



  
Citizens  
Bank



4 S BALTIMORE ST

DILLSBURG, PENNSYLVANIA, 17019

LIONS CLUB  
DILLSBURG  
FIRST FRIDAY  
AT  
DILLS TAVERN

# TABLE OF CONTENTS

---

## 4. PROPERTY INFORMATION

## 8. MARKET OVERVIEW

## DEAL TEAM

---

**Abe Khan**, *Senior Vice President*  
215.302.4400  
abe.khan@scopecre.com  
PA #RS296148

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from SCOPE Commercial Real Estate Services, LLC, LLC 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 SCOPE Commercial Real Estate Services, LLC, LLC 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. SCOPE Commercial Real Estate Services, LLC, LLC 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. SCOPE Commercial Real Estate Services, LLC, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SCOPE Commercial Real Estate Services, LLC, LLC 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 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 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 SCOPE Commercial Real Estate Services, LLC, LLC in compliance with all applicable fair housing and equal opportunity laws.

## SCOPE Commercial Real Estate Services, LLC

215.302.4400 | info@scopecre.com | www.scopecre.com

1233 Hamilton St, Ste 1, Philadelphia, PA 19123  
200 Barr-Harbor Dr, Ste 400, Conshohocken, PA 19428  
4999 Louise Dr, Suite 102, Mechanicsburg, PA 17055  
477 Madison Ave, Suite 600, New York, NY 10022

## License Disclosure:

PA RB069222 | Broker of Record: Brenton Baskin RM424635  
NJ 2447262 | Broker of Record: Philip Sharrow 2447263  
NY 10991230082 | Broker of Record: 10491209022  
VA 0226037242 | Broker of Record: Brenton Baskin 0225267604

## DEAL TEAM

---



**ABE KHAN**

**Senior Vice President**

Direct: 215.302.4400 Cell: 717.891.0836  
abe.khan@scopecre.com

PA #RS296148



**ZACK AMDURSKY**

**Analyst**

Direct: 215.302.4400 Cell: 650.740.9926  
zack.amdursky@scopecre.com

NY # 10401399968



A photograph of a two-story brick building with a green horizontal band near the roofline. A green sign with a sun-like logo and the text "Citizens Bank" is mounted on the upper left corner. Below the sign is a green octagonal clock face. A black metal ramp with railings leads to the entrance. In the foreground, there is a sidewalk, a green bench, and a stone wall with a sign for the Lions Club. The sky is blue with some clouds.

# PROPERTY INFORMATION



# 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



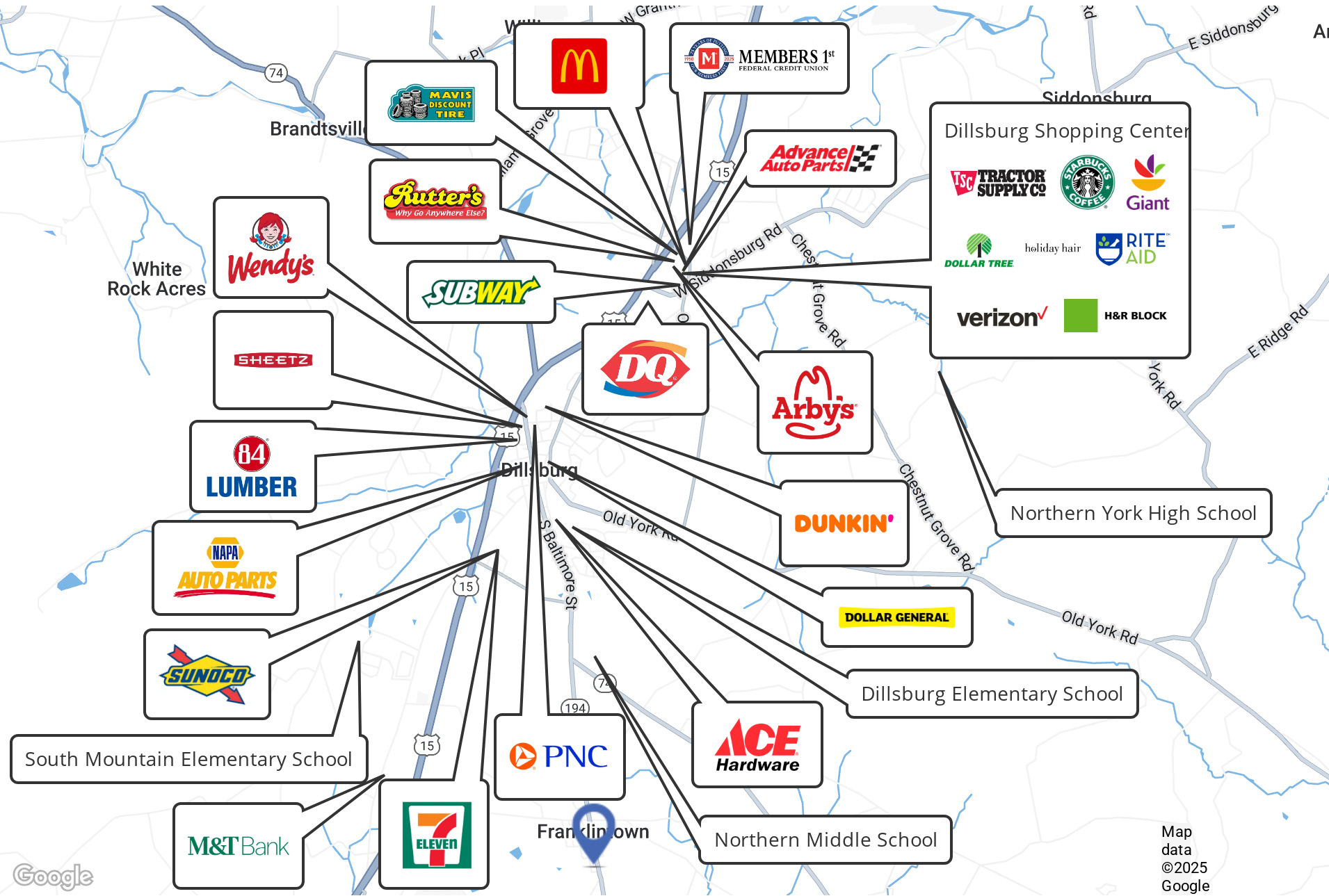




# MARKET OVERVIEW

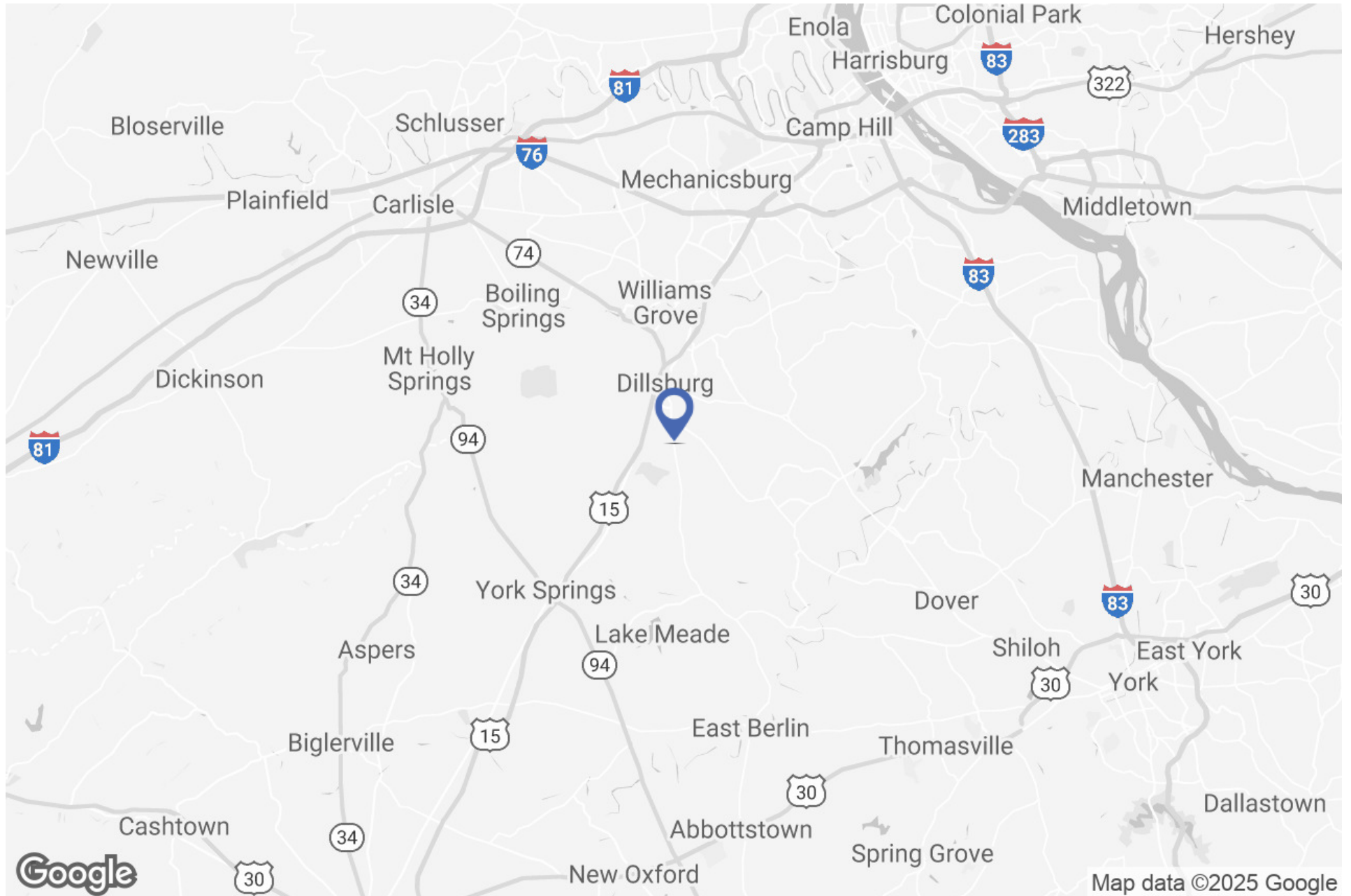


# RETAILER MAP



Map data ©2025 Google

## 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

