

OFFICE BUILDING AND RESTAURANT PAD SITE  
**FOR LEASE**


**THE POND**  
MIDDLETOWN, PA 17057



**VISTABLOCK**  **VANGUARD**  
DEVELOPMENT GROUP

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# THE POND

## PROPERTY DETAILS

**FOR LEASE**  
\$19.00 SF/YR (NNN)

### OFFERING SUMMARY

<b>Lease Rate</b>	\$19.00 SF/yr (NNN)
<b>Available SF</b>	2,500 - 10,000 SF

### PROPERTY SUMMARY

<b>Address</b>	Walden Way Middletown, PA 17057
<b>Municipality</b>	Lower Swatara
<b>County</b>	Dauphin
<b>Tax Parcel #</b>	36-005-387, 36-005-388, 36-005-389, 36-005-390, 36-005-114
<b>Year Built</b>	2026

### PROPERTY HIGHLIGHTS

- Two spaces available - 2,500 SF and 10,000 SF (10,000 SF may be split into two 5,000 SF spaces)
- New construction
- Convenient location
- Captive audience
- Professionally managed

### PROPERTY DESCRIPTION

The Pond is a vibrant 55-plus community currently under construction, which, upon completion, will encompass over 200 residences. Additionally, there are two commercial spaces available for businesses seeking to serve The Pond and its surrounding communities. These spaces are ideal for restaurants and medical or professional office establishments.

### LOCATION DESCRIPTION

Conveniently located near an interchange of I-83 making for easy travel to Harrisburg and Lancaster markets.



### BUILDING INFORMATION

<b>Construction</b>	Frame
<b># of Floors</b>	1
<b>Restrooms</b>	Negotiable
<b>HVAC</b>	Electric
<b>Electric</b>	PPL
<b>Lighting</b>	LED
<b>Walls</b>	Drywall
<b>Floor Type</b>	Concrete
<b>Business ID Sign</b>	Yes

### UTILITIES & ZONING

<b>Zoning</b>	CN - Commercial Neighborhood; permits offices, food stores, hardware stores, florists, eating and drinking places, general merchandise, banking, beauty shops, etc.
<b>Zoning Description</b>	Check zoning ordinance for a complete list of permitted uses.
<b>Water &amp; Sewer</b>	Public

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## LEASE SPACES

# FOR LEASE

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months minimum
Total Space:	2,500 - 10,000 SF	Lease Rate:	\$19.00 SF/yr


### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2,500 SF	Available	2,500 SF	NNN	\$19.00 SF/yr	CAM - \$4.50/SF - includes taxes, snow, lawn, and property insurance Property insurance in CAM. Tenant shall be responsible for renters insurance and name Landlord as additional insured.
5,000 SF - 10,000 SF	Available	5,000 - 10,000 SF	NNN	\$19.00 SF/yr	CAM - \$4.50/SF - includes taxes, snow, lawn, and property insurance Property insurance in CAM. Tenant shall be responsible for renters insurance and name Landlord as additional insured.

2,500 SF Restaurant Pad

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## LEASE INFORMATION

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### LEASE INFORMATION

Monthly Payments	Depends on amount leased
Annual Rent	Depends on amount leased
Real Estate Taxes	Included in CAM
Finish Allowance	Landlord to provide drop ceilings, HVAC, and lights
Lease Term	Negotiable
Options	Negotiable
Security Deposit	Yes


### LANDLORD/TENANT RESPONSIBILITIES

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



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## DEVELOPMENT PLAN

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# The Pond

## on Fulling Mill

### DEVELOPMENT COUNT

RESIDENTIAL:  
APARTMENT BUILDING 'A' = 65 UNITS  
APARTMENT BUILDING 'B' = 47 UNITS  
APARTMENT BUILDING 'C' = 8 UNITS  
APARTMENT BUILDING 'D' = 12 UNITS  
TOWNHOUSES = 69 UNITS

TOTAL UNITS = 201 UNITS  
8 UNITS PER ACRE

### ANCILLARY USES:

BUILDING 'C' MIXED USE  
- RESTAURANT = 2,500 SF  
- COMMUNITY CENTER = 2,100 SF

BUILDING 'D' MIXED USE  
- 1ST FLOOR = 10,000 SF COMMERCIAL/OFFICE  
2,880 SF RESIDENT STORAGE

### UNIT ADDRESSES

WALDEN WAY:	
Unit 1	7024 Walden Way
Unit 2	7022 Walden Way
Unit 3	7020 Walden Way
Unit 4	7018 Walden Way
Unit 5	7016 Walden Way
Unit 6	7014 Walden Way
Unit 7	7012 Walden Way
Unit 8	7010 Walden Way
Unit 9	7008 Walden Way
Unit 10	7006 Walden Way
Unit 11	7004 Walden Way
Unit 12	7002 Walden Way
Unit 13	7000 Walden Way
Unit 14	7008 Walden Way
Unit 15	7006 Walden Way
Unit 16	7004 Walden Way
Unit 17	7002 Walden Way
Unit 18	7000 Walden Way
Unit 19	7008 Walden Way
Unit 20	7006 Walden Way
Unit 21	7004 Walden Way
Unit 22	7002 Walden Way
Unit 23	7000 Walden Way
Unit 24	7008 Walden Way
Unit 25	7006 Walden Way
Unit 26	7004 Walden Way
Unit 27	7002 Walden Way
Unit 28	7000 Walden Way
Unit 29	7008 Walden Way
Unit 30	7006 Walden Way
Unit 31	7004 Walden Way
Unit 32	7002 Walden Way
Unit 33	7000 Walden Way
Unit 34	7008 Walden Way
Unit 35	7006 Walden Way
Unit 36	7004 Walden Way
Unit 37	7002 Walden Way
Unit 38	7000 Walden Way
Unit 39	7008 Walden Way
Unit 40	7006 Walden Way
Unit 41	7004 Walden Way
Unit 42	7002 Walden Way
Unit 43	7000 Walden Way
Unit 44	7008 Walden Way
Unit 45	7006 Walden Way
Unit 46	7004 Walden Way
Unit 47	7002 Walden Way
Unit 48	7000 Walden Way
Unit 49	7008 Walden Way
Unit 50	7006 Walden Way
Unit 51	7004 Walden Way
Unit 52	7002 Walden Way
Unit 53	7000 Walden Way
Unit 54	7008 Walden Way
Unit 55	7006 Walden Way

FOUNTAIN LOOP:	
Unit 10	1008 Fountain Loop
Unit 11	1006 Fountain Loop
Unit 12	1004 Fountain Loop
Unit 13	1002 Fountain Loop
Unit 14	1000 Fountain Loop
Unit 15	1008 Fountain Loop
Unit 16	1006 Fountain Loop
Unit 17	1004 Fountain Loop
Unit 18	1002 Fountain Loop
Unit 19	1000 Fountain Loop
Unit 20	1008 Fountain Loop
Unit 21	1006 Fountain Loop
Unit 22	1004 Fountain Loop
Unit 23	1002 Fountain Loop
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Unit 48	1002 Fountain Loop
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Unit 51	1006 Fountain Loop
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Unit 53	1002 Fountain Loop
Unit 54	1000 Fountain Loop
Unit 55	1008 Fountain Loop



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