



100 N. Front Street  
Steelton, PA 17113  
Dauphin County, Steelton Borough

**First floor retail space in the heart of Steelton at the Steelton Works project. Newly constructed and ready for the final finishes to be determined by the user. Could make a nice coffee shop or other community-oriented business. Excellent window line, clean, open space and corner location with on-site parking.**

<b>Square Feet Available</b>	<b>898 SF</b>
<b>Lot Size</b>	<b>1.59 AC</b>
<b>Date Available</b>	<b>Immediately</b>
<b>Price</b>	<b>\$14.00 / SF</b>

## Zoning

**C-1 Town Center which permits retail, grocery stores, fitness center, restaurants, florists and more.**

## Building Information

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SF Available	898
Total SF in Building	40,000
Construction	Wood frame with siding
Year Constructed	2022
Number of Floors	Three
Sprinklers	Yes
HVAC	Gas heat and electric A/C
Ceiling Type	Drywall
Ceiling Height	10'3"
Floor Type	Concrete slab; final floor covering TBD
Business ID Sign	Window decals, per Landlord approval and local code
Restroom	One (in-common); handicap accessible
Roof	Asphalt shingle
Walls	Painted drywall
Lighting	LED

## Leasing Information

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Price Per SF	\$14.00
Price Notes Leasing	Lease rate is NNN. See below for details.
Monthly	\$1,047.66/month
Annually	\$12,572/year
Rentable Useable	Rentable
Real Estate Taxes	Paid by Tenant; prorated cost TBD
Operating Expenses	Paid by Tenant; prorated cost TBD
Insurance	Paid by Tenant; prorated cost TBD
Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable
Escalation	3% annual increases over the prior year of the lease
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months rent
CAM	Paid by Tenant; costs TBD.
Additional Leasing Information	NNN lease. New Construction - NNN TBD.

## Utilities And Services

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(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	L
Parking Lot Maintenance	L	Light Bulbs	T
Plumbing Repairs	T	Roof Repairs	T

Demographics

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Radli	Population	Households	Household Income
1	7,623	2,919	\$54,949
3	70,002	31,638	\$59,270
5	167,695	75,411	\$67,213
Traffic Count:			

Land Information

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Acres	1.59 AC
Land SF	69,260
Fencing	None
Frontage	Yes; along N. Front Street
Parking	On-site in rear of property
Topography	Generally level
Historic District	No
Flood Zone	No
Tax Parcel Number	59-015-030

Utilities

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Water	Public
Sewer	Public
Gas	Yes (UGI)











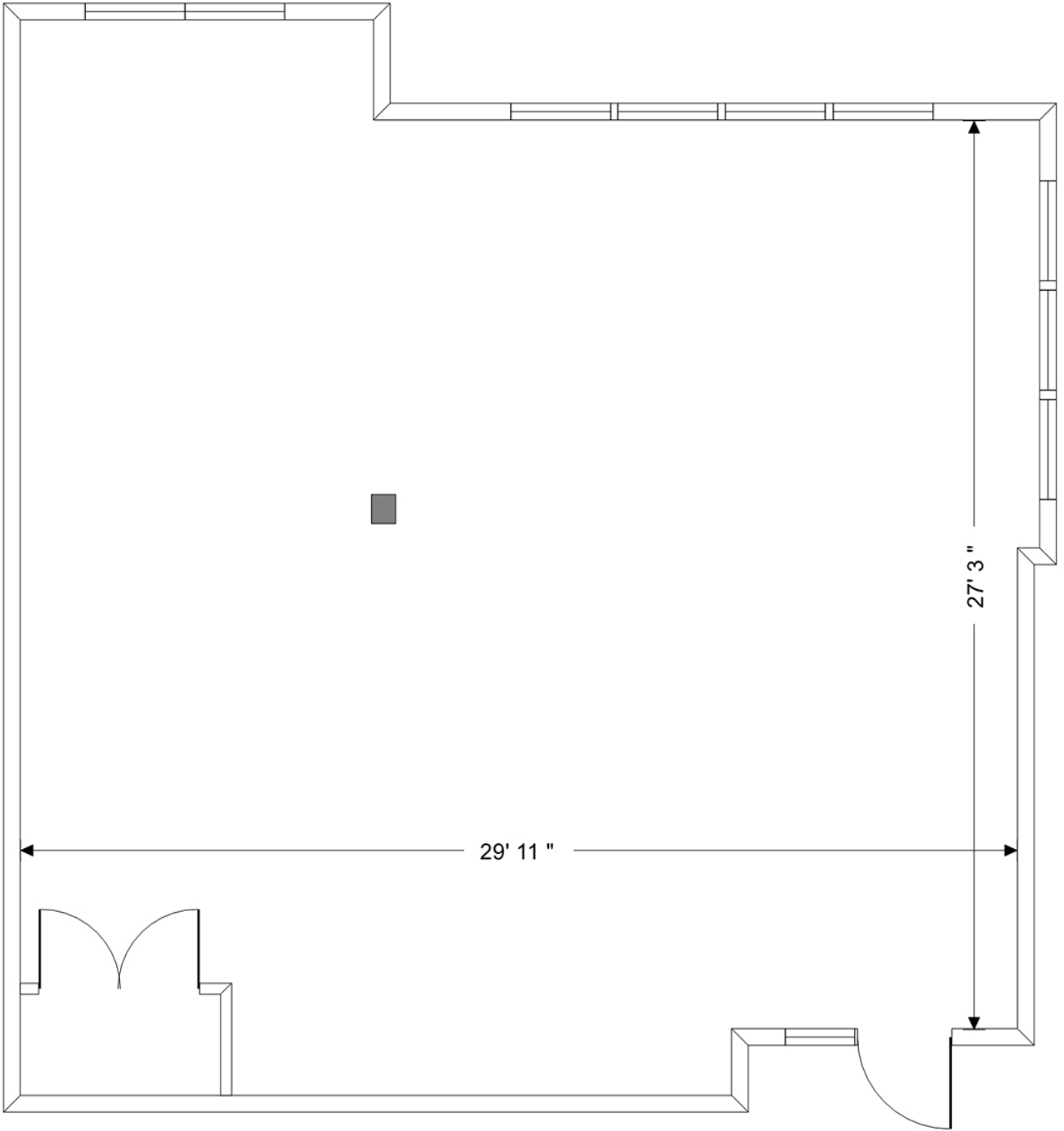




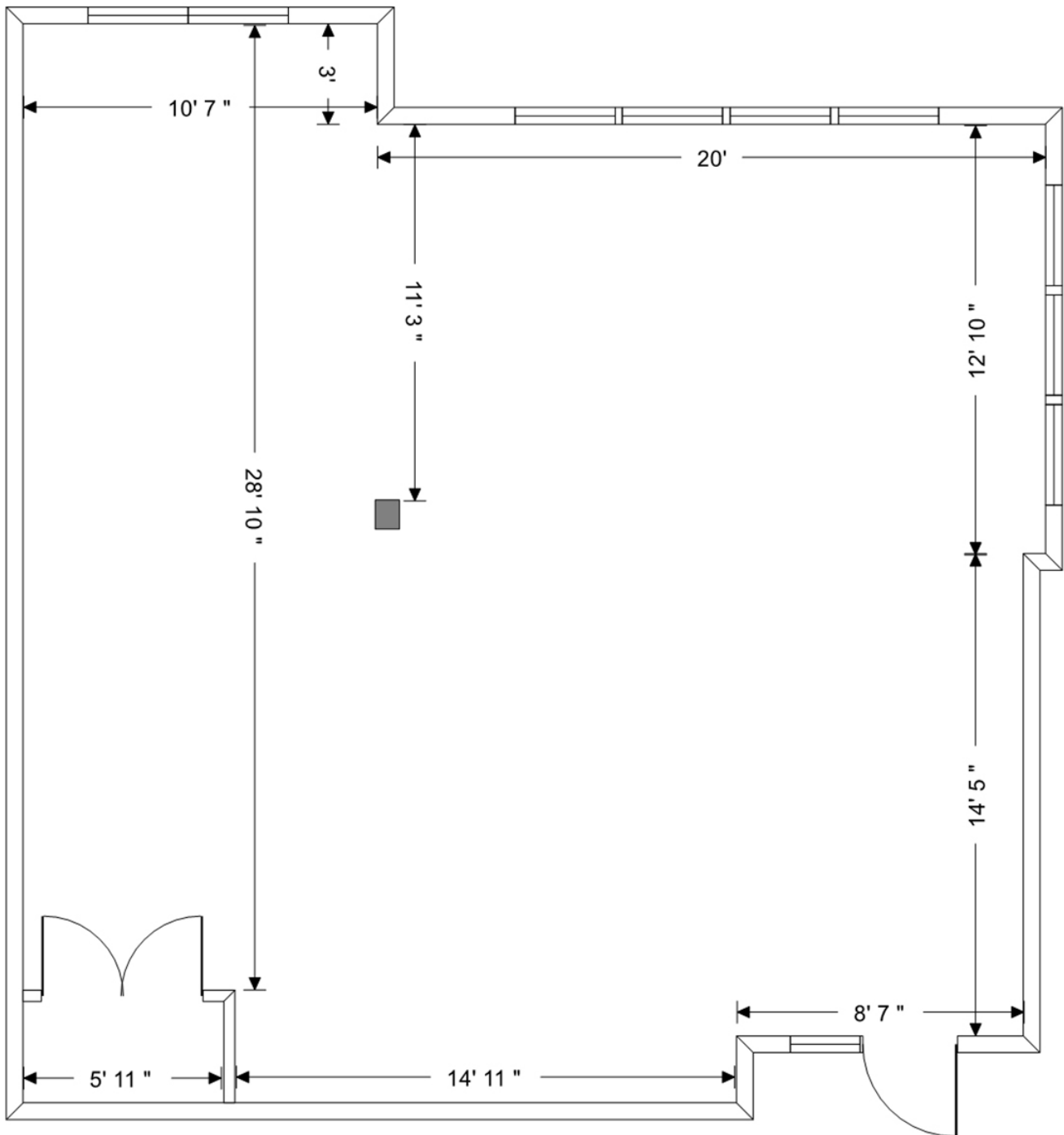












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