



Paxtonia Business Center

FLEX SPACE AVAILABLE FOR LEASE

6130 JONESTOWN ROAD, HARRISBURG, PA

6130 JONESTOWN ROAD · HARRISBURG, PA 17112

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OFFERING SUMMARY

Available SF for Lease	750 SF
Lease Rate	\$15.00 per SF/yr (tenant pays electric & gas)
Lease Type	NN
CAM	N/A
Zoning	Commercial Neighborhood
Municipality	Lower Paxton Township
County	Dauphin County

PROPERTY OVERVIEW

Landmark is proud to present the ideal business opportunity in Lower Paxton Township with our premier office/warehouse flex space, offering 750 square feet of adaptable commercial potential. Strategically located off Route 22 near I-81, this prime locale boasts proximity to a plethora of eateries and over 1 million square feet of top-tier retailers, ensuring maximum exposure and convenience. Benefit from the flexibility of the Commercial Neighborhood zoning district, accommodating a wide array of business ventures. With integrated office and warehouse facilities, ample parking, and a dedicated leasing team, seize the opportunity to shape your business's future in this thriving commercial hub.

PROPERTY HIGHLIGHTS

- 750 SF flex suite available immediately
- Easy access with an efficient floor plan
- Great visibility with on-site parking

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	11,850 SF
Lot Size	3.86 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	In-Suite
Parking	30 spaces
Year Built	1985

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Metal
Ceiling Height	Varies
Drive-in Door	1
Power	220V
HVAC	Gas Heat
Sprinklers	No
Security	Security Cameras
Signage	Monument

MARKET DETAILS

Cross Streets	Allentown Blvd & Jonestown Rd
Traffic Count at Intersection	11,567 VPD
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Commercial Neighborhood

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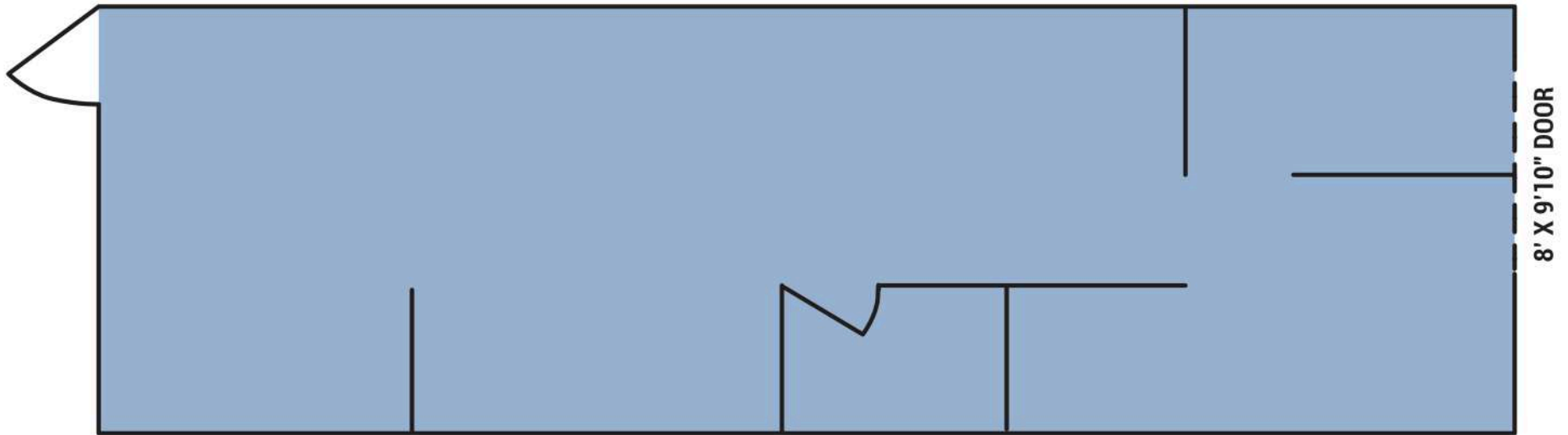
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FLOORPLAN



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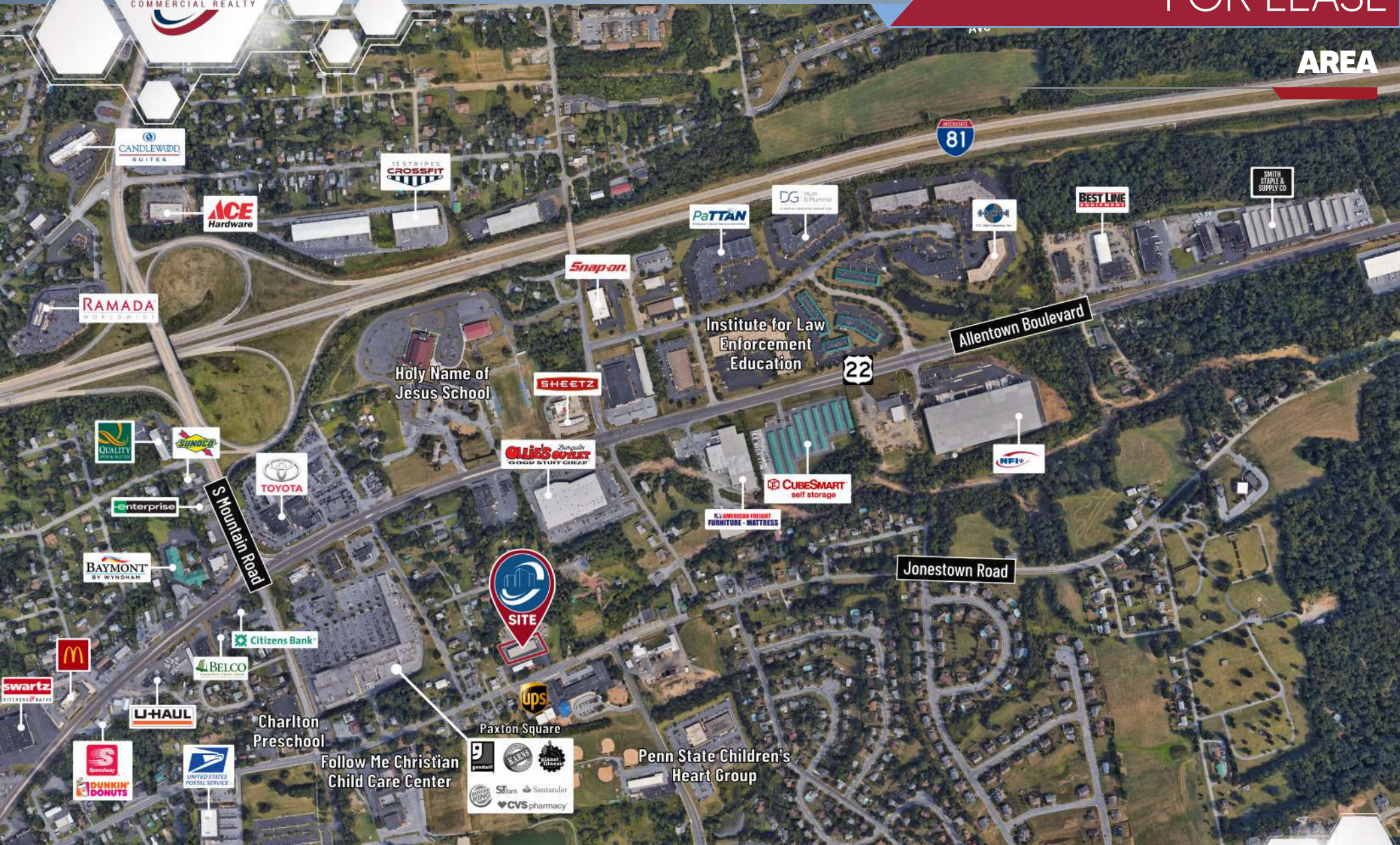


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AREA



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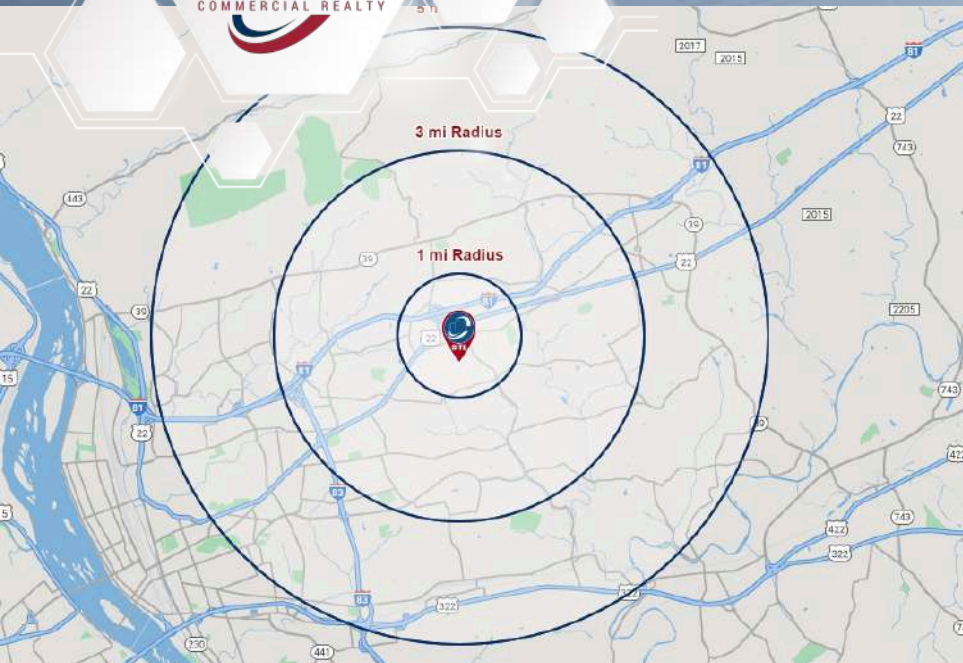
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,038	50,160	118,573
Households	2,490	20,271	78,782
Average Household Income	\$128,209	\$121,426	\$117,954
Businesses	437	1,814	4,336
Employees	7,032	19,356	54,847

AREA OVERVIEW

COLONIAL PARK - The community of Colonial Park is situated in Lower Paxton Township in Dauphin County, providing residents with a convenient 15-minute commute to the State Capitol, Hershey, and well-regarded hospitals and universities. This location offers a harmonious blend of urban and small-town conveniences.

The appeal of gently sloping terrain and its proximity to State game lands enhances the area's charm. Residents can enjoy various parks and recreation facilities, including City Island and Beach, Riverfront Park, Wildwood Lake Park, Reservoir Park, Capital Area Greenbelt, and Italian Lake, a 9.4-acre park nestled in the Uptown neighborhood. Additionally, the Colonial Park Mall presents a diverse range of retail options for residents.

Colonial Park, as a larger census-designated place, provides housing choices catering to individuals of diverse lifestyles. It is an ideal option for those employed in the Harrisburg area who prefer suburban living while having convenient access to the amenities of a nearby city.

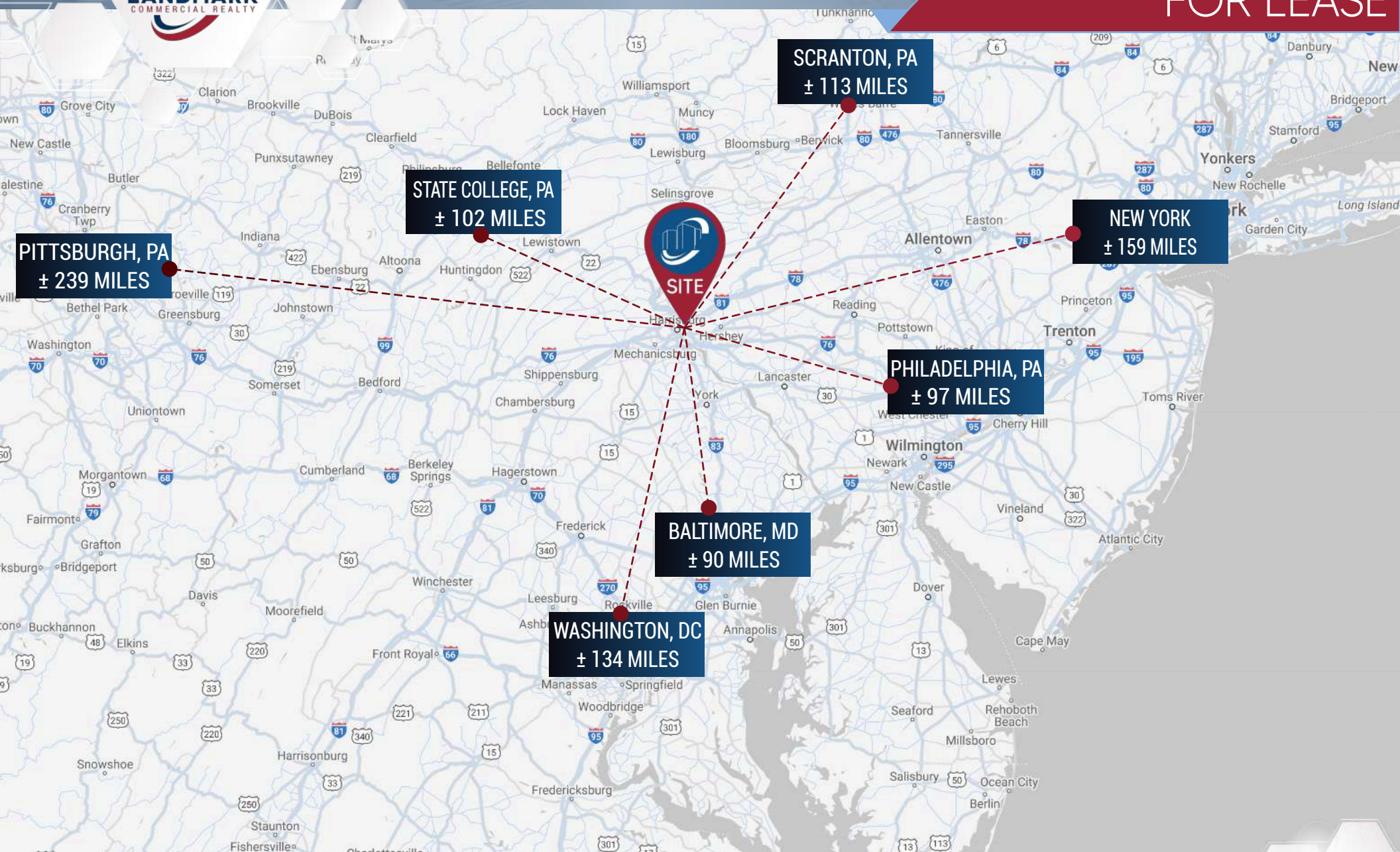
UNION DEPOSIT - Nestled near the vibrant city of Harrisburg, the community of Union Deposit offers an enticing proposition for savvy business investors seeking strategic opportunities in a burgeoning market. Boasting a prime location with easy access to major transportation arteries like Interstate 83, Interstate 81, and the Pennsylvania Turnpike, Union Deposit serves as a gateway to a vast consumer base and robust distribution networks. The area has witnessed significant commercial development, featuring a diverse array of retail centers, dining establishments, and service-oriented businesses. With a keen focus on demographic insights and market dynamics, investors can capitalize on Union Deposit's dynamic consumer landscape, tailoring their offerings to meet evolving demands. Moreover, by staying attuned to economic trends and regulatory nuances, investors can navigate the business landscape with confidence, ensuring compliance while maximizing growth opportunities. Engaging with the local community and forging meaningful connections further enhances the prospects for success.



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