

For Sale

Office Building

\$2,450,000



8205 Presidents Drive

8205 Presidents Drive
Hummelstown, Pennsylvania 17036

Property Highlights

- Perched high on a hill with impressive views
- Two-story building with grade-level access from both floors
- Plenty of private offices
- Large training/class/conference room
- First floor of building is leased. Roughly 9,600 SF rentable
- First floor recently renovated; carpet, paint, etc.

Property Description

Enjoy tremendous views from this two-story office building with grade-level access from both floors. Amenities include a large training/class/conference room. An existing tenant is currently occupying the entire first floor.

OFFERING SUMMARY

Sale Price	\$2,450,000
Lot Size	1.76 Acres
Building Size	20,812 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,766	\$73,945
3 Miles	33,182	\$79,946
5 Miles	90,674	\$75,884

For more information

Daniel J. Alderman

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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

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Central PA Office Sale

OS20069

8205 Presidents Drive, Hummelstown, PA 17036
Summit View Commerce Center

Dauphin County
Swatara Township

Enjoy tremendous views from this two-story office building with grade-level access from both floors. Amenities include a large training/class/conference room. An existing tenant is currently occupying the entire first floor.



Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

Availability Information

Sq Ft Available	20,812 SF
Min Contiguous SF	10,412 SF
Max Contiguous SF	20,812 SF
Availability	Immediately
Space Available	Entire property
Rooms & Sizes	See attached floor plans
Additional Info	First floor is occupied by a tenant

Building Information

Total Bldg Sq Ft	20,812 SF
Construction	Dryvit
Year Constructed	2004
Basement	No
Restrooms	Eight
No. Of Floors	Two
Ceiling Height	8'11"
Sprinklers	No

Electrical Capacity	Two - 200 amp services
HVAC	Electric
Roof	Rubber and metal
Ceiling Type	2x4 suspended acoustic tiles
Walls	Drywall
Floor Type	Carpet and vinyl over concrete
Lighting	LED and fluorescent
Business ID Sign	Negotiable; potential for monument and on building

Land Information

Tax Parcel #	63-022-050
Acres	1.760 AC
Sq. Ft.	76,665.6 SF
Frontage	See attached tax map
Fencing	No
Parking	88 parking spaces
Topography	Elevation changes front to rear

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	No
Zoning	ML - Limited Manufacturing District; permits office, medical lab, financial institution, veterinarian office, etc.

Office Buildout Details

Total Size	20,812 SF
Rooms & Sizes/Lots	See attached floor plans
Restroom Facilities	Eight

Sales Information

Price	\$2,450,000
Real Estate Tax	\$60,050.86
Transfer Tax	Divided equally between buyer and seller
Financing	Conventional or cash
Additional Info	Ask listing agent for tenant information.

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Exterior Pictures



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Second Floor



Second Floor



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First Floor



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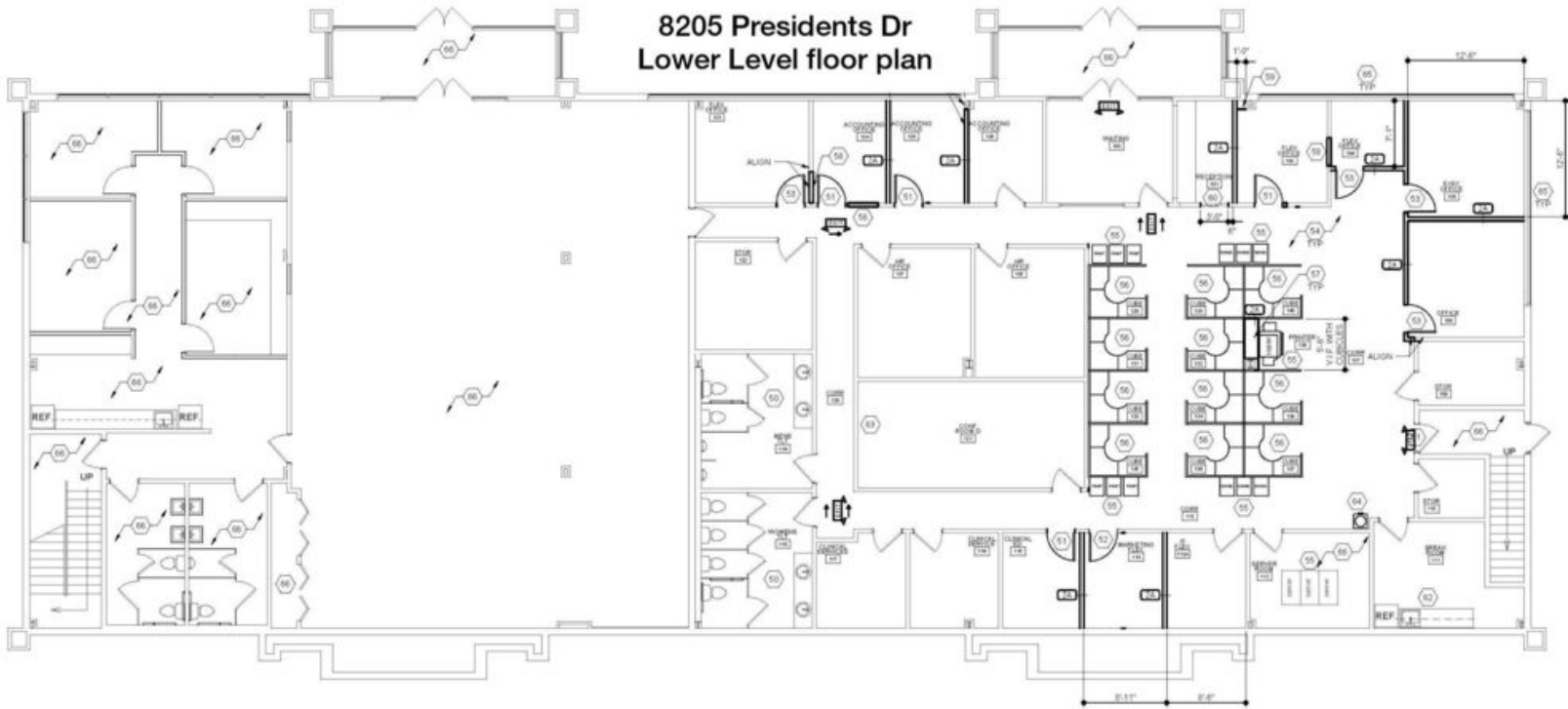
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First Floor Plan

8205 Presidents Dr Lower Level floor plan



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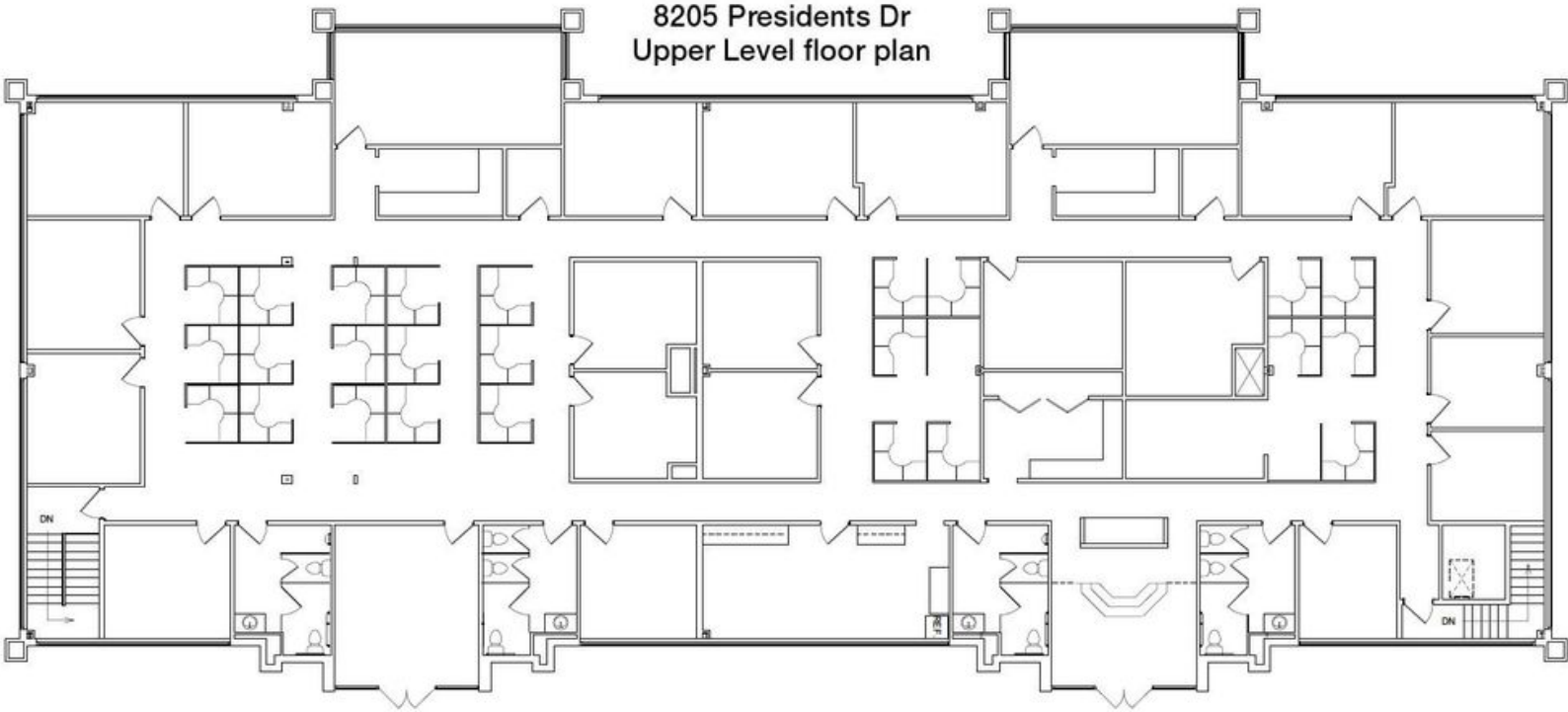
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Second Floor Plan

8205 Presidents Dr
Upper Level floor plan



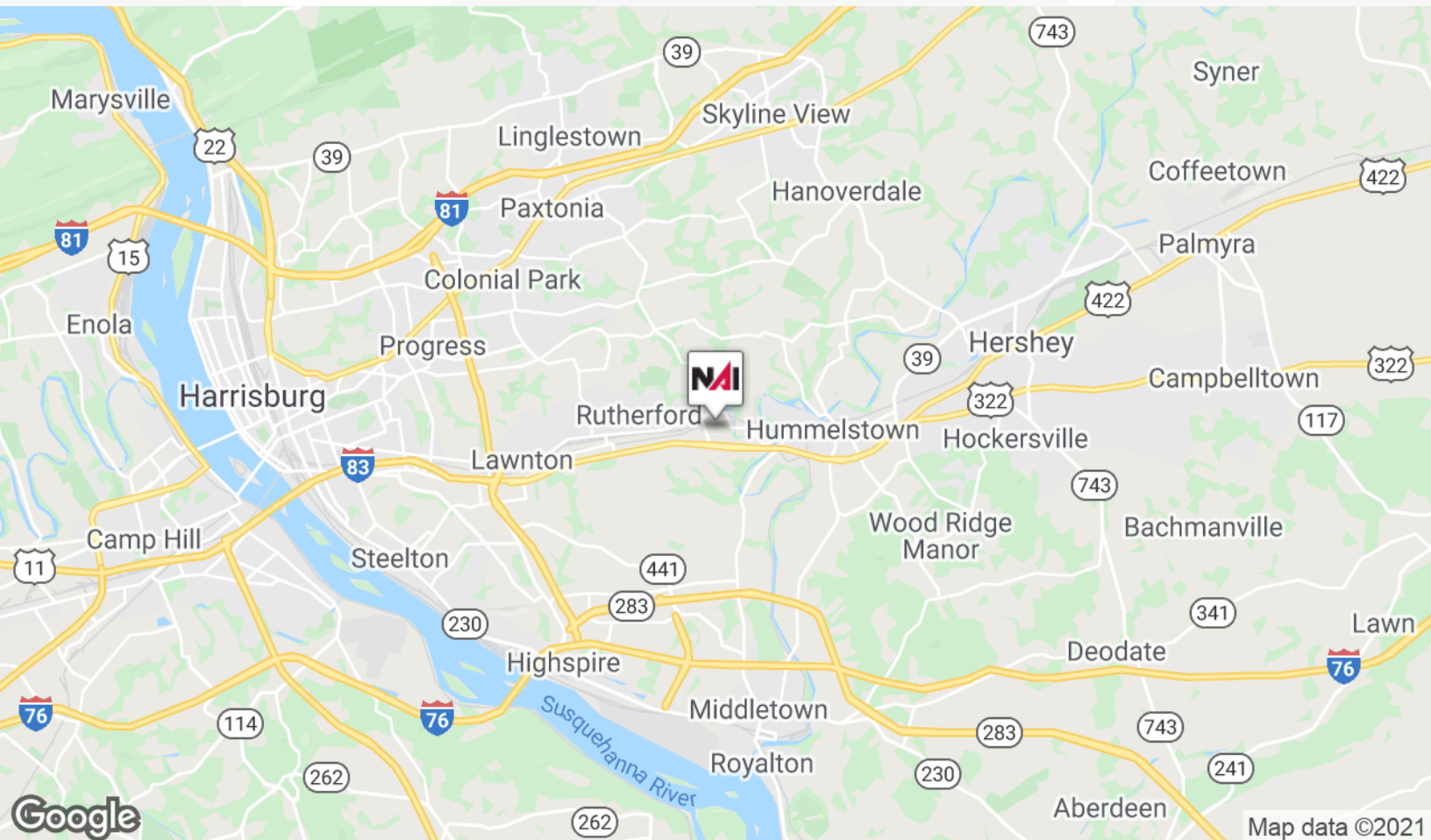
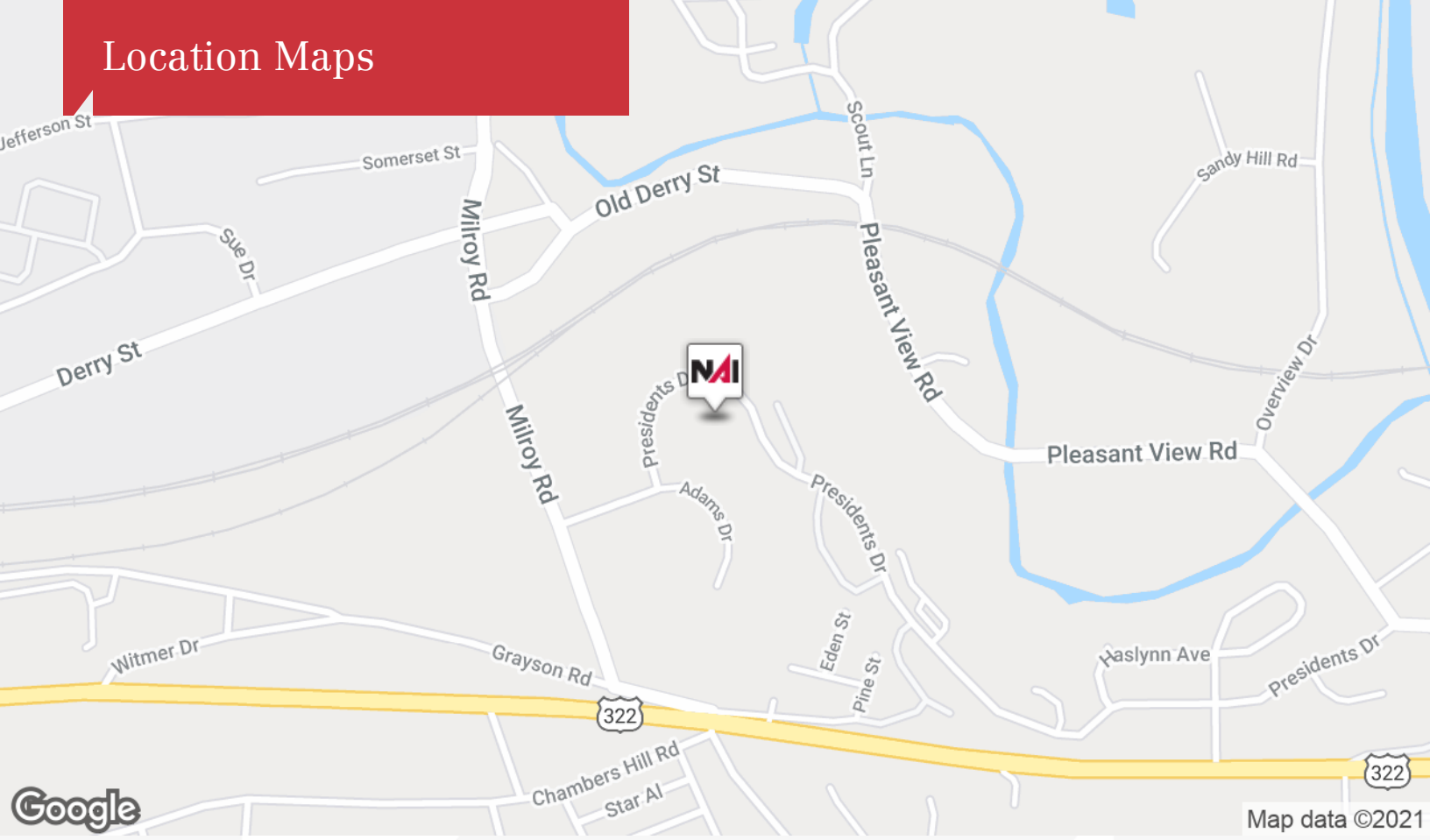
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Location Maps



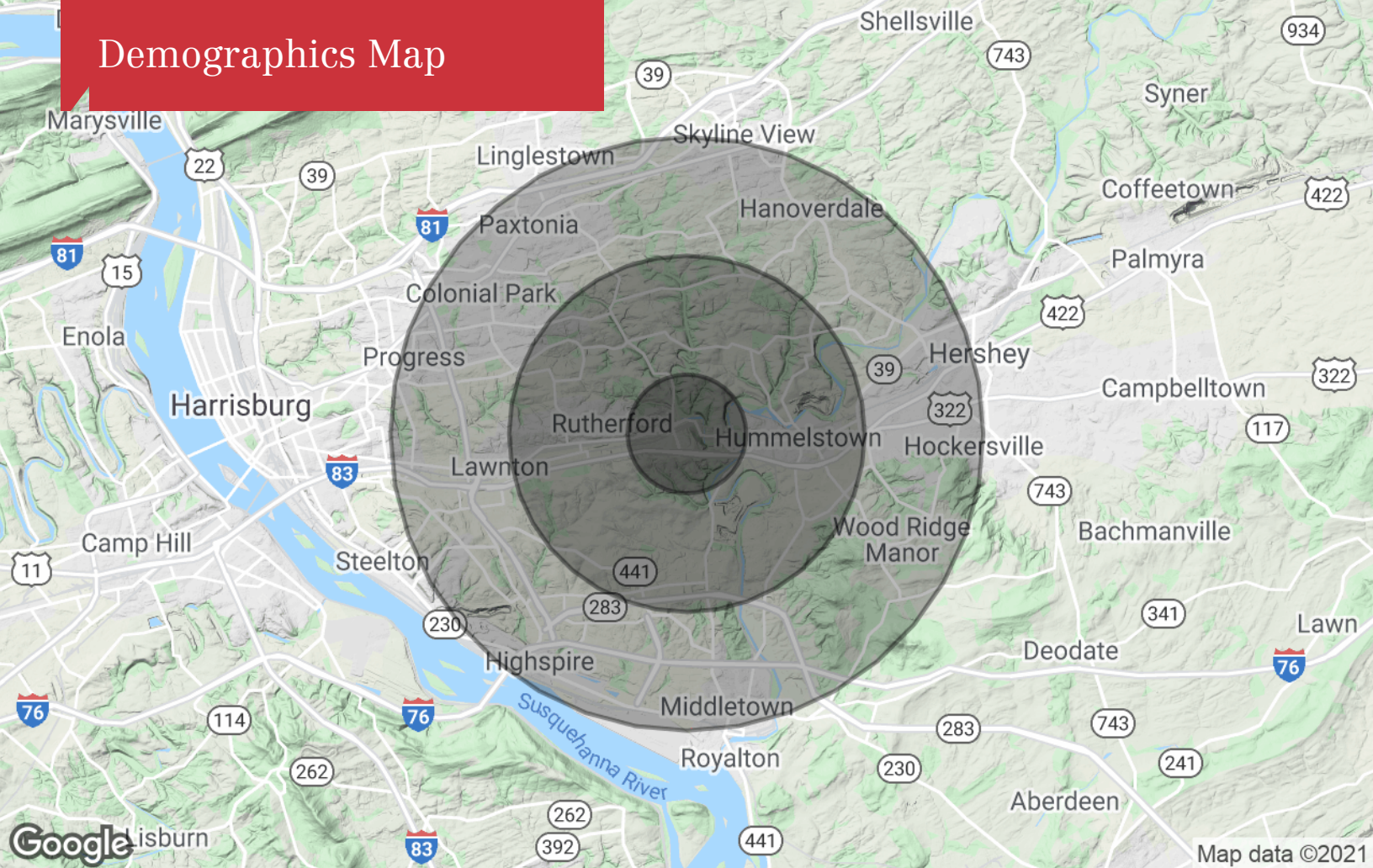
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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,766	33,182	90,674
MEDIAN AGE	36.9	38.8	39.0
MEDIAN AGE (MALE)	34.3	37.9	37.9
MEDIAN AGE (FEMALE)	41.1	40.5	40.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,466	13,363	36,819
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$73,945	\$79,946	\$75,884
AVERAGE HOUSE VALUE	\$173,235	\$174,965	\$177,733

* Demographic data derived from 2010 US Census



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