

HIGH PROFILE RETAIL CENTER AVAILABLE



5430 JONESTOWN ROAD
HARRISBURG, PA 17112



HIGH PROFILE RETAIL CENTER FOR SALE WITH UNIT FOR LEASE


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PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present this unique owner/occupier investment opportunity. This retail center is located along Harrisburg's East Shore main retail corridor, Jonestown Road (RT 22). Currently, the 8,000 SF unit is leased to NAPA Auto Parts, offering a \pm 10,000 SF unit available for lease. The property is in a high-profile location, at the intersection of Jonestown Road and Allentown Boulevard, providing an ideal location for any user who desires high-visibility.

PROPERTY HIGHLIGHTS

- Ideal corner lot location with building frontage and entry access on Allentown Blvd and Jonestown Rd
- Approximately $\frac{3}{4}$ of a mile from the N Mountain Road exit of 
- Available suite ideal for owner/occupier investment
- Monument signage visible to \pm 22,000 vehicles per day
- Great investment opportunity with a well-known long-term tenant in place

OFFERING SUMMARY

SALES AVAILABILITY	
Sales Price	\$2,700,000
CAP Rate	8.3%
NOI	\$225,000*
Property Taxes	\$30,689
* NOI based on 100% occupancy	
LEASE AVAILABILITY	
Lease Availability	1 UNIT
Unit Size	10,207 SF
Lease Rate	\$15 per SF/yer
Lease Type	NNN
CAM	TBD
LOCATION INFORMATION	
Zoning	CN Commercial Neighborhood
Municipality	Lower Paxton
County	Dauphin County
Submarket	Harrisburg East Shore

PROPERTY DETAILS

Building Size	18,207 SF
Lot Size	1.19 AC
Property Sub-type	RETAIL
Building Class	A
Tenancy	MULTI
Number of Floors	1
Restrooms	IN-SUITE
Parking Type	IN-COMMON, AMPLE
Parking Count	57 SPACES
Parking Ratio	3 : 1,000
Ceiling Height	12'
Ceiling Type	DROP/OPEN
Construction	WOOD FRAME
Roof	SHINGLE/RUBBER
Lighting	FLUORESCENT
Power	ELECTRIC
HVAC	GAS
Sprinklers	N/A
Security	NO
Signage	MONUMENT





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LEASE AVAILABILITY



SUITE	MIN SIZE	MAX SIZE	MIN LEASE RATE	MAX LEASE RATE	LEASE TYPE	DESCRIPTION
1	10,207 SF	10,207 SF	\$15.00 per SF/YR	\$15.00 per SF/YR	NNN	IDEAL FOR OWNER/USER

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY AERIAL



LANDMARK COMMERCIAL REALTY
5420-5430 LINGLESTOWN RD
HARRISBURG, PA



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DEMOGRAPHICS

POPULATION

1 MILE	6,299
3 MILE	43,713
5 MILE	120,932

HOUSEHOLDS

1 MILE	2,858
3 MILE	18,503
5 MILE	50,693

AVERAGE HOUSEHOLD INCOME

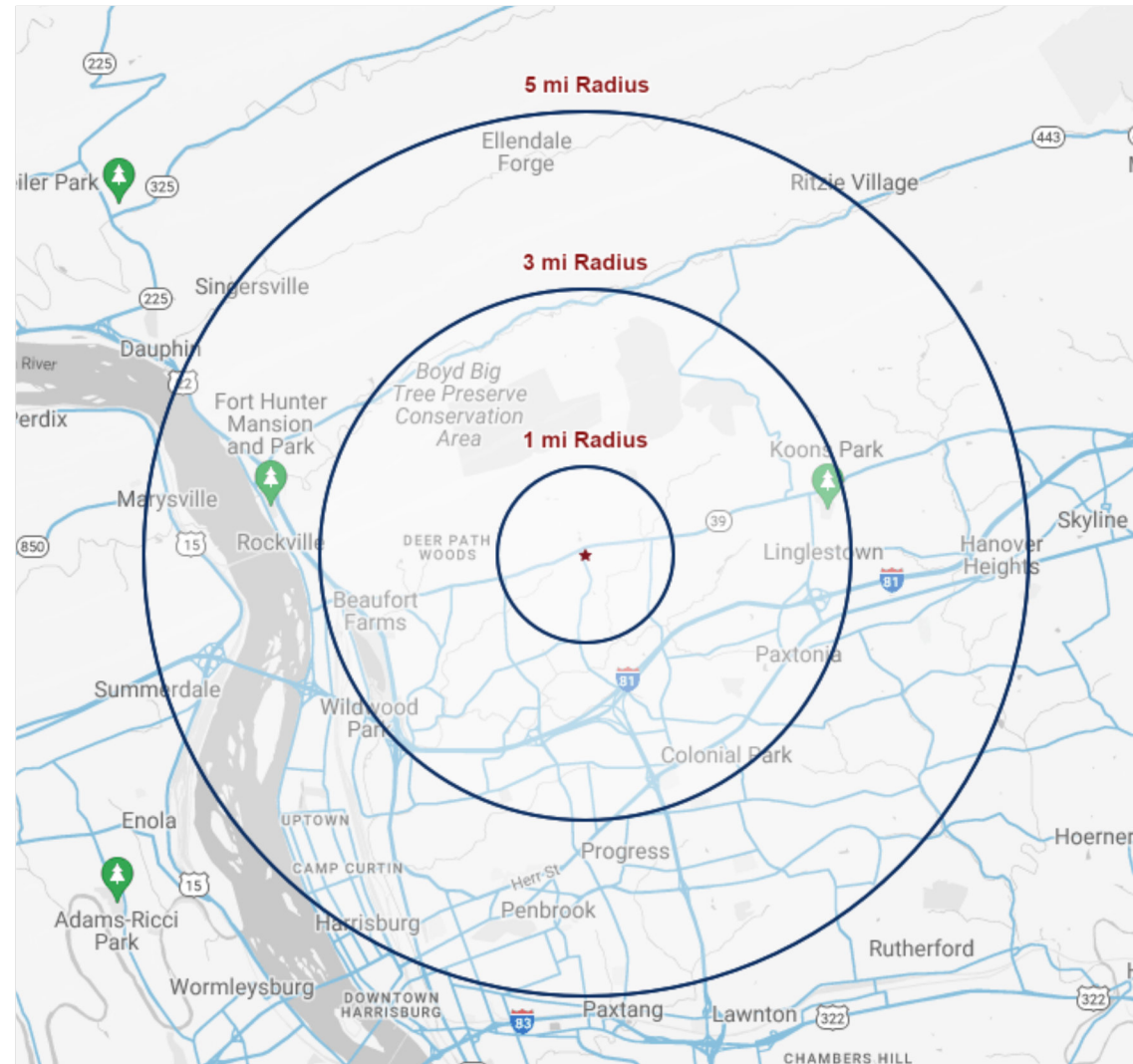
1 MILE	\$143,523
3 MILE	\$125,548
5 MILE	\$103,616

TOTAL BUSINESSES

1 MILE	102,890
2 MILE	2,102
3 MILE	4,646

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,590
2 MILE	25,189
3 MILE	64,846



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