



3-Story Office Building

AVAILABLE FOR SALE OR LEASE

55 S PROGRESS AVENUE, HARRISBURG, PA

55 S PROGRESS AVENUE · HARRISBURG, PA 17109

PARTIALLY LEASED
PROFESSIONAL OFFICE BUILDING

FOR SALE OR LEASE



OFFERING SUMMARY

Building Size	7,560 SF
Sale Price	\$795,000
Price per SF	\$105.16 per SF
Property Taxes (2025)	\$ 7,202.93
APN	62-037-217
Lease Price	\$2,300 per floor/Month
Lease Type	Gross (excludes electrical & janitorial)
CAM	None
Zoning	M-U1 - Mixed -Use Corridor High Density
Municipality	Susquehanna Township
County	Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty is proud to offer a ±7,560 SF office property, positioned along Progress Avenue on the Harrisburg urban fringe, offering immediate access to I-83 and I-81 and strong regional connectivity in a professional setting.

The building features efficient 2,520 SF floor plates with flexible layouts suitable for professional services, medical users, technology firms, and other office-based operations. Suite sizes and floorplans support a wide range of business needs.

The first floor is leased to a third-party tenant, providing income that can help offset operating expenses or debt service for an owner-occupant. This creates an appealing opportunity for users seeking to manage real estate costs while benefiting from supplemental rental income.

Overall, the property combines a strategic location, adaptable space, and income support, making it a strong option for both owner-users and investors in the Harrisburg market.

PROPERTY HIGHLIGHTS

- **Owner-Occupant Opportunity:** First-floor tenant provides in place income to help offset operating expenses or debt service
- **Strategic Location:** Positioned on Progress Avenue with immediate access to I-83 & I-81 offering strong regional connectivity on Harrisburg's urban fringe
- **Flexible Floorplates:** Efficient 2,520 SF upper-level floor plates with adaptable layouts suited for a variety of professional, medical, or office users
- **Attractive Size & Utility:** Total ±7,560 SF building size offers functional scale for small-to-mid-sized businesses seeking control of their real estate

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

MIKE ROHM, CCIM, MAI
SENIOR ASSOCIATE
MROHM@LandmarkCR.com
C: 717.400.1819

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011



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PROPERTY DETAILS

Number of Buildings	1
Building Size	7,560 SF
Lot Size	0.64 Ac
Building Class	B
Tenancy	Multi
Number of Floors	3
Restrooms	2 per suite
Parking	In-common 12 spaces
Year Built	1984

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Asphalt Shingle
Power	Suite Metered
HVAC	Gas Heat Central AC
Sprinklers	No
Security	No
Signage	on Building

MARKET DETAILS

Cross Streets	S Progress Ave & Walnut St
Traffic Count at Intersection	7,678 VPD
Municipality	Susquehanna Township
County	Dauphin County
Zoning	M-U1 - Mixed-Use Corridor High Density

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LEASE ABSTRACT



O'lee de Lux
SALON PROFESSIONALS



Address	55 S Progress Avenue, Suite 1
Tenant	O'lee de Lux Salon
Sq. Ft.	2,520 SF
Annual Base Rent	\$34,800
Rent PSF	\$13.81 per SF
Lease Start	8/1/2023
Lease End	7/31/2028
Options	Two (2) 5-year options
Structure	Full Service (less janitorial)
CAM Charges	None
Tenant Profile	Olee De Lux is an appointment-based beauty salon located in Harrisburg, Pennsylvania, offering professional hair care and styling services in a boutique setting. The company focuses on delivering high-quality hair services and personalized customer care through a small team of stylists, emphasizing healthy hair practices and premium products. The business was established around 2019 and operates as a local service provider serving the surrounding community.

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ADDITIONAL PHOTOS



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LOCATION



HARRISBURG



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AREA



55
S PROGRESS ST
HARRISBURG
7,560 SF

THE SHOPPES AT SUSQUEHANNA

- HARVEST
- ATHLETA
- LENSCRAFTERS
- pure barre
- HOME DEPOT
- EDDIE BAUER
- Norman's
- Macaroni Grill
- AT&T
- LOFT
- SEPHORA
- TALBOTS
- WIBNI
- Plum Bottom

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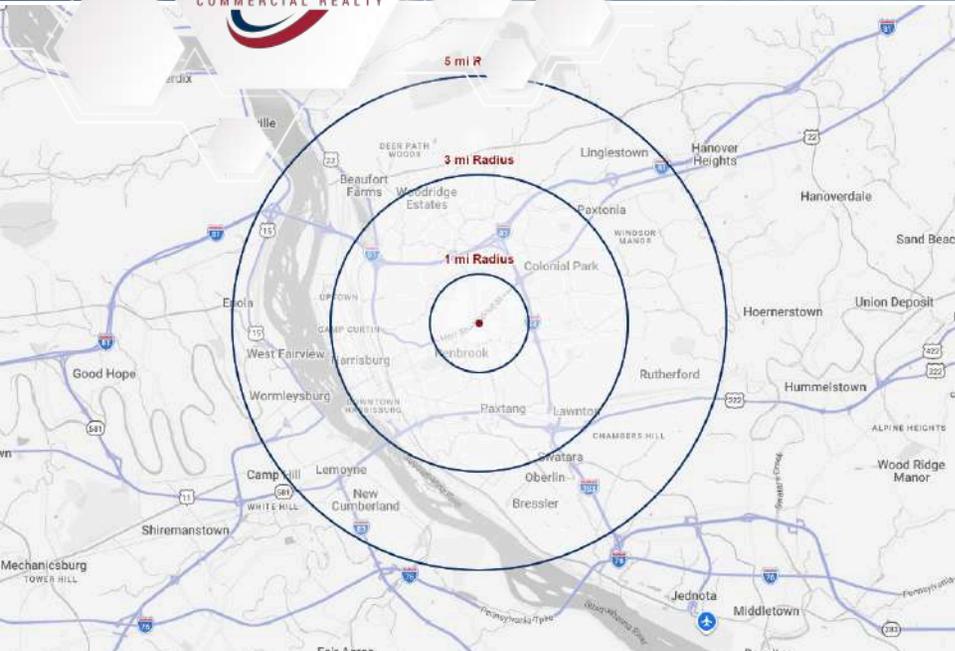
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LOCATION & DEMOGRAPHICS

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,315	108,338	202,792
Households	6,034	44,933	84,539
Average Household Income	\$88,119	\$82,052	\$98,604
Businesses	459	5,038	9,097
Employees	4,495	88,408	136,375



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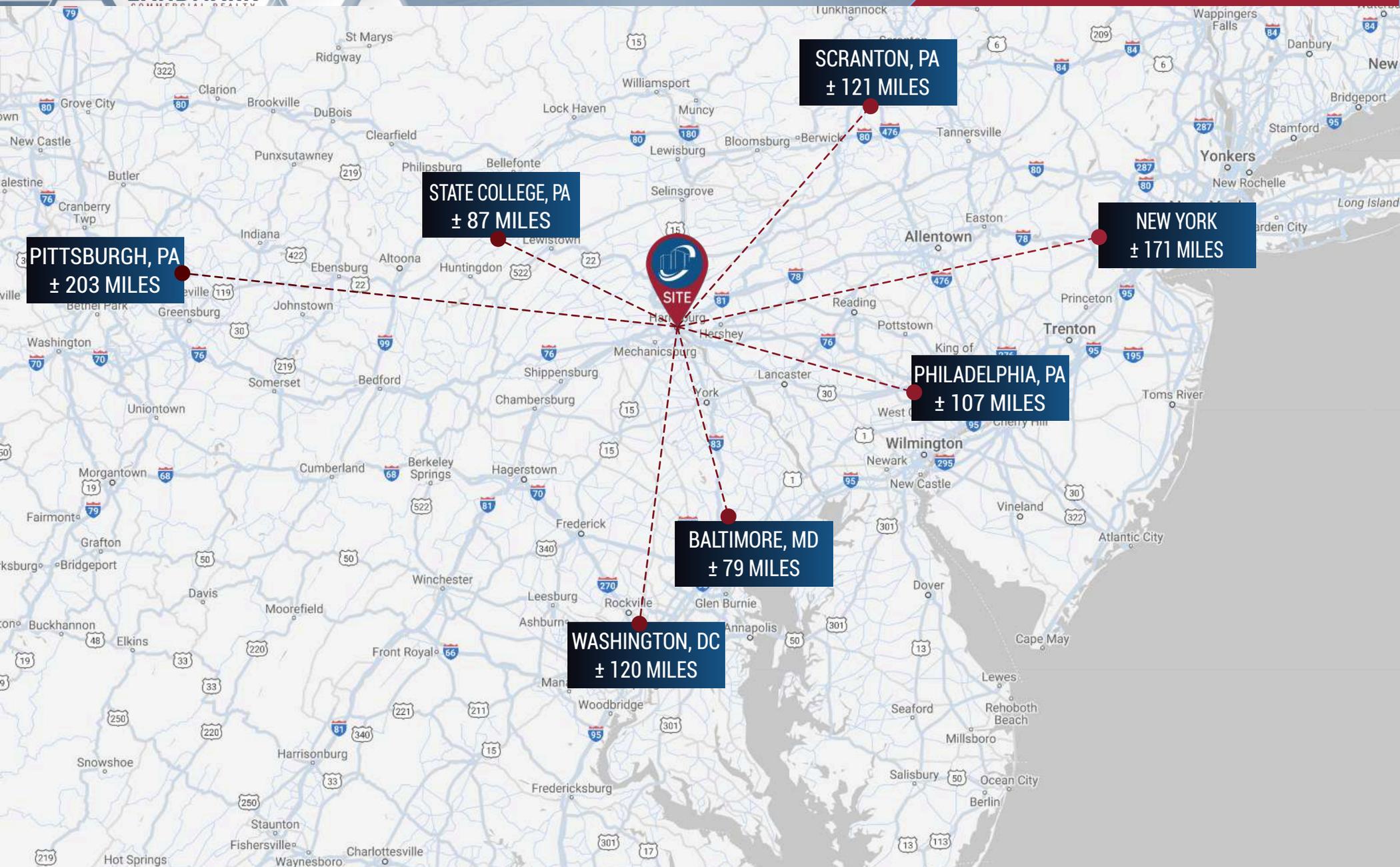


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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