



**AVAILABLE
FOR SALE**

Negotiable

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INVESTMENT PROPERTY FOR SALE



LOCATION: 3601 Walnut Street Harrisburg, PA 17109

PROPERTY HIGHLIGHTS:

- ◆ HIGH VISIBILITY ON ONE OF HARRISBURG'S BUSIEST ROAD
- ◆ DRIVE THROUGH AVAILABLE
- ◆ ZONING: C
- ◆ +/- 34,000 COMBINED ADT; 36 PARKING SPACES
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: 190,000 & AHI +/- \$82,000
- ◆ LOT SIZE: 1.13 AC
- ◆ BUILDING SIZE: 9,958 SF
- ◆ 305' FRONTAGE WALNUT STREET

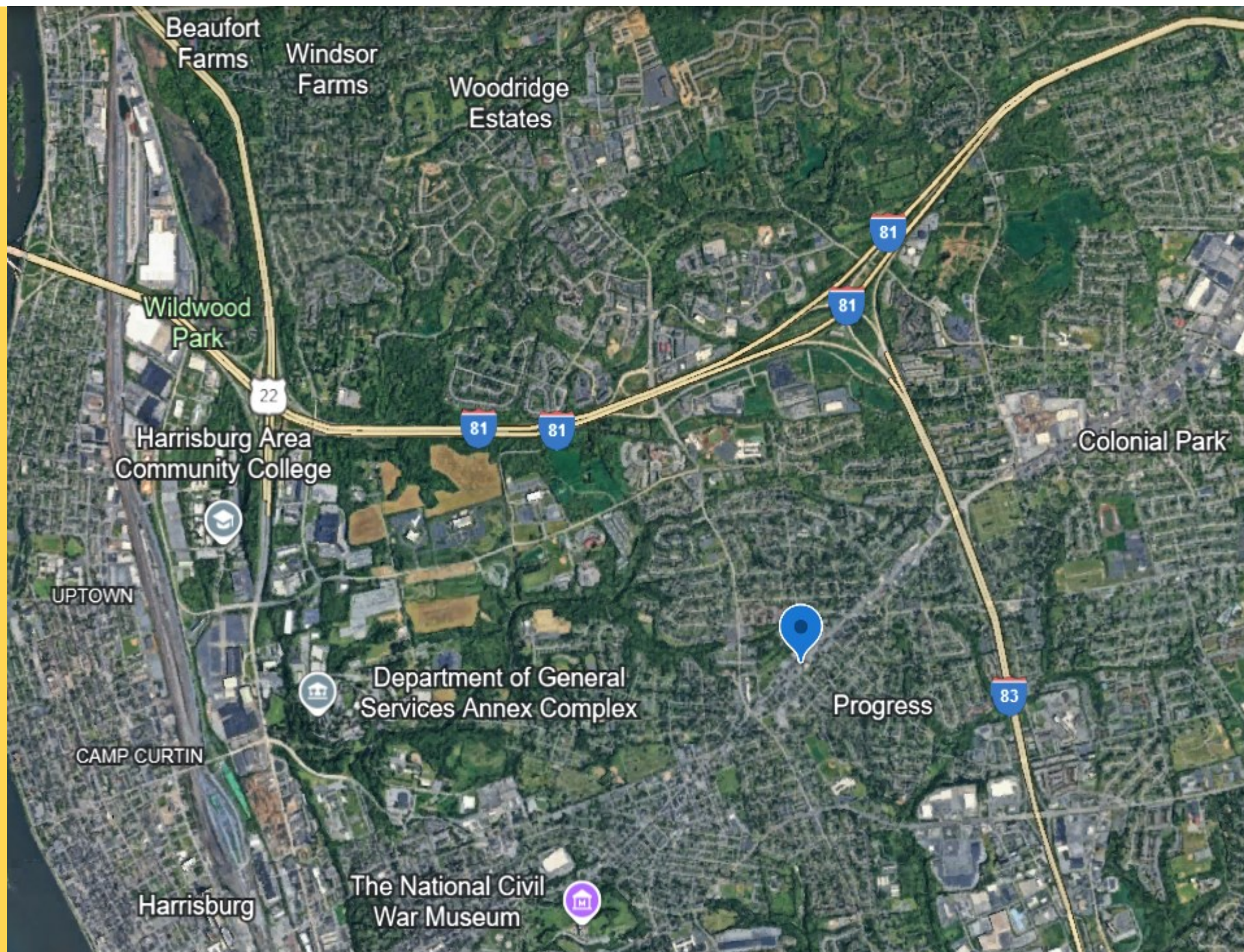
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