

For Sale or Lease Office Building

75 SHANNON DRIVE
Harrisburg, PA 17112

Presented By:

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SALE OR LEASE | OFFICE

75 Shannon Drive, Harrisburg, PA 17112



PROPERTY DESCRIPTION

Great opportunity for an owner/user to purchase an income-producing office building and occupy the remaining 11,123 SF. The existing tenant is a national credit tenant with a 5-year lease term.

Not looking to purchase? Lease some or all of the vacancy - minimum divisible is +/- 5,000 SF.

The vacancy was renovated in 2019 and lightly used since due to COVID. Contact listing agent for the NOI.

OFFERING SUMMARY

Sale Price:	\$2,835,000
Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	+/- 5,000 - 11,123 SF
Building Size:	20,887 SF

PROPERTY HIGHLIGHTS

- Partially leased office building with credit tenant
- Occupying 9,764 SF on a 5-year term
- 4.55 parking spaces per 1,000 SF
- Located just off Route 22 with easy access to I-81
- 11,123 SF of recently renovated office space vacant and ready for owner/user occupant
- NOI available upon request
- Also available for lease



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FLOOR PLAN

75 Shannon Drive, Harrisburg, PA 17112



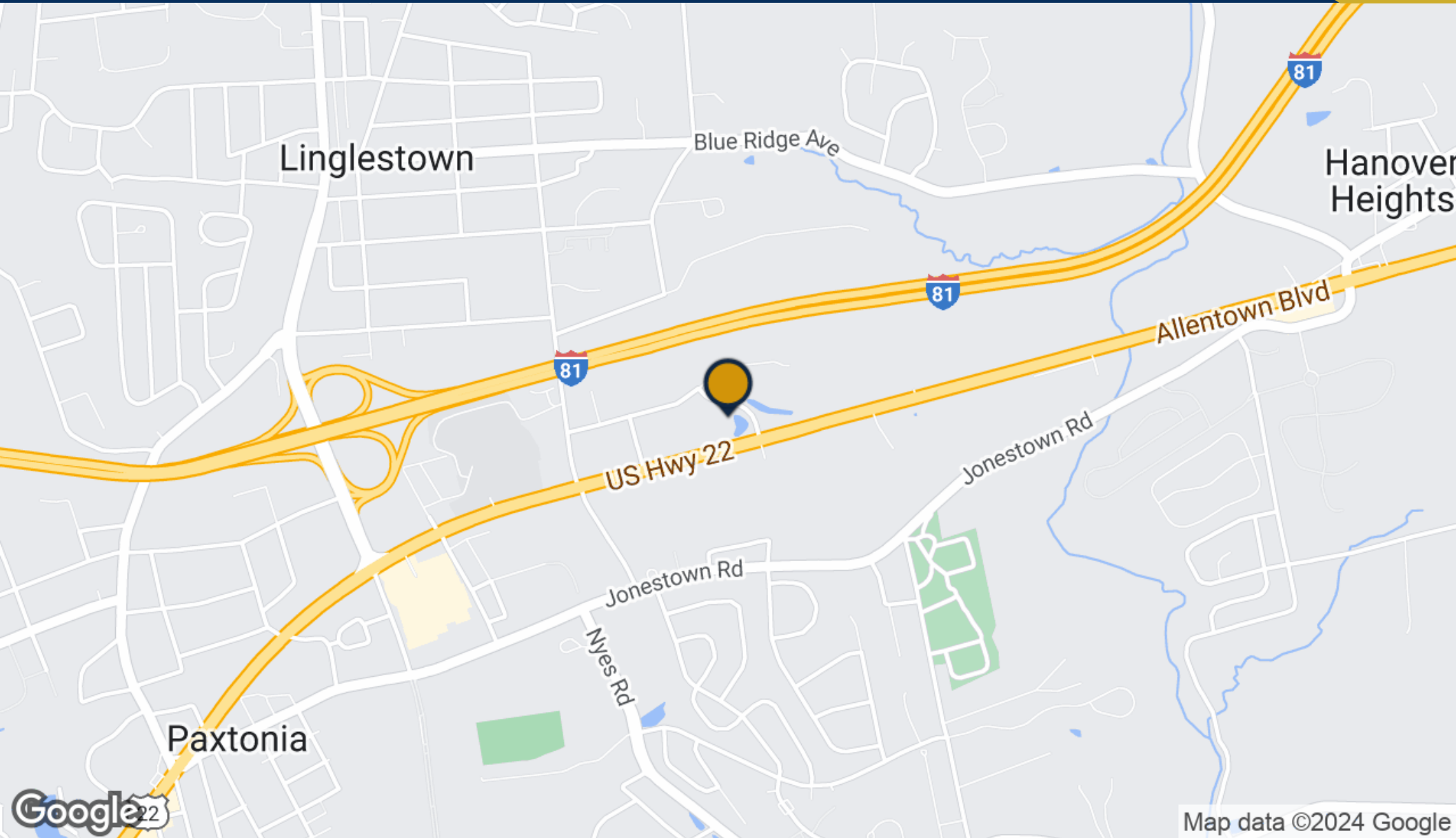
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LOCATION MAP

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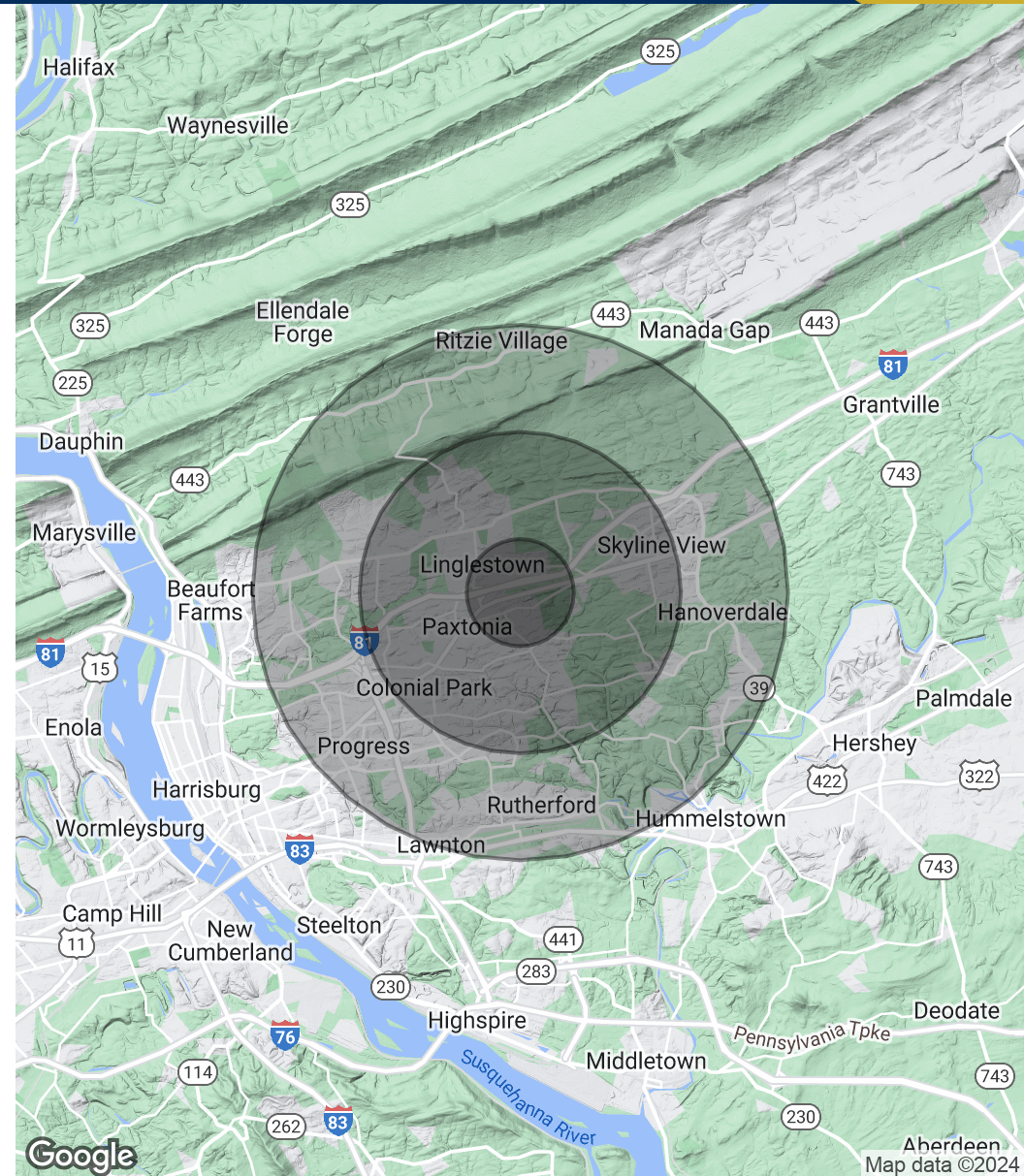
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,811	35,428	93,485
Average Age	46.4	43.4	41.7
Average Age (Male)	44.6	42.5	40.2
Average Age (Female)	48.4	44.9	43.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,065	15,124	40,718
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$96,499	\$96,937	\$88,509
Average House Value	\$212,223	\$219,448	\$208,431

* Demographic data derived from 2020 ACS - US Census



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DISCLAIMER

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