

AVAILABLE SUITES

4700 UNION DEPOSIT ROAD | HARRISBURG, PA

FOR SALE OR LEASE



**IMPROVED
PRICING**

PROPERTY HIGHLIGHTS

- Medical & Professional Office Building
- ADA Compliant
- Abundant Free Parking
- New Roof
- Sale or Lease Options
- Plug & Play
- Dental & Medical Suites
- New HVAC

4700 UNION DEPOSIT ROAD

FOR LEASE OR SALE



DAUPHIN PLAZA

P.J. Whelihan's
ESTABLISHED 1943
PUB + RESTAURANT

BIG LOTS!

Price Rite
MARKETPLACE



WAFFLE
HOUSE

SUBWAY



UNION SQUARE SHOPPING CENTER

Gabe's GameStop **weis**
POWER TO THE PLAYERS

Advance Auto Parts

Great Clips

WORLD APPLIANCES
WORLD FLOORING

TEXAS
ROADHOUSE

DOLLAR TREE

OneMain
Financial

UPS

CHIPOTLE
MEXICAN GRILL

STARBUCKS

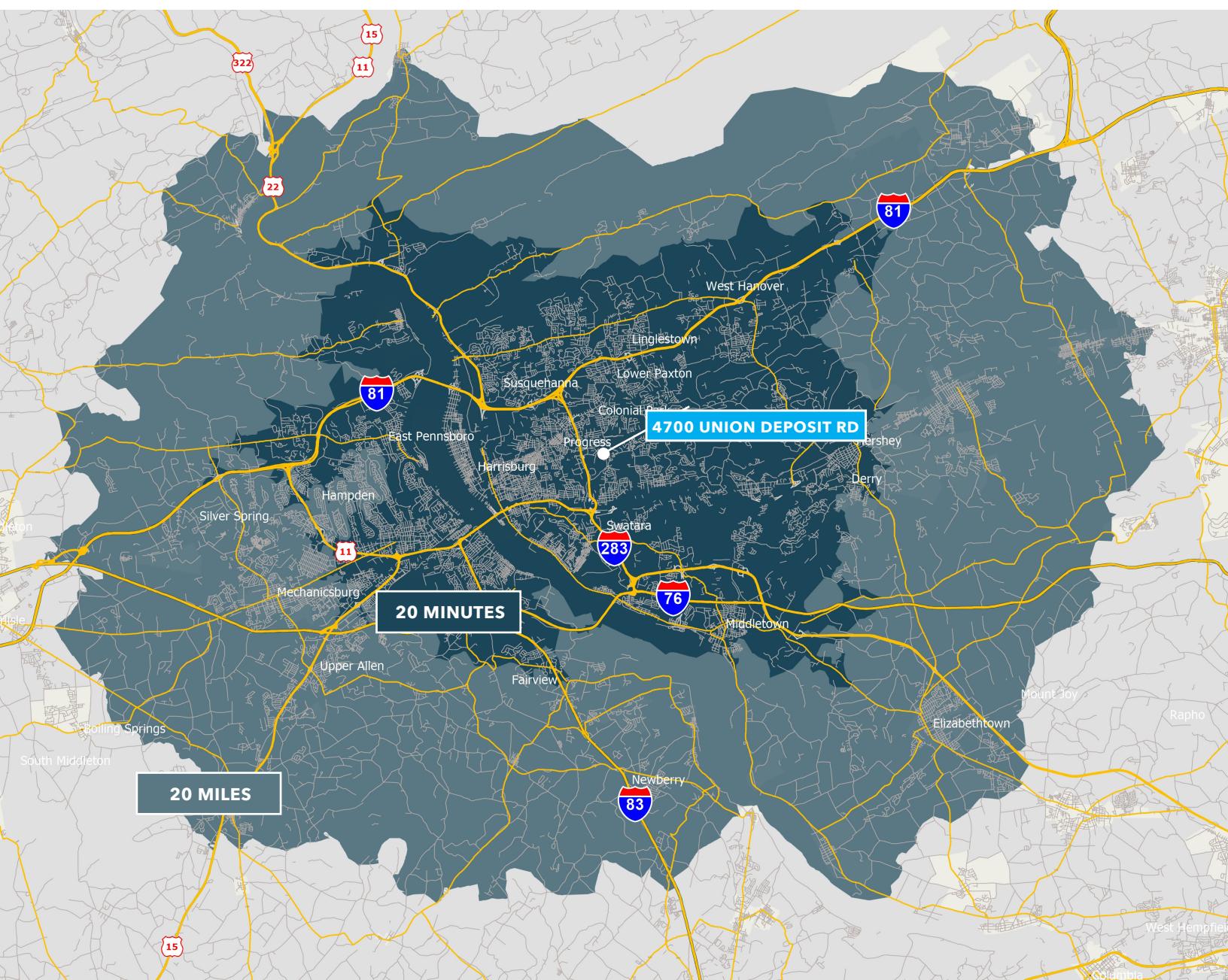
CHUCKECHEESE'S

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA
717.695.3840 | lee-associates.com/easternpa

Bradley Swidler
bswidler@lee-associates.com
717.208.8669

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



20 MINUTES

POPULATION:	302,582
WORKFORCE:	319,484
AVERAGE HOUSEHOLD INCOME:	\$85,914

20 MILES

POPULATION:	526,627
WORKFORCE:	507,992
AVERAGE HOUSEHOLD INCOME:	\$89,705

BUILDING INFORMATION

COUNTY	DAUPHIN COUNTY
TOWNSHIP	LOWER PAXTON
TENANCY	MULTI-TENANT
USE	MEDICAL OR PROFESSIONAL OFFICE
ROOF	RUBBER - 2025
CONSTRUCTION	CMU & STEEL
SIGNAGE	IN-COMMON AREA
HVAC	REPLACED 2023



UTILITIES

WATER	PUBLIC INCL. IN CAM
SEWER	PUBLIC INCL. IN CAM
ELECTRIC	PPL INCL. IN CAM
SNOW/LAWN	INCL. IN CAM

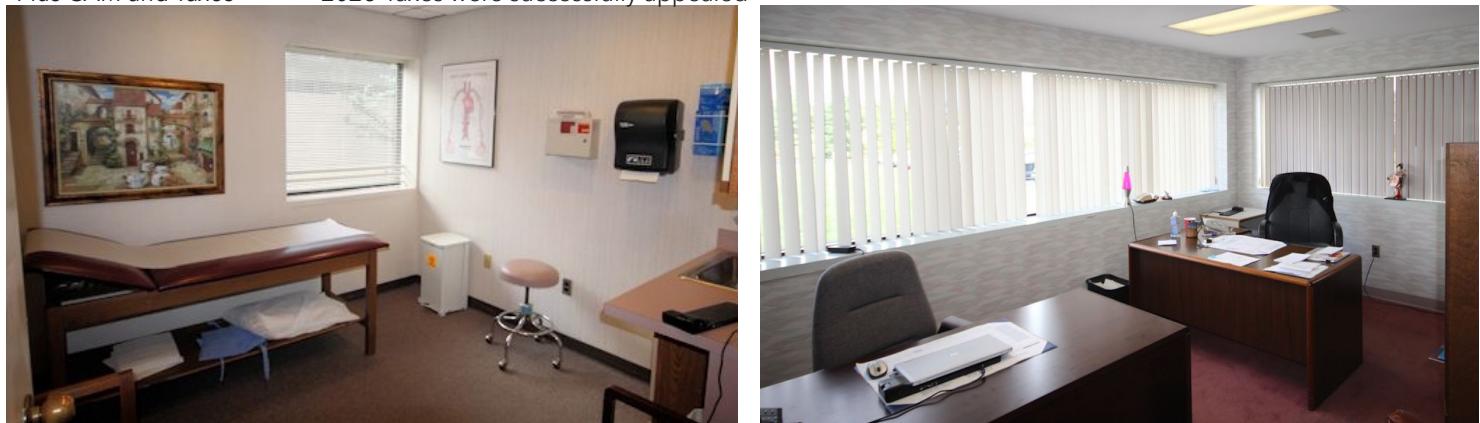


SUITE INFORMATION

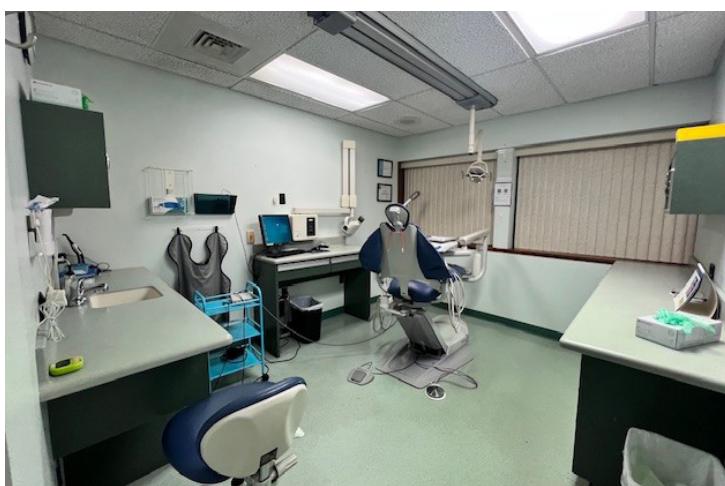
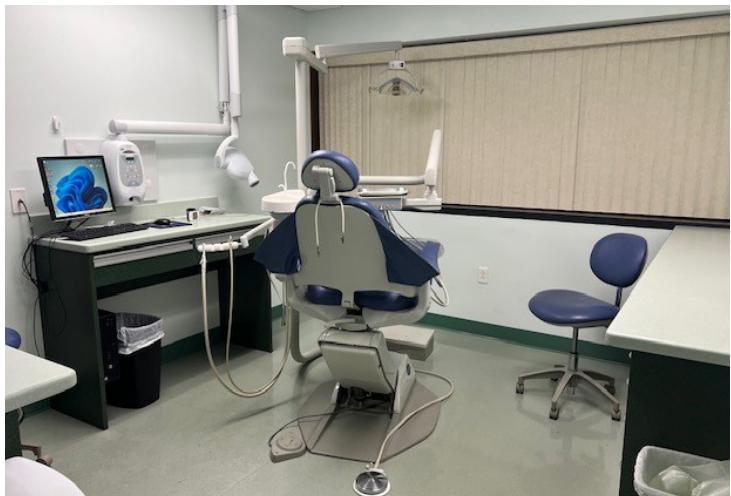
SUITE	110	140	210	230
SIZE (SF)	2,119	8,190	3,808	3,100
USE	MEDICAL OR PROFESSIONAL OFFICE			
AVAILABLE	IMMEDIATELY			
APN	35-067-099	35-067-084	35-067-085	35-067-087
BASE RATE PSF	\$7.95	\$5.95	\$5.95	\$5.95
MONTHLY RENT	\$1,403.84	\$4,060.88	\$1,888.13	\$1,537.08
ANNUAL RENT*	\$16,846.05	\$48,730.50	\$22,657.76	\$18,445
2025 ANNUAL TAX**	\$5,089.51	\$20,763.72	\$8,138.79	\$9,563.85
ANNUAL CAM	\$16,125.54	\$62,325.90	\$28,978.88	\$23,591
SALE PRICE	\$238,560	\$973,680	\$499,000	\$375,000

*Plus CAM and Taxes

**2026 Taxes were successfully appealed

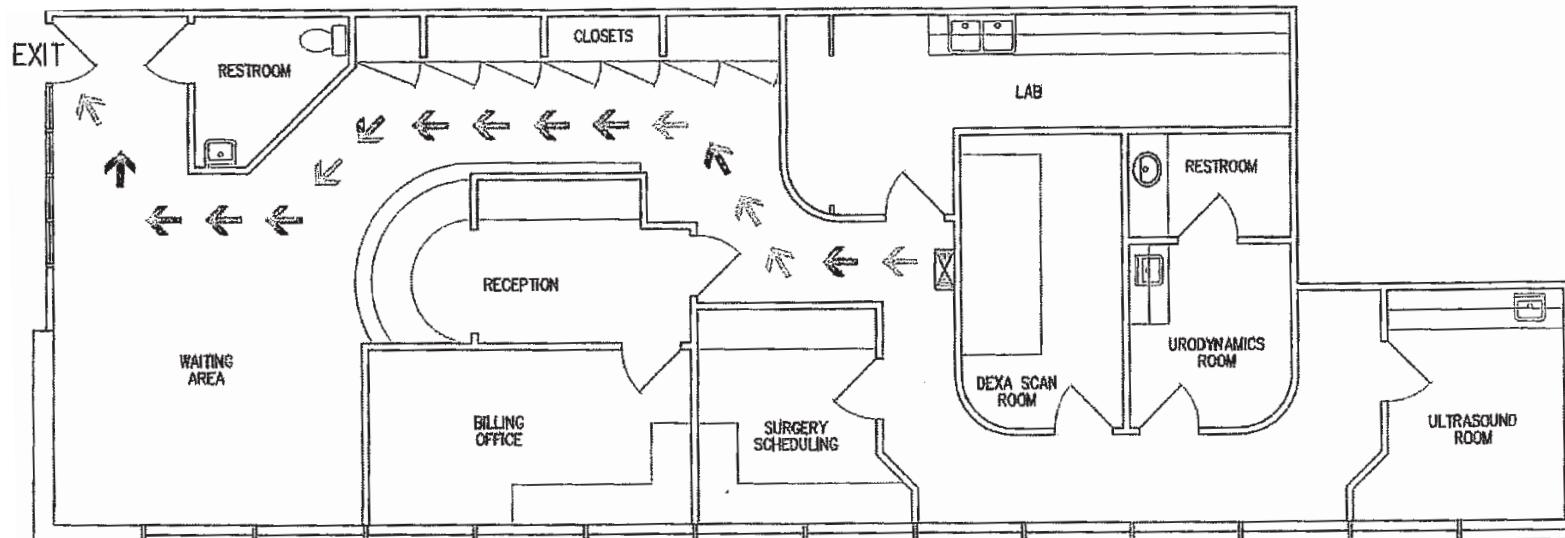


INTERIOR PHOTOS - SUITES 210/230



FLOOR PLANS

SUITE 110



SUITE 140

