

INVESTMENT PROPERTY

BLUE MOUNTAIN BUSINESS CENTER PROFESSIONAL OFFICE SUITES FOR LEASE



7050 ALLENTOWN BLVD., HARRISBURG, PA 17112

MIXED-USE BUILDING INVESTMENT
WITH RETAIL/OFFICE SUITES FOR LEASE

BLUE MOUNTAIN BUSINESS CENTER
PROPERTY INVESTMENT · SUITE LEASE




OFFERING SUMMARY

Available SF for Lease	1,200 SF - 2,400 SF
Lease Rate/Type	\$ 9.50 per SF/Yr (2 nd floor units) \$15.00 per SF/Yr (1 st floor units) Modified Gross
CAM	No CAM Fees; Tenant pays electric only
Building Size	12,000 SF Total
Sale Price	\$995,000
Zoning	Commercial Highway
Municipality	West Hanover Township
County	Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty presents 7050 Allentown Blvd in Harrisburg, PA, a versatile, multi-tenanted property currently for sale, with two remaining suites available for lease. Each suite features a turnkey office setup, including private offices, an in-suite bathroom, and a kitchenette. Located on the busy Route 22 (Jonestown Road) with a daily traffic count of 11,203 vehicles, this property offers high visibility and accessibility, making it ideal for businesses seeking a strategic, well-equipped commercial space. It presents an excellent opportunity for an owner-user scenario.

PROPERTY HIGHLIGHTS

- Turnkey office buildings features private in-suite restrooms
- Located three miles from major retail shopping corridor of Jonestown Road
- Easy access to 
- ± 15 minute drive to Grantville, Union Deposit, and Hummelstown, PA

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

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PROPERTY DETAILS

Building Size	12,000 SF
Lot Size	1.0 AC
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	In-suite
Parking	In-Common 37 Spaces
Year Built	1997

BUILDING SPECIFICATIONS

Construction	Metal
Roof Type	Metal
Power	100 Amp: 240 Volt
Heating/Cooling	Forced Hot Air / Central AC
Parking	37 Spaces
Security	Per Unit/Tenant
Signage	Monument

MARKET DETAILS

Cross Streets	US 22 & Bradford Boulevard
Traffic Count	6,897 ADT
Municipality	West Hanover Township
County	Dauphin County
Zoning	Commercial Highway
Limitations	None

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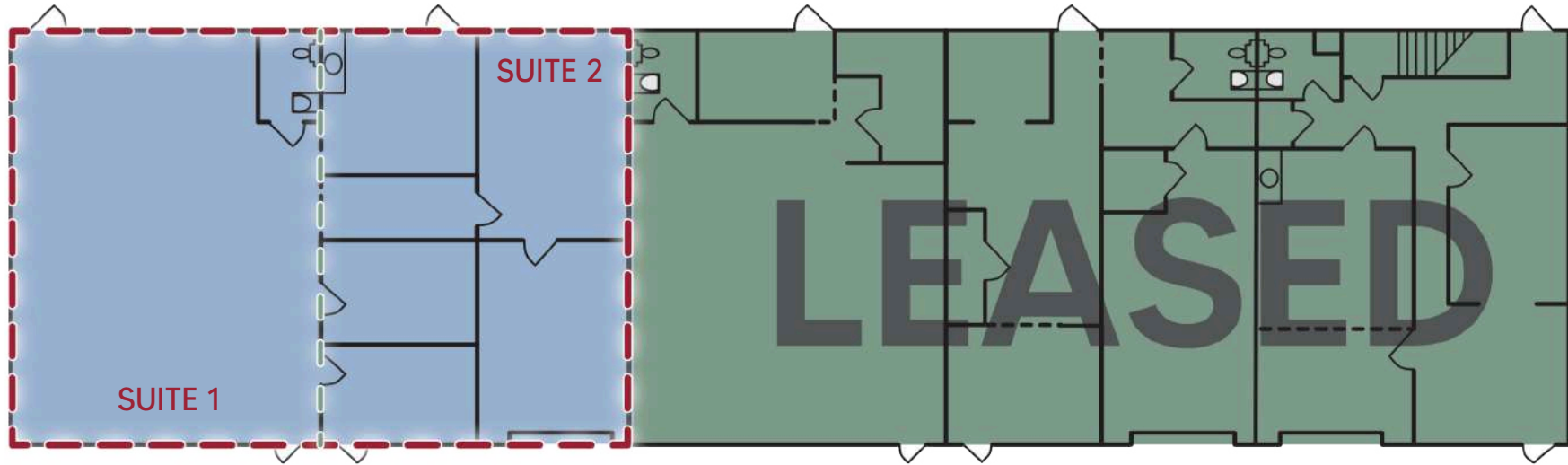


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FIRST FLOOR



SUITE	MIN CONTIGUOUS	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE	DESCRIPTION
1/2	1,200 SF	2,400 SF	\$15.00 per SF/Yr	Modified Gross	Ideal for owner user. Combined suites offer private restroom, 3 private offices, and one drive in door with existing knockout to install an additional drive in door.

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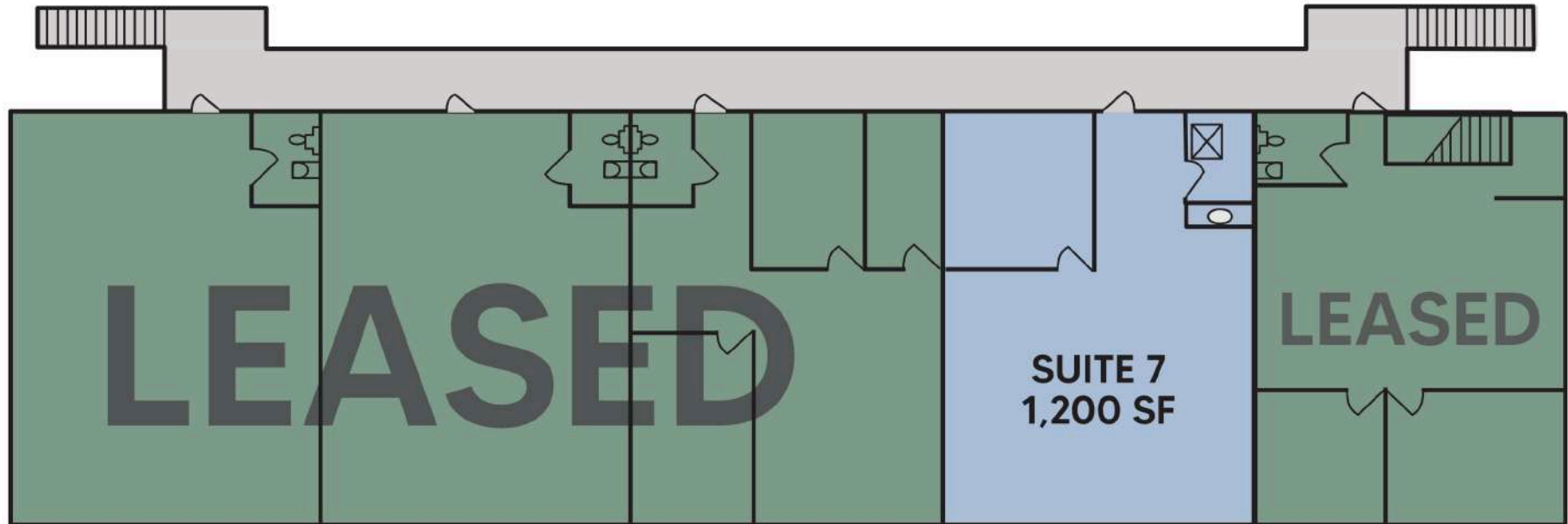


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SECOND FLOOR



SUITE	MIN CONTIGUOUS	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE	DESCRIPTION
7	1,200 SF	1,200 SF	\$9.50 per SF/Yr	Modified Gross	2 nd Floor suite with one private office. Ideal for small business/retail. In-suite restrooms and kitchen/breakroom

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INTERIOR IMAGES



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LOCATION



7050 ALLENTOWN BLVD
HARRISBURG, PA



PLATINUM
FITNESS

ARTISTIC SPORTS
ASAP
ACADEMY PLUS

DHS
DYNAMIC HEALTHCARE SERVICES

Interior
Furniture
Resources

AROOGA'S
GRILLE HOUSE & SPORTS BAR

curaleaf
CARRIAGES WITH CONFIDENCE

COLE
SIMULATOR

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TCN
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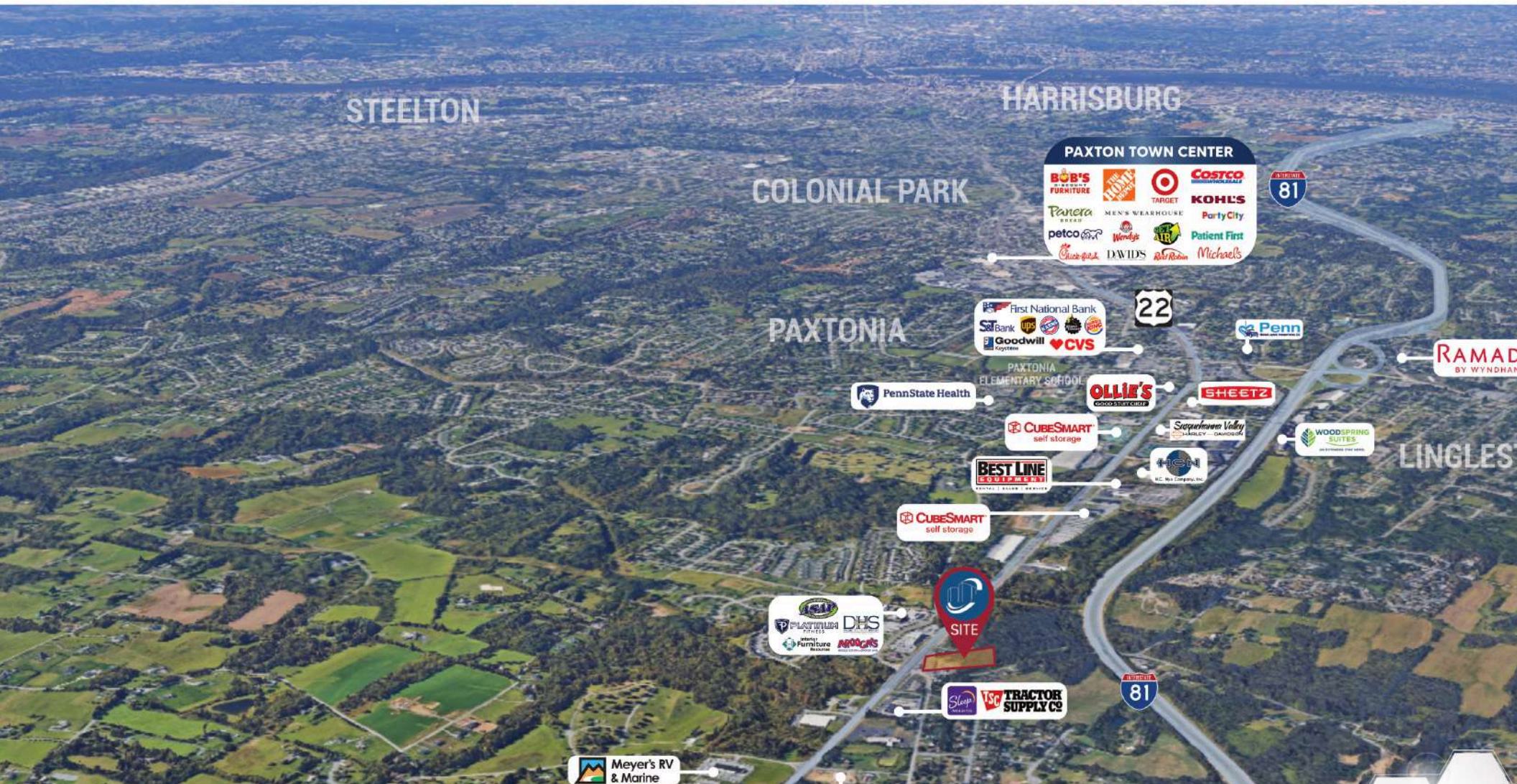
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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	18,320
3 MILE	95,709
5 MILE	201,165

HOUSEHOLDS

1 MILE	8,929
3 MILE	40,133
5 MILE	83,493

AVERAGE HOUSEHOLD INCOME

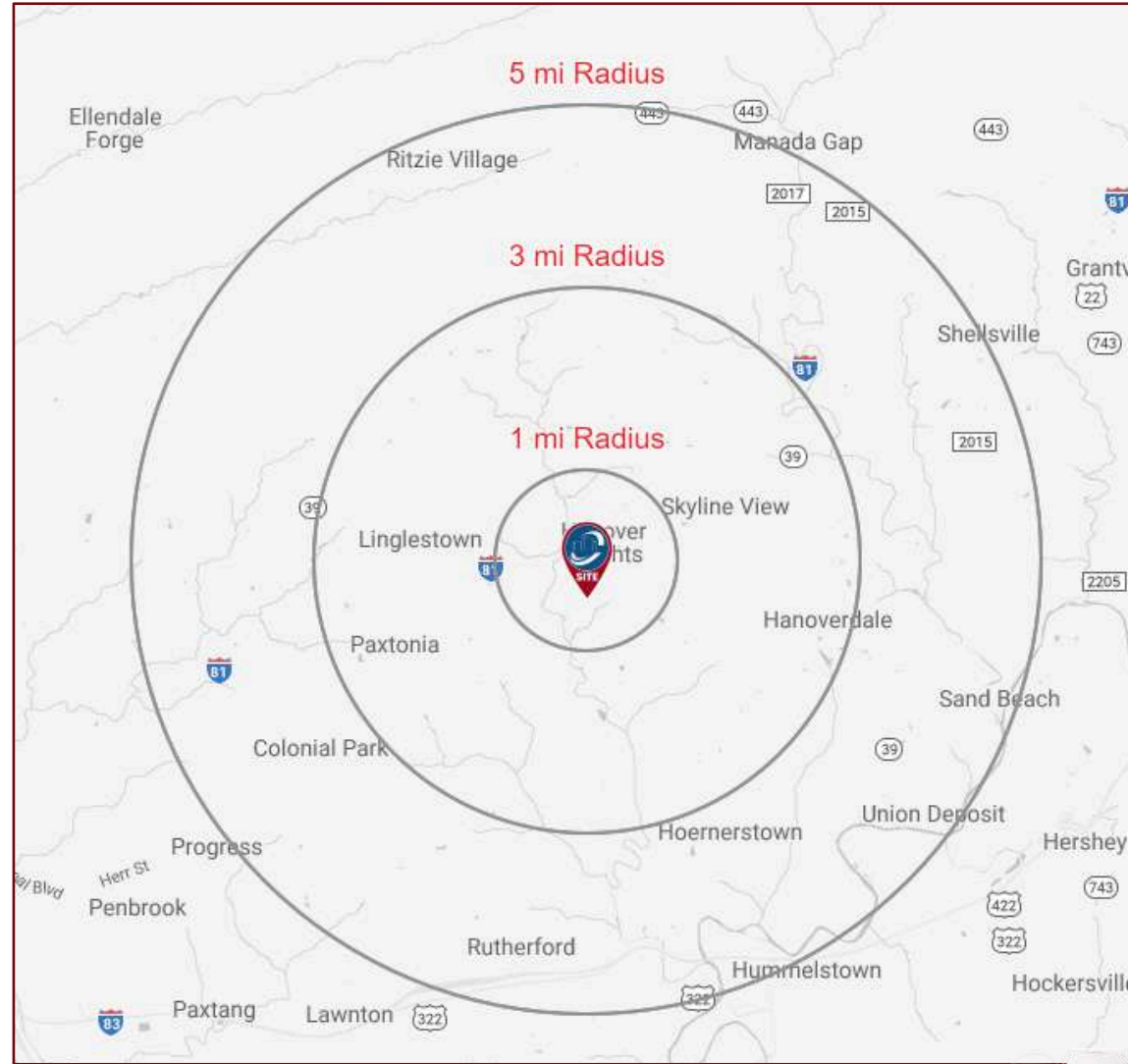
1 MILE	\$71,522
3 MILE	\$87,597
5 MILE	\$100,694

TOTAL BUSINESSES

1 MILE	1,508
3 MILE	4,745
5 MILE	9,222

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	35,590
3 MILE	83,556
5 MILE	141,144



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AREA OVERVIEW

EAST SHORE: Downtown Harrisburg is the central core neighborhood, business and government center which surrounds the focal point of Market Square, and serves as the regional center for the greater metropolitan area of Harrisburg, Pennsylvania, United States.

Harrisburg's Central Business District includes the Pennsylvania State Capitol Complex and other state government offices, the Dauphin County Courthouse and other county government offices, City of Harrisburg offices, Pennsylvania State Museum, federal government offices, and other, non-government related commercial retail and office development.

WEST SHORE: The town of Camp Hill is located in the lively West Shore area of Cumberland Valley and is just two miles from the state capital of Harrisburg. The town is as lovely as it is historical and includes a great local shopping scene. More than 55% of the small businesses in town are women-owned.

The Downtown Camp Hill Association supports the Downtown Business District by collaborating with local government and building a strong enterprise ecosystem. The walkable and shopable neighborhood concept is the catalyst for economic prosperity and community connection.



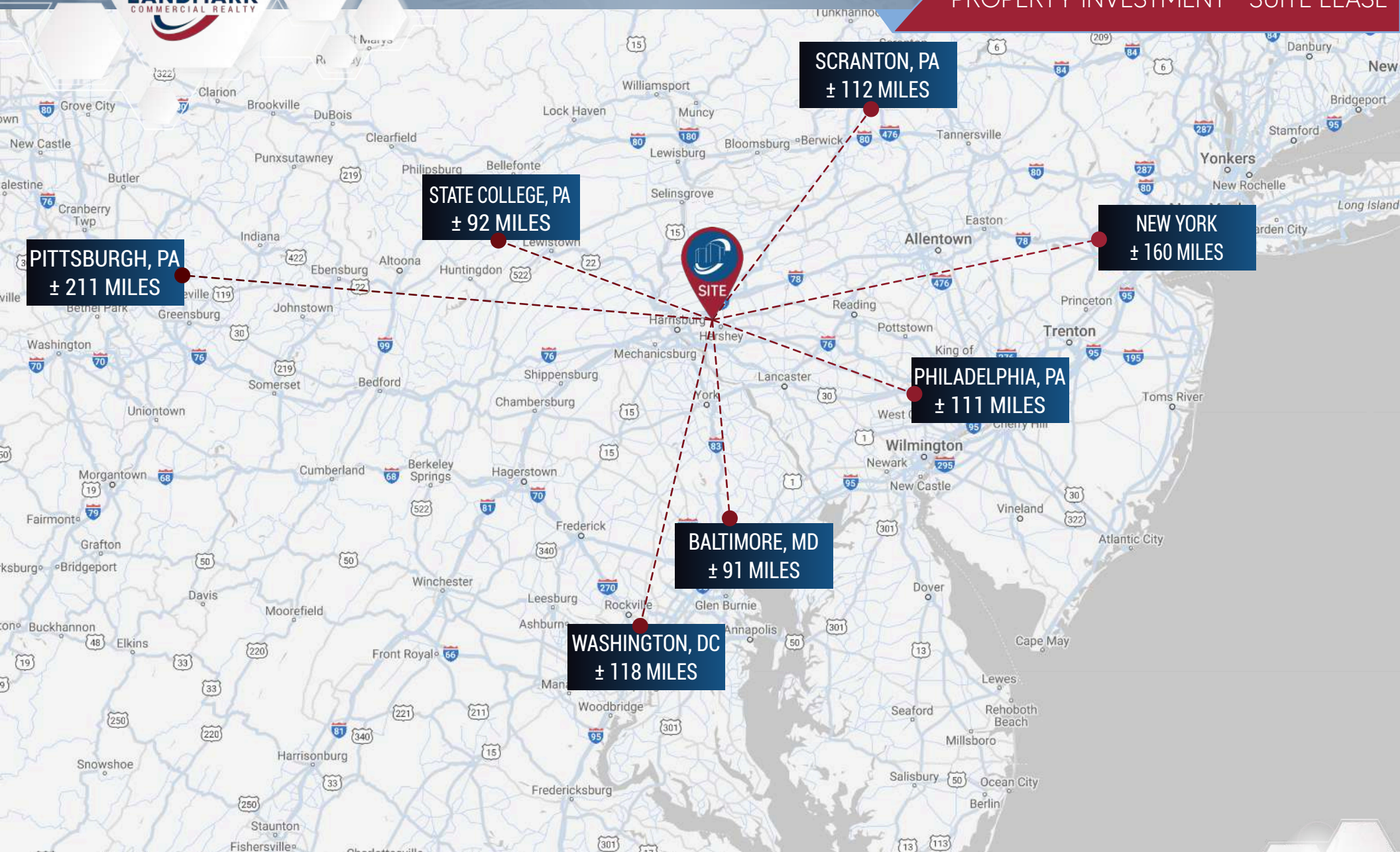
West Hanover Township stands out as an ideal destination for businesses seeking a conducive environment for growth and success. Situated strategically within the Harrisburg metropolitan area, the township offers easy access to major transportation routes, including Interstate 81 and Interstate 83, facilitating connectivity to regional markets and distribution channels. This advantageous location enhances the township's appeal to businesses looking to establish or expand their operations.

The business-friendly environment in West Hanover Township is marked by streamlined permitting processes and low regulatory barriers, enabling entrepreneurs to navigate administrative procedures efficiently. The local government actively supports businesses, providing resources and assistance to foster growth and development. This supportive ecosystem encourages innovation and entrepreneurship, making it attractive for startups.

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