

# PROFESSIONAL OFFICE BUILDING



**FOR  
SALE**

8182 ADAMS DRIVE  
HUMMELSTOWN, PA



TCN  
WORLDWIDE  
REAL ESTATE SERVICES



# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036



## OFFERING SUMMARY

Building Size	13,696 SF
Sale Price	\$1,715,000
Price per SF	\$125
Property Tax	\$33,279
Zoning	M-L: Limited Manufacturing District
Municipality	Swatara Township
County	Dauphin County

## PROPERTY OVERVIEW

Landmark Commercial Realty is excited to introduce a stunning office facility situated in the heart of Harrisburg's East Shore. Conveniently positioned just minutes from US-322, the property enjoys easy access to the vibrant Paxton St corridor and downtown Hershey's myriad amenities. Boasting an efficient design highlighted by abundant windows, the building captures ample natural light, creating an inviting and productive workspace. This modern office building is thoughtfully appointed, featuring a flexible layout that caters to multiple tenants. The three (3) beautiful entryways that lead to impressive lobby and reception areas, enhances the property's appeal and functionality for prospective buyers.

## PROPERTY HIGHLIGHTS

- Ample on-site parking for employees and clients
- Fully vacant building ideal for an owner/user scenario
- Three (3) separate entry-ways create an opportunity for multi-tenant renovation

### What's Nearby?



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

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209



LANDMARKCR.COM



# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036

## PROPERTY DETAILS

Building Size	13,696 SF
Lot Size	1.82 AC
Property Subtype	Professional/Medical Office
Building Class	B+
Tenancy	Single/Multi
Occupancy	Vacant
Number of Buildings	1
Year Built	2007
Year Renovated	2012
Restrooms	Three (3)
Parking Type	Ample, In-Common
Parking Count	80 Spaces
Ceiling Height	8'
Ceiling Type	Acoustic Tile
Construction	Frame
Roof	Shingle / Flat Rubber
Lighting	Fluorescent
Heating	Gas
Cooling	Central
Fire Alarm	Yes
Security	Yes
Signage	Yes
Submarket	Harrisburg/Hershey



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

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209



LANDMARKCR.COM



# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036

## EXTERIOR PHOTOS



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

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209



LANDMARKCR.COM



# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036

## INTERIOR PHOTOS



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

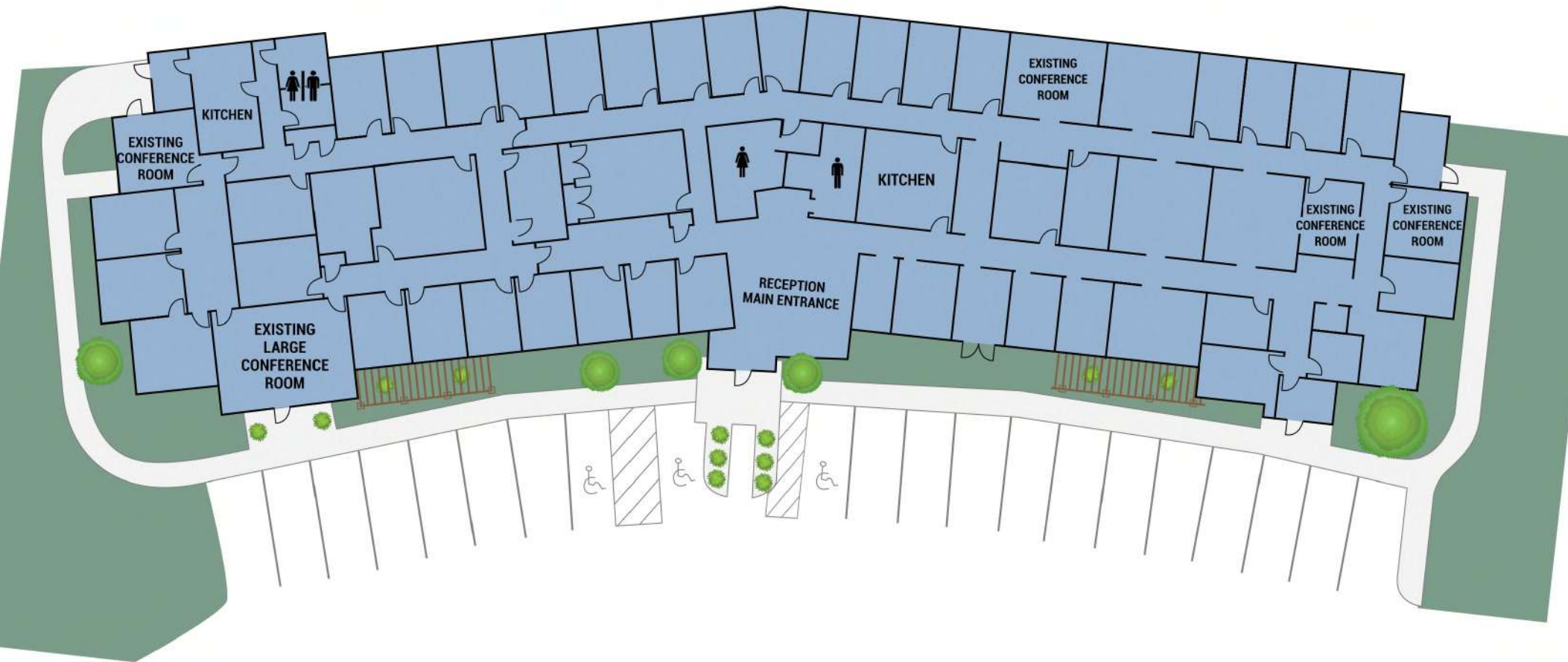
CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209



LANDMARKCR.COM

## CURRENT FLOOR PLAN





# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036

PROPERTY AERIAL



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

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209



LANDMARKCR.COM

# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036

## LOCATION AERIAL



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

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209



# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036

REGIONAL AERIAL



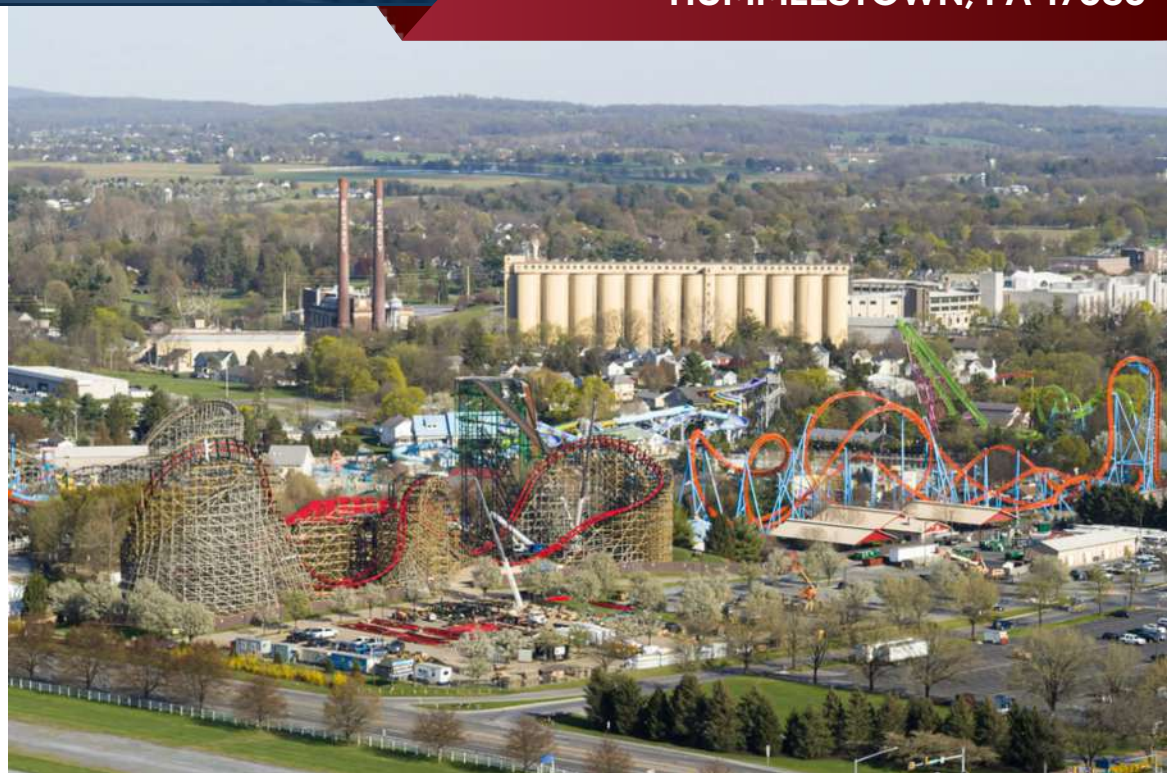
LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

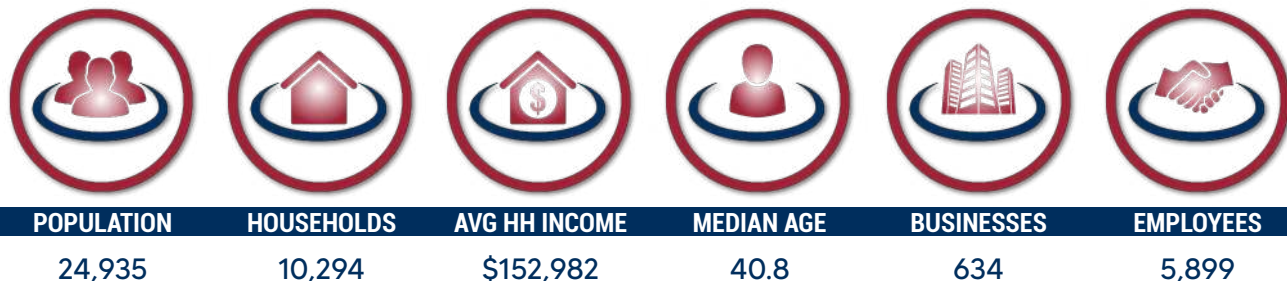
ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209

## AREA OVERVIEW

**HUMMELSTOWN**, a borough in Dauphin County, Pennsylvania, is part of the Harrisburg-Carlisle Metropolitan Statistical Area. This charming town, just north of Hershey and west of Harrisburg, spans 9.2 square miles and is home to over 7,800 residents. Rich in history, it features attractions like the Indian Echo Caverns, a National Historic Landmark with a human settlement dating back 16,000 years. For outdoor enthusiasts, Swatara State Park provides 4,050 acres of hiking and biking trails, camping sites, and picnic areas. The town also boasts unique shops, including Lehman's Hardware Store, selling Amish-made goods since 1955, and Millbach Masonry & Stone Restoration, specializing in restoring old stone buildings. Hershey, located nearby, offers thrilling attractions, live concerts, premier dining, and the legacy of Hershey's chocolate. It's a place with a proud history and a sweet reputation as "The Sweetest Place On Earth®."



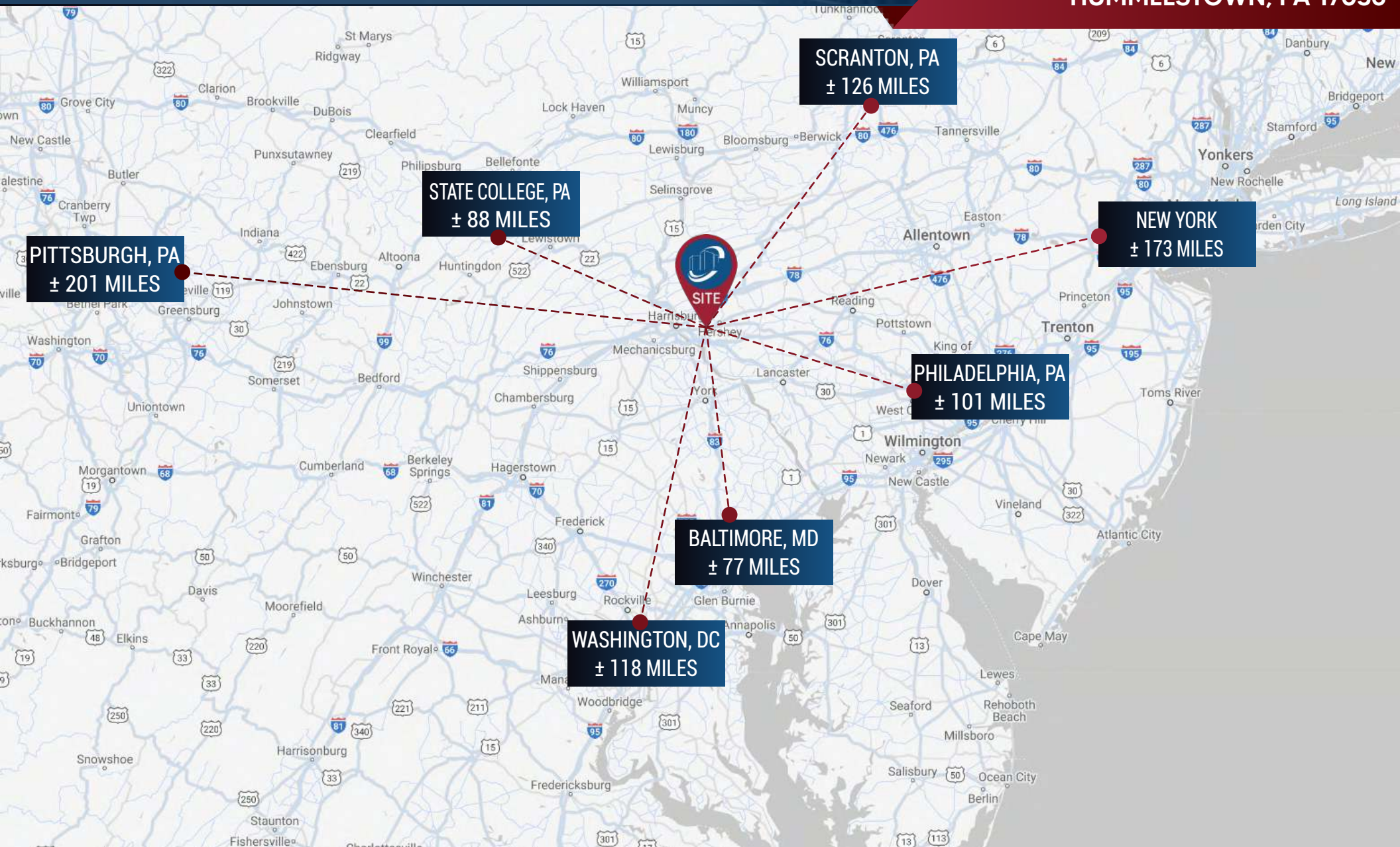
## HUMMELSTOWN DEMOGRAPHICS





# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036



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

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209



LANDMARKCR.COM

## DEMOGRAPHICS

### POPULATION

<b>1 MILE</b>	<b>5,171</b>
<b>2 MILE</b>	<b>16,421</b>
<b>3 MILE</b>	<b>37,373</b>

### HOUSEHOLDS

<b>1 MILE</b>	<b>2,094</b>
<b>2 MILE</b>	<b>6,615</b>
<b>3 MILE</b>	<b>15,354</b>

### AVERAGE HOUSEHOLD INCOME

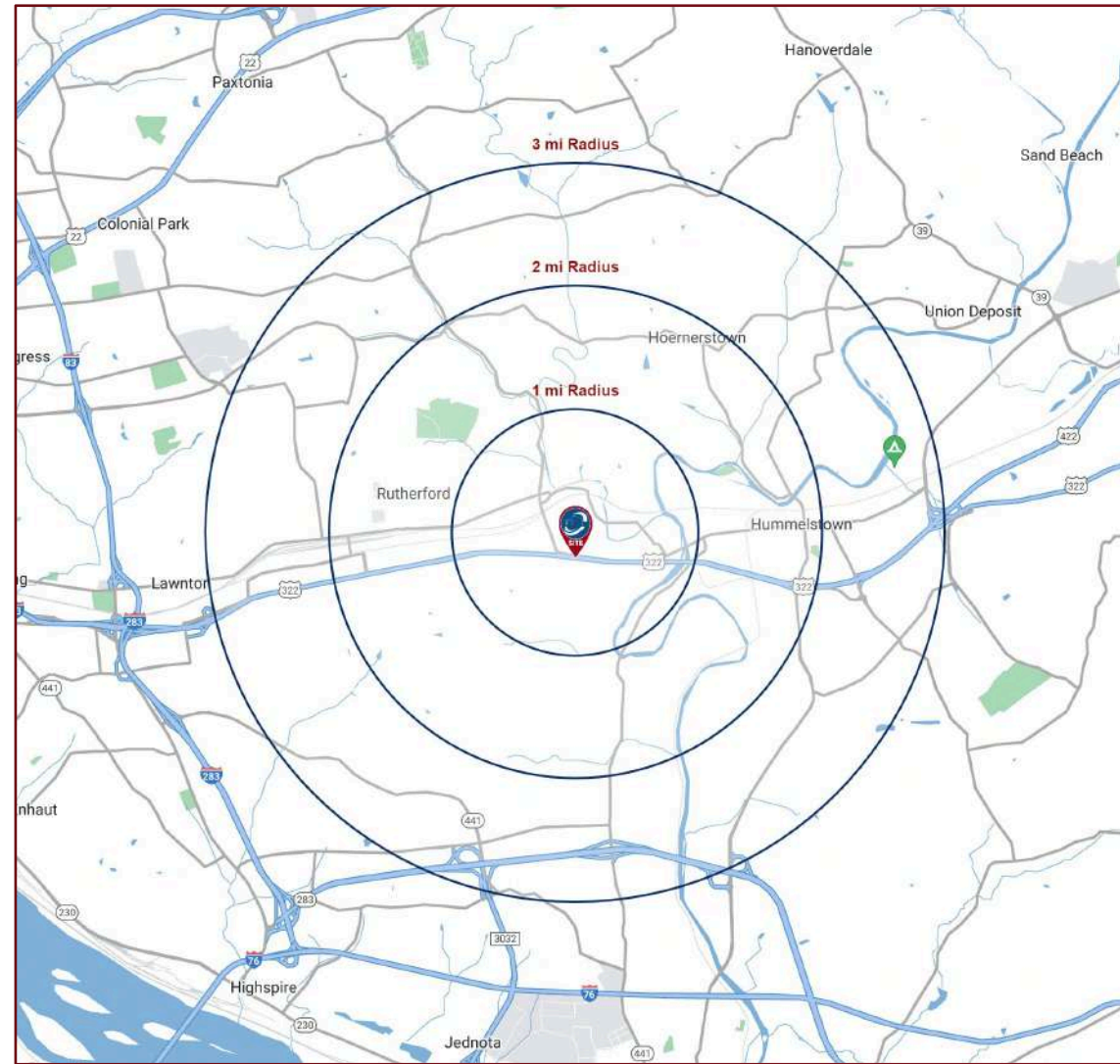
<b>1 MILE</b>	<b>\$117,880</b>
<b>2 MILE</b>	<b>\$130,018</b>
<b>3 MILE</b>	<b>\$135,965</b>

### TOTAL BUSINESSES

<b>1 MILE</b>	<b>116</b>
<b>2 MILE</b>	<b>378</b>
<b>3 MILE</b>	<b>866</b>

### TOTAL EMPLOYEES (DAYTIME POPULATION)

<b>1 MILE</b>	<b>1,387</b>
<b>2 MILE</b>	<b>3,862</b>
<b>3 MILE</b>	<b>9,578</b>





# PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

8182 ADAMS DRIVE  
HUMMELSTOWN, PA 17036

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

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

CHUCK HELLER, SIOR  
EXECUTIVE VICE PRESIDENT  
E: CHELLER@LANDMARKCR.COM  
C: 717.979.5619

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
E: ADAM@LandmarkCR.com  
C: 717.603.1209



LANDMARKCR.COM

12