

NEWMARK

ONLY 1 LOT LEFT!

DELTA
POINTE
AT SILVER SPRING



1 PARCEL REMAINING

AVAILABILITY

LOT #	ACRES
LOT 1	SOLD
LOT 2	SOLD
LOT 3	SOLD
LOT 4	SOLD
LOT 5	SOLD
LOT 6	SOLD
LOT 7	SOLD
LOT 8	4.89
LOT 9	SOLD
LOT 10	UNDER CONTRACT
LOT 11	UNDER CONTRACT
LOT 12	UNDER CONTRACT



EPICENTER OF REGIONAL CROSSROADS




Minutes to **Harrisburg International Airport, PA Turnpike, Interstates 81 & 83**, Amtrak, Trailways, and public transportation access

Highly **skilled, well-educated**, and **friendly** workforce

Susquehanna Greenway water trails, **walking** paths, native flowers, and **Conodoguinet Creek** recreation



ZONING INFORMATION




THE CARLISLE GROUP




Pennsylvania
MEDICAL SOCIETY



PennState
Health



GATTER & DIEHL, INC.
CONSULTING ENGINEERS



FARM CREDIT

**LOT 12
UNDER
CONTRACT**




Fairfield
BY MARRIOTT

SHANER

**LOT 11
UNDER
CONTRACT**

114

**LOT 10
UNDER
CONTRACT**

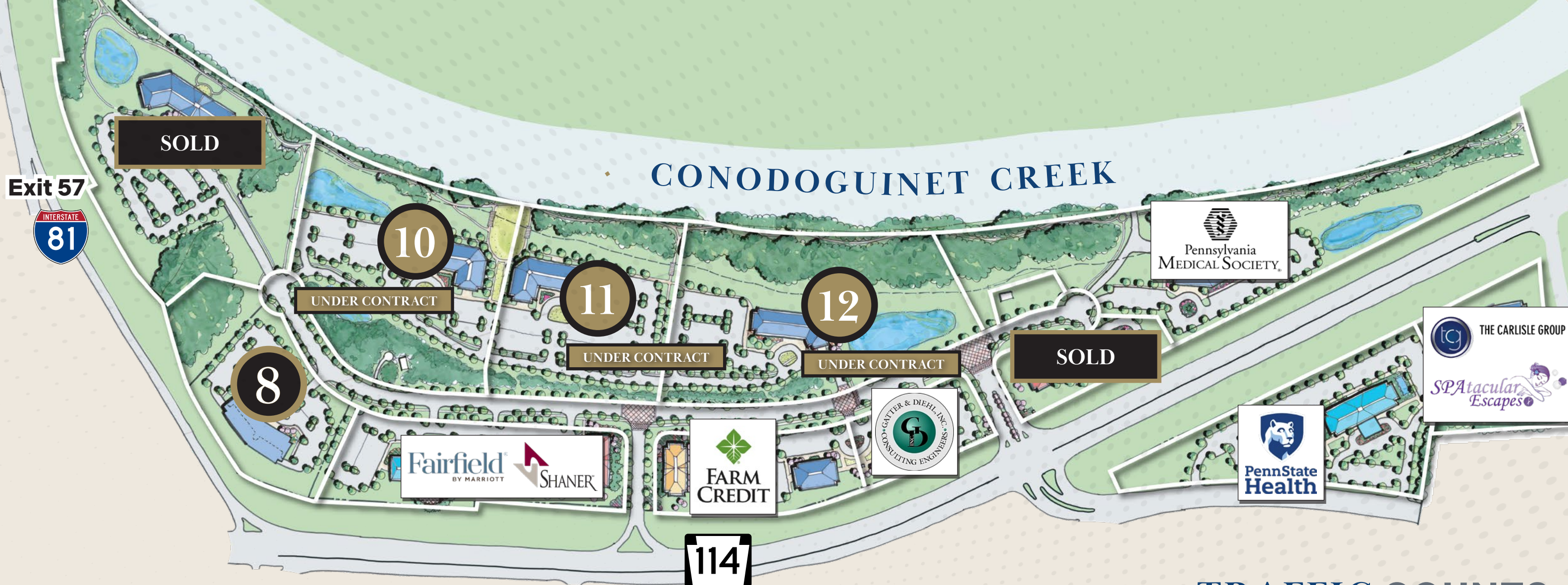
**LOT 8
4.89
ACRES
ONLY
LOT
LEFT!**

Exit 57



SITE ADVANTAGES

- ▶ Each parcel is rough graded; engineered compaction reports available for all fill areas
- ▶ Utilities have been brought to each parcel
- ▶ Robust connectivity on site to provide the most advanced it capabilities in the region
- ▶ Highway occupancy permit issue for full build-out
- ▶ Development wide stormwater facility in constructed wetlands along Conodoguinet Creek
- ▶ Exposure to 100,000 vehicles daily including tourists, commuters, and business travelers



LOCATION ADVANTAGES

- PA BUSINESS INCENTIVE PACKAGES FOR CORPORATE OR REGIONAL HQ SELECTION
- LESS THAN 10 MILES TO THE STATE CAPITAL IN HARRISBURG
- MEDIAN HOUSEHOLD INCOME IS \$98,650 WITHIN A FIVE-MILE RADIUS
- SILVER SPRING IS THE FASTEST GROWING TOWNSHIP IN PENNSYLVANIA
- UNMATCHED VITALITY OF HOUSING STOCK
- ABOVE NATIONAL AVERAGE FOR CONSUMER SPENDING POTENTIAL INDEX
- STRONG ECONOMY STABILIZED BY STATE GOVERNMENT, INTERNATIONAL CORPORATIONS, AND HEALTH CARE SERVICES
- POPULATION OVER 350,000 WITHIN A 20 MINUTE DRIVE
- NINE COLLEGES AND UNIVERSITIES WITHIN A 25-MILE RADIUS
- A DIVERSE TALENT POOL WITH HIGHLY EDUCATED ADULTS & SKILLED TECHNICAL AND MEDICAL PROFESSIONALS
- A VARIETY OF NEARBY TOURIST ATTRACTIONS, OUTDOOR EXPERIENCES, AND FAMILY VACATION DESTINATIONS

TRAFFIC COUNTS

(Source PennDOT)

Average Daily Count **26,991**

Average Daily Count **71,281**

DEMOGRAPHIC & ECONOMIC INDICATORS

(Source ESRI and U.S. Census)

	5-Mile Radius	10-Minute Drive	15-Minute Drive	20-Minute Drive
2023 Population	73,847	54,653	173,824	354,826
Population Growth (Since 2010)	24.5%	28.9%	13.7%	12.7%
Households	29,862	21,710	73,693	145,645
Median Household Income	\$98,639	\$101,072	\$81,923	\$76,502

DELTA POINTE
AT SILVER SPRING

HARRISBURG

ALLENTOWN

NEW YORK

PHILADELPHIA

BALTIMORE

WASHINGTON, D.C.

FOR FURTHER INFORMATION,
PLEASE CONTACT OUR AGENT:

Tim Brogan

Senior Managing Director

t 610-879-4507

timothy.brogan@nrmk.com

1000 Continental Drive

Suite 200

King of Prussia, PA 19406

t 610-265-0600

Licensed in PA as Newmark Real Estate

nrmk.com

www.deltapointepa.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK