




LANDMARK
COMMERCIAL REALTY



TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARK COMMERCIAL REALTY

425 N 21st St., Ste 302, Camp Hill, PA

 (717) 731.1990

 www.LandmarkCR.com

10 N FRONT STREET STEELTON, PA



FOR SALE OR LEASE

10 N Front Street, Steelton, PA
High Visibility Building for Sale or Lease



PROPERTY OVERVIEW

Highly visible retail building with an extremely rare off-street parking lot in the heart of Steelton. 2,250 SF at a lighted intersection situated on 0.42 AC along the busy Front Street corridor. Previously used as a daycare and restaurant, property features a commercial kitchen, multiple restrooms, and security system, as well as space for an outdoor recreation area. Building is currently set up as one contiguous space, but two separate gas and electric meters, entrances, and restrooms present a possibility of splitting it into two spaces of approximately 1200 SF each. C-1 Town Center zoning allows for a wide variety of uses including restaurants, c-stores, day care, and many other in-demand uses. Great proximity to the Steelworks mixed-use development and traffic counts of almost 13,000 VPD make this an outstanding location for a variety of retail businesses looking to establish a presence in this resurgent market.

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PROJECT ABSTRACT

LEASE AVAILABILITY	
LEASE RATE	\$16 per SF/yr
LEASE TYPE	NNN
CAM	TBD
SUITE SIZES	2,250 SF
SALE INFORMATION	
SALE PRICE	\$275,000
PRICE PER SF	\$122 per SF
PROPERTY TAXES	\$8,971.00
LOCATION	
Municipality	Steelton Borough
County	Dauphin County
ZONING	
Zoning	C-1-Town Center District

PROPERTY HIGHLIGHTS

- **Rare**, small footprint freestanding commercial building
- **High visibility** location with over 200,000 VPD
- **Ideal** layout and location for various business types and/or owner-occupiers
- **Strong** potential for foot traffic from neighboring residential growth.

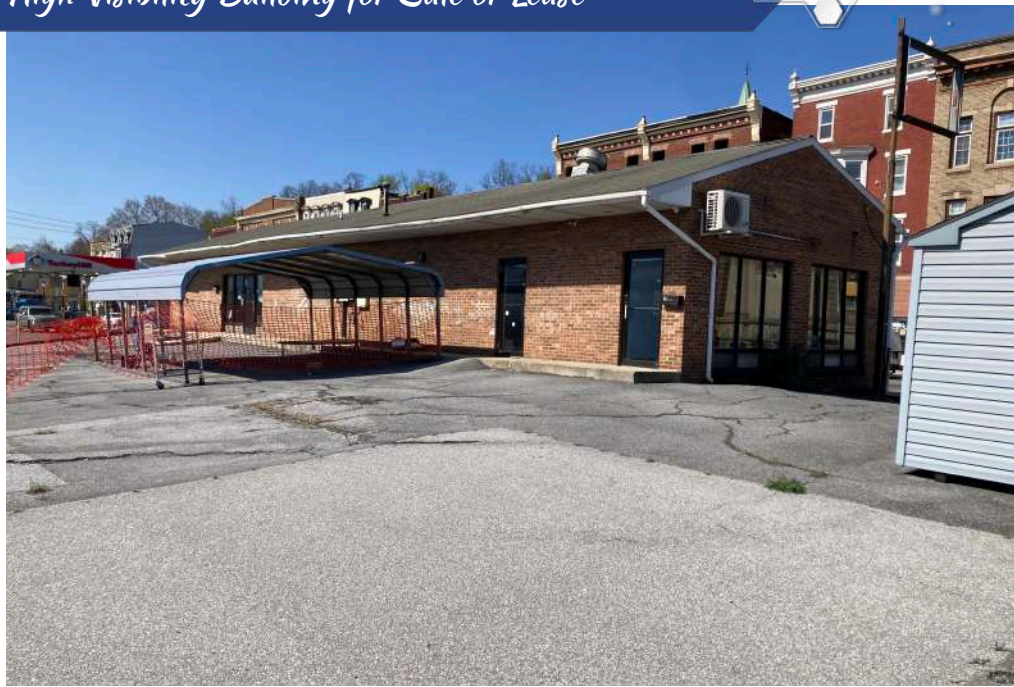
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PROPERTY DETAILS

Number of Buildings	1
Building Size	2,250 SF
Lot Size	0.42 AC
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	2
Parking	TBD
Year Built	1988

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	Single Phase 200 Amp
HVAC	Electric Central AC
Sprinklers	No
Security	Per Tenant
Signage	Monument

MARKET DETAILS

Cross Streets	Front St & Locust St
Traffic Counts	13,000 VPD
Municipality	Steelton Borough
County	Dauphin County
Zoning	C-1-Town Center District
Permitted Uses	Retail, daycare/educational, restaurants, and many more

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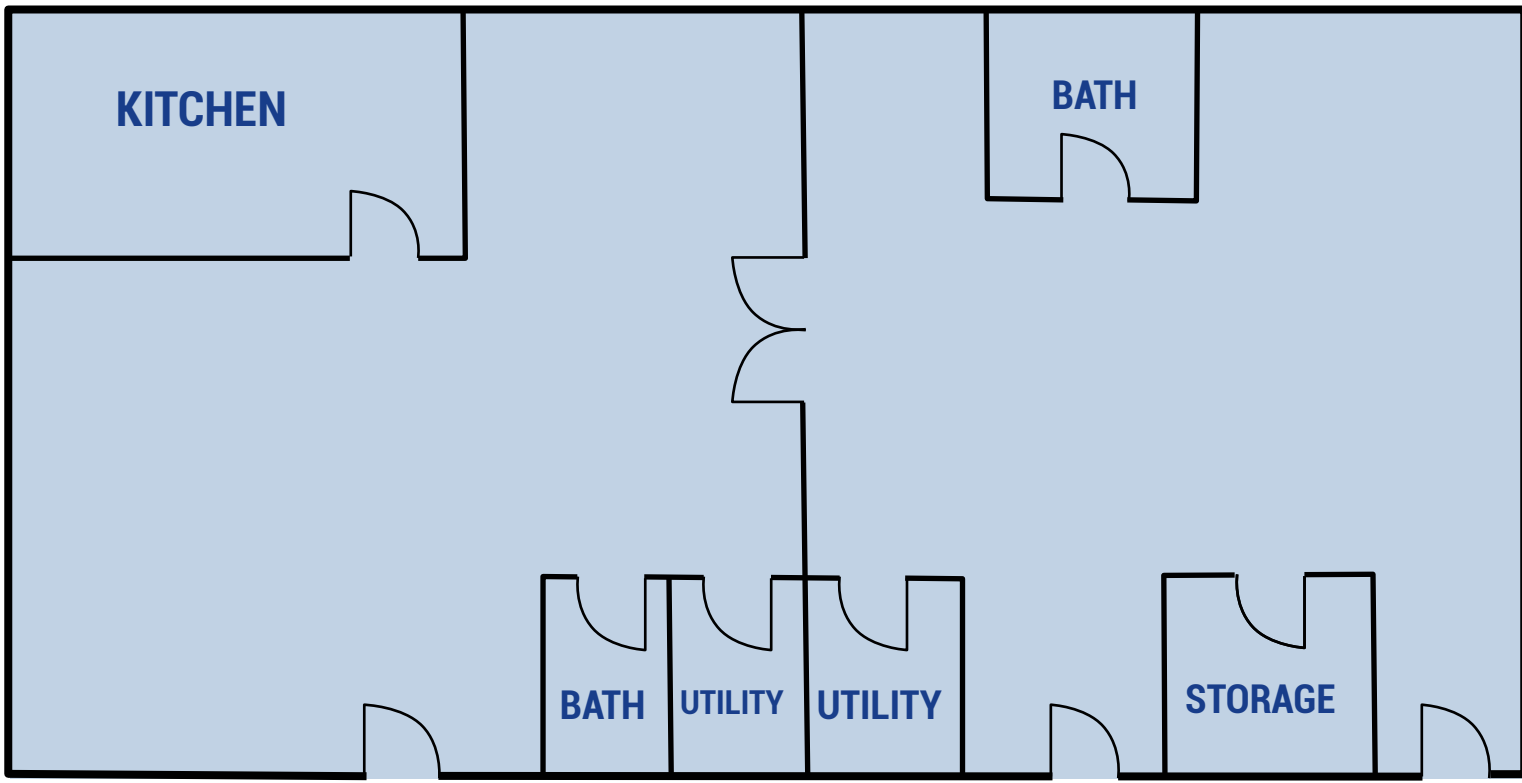
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FLOORPLAN



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THE STEEL WORKS DEVELOPMENT



STEEL WORKS
CONSTRUCTION
THE NEW PROTOTYPE OF HANABAND

STEEL WORKS APARTMENTS

- 41 Apartments
- 3,000 SF 1st Floor Commercial Space

TENANTS INCLUDE:

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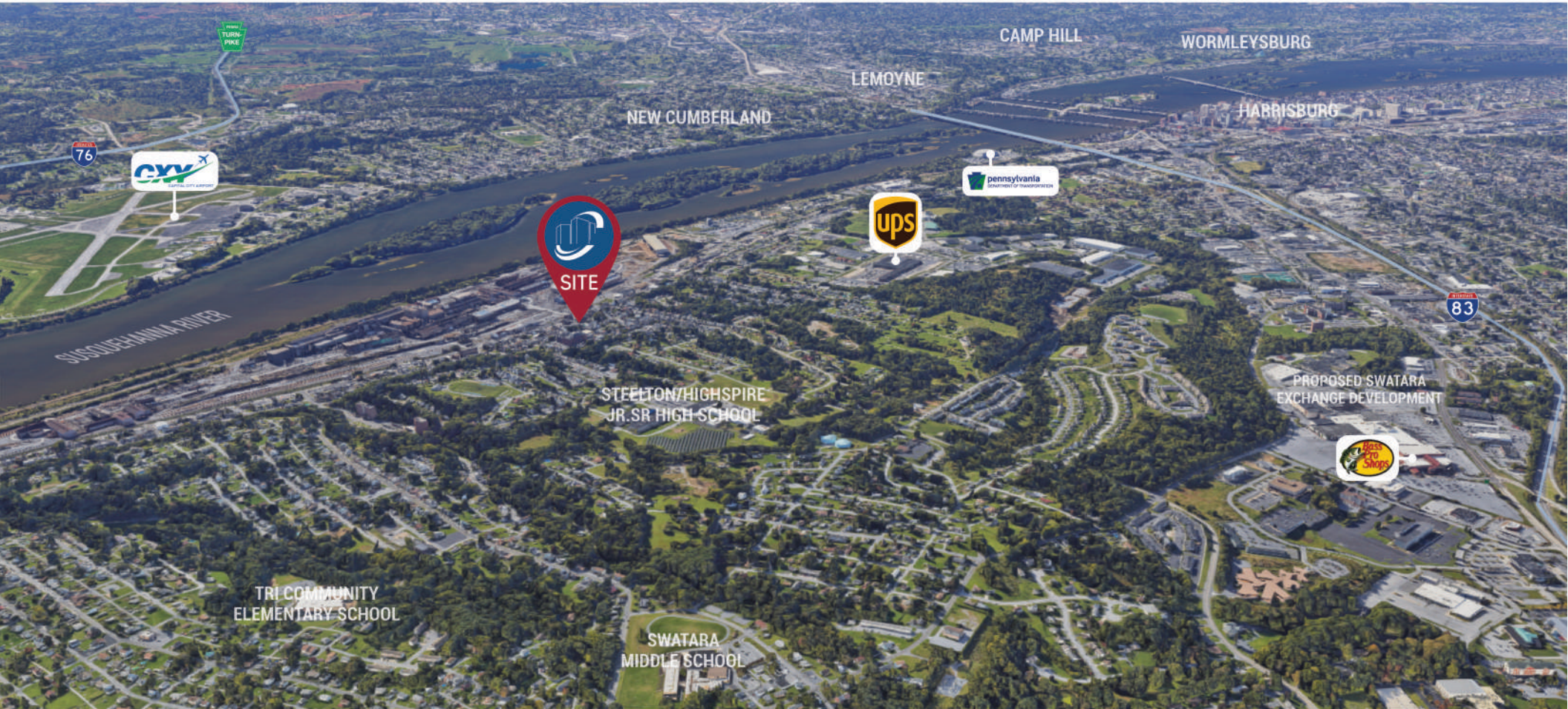
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LOCATION - Regional



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LOCATION & DEMOGRAPHICS

STEELTON, is a small borough located in Dauphin County, situated along the eastern bank of the Susquehanna River. Steelton played a significant role in the American steel industry, earning it the nickname "The Steel Capital of Pennsylvania." The town's development was heavily influenced by the presence of the Pennsylvania Steel Company, which operated several steel mills in the area.

Throughout much of the 20th century, Steelton thrived as a bustling industrial community, attracting workers from various backgrounds seeking employment in the steel mills. In recent years, efforts have been made to revitalize the borough. Community organizations, local government, and residents have worked together on initiatives aimed at improving infrastructure, fostering economic development, and enhancing the quality of life for residents.

The borough also boasts a diverse community and a rich cultural heritage, with residents representing various ethnicities and backgrounds.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,314	74,697	179,879
Households	3,477	29,900	73,647
Average Household Income	\$85,246	\$84,691	\$92,739
Businesses	269	3,271	7,803
Employees	2,704	53,445	123,347

The Steel Works Revitalization

Spearheaded by Integrated Development Partners, LLC (IDP), the "Steel Works" - Steelton Front Street Revitalization Project, located in the commercial town-center district, a busy, highly visible corridor on Front Street in the Borough that connects the City of Harrisburg to other municipalities and assets in Dauphin County Pennsylvania. This project is a strategic collaboration between IDP and Steelton Economic Development Corporation to revive Steelton's Main Street corridor with over 102,000 square feet of mixed-use development consisting of 51 market-rate ADA multi-family units, a grocery store, first floor retail and medical space.

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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



- HARRISBURG
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- HAZLETON
- LEBANON
- HAGERSTOWN
- LANCASTER
- CHAMBERSBURG
- HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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 Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.