



35 YEARS

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LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
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STREETSIDE RETAIL SPACE FOR LEASE

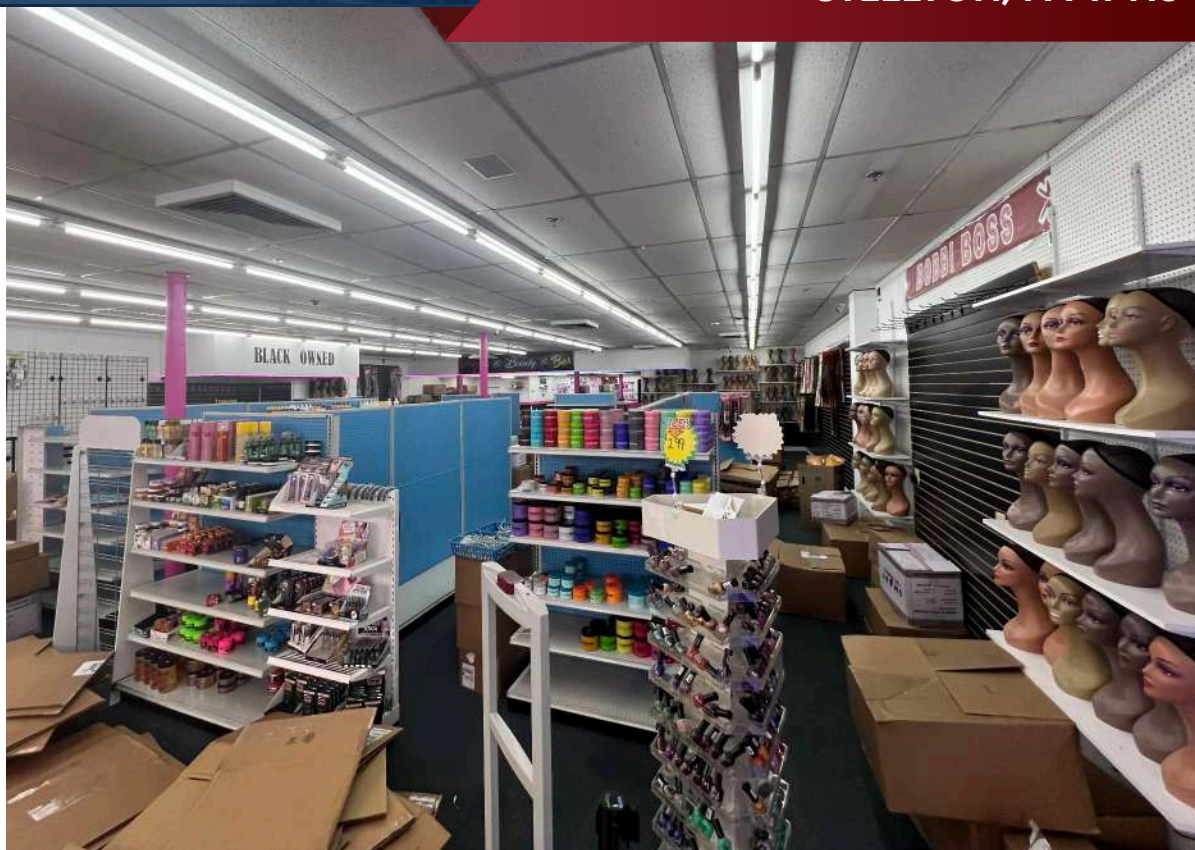
15 N FRONT STREET
STEELTON, PA 17113

OFFERING SUMMARY

Welcome to the opportunity to lease a piece of history nestled in the heart of Downtown Steelton! This unique historical property boasts a prime position on the main square, offering 3,250 square feet of street-level retail space that exudes charm and character.

With traffic counts reaching an impressive 11,000 vehicles per day on N Front Street, your business is poised for success with maximum exposure and accessibility. Because of this outstanding visibility, the property commands attention, drawing in both locals and visitors alike. Directly across Front Street from the esteemed Steelworks mixed-use development, this strategic placement ensures a steady flow of foot traffic and exposure to a diverse audience.

The property benefits from C-1 Zoning, allowing for a versatile array of in-demand uses. Whether you envision a boutique storefront, a trendy café, an art gallery, or any other venture, the possibilities are endless.



PROPERTY HIGHLIGHTS

- 3,250 SF street level retail space with open layout and large windows
- Located directly across the street from the Steelworks mixed-use development
- Outstanding visibility on Steelton's main street with Traffic counts of 11,000 VPD



STEEL WORKS APARTMENTS

- 41 Apartments
- 3,000 SF 1st Floor Commercial Space

NEIGHBORING TENANTS INCLUDE:

DOLLAR GENERAL



Hamilton Health Center



Senior LIFE
Home Today. Home for LIFE.

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PROPERTY DETAILS

Lease Price **\$12.00/SF/yr**

LOCATION INFORMATION

STREET ADDRESS 15 N Front Street

CITY, STATE, ZIP Steelton, PA 17113

COUNTY Dauphin County

MARKET Steelton Boro

BUILDING INFORMATION

BUILDING SIZE 12,657 SF

LEASE TYPE Modified Gross

CAM N/A

OCCUPANCY 100%

TENANCY SINGLE

YEAR BUILT/RENOVATED 1900/2017

GROSS LEASABLE AREA 3,250 SF

CONSTRUCTION STATUS EXISTING

PROPERTY INFORMATION

PROPERTY TYPE RETAIL

PROPERTY SUB-TYPE STREETSIDE RETAIL

LOT SIZE .11 AC

PARKING AND TRANSPORTATION

PARKING TYPE STREET

PARKING RATIO N/A

NUMBER OF SPACES 0

UTILITIES & AMENITIES

SIGNAGE YES

CEILING DROP- 10'

COOLING CENTRAL AC

HEATING GFA

ROOF N/A

SECURITY YES

SPRINKLERS NO

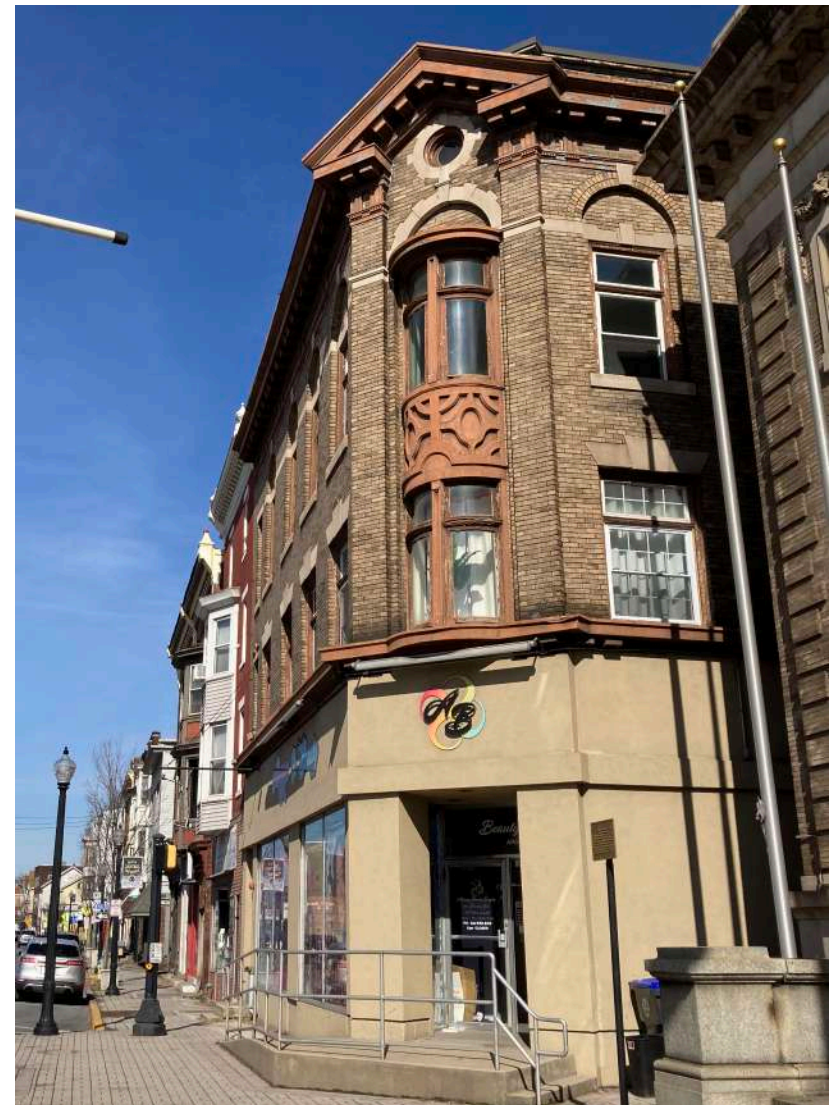
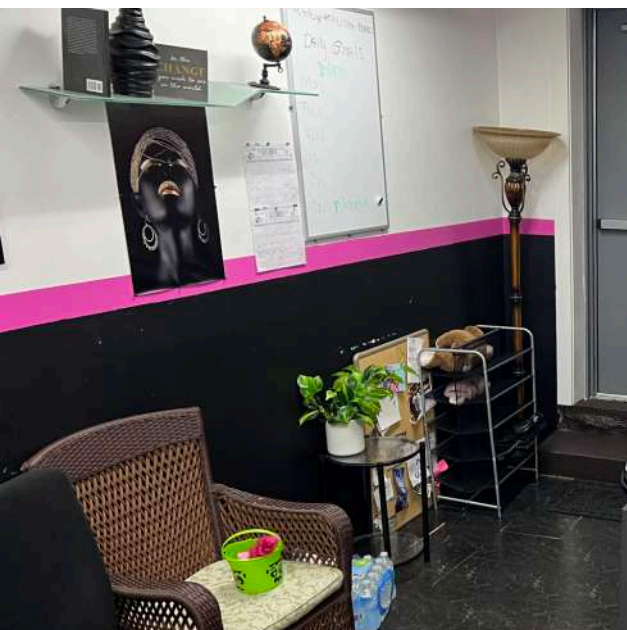
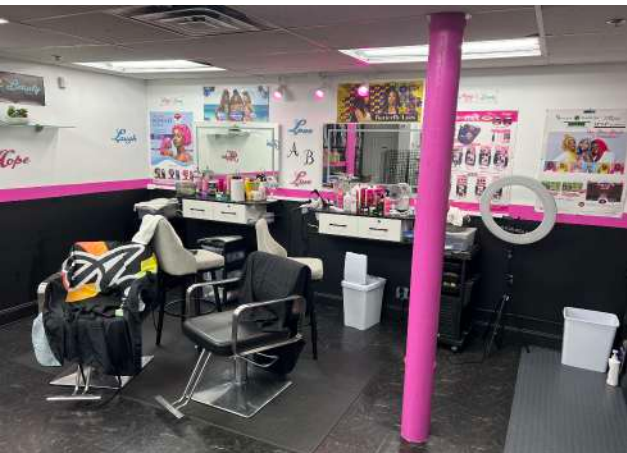
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ADDITIONAL PHOTOS





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PROPERTY AERIAL



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THE STEEL WORKS DEVELOPMENT



STEEL WORKS

CONSTRUCTION

THE NEW PROTOTYPE OF MANAGED

STEEL WORKS APARTMENTS

- 41 Apartments
- 3,000 SF 1st Floor Commercial Space

TENANTS INCLUDE:

DOLLAR GENERAL



SeniorLIFE
Home Today. Home for LIFE.

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REGIONAL AERIAL



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AREA OVERVIEW

STEELTON, is a small borough located in Dauphin County, situated along the eastern bank of the Susquehanna River. Steelton played a significant role in the American steel industry, earning it the nickname "The Steel Capital of Pennsylvania." The town's development was heavily influenced by the presence of the Pennsylvania Steel Company, which operated several steel mills in the area.

Throughout much of the 20th century, Steelton thrived as a bustling industrial community, attracting workers from various backgrounds seeking employment in the steel mills. In recent years, efforts have been made to revitalize the borough. Community organizations, local government, and residents have worked together on initiatives aimed at improving infrastructure, fostering economic development, and enhancing the quality of life for residents.

The borough also boasts a diverse community and a rich cultural heritage, with residents representing various ethnicities and backgrounds.



THE STEEL WORKS REVITALIZATION

Spearheaded by Integrated Development Partners, LLC (IDP), the "Steel Works"- Steelton Front Street Revitalization Project, located in the commercial town-center district, a busy, highly visible corridor on Front Street in the Borough that connects the City of Harrisburg to other municipalities and assets in Dauphin County Pennsylvania. This project is a strategic collaboration between IDP and Steelton Economic Development Corporation to revive Steelton's Main Street corridor with over 102,000 square feet of mixed-use development consisting of 51 market-rate ADA multi-family units, a grocery store, first floor retail and medical space.

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DEMOGRAPHICS

POPULATION

| | |
|---------------|----------------|
| 1 MILE | 8,708 |
| 2 MILE | 72,276 |
| 3 MILE | 174,581 |

HOUSEHOLDS

| | |
|---------------|---------------|
| 1 MILE | 3,328 |
| 2 MILE | 28,601 |
| 3 MILE | 71,275 |

AVERAGE HOUSEHOLD INCOME

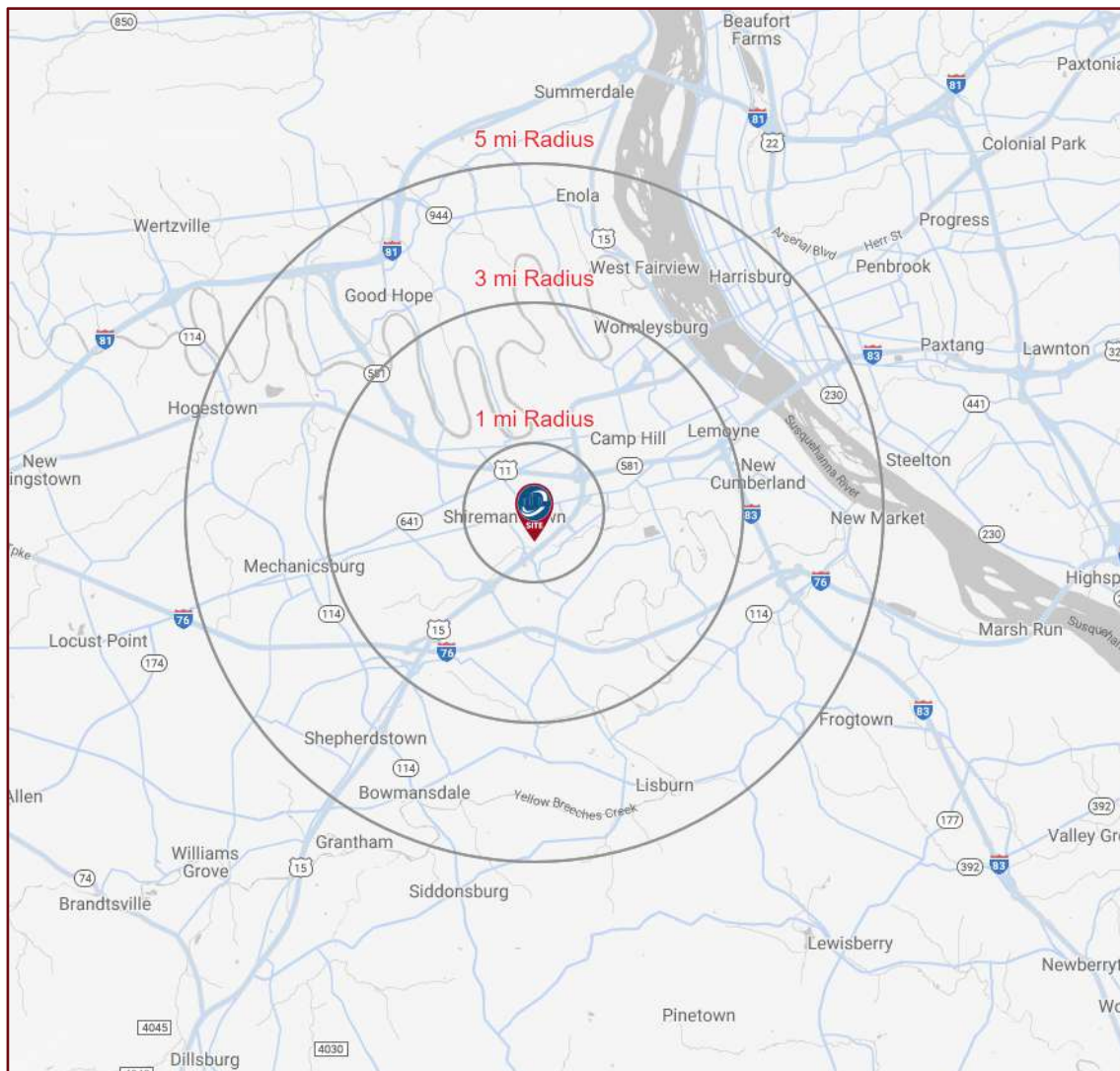
| | |
|---------------|-----------------|
| 1 MILE | \$81,414 |
| 2 MILE | \$87,127 |
| 3 MILE | \$97,495 |

TOTAL BUSINESSES

| | |
|---------------|--------------|
| 1 MILE | 217 |
| 2 MILE | 3,049 |
| 3 MILE | 7,486 |

TOTAL EMPLOYEES (DAYTIME POPULATION)

| | |
|---------------|----------------|
| 1 MILE | 2,552 |
| 2 MILE | 53,835 |
| 3 MILE | 128,138 |



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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.

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