



Professional Office Suites

FOR LEASE IN HARRISBURG

4601 LOCUST LANE, HARRISBURG

4601 LOCUST LANE, HARRISBURG, PA 17109

PROFESSIONAL OFFICE SUITES

FOR LEASE





OFFERING SUMMARY

Available SF for Lease	539-1,200 SF
Lease Rate	\$13.50 per SF/yr
Lease Type	Gross/Full Service (excludes janitorial)
CAM	N/A
Zoning	Commercial
Municipality	Lower Paxton Township
County	Dauphin County

PROPERTY OVERVIEW

Step into the inviting ambiance of 4601 Locust Lane, where your dream workspace awaits! Situated in the heart of Colonial Park, our office building offers a perfect blend of convenience and comfort. The available suite is thoughtfully designed with small professional users in mind, boasting not only an excellent layout but also charming finishes that elevate your work environment. Embrace the tranquility of our surroundings, fostering a sense of creativity and focus, while our array of amenities ensures that your every need is met.

PROPERTY HIGHLIGHTS

- Various suites available for immediate occupancy
- Located near  and Union Deposit businesses
- Easy access to  and Nyes Road

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

THOMAS POSAVEC, SIOR
 SENIOR VP, CORPORATE SERVICES
 TPOSAVEC@LandmarkCR.com
 C: 717.503.7755

CHRIS NEWTON
 SENIOR ASSOCIATE
 CNEWTON@LandmarkCR.com
 C: 717.439.5656



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PROPERTY DETAILS

Number of Buildings	1
Building Size	13,500 SF
Lot Size	0.35 Ac
Building Class	B
Tenancy	Multi
Number of Floors	3
Restrooms	In common
Parking	On-Site 42 spaces
Year Built	1954

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat
Power	220 Amp
HVAC	Gas
Sprinklers	None
Signage	Monument

MARKET DETAILS

Cross Streets	Locust Ln & Hereford St
Traffic Count at Intersection	6,731 ADT (Locust & N Progress Ave)
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Commercial

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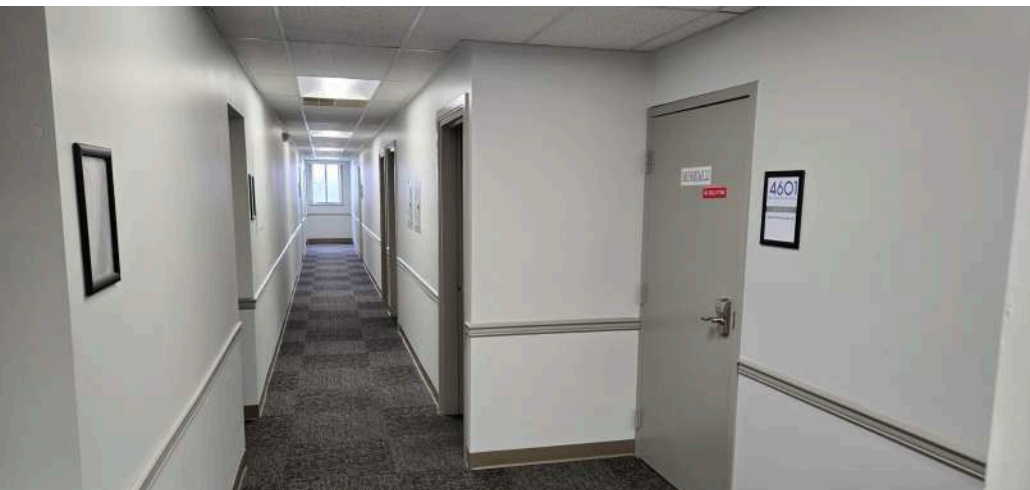
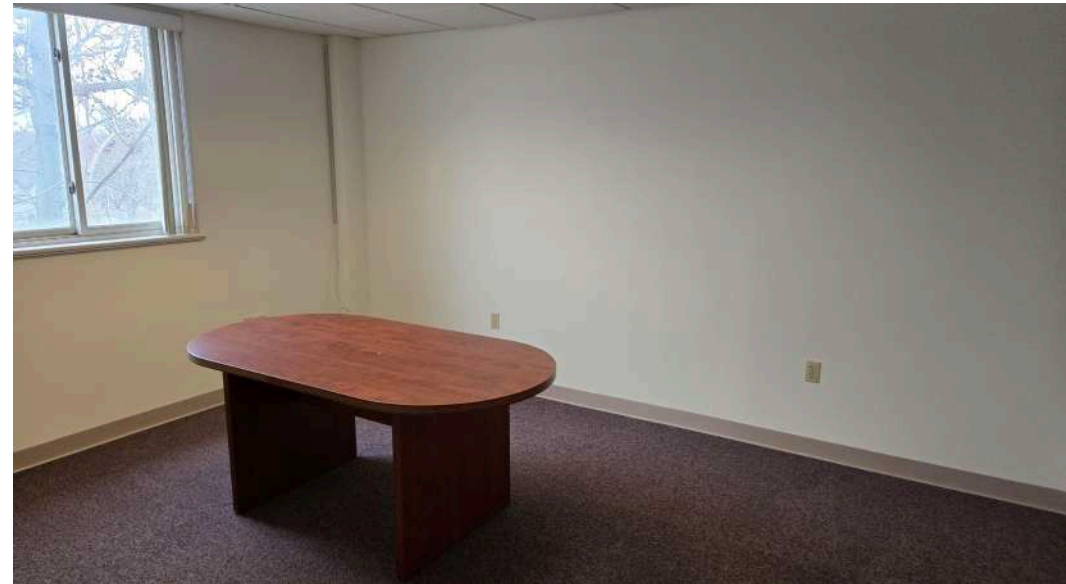


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ADDITIONAL PHOTOS



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LOCATION



**CENTRAL DAUPHIN
MIDDLE SCHOOL**

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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	11,141
3 MILE	104,307
5 MILE	203,910

HOUSEHOLDS

1 MILE	4,587
3 MILE	43,782
5 MILE	85,482

AVERAGE HOUSEHOLD INCOME

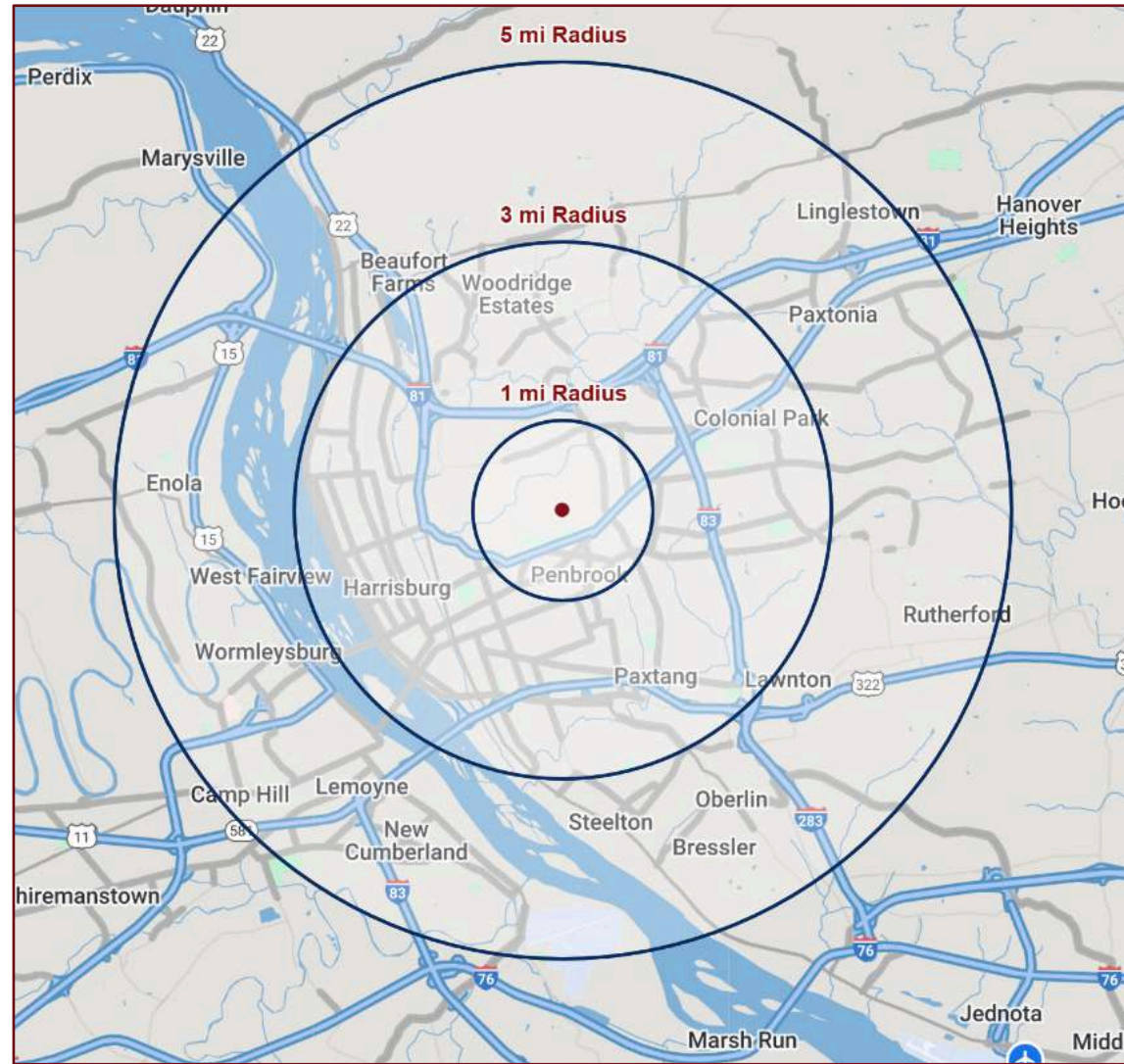
1 MILE	\$85,519
3 MILE	\$78,148
5 MILE	\$96,582

TOTAL BUSINESSES

1 MILE	433
3 MILE	4,953
5 MILE	8,879

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,464
3 MILE	90,466
5 MILE	138,759



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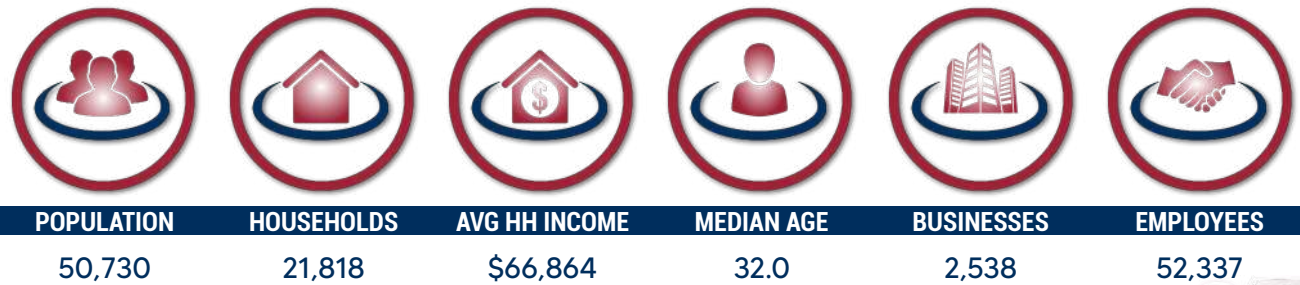
AREA OVERVIEW

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.



HARRISBURG DEMOGRAPHICS



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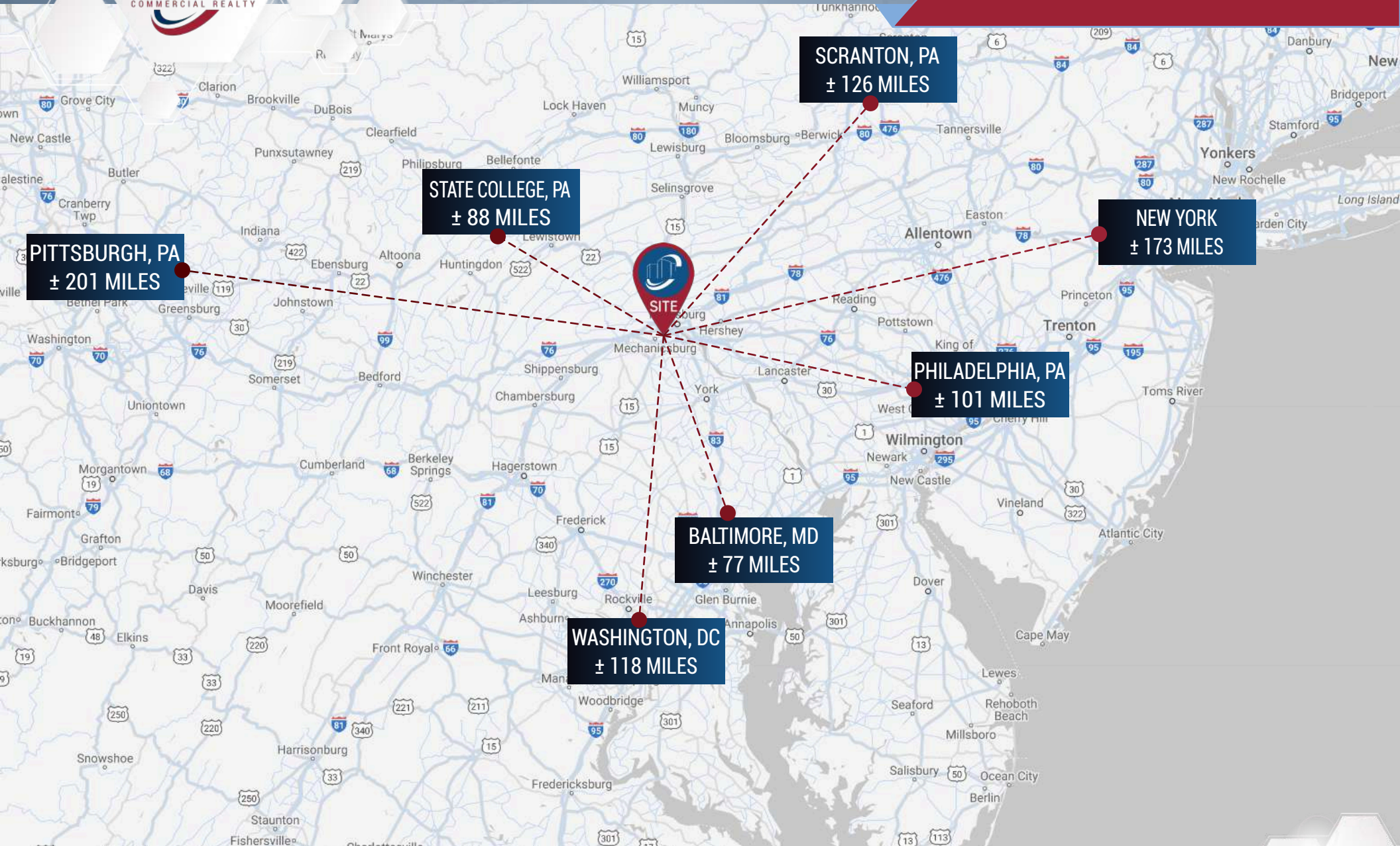
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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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