

Planned Uses for:

Residential Multi-Family

Hotels

Restaurants

Retail Shops







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At the junction of two of central Pennsylvania's busiest thoroughfares, Fairview Crossroads is poised to offer the ideal respite for weary travelers crossing the state or visiting the state capital.

Conceived as a mixed-use commerce and housing center, Fairview Crossroads' central location offers excellent opportunities for a variety of businesses. Between I-76 (The PA Turnpike) and I-83, an average of 125,000 vehicles travel past the site every day. Close to Harrisburg International Airport and the New Cumberland Army Depot, this spot midstate between Pittsburgh and Philadelphia is tailor-made for multi-family residential, hotels, restaurants, and retail shops.

Features at a Glance:

About 125,000 vehicles pass this intersection daily

Mid-state between Pittsburgh and Philadelphia on PA Turnpike

I-83 connects Harrisburg to the Baltimore/Washington Metroplex

Within 5 miles of downtown and PA State Government Complex

Proximity to airport and army depot

Demographics

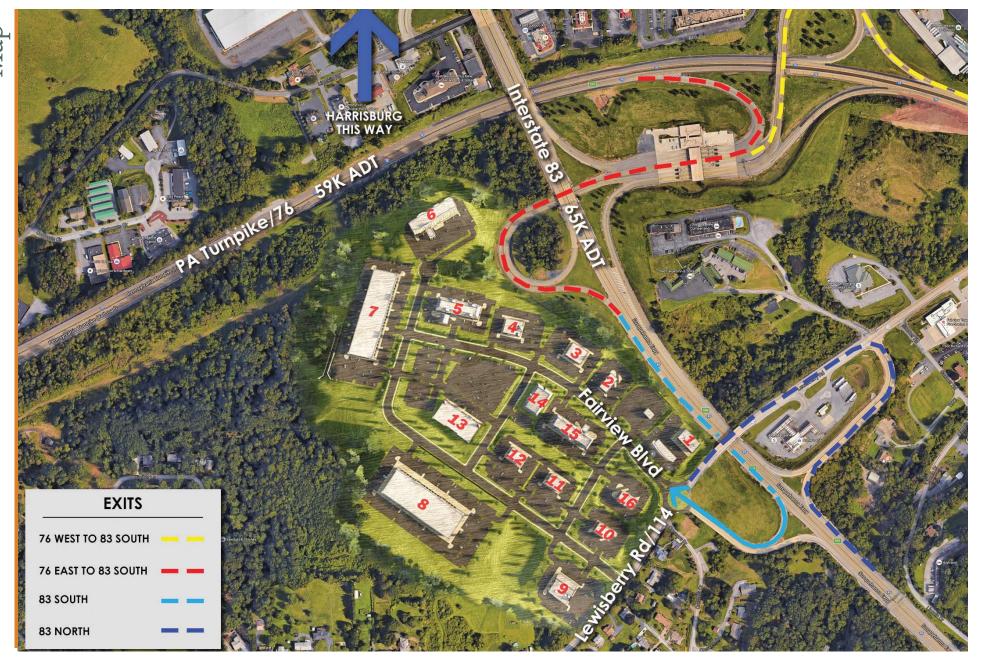
With such a convenient location, it's easy to see why Fairview Crossroads will appeal to travelers. But it's not just for travelers. The steadily growing region is also home to thousands of households with an average income almost 50% above the national average.

Average Daily Traffic

Pennsylvania Turnpike (Interstate-76)	59,000
Interstate-83	65,000
Capital Beltway (South Bridge)	100,000

2016 Estimated Demographics	3 mile	5 mile	10 mile
Population	38,310	132,504	366,127
Daytime Population	27,958	185,729	373,269
Households	15,384	55,989	155,214
Avg. HH Income	\$70,721	\$64,490	\$76,652

Мар К	Key Pad Sites	Acres	Site Dimensions	Building Square Feet
1	Convenience/Gas	3.15	280' x 490'	6,900
2	Drive-thru Restaurant	1.20	200' x 260'	2,500
3	Restaurant	1.80	260' x 300'	5,300
4	Restaurant	2.10	300' x 305'	5,300
5	Hotel - 98 beds	3.00	360' x 365'	43,154
6	Hotel - 126 beds	3.30	330′ x 435	70,120
7	Flex Industrial	5.60	350′ x 700′	50,000
8	Flex Industrial	6.90	425' x 710'	46,100
9	Restaurant	3.00	360' x 365'	8,000
10	Drive-thru Restaurant	1.55	195' x 350'	2,500
11	Professional	1.50	250' x 260'	4,000
12	Professional	1.50	250' x 260'	4,000
13	Medical office	5.20	435' x 520'	58,800
14	Daycare	0.80	130' x 270'	11,600
15	Hotel - 120 beds	2.25	265' x 370'	83,280
16	Drive-thru Restaurant	1.75	230' x 330'	2,500
Total		44.60		404,054





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