

# SALE

**400 NATIONWIDE DRIVE**  
400 Nationwide Drive Harrisburg, PA 17110



## PROPERTY DESCRIPTION

10,000 square foot turn-key medical office building available for purchase with over 5000 SF of medical office on the first floor. Current medical suite includes reception, exam, surgical, recover, office, meeting and break room. The Lower level is currently built-out with 4500 SF of office and two at grade entrances, offering the flexibility for multiple Tenants or use in conjunction with the first-floor operation. Conveniently located just off RT 81/Progress Ave with access to many local retailers and amenities. Well maintained building with a new roof in 2025. Excellent Owner user potential with the ability to rent extra space as needed.

## OFFERING SUMMARY

Sale Price:	\$1,590,000
Building Size:	10,168 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	477	2,881
Total Population	45	1,108	6,727
Average HH Income	\$87,962	\$90,719	\$93,835

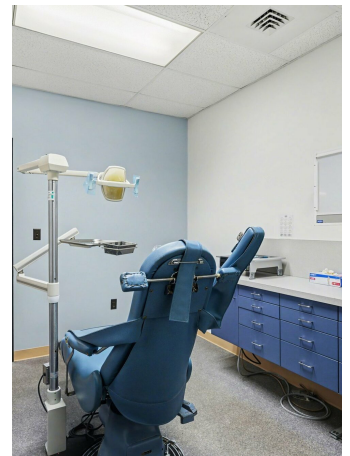
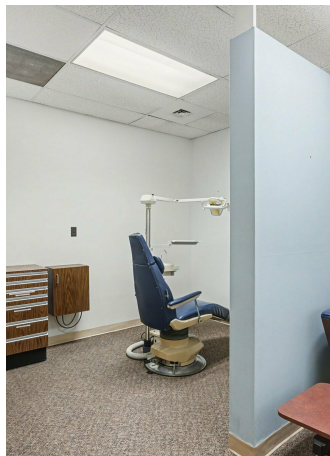
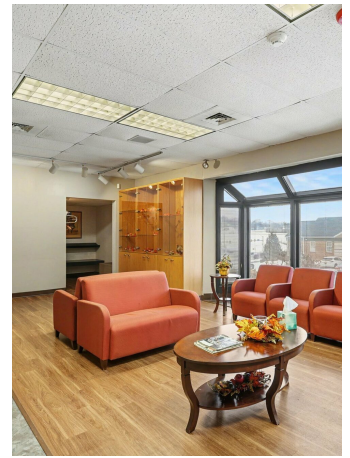
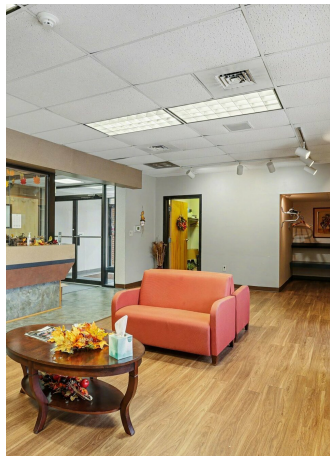
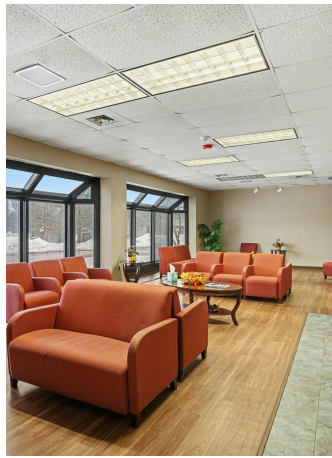
**Josh Mumaw**  
(717) 503-0009



**COLDWELL BANKER**  
**COMMERCIAL**  
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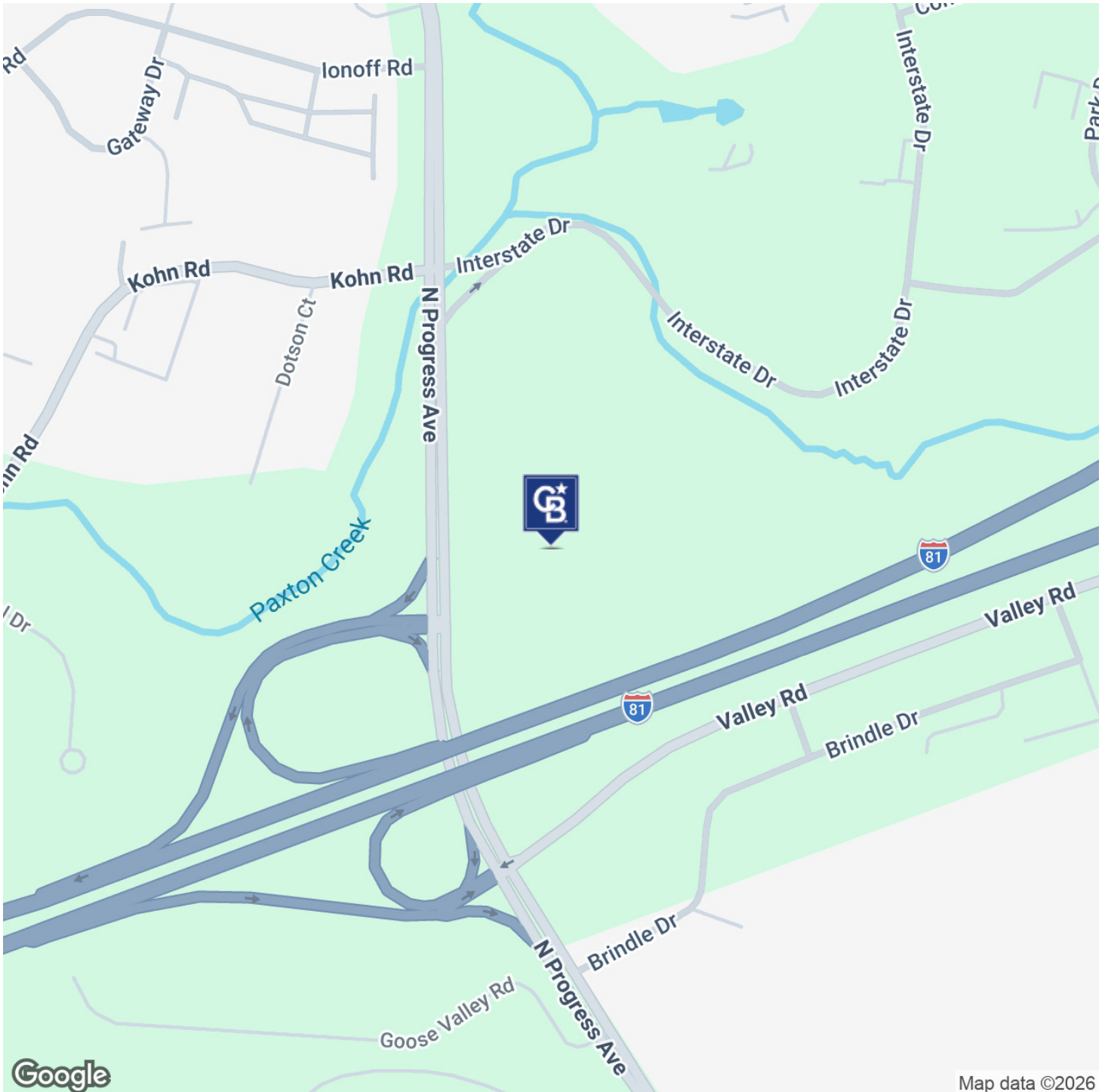


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