



Multi Purpose Commercial Space

FOR SALE OR LEASE

1915 LENOX STREET, HARRISBURG, PA

1915 LENOX STREET · HARRISBURG, PA 17104

COMMERCIAL SPACE
RETAIL | OFFICE | FLEX

FOR SALE OR LEASE



ideal
for



OFFERING SUMMARY

| | |
|------------------------|-------------------------|
| Available SF for Lease | 2,652-10,608 SF |
| Lease Rate | \$8.50 per SF/Yr |
| Lease Type | Modified Gross |
| CAM | None |
| Building Size | 10,608 SF |
| Sale Price | Subject to Offer |
| Price per SF | TBD |
| Property Taxes | \$8,541.64 |
| Zoning | Residential Med-Density |
| Municipality | Harrisburg City |
| County | Dauphin |

PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present the exclusive sale offering of 1915 Lenox Street, a well-positioned mixed-use commercial property in Harrisburg. Situated along a high-traffic corridor with approximately 14,000 vehicles per day, the property offers exceptional visibility and signage exposure. The building totals approximately 10,608 square feet, including two 2,652 SF street-level suites that can be leased independently, combined into a single 5,304 SF footprint, or configured for an owner-user seeking supplemental rental income.

The lower level provides additional flex space ideal for storage, workshop, studio, or operational support use, further enhancing the asset's versatility. Additionally, the seller has expressed interest in executing a short-term leaseback for one of the 2,652 SF suites, subject to negotiation, creating an immediate income opportunity for a purchaser from day one of ownership.

PROPERTY HIGHLIGHTS

- **High-Visibility Location** – Prominent main street frontage in Harrisburg with ±14,000 VPD, offering exceptional signage and brand exposure.
- **Flexible 5,304 SF Main Level** – Configured as two ±2,652 SF suites that can be leased separately, combined, or owner-occupied with supplemental income.
- **Versatile Lower-Level Flex Space** – Ideal for storage, workshop, studio, or operational support use.
- **Immediate Income Opportunity** – Seller open to short-term leaseback, providing day-one rental income.
- **Owner-User or Investment Appeal** – Strategic Capital Region location near I-83 and Paxton Street supports strong accessibility and long-term leasing flexibility.

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 | 10,608 SF |
| Lot Size | 0.23 Ac |
| Building Class | B |
| Tenancy | Multi |
| Number of Floors | 2 |
| Restrooms | 2 |
| Parking | 2 Spaces Street |
| Year Built | 1960 |

BUILDING SPECIFICATIONS

| | |
|--------------|------------------------|
| Construction | Masonry |
| Roof Type | Flat Rubber |
| Dock Doors | 2 |
| Power | Single Phase 200 Amp |
| HVAC | Central AC |
| Sprinklers | No |
| Security | Per unit Tenant |
| Signage | Building |

MARKET DETAILS

| | |
|----------------|---|
| Cross Street | Paxton St & S 19th St |
| Traffic | 14,000 VPD |
| Municipality | City of Harrisburg |
| County | Dauphin |
| Zoning | Residential Med-Density |
| Permitted Uses | Bakery, Community Center, Artisan Studio Florist, Public Utility Facility, School, Essential Services, Municipal-Owned Uses |

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FLOORPLANS



1ST FLOOR

2ND FLOOR

STORAGE

OFFICE

REST ROOM

OFFICE

STORE

HALL

HALL

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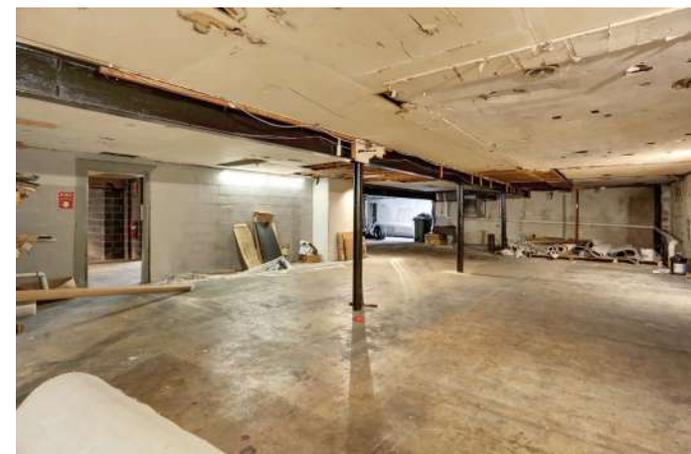
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ADDITIONAL PHOTOS



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LOCATION



S 19TH ST

LENOX ST

PAXTON ST



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AREA

ENOLA

CAMP HILL



1915
LENOX ST
HARRISBURG
± 10,608 SF

DOWNTOWN
HARRISBURG



FIVE SENSES
GARDEN

PAXTANG

PAYTON ST

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AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

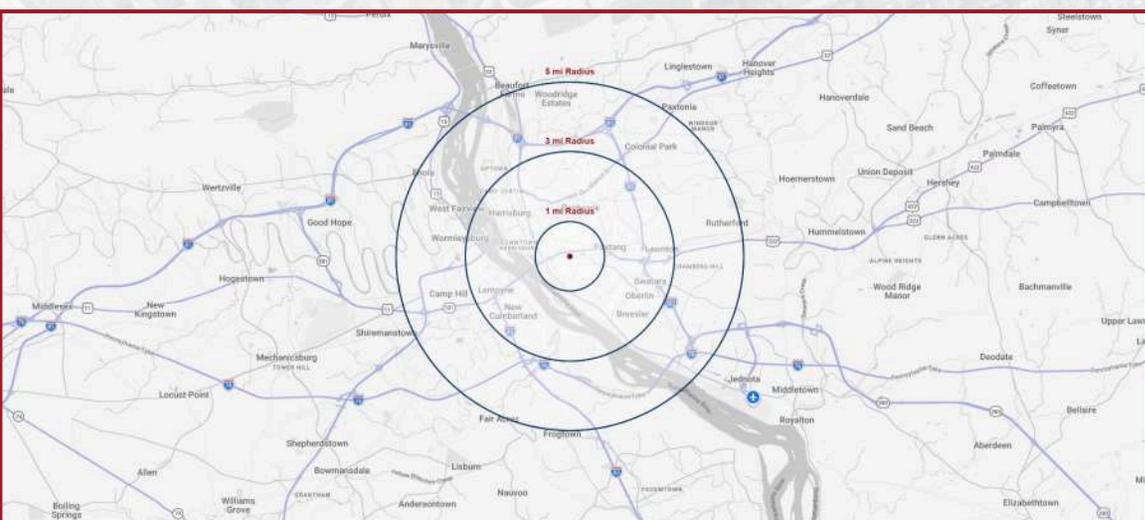
Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



DEMOGRAPHICS

| POPULATION | | TOTAL BUSINESSES | |
|---------------|----------------|------------------|--------------|
| 1 MILE | 21,513 | 1 MILE | 688 |
| 3 MILE | 104,606 | 3 MILE | 5,059 |
| 5 MILE | 196,151 | 5 MILE | 8,881 |

| HOUSEHOLDS | | TOTAL EMPLOYEES | | AVERAGE HOUSEHOLD INCOME | |
|---------------|---------------|-----------------|----------------|--------------------------|-----------------|
| 1 MILE | 7,771 | 1 MILE | 10,172 | 1 MILE | \$62,280 |
| 3 MILE | 43,810 | 3 MILE | 79,671 | 3 MILE | \$81,599 |
| 5 MILE | 80,575 | 5 MILE | 133,441 | 5 MILE | \$94,232 |



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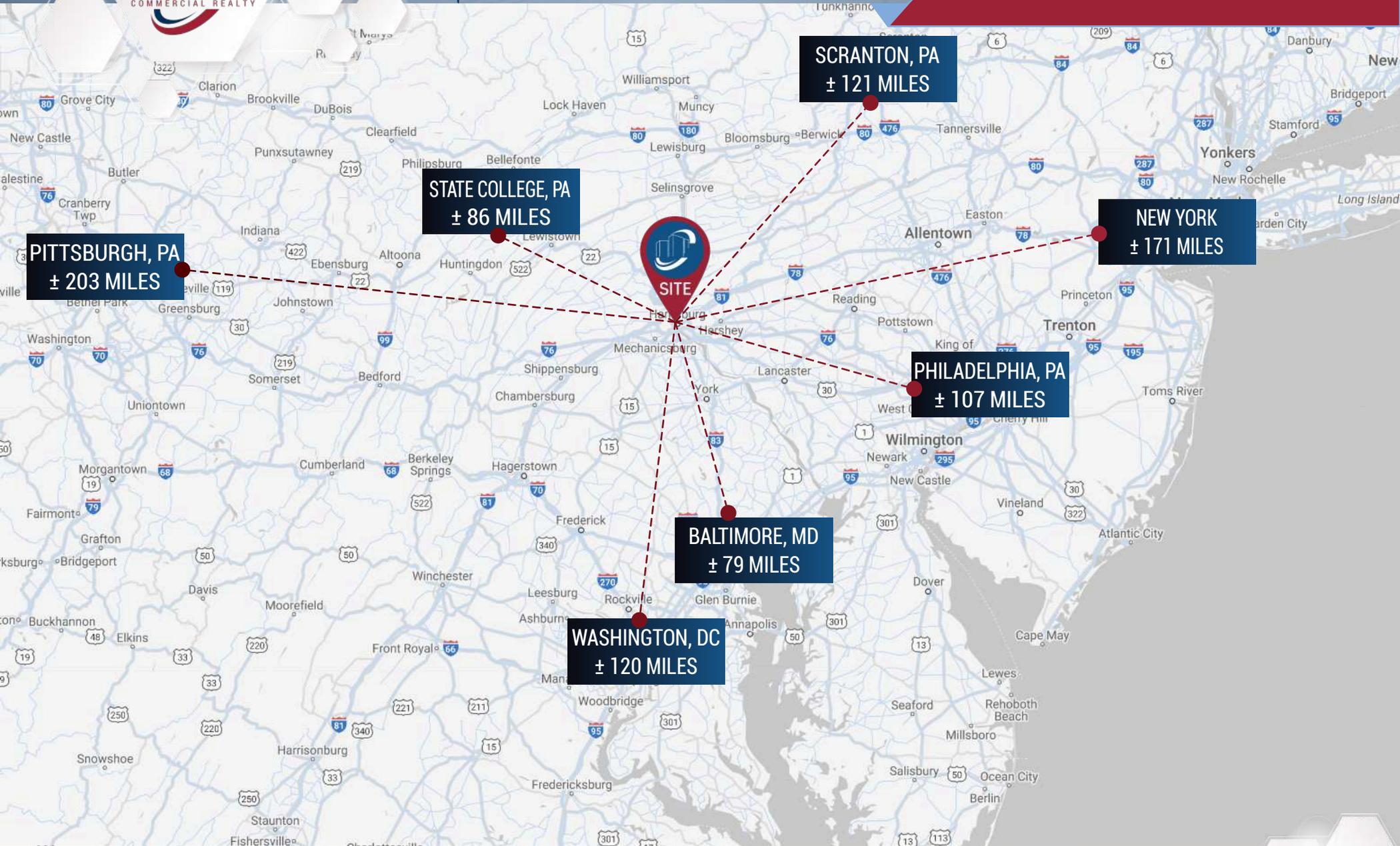
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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