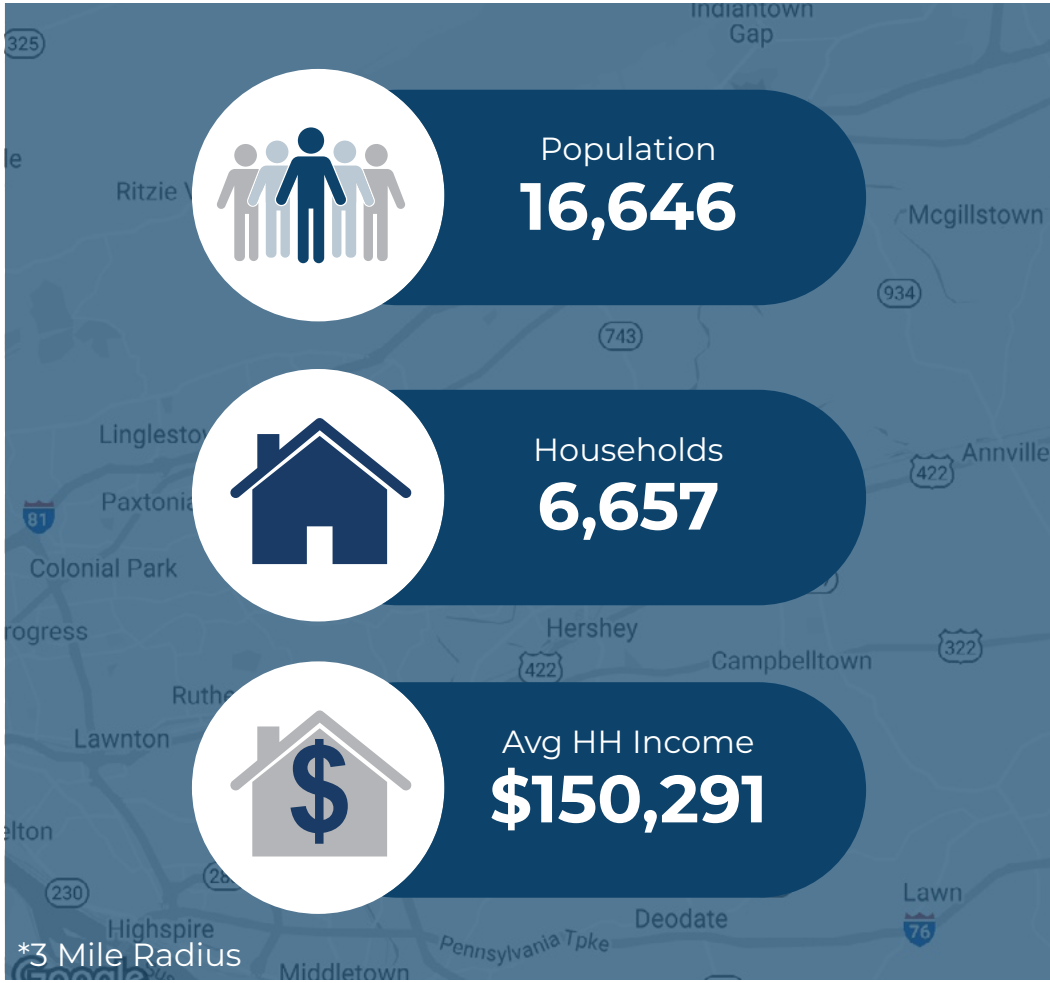
Highlights

- Zoned: Commercial Highway
- Well-positioned land at the hard corner of Route 22 with 13,539 AADT and Route 39 with 13,781 AADT in West Hanover Township in Harrisburg
- Tax Estimate in 2023: $3,588.16
- Opportunity perfect for commercial development!

Demographic	1 Mile	3 Miles	5 Miles
Population	*4,044*	*16,646*	*48,838*
Households	*1,679*	*6,657*	*19,791*
Avg HH Income	*$149,418*	*$150,291*	*$132,153*
Daytime Employees	*872*	*3,574*	*20,955*



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★ Section 2.12 Commercial Highway (CH) District

(A) Purpose.

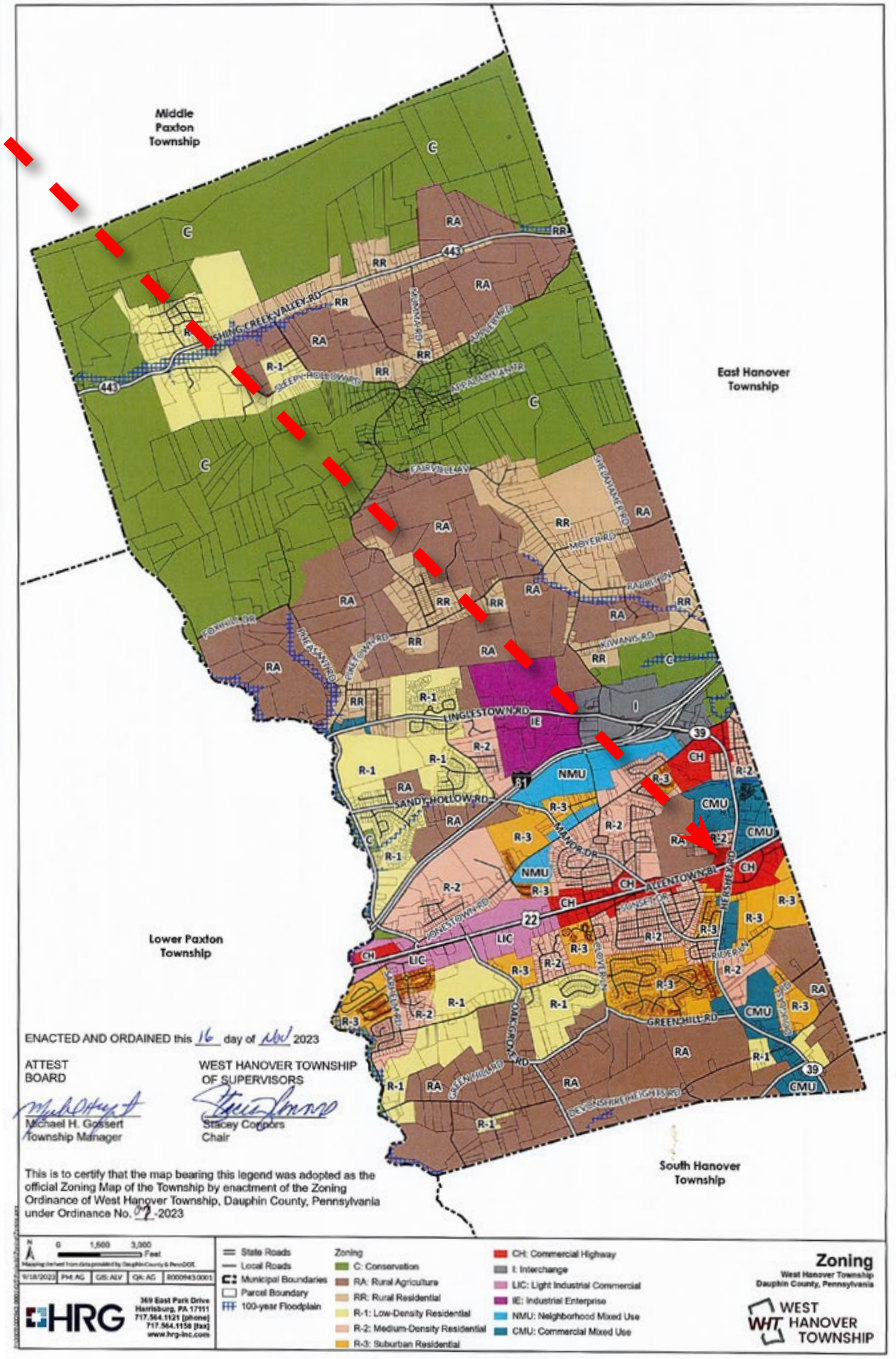
The Commercial Highway (CH) District provides suitable development opportunities for highway oriented commercial activities. The district is located within growth areas as defined in the Township's Comprehensive Plan and areas planned for public sewage as identified in West Hanover Township's Sewage Plan. Due to the availability of community facilities in the CH District, a variety of commercial development types are anticipated and encouraged to service local residents and the transient public. As recommended in the Township's Comprehensive Plan, highway commercial development with environmentally sensitive site and highway access design is anticipated and encouraged. The regulations for this district are intended to promote high-quality development projects in keeping with the Township design standards.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.

2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter. Building Form Regulations.

(C) Figure 2.09 specifies the district's Building Form Regulations.



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Zoom Aerial

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Proposed Concept Plan

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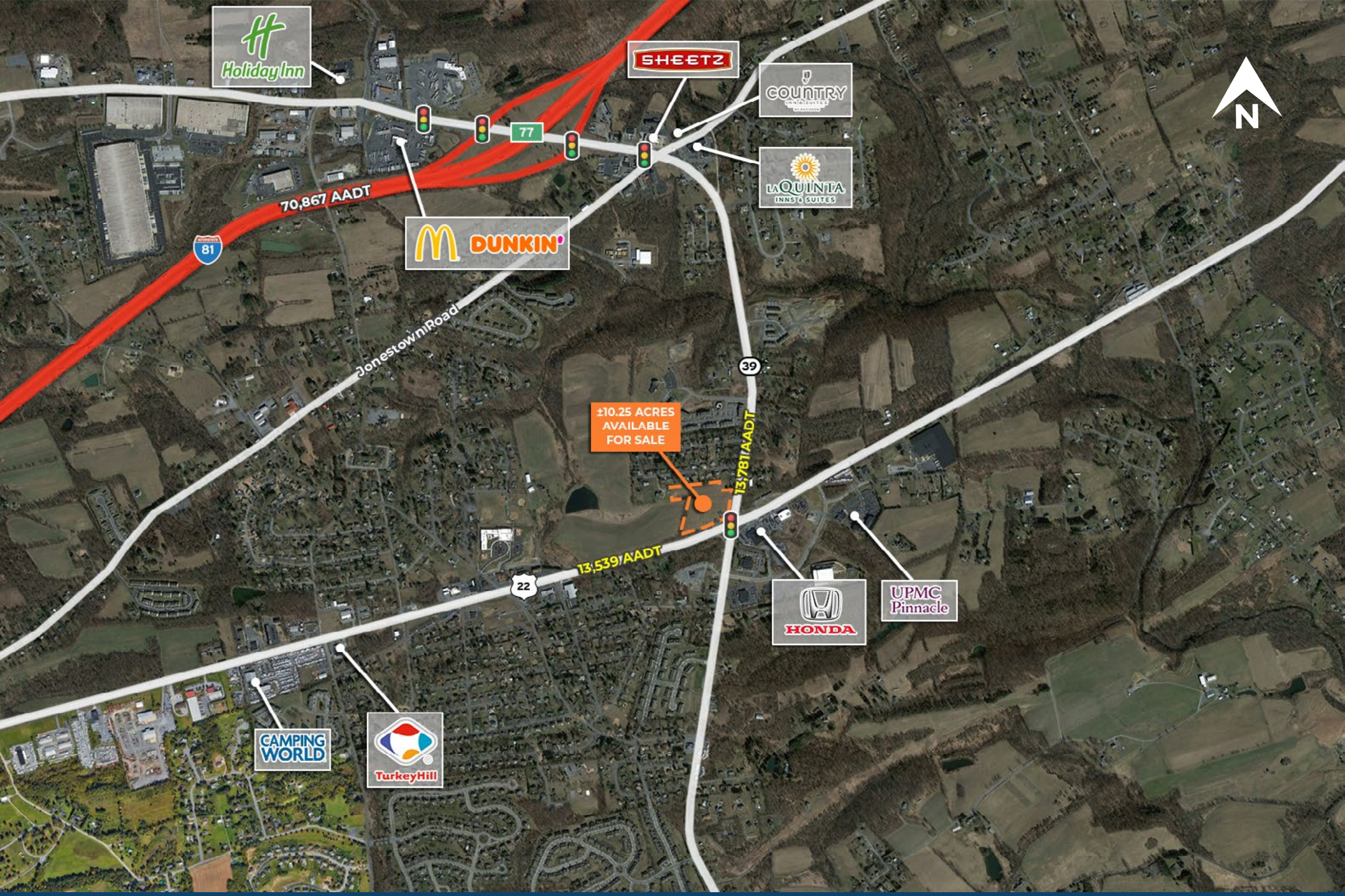

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Local Aerial

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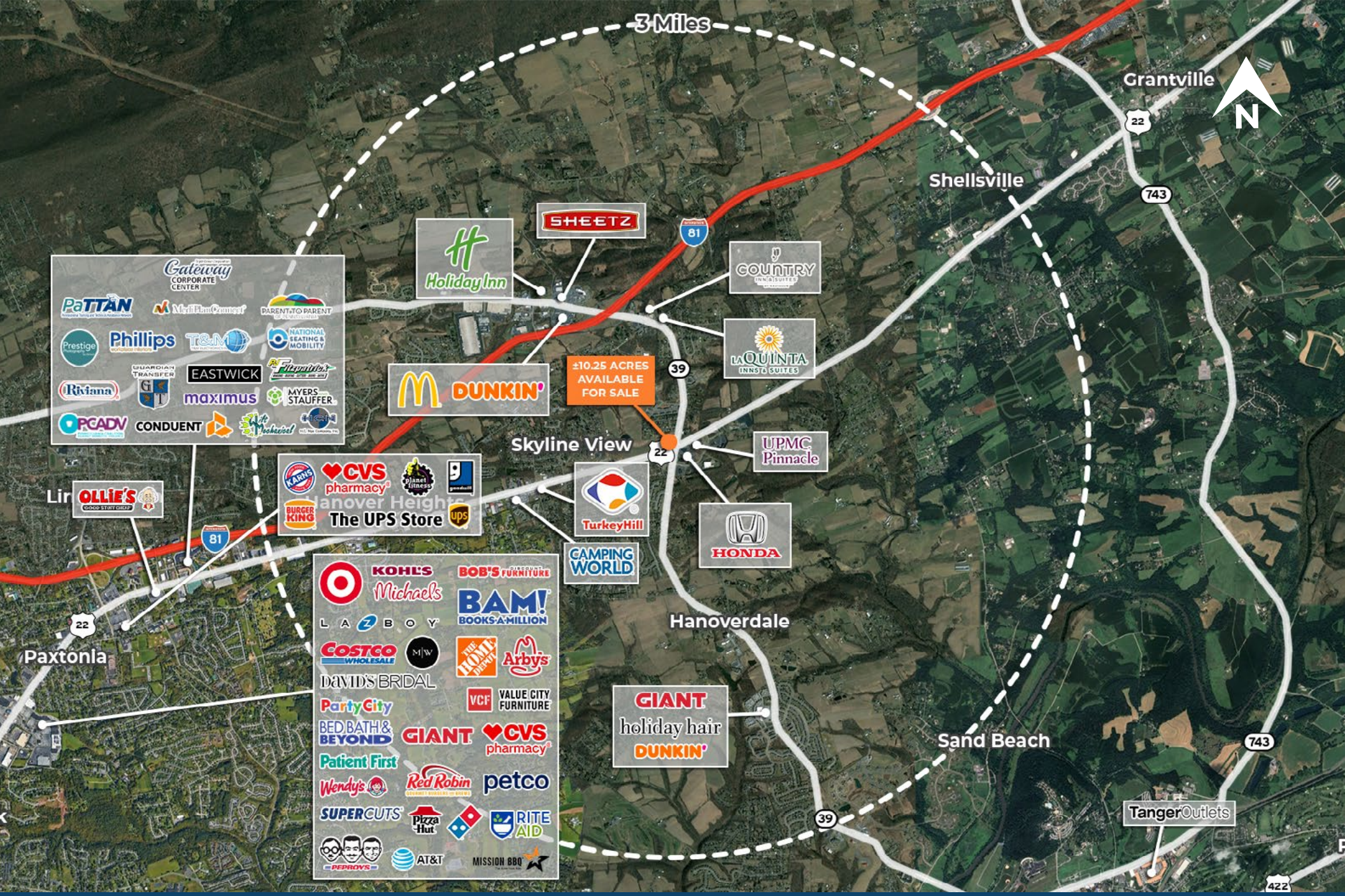

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Market Aerial

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