



4 S BALTIMORE ST

DILLSBURG, PENNSYLVANIA, 17019

SCOPE

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DEAL TEAM

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PROPERTY INFORMATION

SCOPE

INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

SCOPE Commercial Real Estate Services, LLC ("SCOPE") is pleased to present the opportunity to lease 4 South Baltimore Street, a former Citizens Bank consisting of approximately 4,410 square feet and positioned on 27,443 square feet in the center of Dillsburg's primary commercial corridor. The property offers strong visibility, a spacious onsite parking area, and a functional drive-thru, along with convenient access at a signalized intersection directly off Route 15, one of South-Central Pennsylvania's major north-south arterials. Surrounded by a stable mix of retail, residential neighborhoods, and community services, the location benefits from consistent commuter flow between Harrisburg, Mechanicsburg, and York, supporting a wide range of office or professional service uses. Zoned as Town Center (TC), the building provides flexibility for numerous potential applications and is delivered on a true NNN basis, making it an attractive option for tenants seeking a highly accessible, centrally located presence within a healthy and growing trade area.

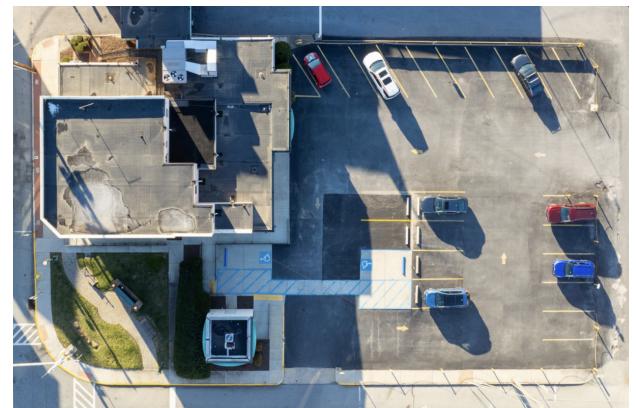
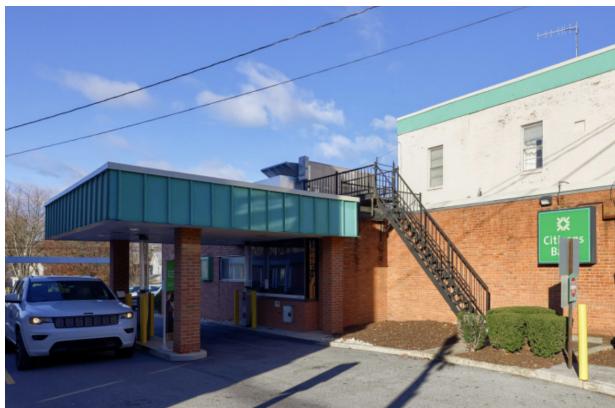
OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Term	Negotiable
Lot Size:	27,443 SF
Building Size:	4,410 SF
Year Built:	1935

PROPERTY HIGHLIGHTS

- 4,410 SF Former Bank | Two-story layout ideal for office or professional use
- Prime Corner Location | Signalized intersection in Dillsburg's main commercial corridor
- Parking & Drive-Thru | Dedicated onsite parking and functional drive-thru lane
- 0.63-Acre TC-Zoned Site | Direct access to Route 15 and surrounding residential/retail areas

EXTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS

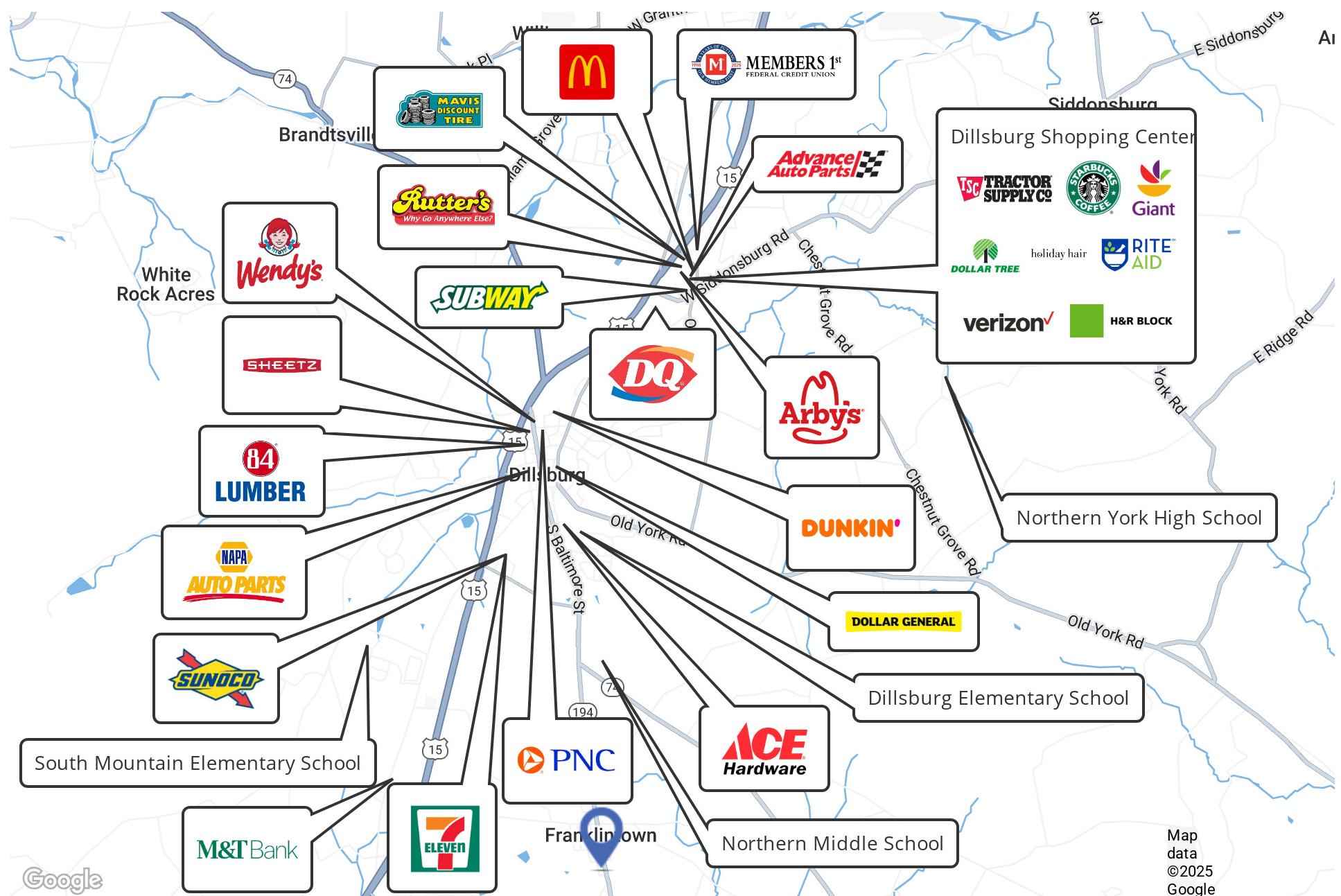




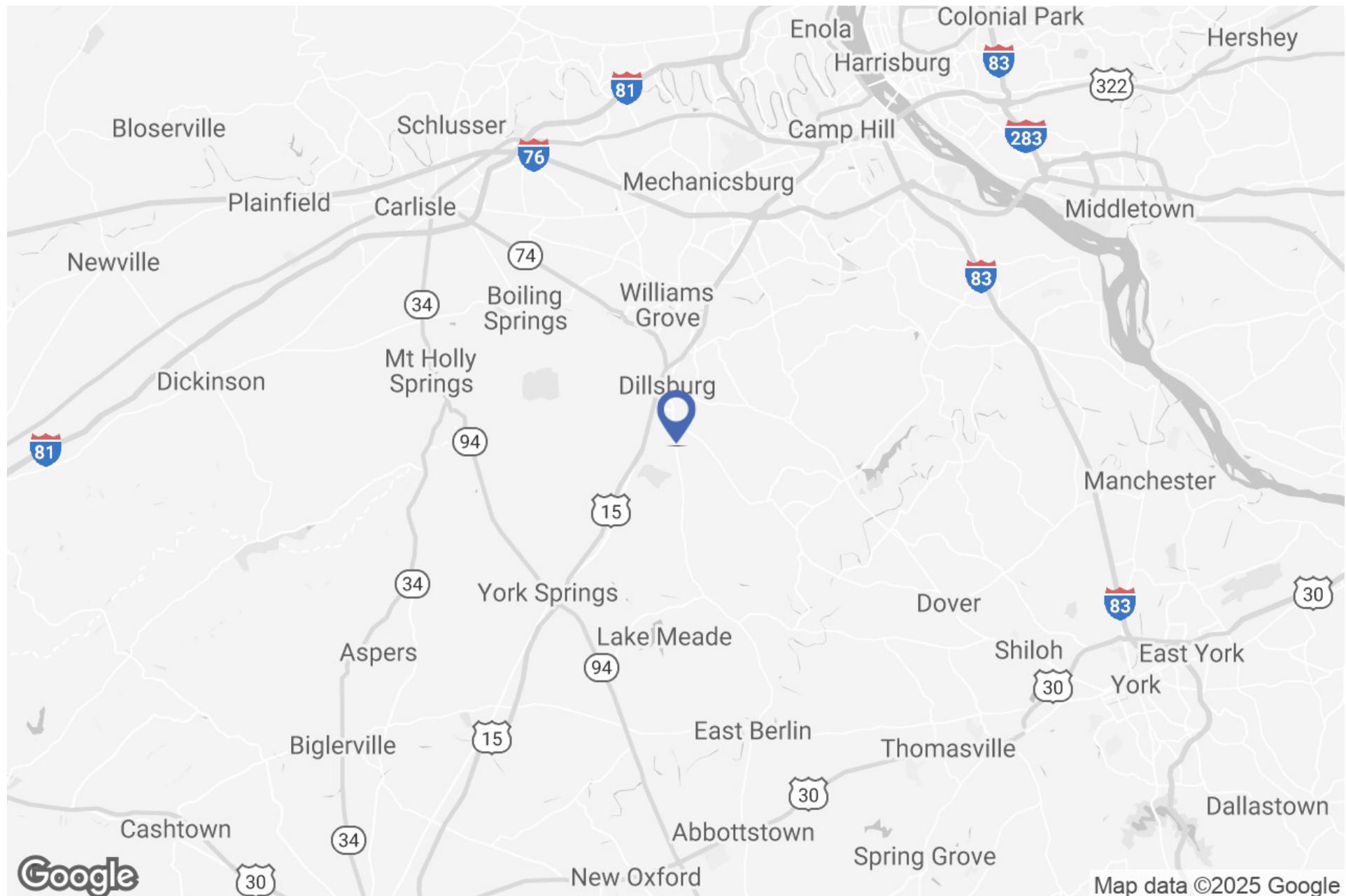
MARKET OVERVIEW

SCOPE

RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	10,744	20,472	41,661
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	4,214	7,873	14,614
# of Persons per HH	2.5	2.6	2.9
Average HH Income	\$101,292	\$106,847	\$122,203
Average House Value	\$289,904	\$322,855	\$439,867

