

DEVELOPMENT OPPORTUNITY

BUILD-TO-SUIT • REVERSE BUILD-TO-SUIT • GROUND LEASE

±2.27-ACRE RETAIL SITE • 8001 Grayson Road, Harrisburg, PA 17111

GRAYSON ROAD (10,200+ VPD)

MILROY ROAD (9,000+ VPD)

<- 810' ->

U.S. HWY 322/PAXTON STREET (47,000+ VPD)

<- 720' ->

SWM FACILITY

PROPOSED BUILDING
9,800 SF
95 TOTAL SPACES PROVIDED
5 HANDICAP SPACES



For leasing inquiries, please contact:

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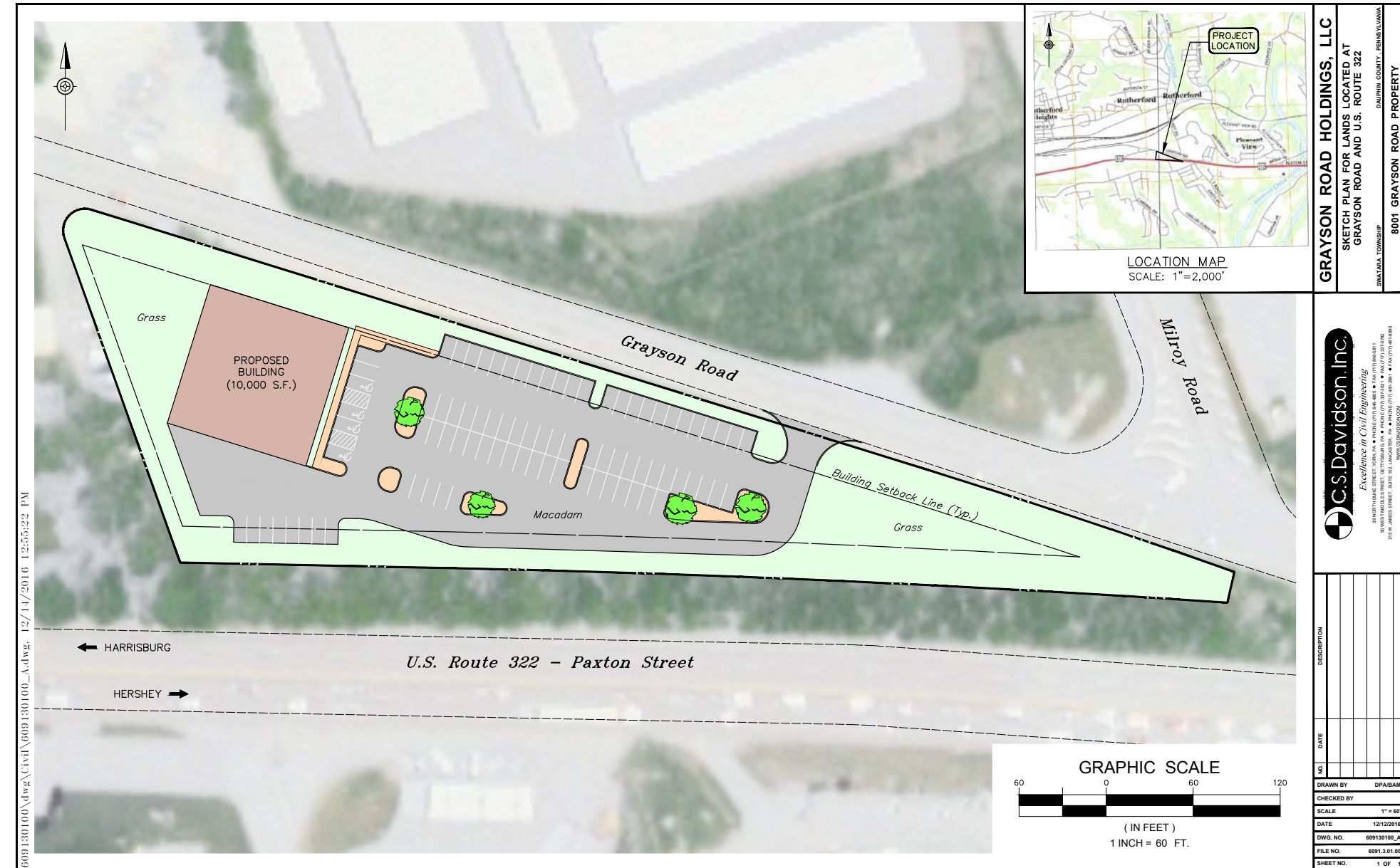
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**CONCEPTUAL SITE PLAN ONLY
SUBJECT TO CHANGE - CAN DELIVER MULTIPLE PADS**



Site Description	
Property Address:	8001 Grayson Road, Harrisburg, PA 17111
Market:	Harrisburg/Caylisle, PA CBSA
Submarket:	Harrisburg Area East
Parcel Area:	±98,881 SF (±2.27 AC)
Max Building Size:	±10,000 SF (Divisible)
Development Structure:	BTS, Reverse BTS, or Ground Lease
Lease Structure:	NNN or NN
Rent PSF:	Negotiable
Term Length:	Negotiable
APN:	63-023-074
Zoning:	C-G (General Commercial)
Max Parking:	86 Surface Spaces
Max Parking Ratio:	8.60/1,000 SF
Cross Streets:	U.S. Route-322 & Grayson Road
Combined Traffic Counts:	57,100+ VPD
Features:	Signalized Corner, Dual Curb Cuts, Pylon Signage
Population Density (1-3-5 mi):	5,000+ / 36,800+ / 115,600+
Average HH Income (1-3-5 mi):	\$74,400+ / \$93,000+ / \$82,200+

PROJECT HIGHLIGHTS

1842 TODD ROAD, LAKEPORT, CA 95453

The NNN Properties Group is pleased to exclusively offer for lease a prime ±2.27-acre development site featuring tremendous visibility, access, traffic counts and demographics with the potential to build up to ±10,000 square feet of commercial improvements located just 9.6 miles east of downtown Harrisburg, Pennsylvania. The Landlord has the ability to offer multiple deal structures, including build-to-suits, reverse build-to-suits and ground leases.

- »» Shovel-ready, ±2.27-acre commercial site at grade
- »» New construction buildable up to ±10,000 SF; build to suit, reverse BTS and ground lease opportunities available
- »» C-G zoning allows for variety of STNL retail uses, including drive-thrus
- »» Triangular parcel situated on busy signalized intersection (57,100+ VPD), featuring premium visibility, exposure and access
- »» ±810' of frontage on Grayson Road (10,200+ VPD)
- »» ±720' of frontage on U.S. Hwy 322/Paxton Street (46,900+ VPD)
- »» Highway pylon signage available
- »» Low barriers to entry market with tremendous demographics
- »» Located near Norfolk Southern Railroad Yard on strong commercial corridor with complementary mix of retail, industrial & medical users

COMPETITION MAP



MARKET OVERVIEW



118K+ RESIDENTS
WITHIN 5 MILES



\$93K+ AVG. INCOME
WITHIN 3 MILES

[CLICK HERE FOR COMPREHENSIVE DEMOGRAPHICS REPORT](#)



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	4,491	36,965	118,802
2018 Estimate	4,334	36,102	116,732
2010 Census	3,702	33,195	111,164
Growth 2018-2023	3.62%	2.39%	1.77%
Growth 2010-2018	17.07%	8.76%	5.01%
2018 Population Hispanic Origin	360	2,072	8,600
2018 Population by Race			
White	3,435	29,063	90,781
Black	591	3,497	14,806
Am. Indian & Alaskan	3	74	321
Asian	159	2,417	6,983
Hawaiian & Pacific Island	2	41	78
Other	143	1,011	3,763
Households			
2023 Projection	1,903	15,419	49,772
2018 Estimate	1,837	15,063	48,909
2010 Census	1,570	13,875	46,627
Growth 2018 - 2023	3.59%	2.36%	1.76%
Growth 2010 - 2018	17.01%	8.56%	4.89%
Owner Occupied	1,403	11,120	32,119
Renter Occupied	434	3,943	16,789
2018 Avg Household Income	\$74,709	\$93,740	\$82,687
2018 Med Household Income	\$67,379	\$71,561	\$65,351
2018 Households by Household Income			
<\$25,000	313	1,674	7,003
\$25,000 - \$50,000	315	2,772	10,645
\$50,000 - \$75,000	449	3,631	11,272
\$75,000 - \$100,000	319	2,274	7,603
\$100,000 - \$125,000	209	1,351	4,006
\$125,000 - \$150,000	106	1,000	3,006
\$150,000 - \$200,000	86	1,217	2,617
\$200,000+	41	1,143	2,755



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