



## 5201 Jonestown Road Harrisburg, PA 17112 Dauphin County, Lower Paxton Township

Highly visibly, recently updated ,mixed-use building on highly trafficked Jonestown Road. The 2,000+/- SF suite is well-maintained and is practically setup for professional office or retail users. Current furniture can stay.

Square Feet Available	2,000 SF
Lot Size	0.39 Acres
Date Available	Immediately
Price	\$9.00 / SF

## Zoning

Neighborhood Commercial (CN) which permits offices and personal services.

## Building Information

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SF Available	2,000
Total SF in Building	4,612
Construction	Masonry
Year Constructed	1947
Renovation Year	2023
Elevator	None
Number of Floors	2
Sprinklers	None
HVAC	Gas heat and electric A/C
Ceiling Type	2x4 acoustic tiles
Ceiling Height	8'
Floor Type	Carpet
Business ID Sign	Monument signage along Jonestown Road
Basement	None
Restroom	Yes; in-suite
Electrical Capacity	200 Amp
Roof	Flat rubber (2022)
Walls	Painted drywall
Lighting	Recessed LED

## Leasing Information

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Price Per SF	\$9.00
Price Notes Leasing	Lease rate is modified gross: base rent + electric + heat + in-suite janitorial
Monthly	\$1,500
Annually	\$18,000
Rentable Useable	Rentable
Real Estate Taxes	Included in the rent
Operating Expenses	Included in the rent
Insurance	Building insurance paid by Landlord. Liability insurance paid by Tenant.
Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable
Escalation	3% annual increases on the base rent
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months rent
Additional Leasing Information	Furniture in the suite can stay.

## Utilities And Services

(T= By Tenant, L= By Landlord)

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

## Demographics

Radii	Population	Households	Household Income
1	5,710	2,383	\$85,718
3	52,107	22,832	\$85,533
5	122,652	53,331	\$81,301
Traffic Count:			

## Land Information

Acres	0.39 Acres
Land SF	16,988
Fencing	None
Frontage	100' along Jonestown Road
Parking	21 lined spaces (all in-common)
Topography	Generally level
Historic District	No
Flood Zone	No
Tax Parcel Number	35-044-053

## Utilities

Water	Public
Sewer	Public
Gas	Yes











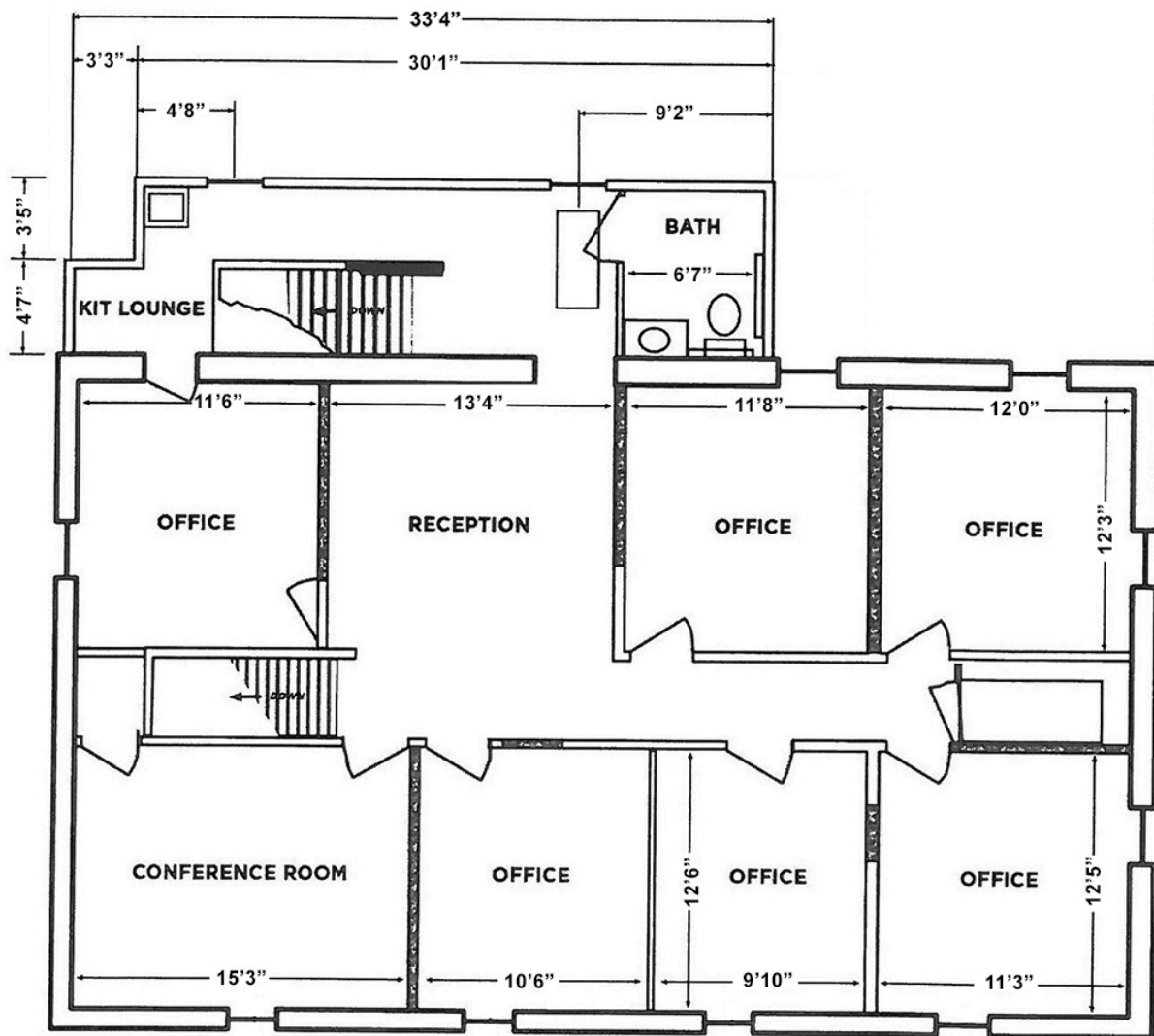












**2nd Floor Plan**

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

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