



Retail Redevelopment Opportunity

BUILD TO SUIT FOR LEASE

4714 QUEEN AVENUE, HARRISBURG, PA

4714 QUEEN AVENUE · HARRISBURG, PA 17109

RETAIL REDEVELOPMENT OPPORTUNITY

FOR LEASE



OFFERING SUMMARY

| | |
|------------------------|-----------------------|
| Available SF for Lease | ±1,500-3,500 SF |
| Lease Rate | Negotiable |
| Lease Type | NNN |
| CAM | TBD |
| Zoning | Commercial General |
| Municipality | Lower Paxton Township |
| County | Dauphin County |

PROPERTY OVERVIEW

Former Colonial Park Auto Spa offers an excellent build-to-suit lease opportunity. The landlord is prepared to redevelop the site for retail or office use to meet specific needs of a tenant. The property benefits from prime visibility and access along Jonestown Road (U.S. Route 22), a heavily traveled retail thoroughfare that connects to Colonial Park Mall, major shopping centers, and a dense mix of national retailers, restaurants, and service businesses. This high-traffic corridor serves both local residents and commuters, making it one of the region's most desirable locations for retail and professional users.

PROPERTY HIGHLIGHTS

- Located right off of Jonestown Rd in Harrisburg with an average VPD count of 30,000
- Build to suit opportunity for retail/office space
- Close proximity to numerous local, regional, and national retailers
- Opportunity to redevelop car wash bays into self storage units



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM



4714 QUEEN AVENUE · HARRISBURG, PA 17109

RETAIL REDEVELOPMENT OPPORTUNITY

FOR LEASE



PROPERTY DETAILS

| | |
|---------------------|-----------|
| Number of Buildings | 1 |
| Building Size | 3,500 SF |
| Lot Size | 0.63 Ac |
| Building Class | B |
| Tenancy | Vacant |
| Number of Floors | 1 |
| Restrooms | TBD |
| Parking | 20 spaces |
| Year Built | 1966 |

BUILDING SPECIFICATIONS

| | |
|--------------|---------------------|
| Construction | Brick Masonry |
| Roof Type | Shingle |
| Power | TBD |
| HVAC | Electric |
| Sprinklers | No |
| Security | Per Tenant |
| Signage | Monument & Building |

MARKET DETAILS

| | |
|-------------------------------|---|
| Cross Streets | Jonestown Rd |
| Traffic Count at Intersection | 30,000 VPD |
| Municipality | Lower Paxton Township |
| County | Dauphin County |
| Zoning | Commercial General |
| Permitted Uses | Office, Retail, Personal Services, Storage Yard |

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM



4714 QUEEN AVENUE · HARRISBURG, PA 17109
RETAIL REDEVELOPMENT
OPPORTUNITY

FOR LEASE

ADDITIONAL PHOTOS



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM



4714 QUEEN AVENUE · HARRISBURG, PA 17109

RETAIL REDEVELOPMENT OPPORTUNITY

FOR LEASE

LOCATION



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

4

4714 QUEEN AVENUE · HARRISBURG, PA 17109

RETAIL REDEVELOPMENT OPPORTUNITY

FOR LEASE

AREA



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

5



4714 QUEEN AVENUE · HARRISBURG, PA 17109

RETAIL REDEVELOPMENT OPPORTUNITY

FOR LEASE

DEMOGRAPHICS

POPULATION

| | |
|--------|---------|
| 1 MILE | 9,088 |
| 3 MILE | 73,762 |
| 5 MILE | 176,759 |

HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 3,817 |
| 3 MILE | 30,467 |
| 5 MILE | 72,342 |

AVERAGE HOUSEHOLD INCOME

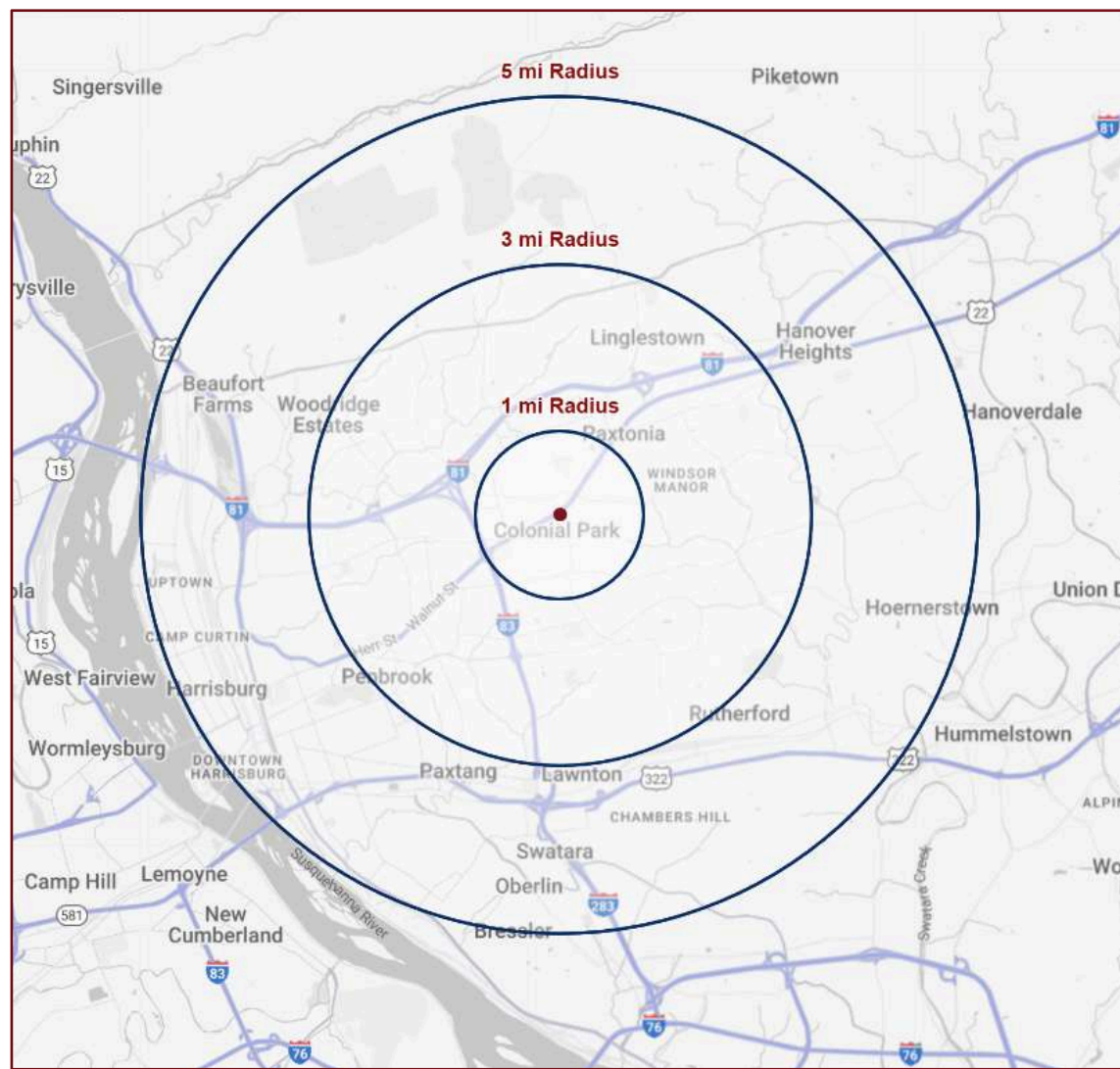
| | |
|--------|-----------|
| 1 MILE | \$82,554 |
| 3 MILE | \$106,794 |
| 5 MILE | \$100,083 |

TOTAL BUSINESSES

| | |
|--------|-------|
| 1 MILE | 543 |
| 3 MILE | 2,951 |
| 5 MILE | 7,364 |

TOTAL EMPLOYEES (DAYTIME POPULATION)

| | |
|--------|---------|
| 1 MILE | 5,363 |
| 3 MILE | 38,031 |
| 5 MILE | 114,434 |



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM

4714 QUEEN AVENUE · HARRISBURG, PA 17109

RETAIL REDEVELOPMENT OPPORTUNITY

FOR LEASE



AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



HARRISBURG DEMOGRAPHICS



POPULATION

50,730



HOUSEHOLDS

21,818



AVG HH INCOME

\$66,864



MEDIAN AGE

32.0



BUSINESSES

2,538



EMPLOYEES

52,337

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

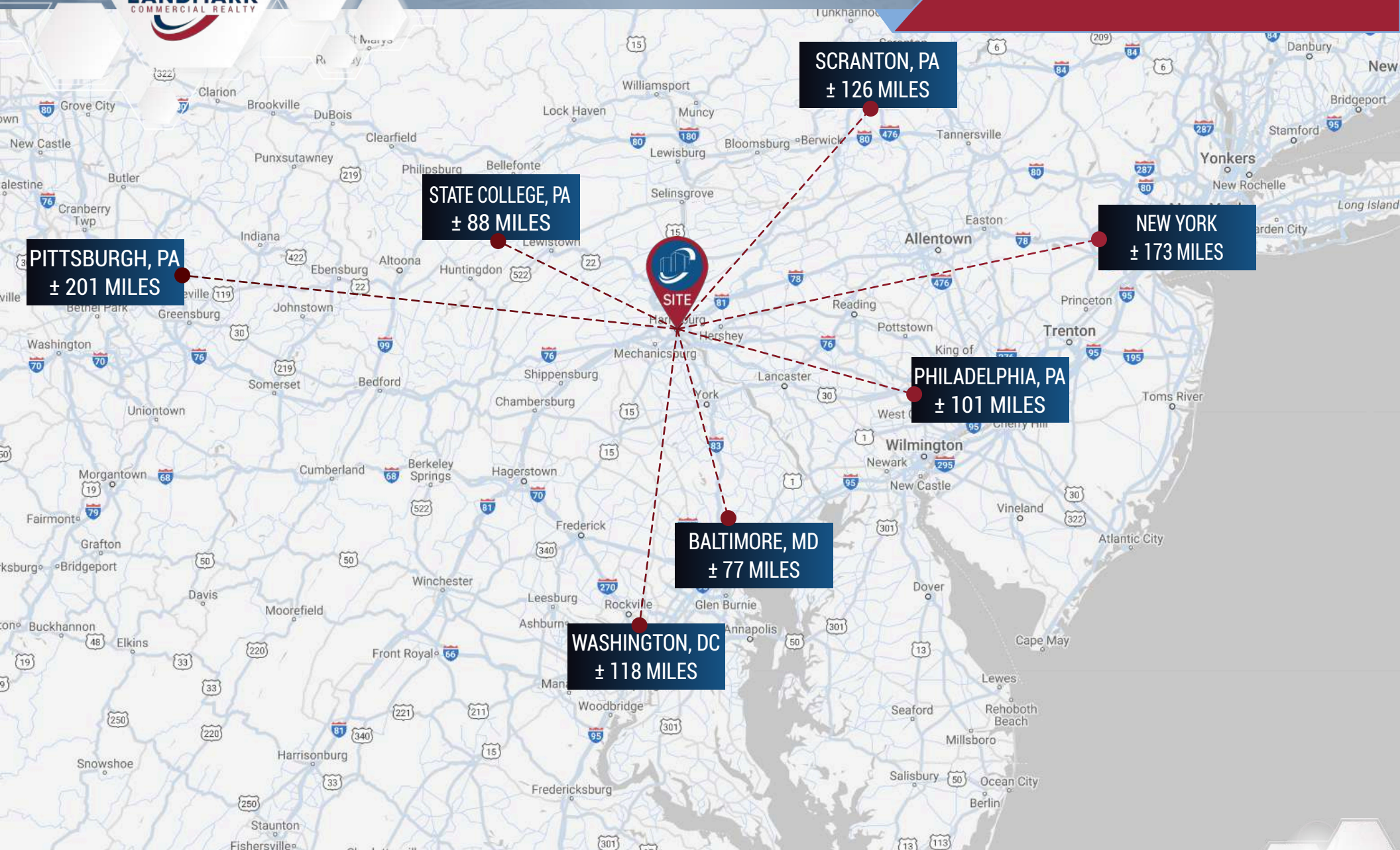


LANDMARKCR.COM

4714 QUEEN AVENUE · HARRISBURG, PA 17109

RETAIL REDEVELOPMENT OPPORTUNITY

FOR LEASE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS

DIRECTOR, SALES & LEASING

SEAN@LandmarkCR.com

C : 717.421.6031

TREY BRAKEFIELD

ASSOCIATE

TBRAKEFIELD@LandmarkCR.com

C : 717.524.9852



LANDMARKCR.COM

RETAIL REDEVELOPMENT OPPORTUNITY

FOR LEASE



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.