



4301-4309 Jonestown Road
Harrisburg, PA 17109
Dauphin County, Lower Paxton Township

Great corner location at a heavily traveled and signalized intersection along Route 22. Property is being leased 'as-is' which allows user to utilize the current buildings as desired (former Colonial Park Diner and the former Goodyear Tire buildings). These parcels are just over an acre combined and are located across from Red Lobster and the Colonial Park Mall.

Square Feet Available	10,894 SF
Lot Size	1.09 AC
Date Available	Immediately
Price	\$91,744 / AC

Zoning

General Commercial (CG) which permits auto, boat or mobile/manufactured home sales, beverage distributor, car wash, construction headquarters, exercise club, financial institution, personal services and more.

Building Information

SF Available	10,894
Max Contiguous SF	6,964
Additional information	Two buildings on site: former diner (3,930+/- SF) and former Goodyear Tire building (6,964+/- SF)
Construction	Former Goodyear Tire building: block
Year Constructed	1960s
Elevator	None
Number of Floors	One
Sprinklers	Former Goodyear Tire building: none
HVAC	Former Goodyear Tire building: gas hung heaters in storage/shop and central air/heat in the showroom
Ceiling Type	Former Goodyear Tire building: exposed in the storage/shop area and 2x4 acoustic tile in the showroom
Ceiling Height	Former Goodyear Tire building: 14'6" clear storage/shop area and 9'10" in the showroom
Floor Type	Former Goodyear Tire building: concrete in the storage/shop area and tile in the showroom
Business ID Sign	Pole signage along Route 22 and building signage
Basement	Former Goodyear Tire building: none
Restroom	Former Goodyear Tire building: one in storage/shop area and one in the showroom
Electrical Capacity	Former Goodyear Tire building: 3-phase, 230 Amp 120/208 volt
Roof	Former Goodyear Tire building: flat
Walls	Former Goodyear Tire building: block in the shop/storage areas and painted drywall in the showroom
Lighting	Former Goodyear Tire building: fluorescent

Leasing Information

Price Per AC	\$91,744
Price Notes Leasing	Property is leased as-is
Monthly	\$8,333.33/month
Annually	\$100,000/year
Rentable Useable	Rentable
Real Estate Taxes	Currently estimated to be \$22,125 annually (2024)
Operating Expenses	To be paid for by Tenant
Insurance	To be paid for by Tenant
Finish Allowance	None
Lease Term	10+ years
Options	Negotiable
Escalation	10% increases every 5 years
Possession	At lease commencement

Building Hours	Unlimited
Security Deposit	Amount equal to first months rent
CAM	To be paid for by Tenant
Additional Leasing Information	NNN lease. Highest and best use is to tear down the diner and utilize the land for parking for the former Goodyear Tire building.

Property consists of four parcels: 4301, 4303, 4305 and 4309 Jonestown Road

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	T	Trash Removal	T
Insurance	T	Air Conditioning	T
HVAC Repairs	T	Interior Repairs	T
Water and Sewer	T	Supplies	T
Taxes	T	Electric	T
Janitorial	T	Structural Repairs	T
Parking Lot Maintenance	T	Light Bulbs	T
Plumbing Repairs	T	Roof Repairs	T

Land Information

Acres	1.09 AC
Total Acres Available	1.09 AC
Land SF	47,480
Frontage	Over 300' along Jonestown Road
Topography	Generally level
Historic District	No
Flood Zone	No
Tax Parcel Number	35-051-029, -030, -031 and -032

Industrial Information

Drive-in Doors	Former Goodyear Tire building: seven drive-in's total (3 are drive-thru's). 12'x10' / 10'x12' (3) and 12'x12' (3)
Additional Information	Former Goodyear Tire building: hydraulic lifts are still in the ground

Utilities

Water	Public
Sewer	Public
Gas	Yes



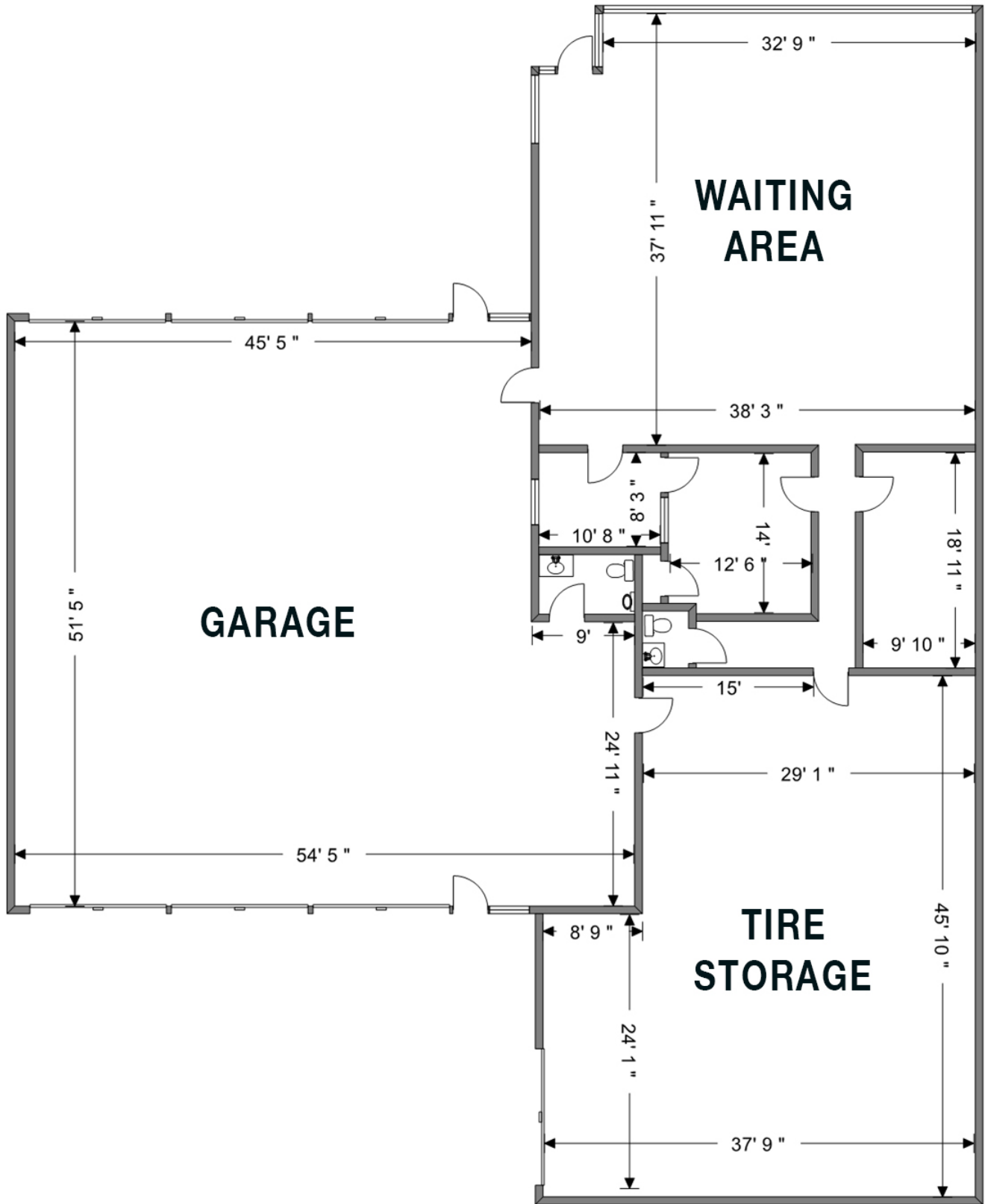












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