

Dauphin County | Pennsylvania

WALMART OUTPARCEL AVAILABLE

200 Kocher Lane (Route 209) | Elizabethville | 17023



PROPERTY HIGHLIGHTS

- 1.38 acre commercial pad available for sale or lease
- Situated in front of Walmart Supercenter with direct access from Route 209
- Limited land restrictions, many uses & restaurants allowed
- Zoned commercial
- Join nearby national retailers/restaurants: CVS, Autozone, McDonald's, Burger King, Dunkin Donuts
- Ideal location for family restaurant, fast food restaurant, wireless store, urgent care & many other uses
- Sale Price is \$575,000; Ground Lease \$60,000.00/year NNN



DEMOGRAPHICS (*)

	3 Miles	5 Miles	10 Miles
Population	4,068	8,729	30,134
Average HH Income	\$68,237	\$65,797	\$68,205
Total Businesses	180	327	816
Number of Employees	2,155	3,450	8,471

* Data Source: ESRI TM

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LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

Member of:
REALTY RESOURCES

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