

FOR SALE

SMALL OFFICE WITH GREAT VISIBILITY

OFFICE | RETAIL SPACE



4810 JONESTOWN ROAD, HARRISBURG, PA 17109

SMALL OFFICE WITH GREAT VISIBILITY

FOR SALE



OFFERING SUMMARY

Sale Price	\$350,000
Price per SF	\$267.38 per SF
Property Taxes	\$2,692.14
APN	35-053-096 35-053-097
Zoning	Commercial General
Municipality	Lower Paxton Township
County	Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty is proud to offer this recently renovated, free-standing office building on Jonestown Road offering exceptional visibility and accessibility with high traffic counts, ample parking, and prominent signage. Currently operating as an employment agency and previously a personal services salon, this versatile space is ideal for businesses seeking exposure in a prime location. Zoned for General Commercial use, it accommodates a wide range of services, including offices, retail, personal services, small medical practices, and financial services.

PROPERTY HIGHLIGHTS

- Small office building with exceptional visibility and high traffic counts
- Substantial renovations completed by current owner in 2023/2024
- Dry basement for storage and utilities
- Located on **22** with close proximity to major routes including **83** & **81**

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	1,309 SF
Lot Size	0.37 Ac
Building Class	B
Tenancy	Vacant
Number of Floors	2 + Basement
Restrooms	1
Parking	10
Year Built Renovated	1938 2024

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	220 Amp
HVAC	Gas Air Central AC
Sprinklers	No
Signage	Yes

MARKET DETAILS

Cross Streets	Jonestown Road & Horton St
Traffic Count at Intersection	28,932 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	General Commercial

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LOCATION



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3

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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	8,674
2 MILE	72,372
3 MILE	170,178

HOUSEHOLDS

1 MILE	3,673
2 MILE	30,115
3 MILE	69,771

AVERAGE HOUSEHOLD INCOME

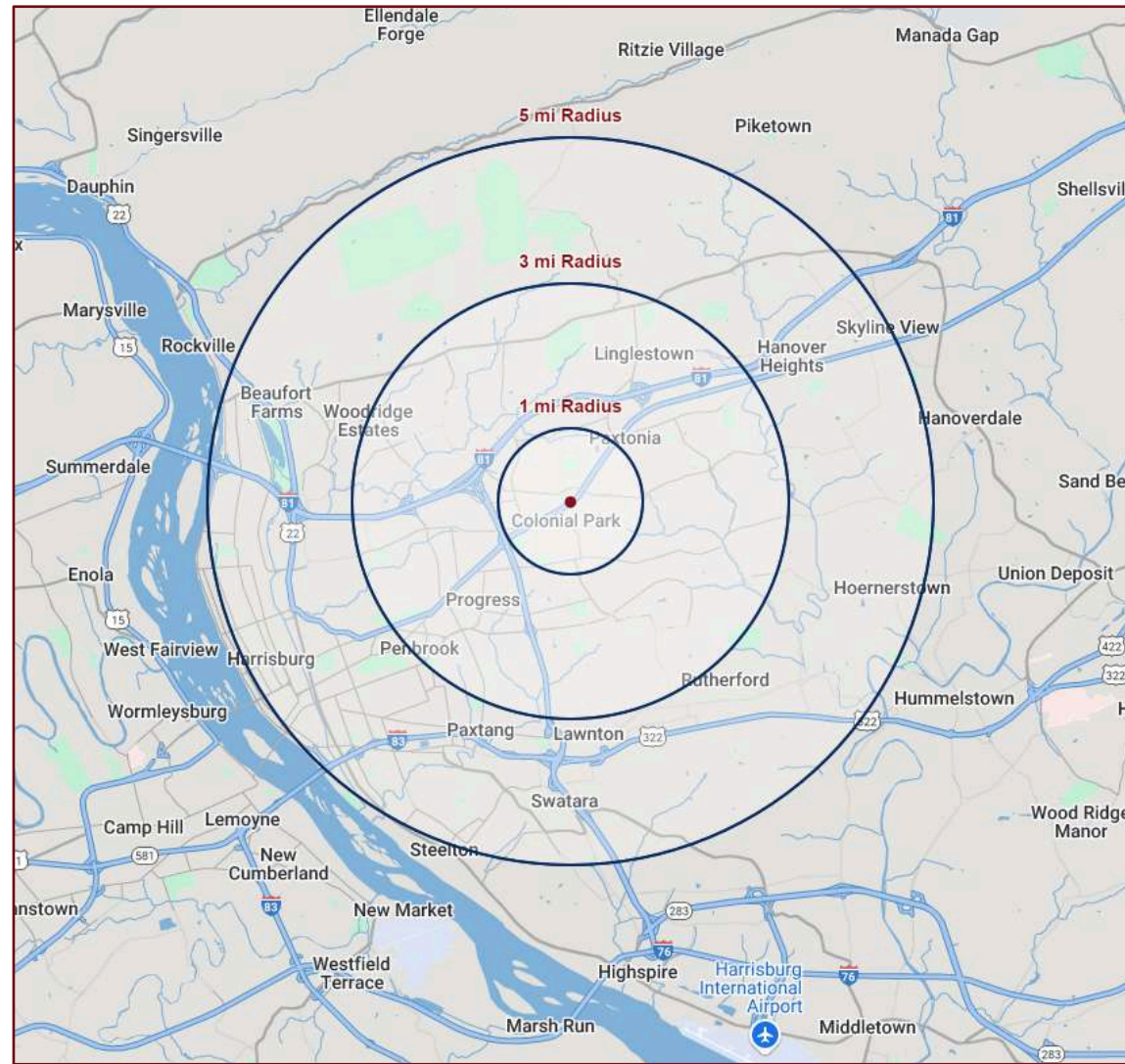
1 MILE	\$83,818
2 MILE	\$107,887
3 MILE	\$101,208

TOTAL BUSINESSES

1 MILE	547
2 MILE	2,782
3 MILE	6,961

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	5,556
2 MILE	36,857
3 MILE	115,029



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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



POPULATION

50,730



HOUSEHOLDS

21,818



AVG HH INCOME

\$66,864



MEDIAN AGE

32.0



BUSINESSES

2,538



EMPLOYEES

52,337

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PITTSBURGH, PA
± 201 MILES

STATE COLLEGE, PA
± 88 MILES

SCRANTON, PA
± 126 MILES

NEW YORK
± 173 MILES

PHILADELPHIA, PA
± 101 MILES

BALTIMORE, MD
± 77 MILES

WASHINGTON, DC
± 118 MILES

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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.