

**124 S FRONT ST**  
STEELTON, PA 17113



10,131 SF AVAILABLE  
**FOR LEASE**

**JABE**  
COMPANIES

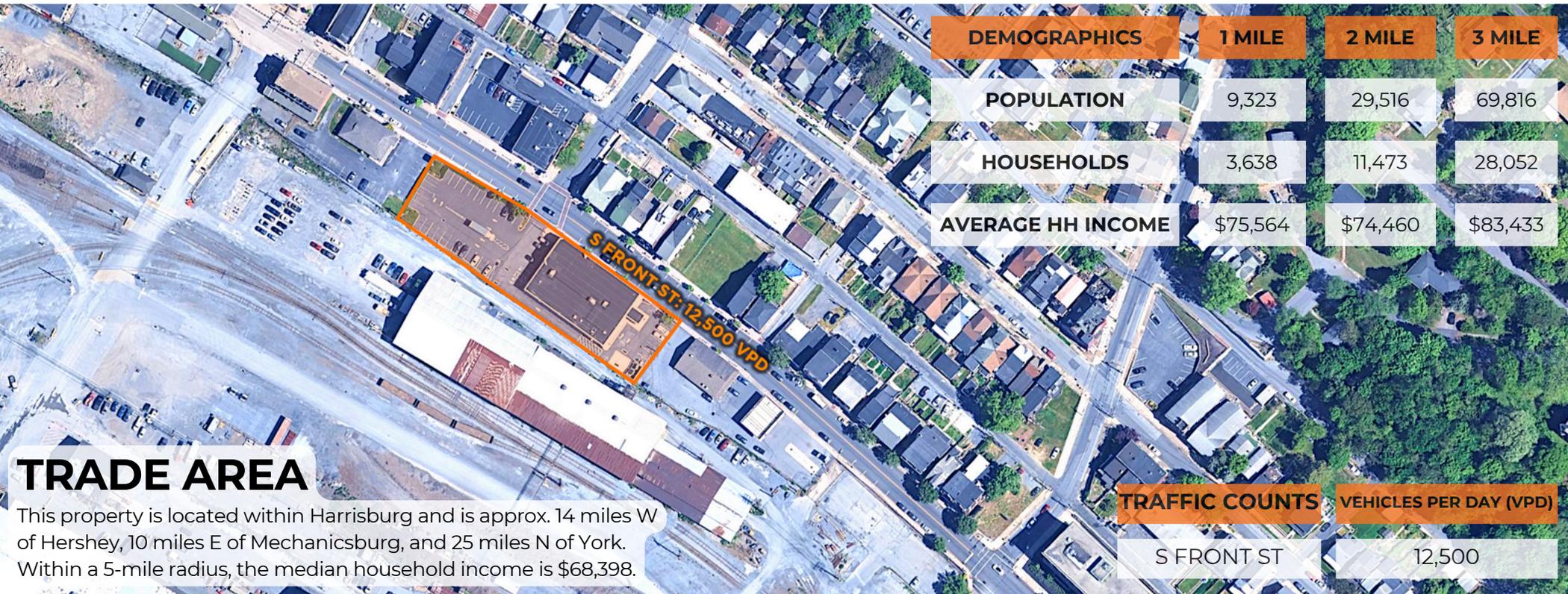
James Wilding Jr.  
(412) 606-9795  
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(412) 212-1270  
www.jabecompanies.com



# PROPERTY OVERVIEW

This former Rite Aid is 10,131 SF and is situated on 0.81 acres.  
This property has 43 parking spaces.



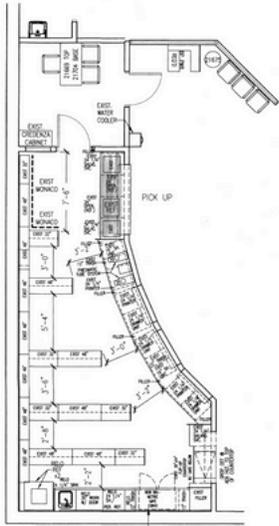
## TRADE AREA

This property is located within Harrisburg and is approx. 14 miles W of Hershey, 10 miles E of Mechanicsburg, and 25 miles N of York. Within a 5-mile radius, the median household income is \$68,398.

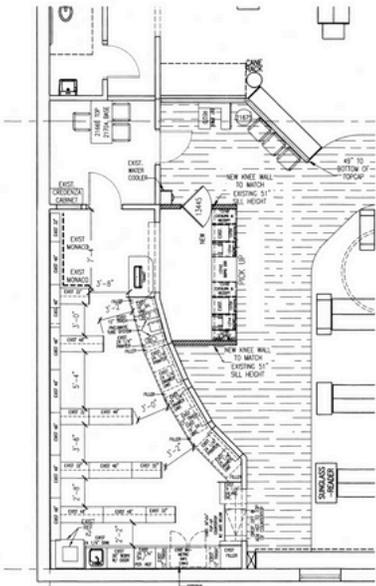
# RETAIL MARKET AERIAL



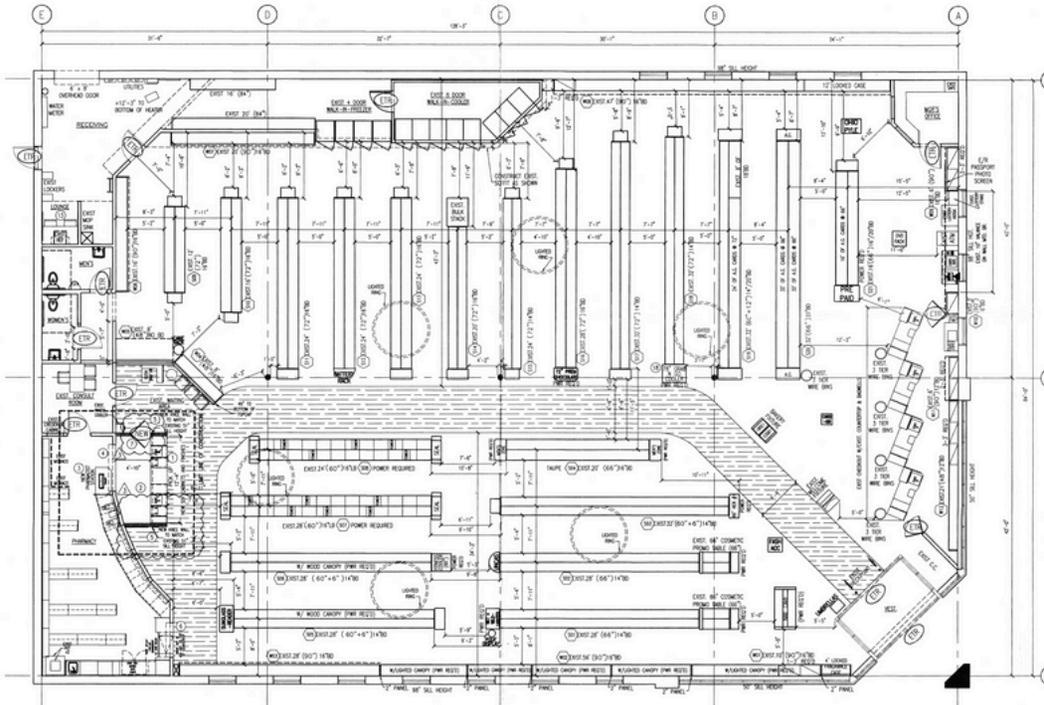
# SITE PLAN



EXIST. PHARMACY PLAN  
SCALE: 3/16" = 1'-0"



PROPOSED PHARMACY PLAN  
SCALE: 3/16" = 1'-0"



FIXTURE PLAN  
SCALE: 1/8" = 1'-0"

## CONSTRUCTION NOTES

- 1) INSTALL NEW PICK UP ONTO SALES FLOOR.
- 2) INSTALL NEW SOF CABINETS, COUNTER TOP, AND GATES.
- 3) INSTALL NEW PHARMACIST STATION.
- 4) INSTALL NEW CM GATE.
- 5) CONSTRUCT NEW KNEE WALLS AT PICK UP. KNEE WALL HEIGHT TO MATCH EXISTING 51" SILL HEIGHT. RCW TO CONFORM HEIGHT.
- 6) EXISTING COUNTERTOP TO REMAIN AT DROP OFF.
- 7) INSTALL NEW 60" SWING GATE W/ LATCH.



STORE PLANNING  
DEPARTMENT  
P.O. BOX 3165  
HARRISBURG, PA 17105  
(717) 761-2633

STORE NO.  
1304 PR

RITE AID PHARMACY

124 S. FRONT ST.  
STELTON, PA

### TYPES

PROJECT	<input type="checkbox"/> FIX REMODEL <input type="checkbox"/>
BUILDING	<input type="checkbox"/> RAS
PHARMACY	<input type="checkbox"/> 16' RAI
DECOR	<input type="checkbox"/> CW

### PROJECT ATTRIBUTES

<input type="checkbox"/> PHOTO	<input type="checkbox"/> HAND DTP	<input type="checkbox"/> LIQUOR
<input type="checkbox"/> DRIVE-THRU	<input type="checkbox"/> G. N. C.	

### SECURITY LEVEL

<input type="checkbox"/> HIGH	<input type="checkbox"/> MEDIUM	<input type="checkbox"/> LOW
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\*HIGH SECURITY DESIGNATION BUILDING WILL REQUIRE SECURITY SHUTTERS @ FRONT WINDOWS

### BUILDING AREA (SQ. FT.)

	EXIST	NEW
SALES FLOOR	9159	9067
PHARMACY	459	574
WAITING AREA	127	127
REC/STORAGE	501	501
LOUNGE	30	30
CONSULTATION RM	96	96
VESTIBULE	86	86
MEZZANINE	0	0
BESTROOMS	173	173
SUB TENANT	0	0
RITE AID TOTAL	10654	10654
OVERALL TOTAL	11150	11150

### REFRIGERATION

COOLER DRS	8	8
FREEZER DRS	4	4

### FIXTURES (LIN. FEET)

SALES FLOOR	1266	1266
WINE DEPT	0	0
TOTAL	1266	1266

### PROJECT CONTACTS

DIR OF CONSTRUCTION  
**TED WOOLEY**  
REG. CONST. MANAGER  
**MICHAEL LAZAR**



STORE NUMBER  
1304 PR

### FLOORING SQ FT

PATHWAY: 1130

WINE FLOORING: 0

### CEILING HEIGHTS

SALES FLOOR: 12'-1"

COSMETIC OVERHEAD: N/A

PHARMACY: 10'-0"

### REVISIONS

NO. DATE BY DESCRIPTION

△	11/19/20	NJK	PROPOSED PHARMACY REMODEL.
△	1/19/21	NJK	REVISIONS PER IFC: NEW SOF PICK UP CABINETS, ADDED KNEE WALLS TO BOTH SIDE OF PICKUP, KNEE WALL TO BE HEIGHT OF EXISTING SILL.
△	4/12/21	NJK	REVISIONS PER RCW & OPERATIONS: REMOVED LOWER GATE, WIDE UPPER GATE LATCHING HALF DOOR FOR SECURITY CONCERNS.
△			
△			
△			

# JABE COMPANIES

COMMERCIAL REAL ESTATE

## LOCATIONS

### PITTSBURGH OFFICE

739 Washington Avenue  
Carnegie, PA 15106

### MORGANTOWN OFFICE

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## LISTING AGENTS



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ACQUISITIONS  
& DISPOSITIONS

TENANT & LANDLORD  
REPRESENTATION

SITE SELECTION  
& DEVELOPMENT



Founded in 2001, Jabe Companies LLC has been working with prominent retailers and developers nationwide for over 20 years. Based out of Carnegie, just outside of Pittsburgh, Pennsylvania, Jabe Companies pairs cutting-edge technology with an old-school, boots-on-the-ground model.

Jabe Companies deals in acquisitions, dispositions, brokerage, site selection, consultation, and development. Our brokers and leasing agents strive to find the perfect solution for each and every unique client.

As a member of TCN Worldwide, Jabe Companies is part of an alliance of top independent brokerage firms serving more than 200 markets across the country, allowing our reach to expand far beyond just Western Pennsylvania.

JABE  
COMPANIES

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

CICSC