

Start or Grow your Business at Hillcrest



RE/MAX Delta Group, Inc.

7839 Allentown Blvd., Suite 800 • Harrisburg, PA 17112

(717) 652-8200 Office • (717) 652-8230 Fax

(717) 533-4009 Hershey • (800) 599-6020 Toll Free

Available Suite Leases

GREAT RETAIL AND PROFESSIONAL LOCATION HILLCREST BUSINESS CENTER PROPERTY PROFILE

Municipality:	West Hanover
County:	Dauphin County
Address/City:	7795, 7797, 7799 Allentown Blvd. Harrisburg, PA 17112
Tax Map & Parcel:	68-033-003-000-0000 68-033-004-000-0000 68-033-051-000-0000
Zoning:	Commercial Highway District
Construction:	Masonry & Steel
Condition:	New Development
Available Square Feet:	3 buildings 4,800 sq. ft./6,000 sq. ft. & 12,025 sq. ft.
No. of Floors:	One
Floor Type:	Concrete
Roof Type/Condition:	Metal
Ceiling Height:	10 ft.
HVAC:	Electric AC/Gas Heat
Heat:	Gas
Sprinkler (wet/dry):	None
Water:	Public
Sewer:	Public
Gas (provider):	UGI
Electric (provider):	PP&L 3 @ 120/240
Land Size:	
Acres:	4.97
Road Frontage:	1,200 ft. Route 22 (Allentown Blvd.) Manor Drive, Sunset Drive
Parking:	120
Traffic Count:	14,346 ADT
Real Estate/School Taxes:	Included in lease
Insurance:	By Tenant
Type of Transaction:	Suite Leases



**Hillcrest Business Center
7795, 7797, 7799
Allentown Blvd., Harrisburg, PA 17112
Great Retail & Professional Site
Suite Lease \$18.50 per sq. ft. plus
\$1.75 per square feet CAM**



Availability:	At Settlement or Lease
Possession:	At Lease Signing
Restrictions:	As Per Zoning

For More Details, Contact:

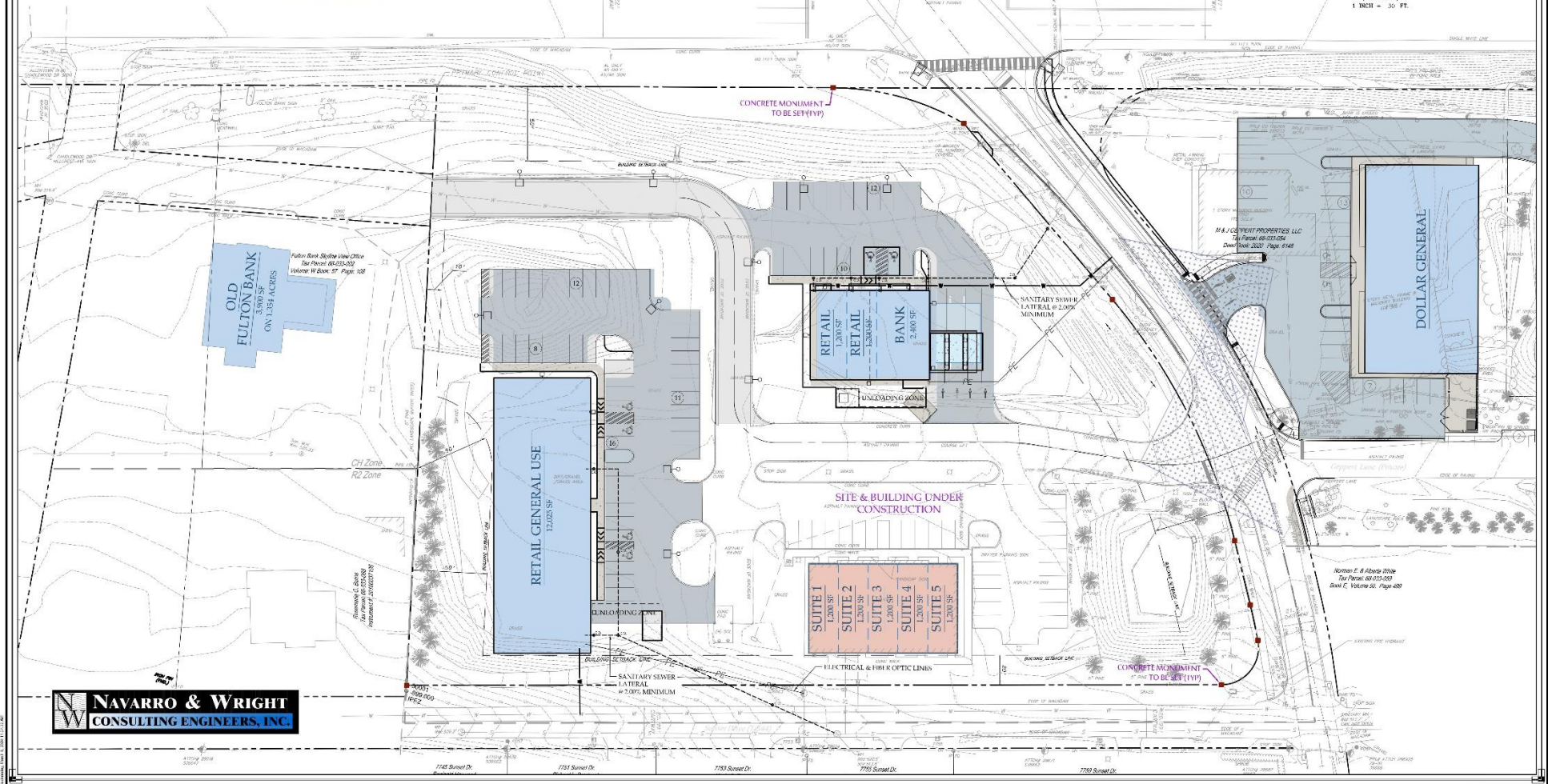
Michael Yingling
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The possibilities are endless for this great location for office/retail! Come join Drayer Physical Therapy, Get-N-Wet Scuba, Boba Tea House, Fulton Bank, Intra-National Pharmacy, Dollar General, Angelo's Pizza, Be Inspired Salon, Buns N Wings, RE/MAX Delta Group, Inc., Precise Technical Solutions and Energy Plus Scientific.

BANK / RETAIL / MEDICAL SITE LAYOUT
FOR
HILLCREST BUSINESS CENTER
7795, 7797, 7799 ALLENTOWN BOULEVARD
WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
MARCH 6, 2024

Platting Record
Tax Parcel: 08-025-000
Sublot: 08-025-000-001

GRAPHIC SCALE
1 INCH = 30 FEET



NAVARRO & WRIGHT
CONSULTING ENGINEERS, INC.