



COMMERCIAL FLEX BUILDING AVAILABLE

5409 LOCUST LANE | HARRISBURG, PA

NEW PRICE



WWW.LANDMARKCR.COM

(717) 731.1990






PROPERTY OVERVIEW

SALE PRICE	\$495,000
BUILDING SIZE	4,140 SF
BUILDING TYPE	Commercial Flex
LOT SIZE	0.58 Acres
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	Lower Paxton Township
ZONING	Neighborhood Commercial (CN)

PROPERTY HIGHLIGHTS

- Extremely rare stand-alone 4,140 SF commercial flex building along Locust Lane in Harrisburg, PA
- Highly visible with excellent signage opportunity
- The **Newly Priced** property features:
 - Well maintained 4,140 SF brick building
 - 1,260 SF office space
 - Two drive-in doors and one (1) dock door
 - Outdoor storage or additional parking with ability to add security gate
- Zoned Neighborhood Commercial (CN) allows for multitude of light commercial uses by right
- Central location with easy access to 

PROPERTY DETAILS

ADDRESS	5409 Locust Ln Harrisburg, PA 17109
BUILDING SIZE	4,140 SF
OFFICE SPACE	1,260 SF
BUILDING TYPE	Commercial Flex
LOT SIZE	0.58 Acres
YEAR BUILT/RENOVATED	1965 / 2019
DRIVE-IN DOORS	2
DOCK DOORS	1
PARKING	14 Spaces
OUTDOOR STORAGE	Yes
WATER/SEWER	Public
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	Lower Paxton Township
ZONING	Neighborhood Commercial (CN)
APN	35-061-081
PROPERTY TAXES	\$4,102.82 (2024)





5409 LOCUST LANE
HARRISBURG, PA 17109

COMMERCIAL FLEX PROPERTY
FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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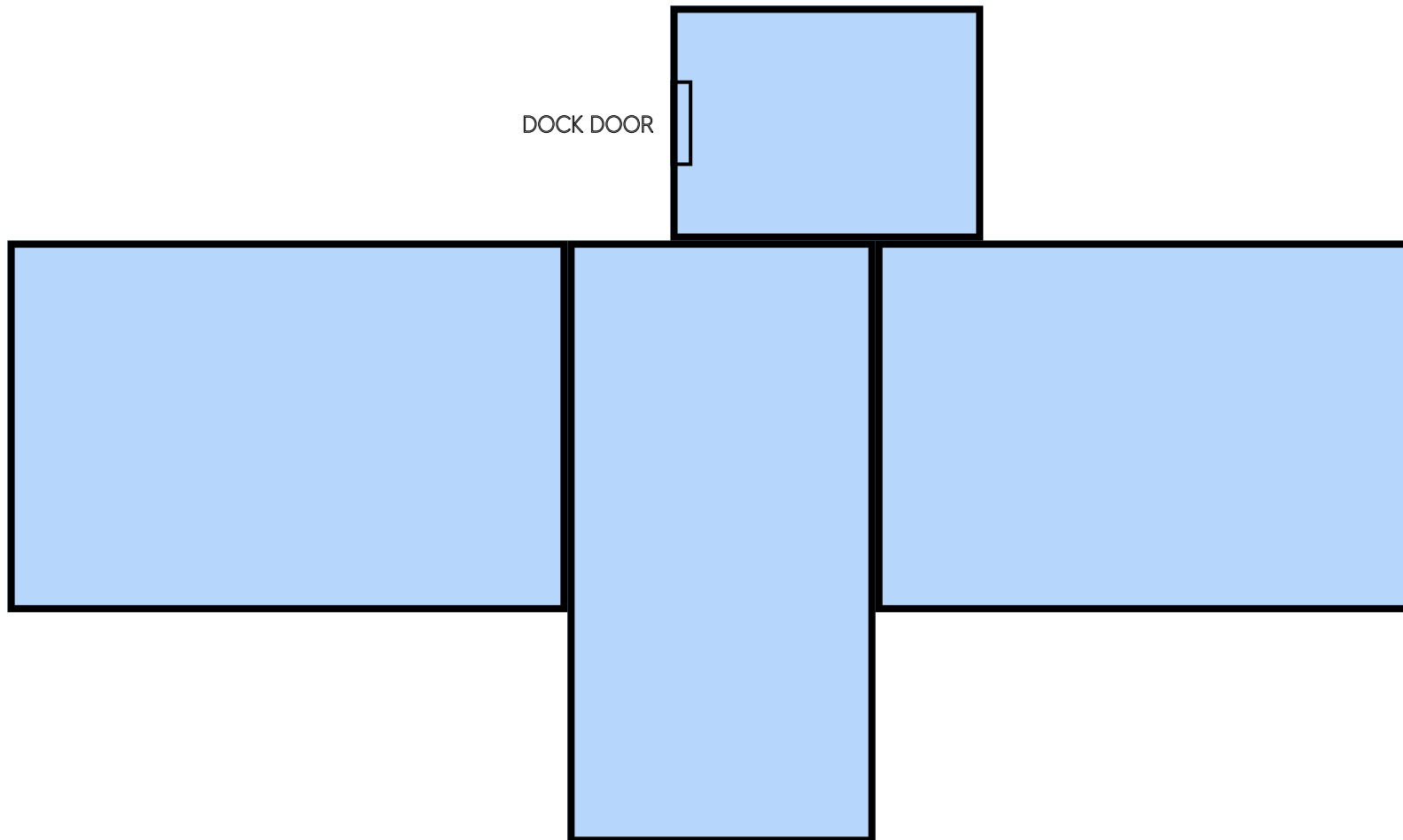
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FLOORPLAN



PARCEL AERIAL



TRADE AERIAL

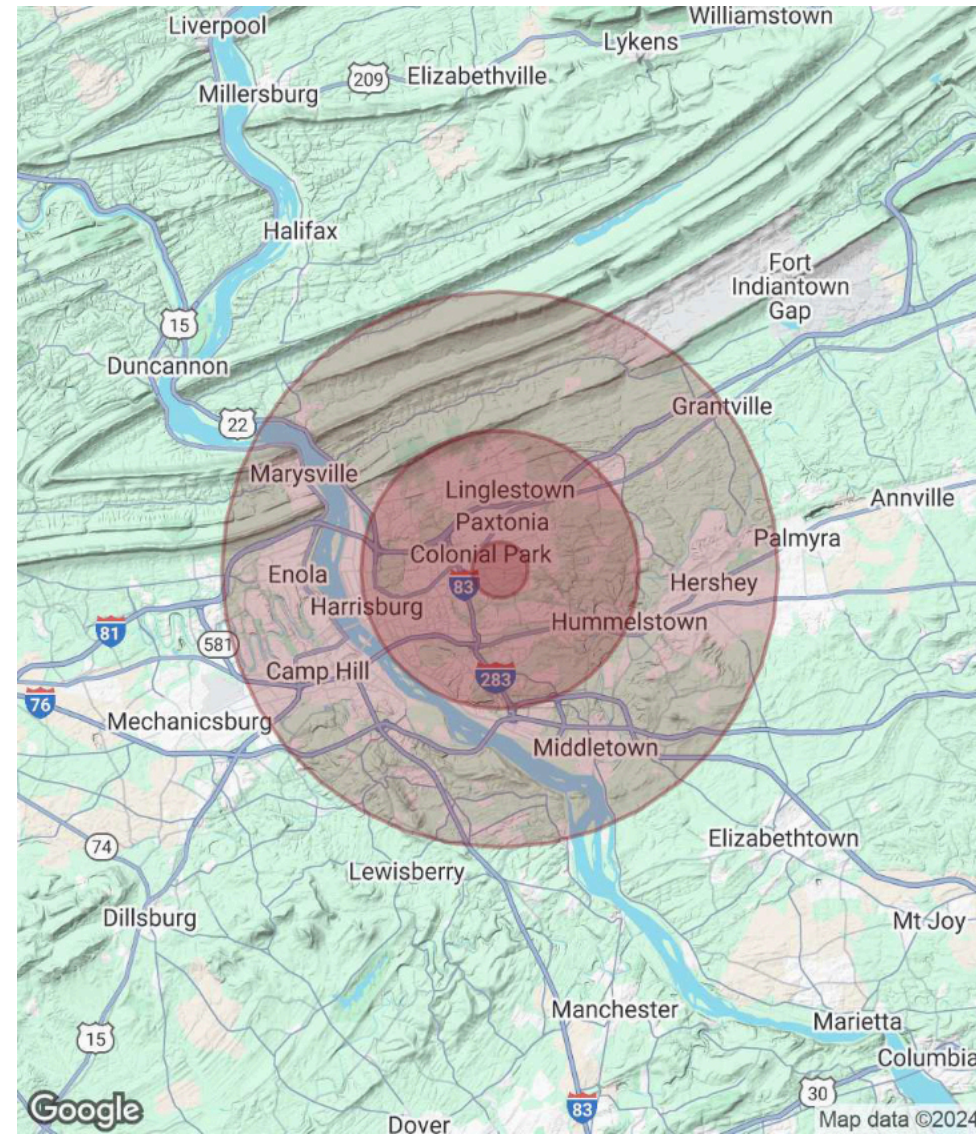


DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,043	168,155	387,494
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,479	67,349	157,845
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$90,242	\$93,873	\$104,020
Average House Value	\$276,621	\$242,573	\$274,645

Demographics data derived from AlphaMap



LOCATION OVERVIEW

DAUPHIN COUNTY : is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.





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HARRISBURG, PA 17109

COMMERCIAL FLEX PROPERTY
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