



Basement Level Suite

COMMERCIAL | RETAIL | OFFICE SPACE FOR LEASE

3301 SCHOOLHOUSE LANE, HARRISBURG

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1,495 SF BASEMENT LEVEL SUITE

FOR LEASE





OFFERING SUMMARY

Available SF for Lease	1,495 SF
Lease Rate	\$13.65 per SF/yr
Lease Type	Modified Gross
CAM	None
Building Size	4,500 SF
Zoning	BOR Business Office Residential
Municipality	Susquehanna Township
County	Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty proudly offers a versatile 1,495 SF basement level suite for lease, zoned Business, Office, Residential (BOR) and ideal for uses such as a daycare, therapy office, or business satellite office. Conveniently located off North Progress Avenue in Harrisburg, PA, this building is conveniently located near major routes and interstates as well as local businesses, national retailers and eateries. With its flexible layout and prime location, this property is perfectly positioned to accommodate your business's unique requirements.

PROPERTY HIGHLIGHTS

- ± 250 yards from the intersection of Walnut Street **22** & Progress Avenue.
- Easy access to     &  
- Within 5-miles of HACC, Central Pennsylvania's Community College
- Ideal uses would be small daycare, professional/medical/therapy office, retail/commercial

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

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PROPERTY DETAILS

Building Size	4,500 SF
Lot Size	0.34 AC
Building Class	B
Tenancy	Single
Number of Floors	2
Restrooms	Two (2) in suite
Parking	± 15 Spaces
Year Built	1962

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber / Flat
Power	225V - 100 Amp
Heating/Cooling	Partial Mini-Split with Central AC
Security	Yes; Nest Camera System with door locks
Signage	Yes; Building & Digital Signage

MARKET DETAILS

Major Cross Streets	Walnut Street/US 22 & Progress Avenue
Traffic Count @ Intersection	12,493 ADT
Municipality	Susquehanna Township
County	Dauphin County
Zoning	BOR Business Office Residential
Permitted Uses	Daycare, Professional, Therapist Office

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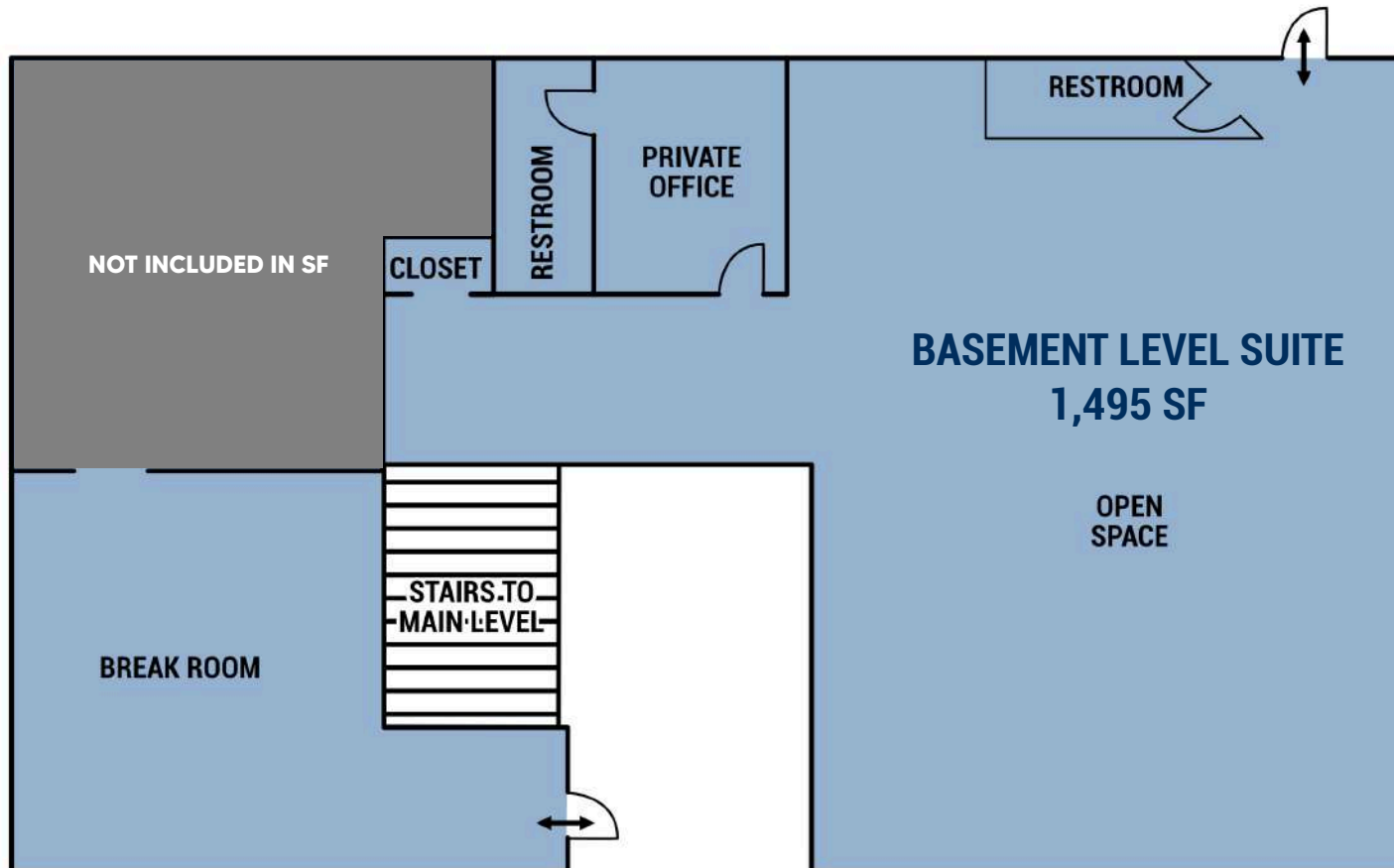


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LOWER LEVEL FLOORPLAN



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
Lower Level	1,495 SF	Modified Gross	\$13.65 per SF/yr	Lower level space with private entrance, ideal for therapist groups, business satellite office, or daycare space. Space has two (2) private restrooms.

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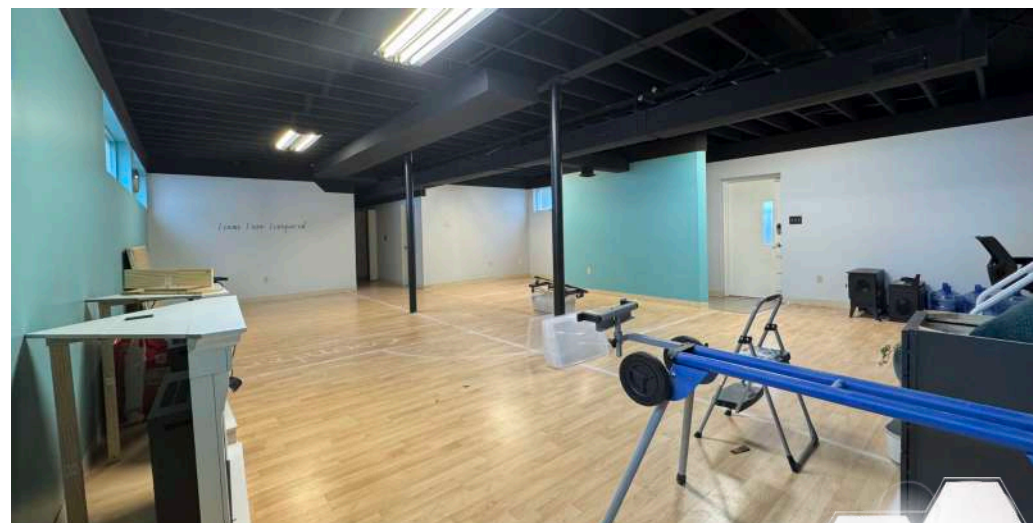
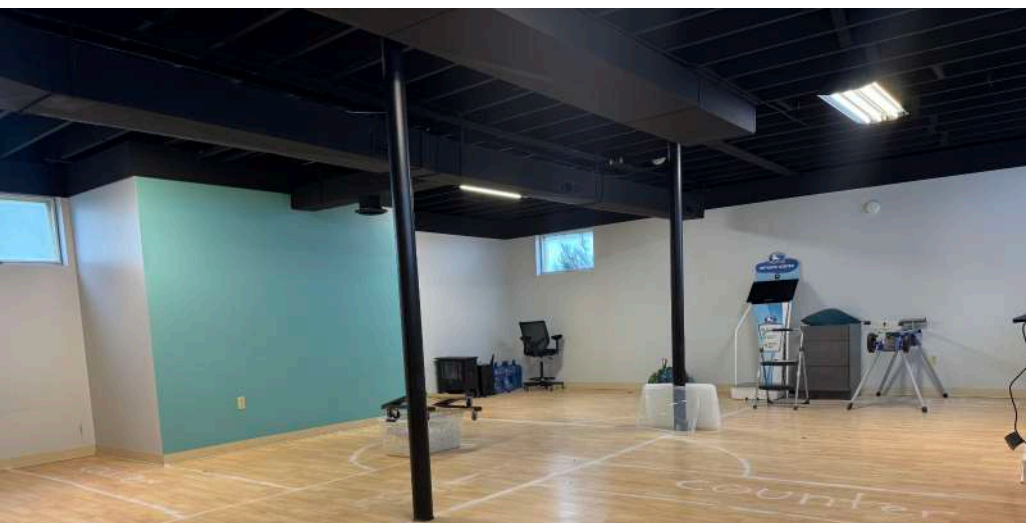
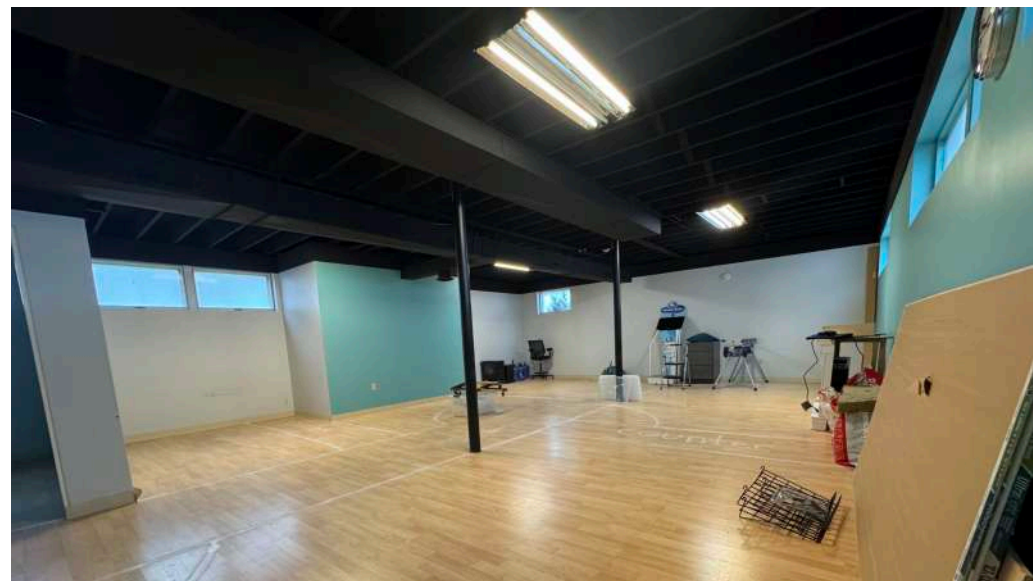
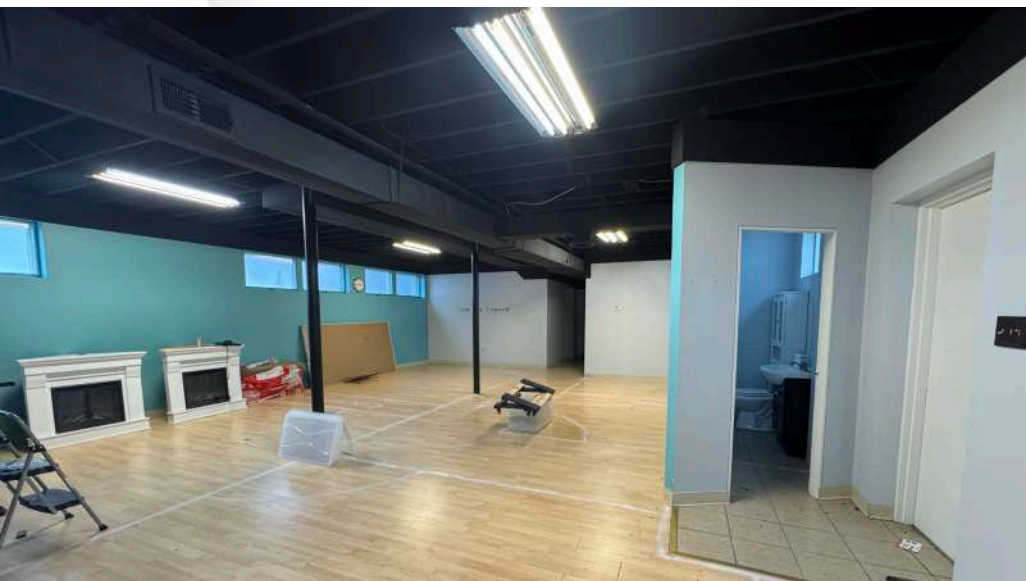


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LOWER LEVEL SUITE



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LOCATION



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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	15,371
3 MILE	105,533
5 MILE	198,875

HOUSEHOLDS

1 MILE	6,602
3 MILE	44,035
5 MILE	83,559

AVERAGE HOUSEHOLD INCOME

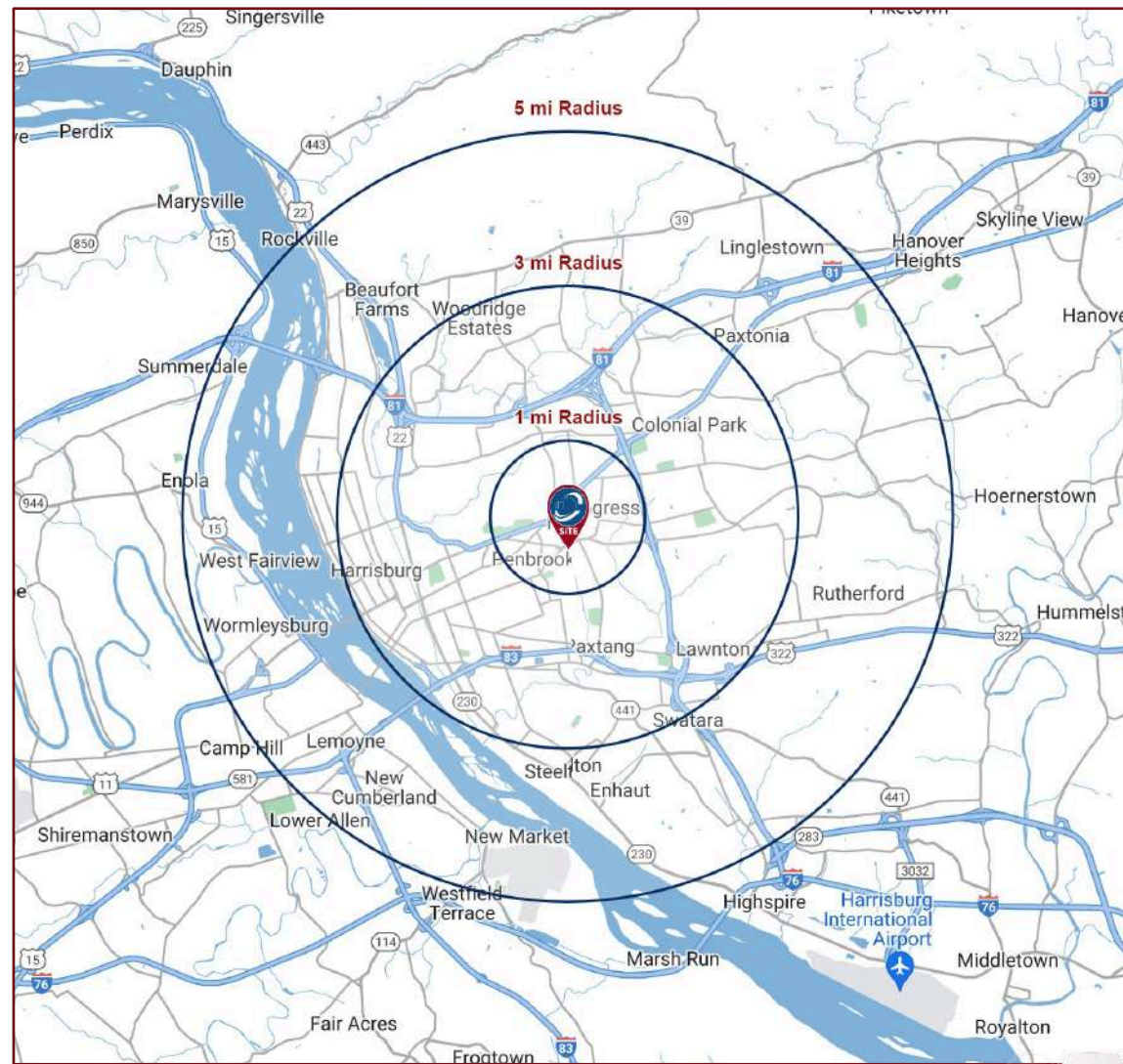
1 MILE	\$84,540
3 MILE	\$79,871
5 MILE	\$98,282

TOTAL BUSINESSES

1 MILE	513
3 MILE	4,886
5 MILE	8,802

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	5,252
3 MILE	93,622
5 MILE	142,396



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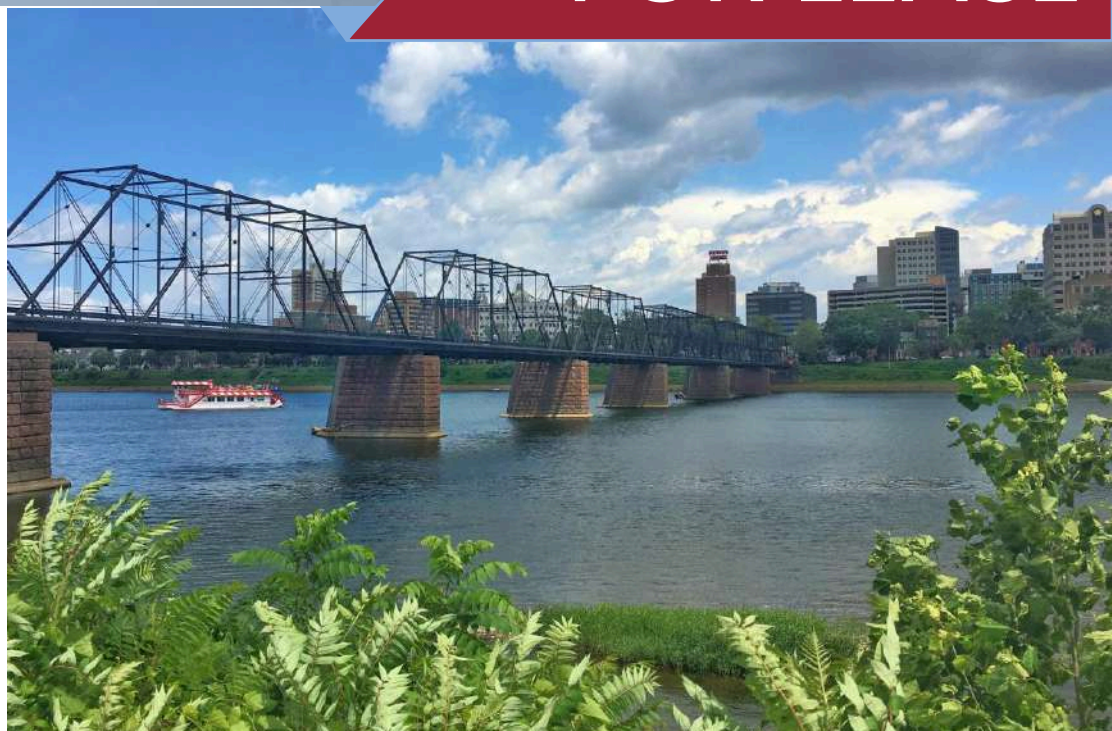
AREA OVERVIEW

EAST SHORE: Downtown Harrisburg is the central core neighborhood, business and government center which surrounds the focal point of Market Square, and serves as the regional center for the greater metropolitan area of Harrisburg, Pennsylvania, United States.

Harrisburg's Central Business District includes the Pennsylvania State Capitol Complex and other state government offices, the Dauphin County Courthouse and other county government offices, City of Harrisburg offices, Pennsylvania State Museum, federal government offices, and other, non-government related commercial retail and office development.

WEST SHORE: The town of Camp Hill is located in the lively West Shore area of Cumberland Valley and is just two miles from the state capital of Harrisburg. The town is as lovely as it is historical and includes a great local shopping scene. More than 55% of the small businesses in town are women-owned.

The Downtown Camp Hill Association supports the Downtown Business District by collaborating with local government and building a strong enterprise ecosystem. The walkable and shoppable neighborhood concept is the catalyst for economic prosperity and community connection.



The **Harrisburg Metropolitan Statistical Area (MSA)** in south-central Pennsylvania centers around Harrisburg, the state capital. It includes Dauphin, Cumberland, and Perry counties, blending urban, suburban, and rural areas. Key economic drivers are government services, healthcare, education, and transportation, with institutions like Penn State Harrisburg supporting growth. Major highways and Harrisburg International Airport (MDT) enhance connectivity.

Rich in history and culture, the area features landmarks like the Pennsylvania State Capitol and the National Civil War Museum. The MSA offers a high quality of life with urban amenities, parks, and recreational spaces, attracting a diverse population with job opportunities and affordable housing.

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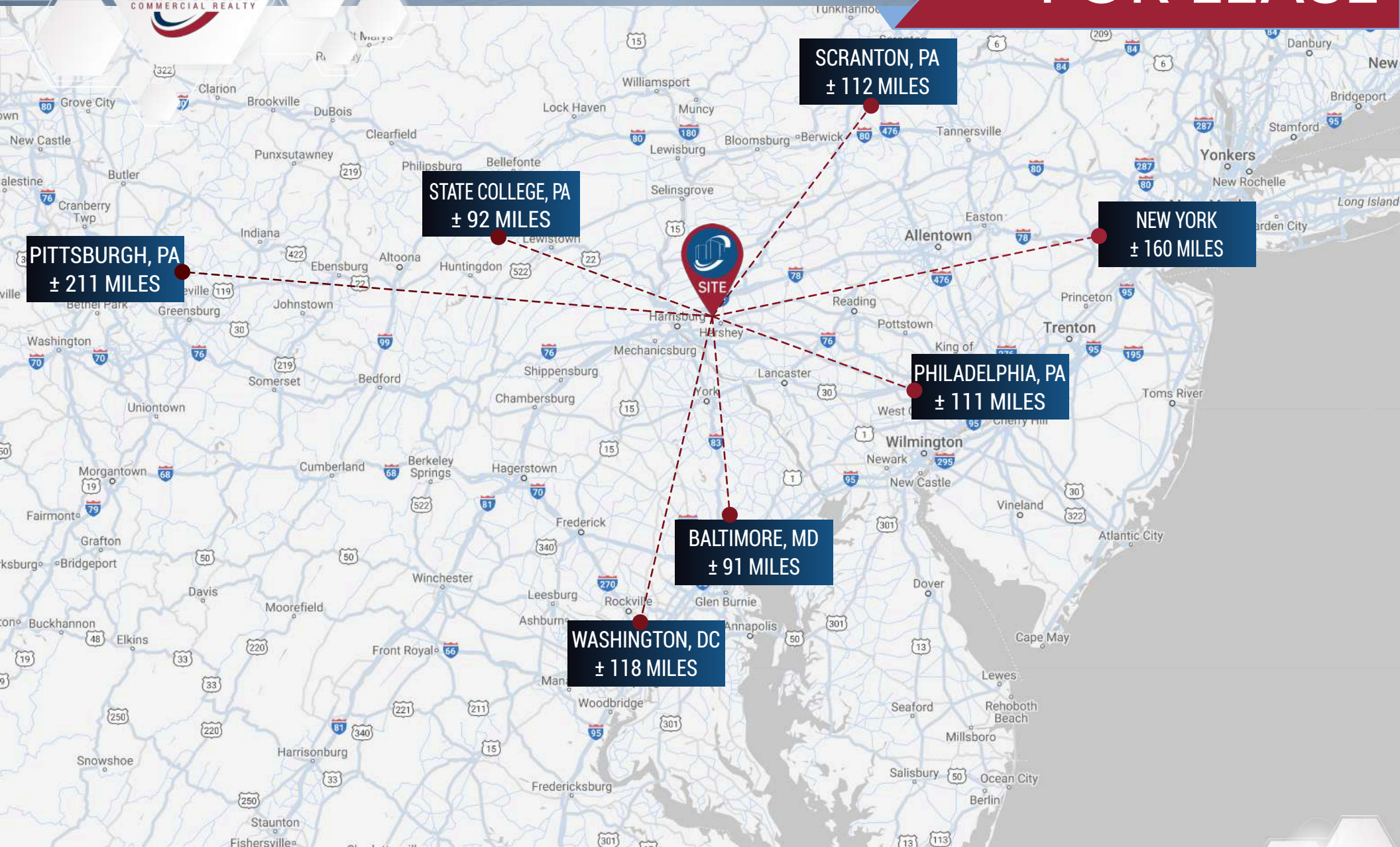


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