

For Lease

Office Building

\$17.45 SF/yr



5418
Locust Lane

5418 Locust Lane

Harrisburg, Pennsylvania 17109

Property Highlights

- Newly renovated office space available for lease
- Two suites, each offer 1,140 SF
- Affordable lease terms
- Short term lease availability
- Access to I-83, Route 22, Union Deposit and Nyes Road

Property Description

Newly renovated office building, offering two 1,140 SF office suites located on Locust Lane. Each office suite offers four private offices, reception area, galley kitchen and administrative office. Full basement available for storage or additional office space.

OFFERING SUMMARY

Available SF	2,280 SF
Lease Rate	\$17.45 SF/yr (MG)
Lot Size	1.1 Acres
Building Size	2,280 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,463	\$68,327
3 Miles	60,732	\$68,839
5 Miles	135,747	\$68,488

For more information

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Information concerning this offering comes 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.
NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

1015 Mumma Road
Lemoyne, PA 17043
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Property Details

ADDRESS:	5418 Locust Lane Harrisburg, PA 17109	NUMBER OF FLOORS:	1
COUNTY:	Dauphin	CEILING HEIGHT / TYPE:	7 - 8 ft / Acoustic panel
TAX PARCEL #:	35-061-083	ROOF:	Shingle
PARCEL SIZE:	1.097 Acres	INTERIOR WALLS:	Drywall
ZONING:	R-1: Low Density Residential District	FLOOR TYPE:	Carpet, tile and vinyl
BUILDING FRONTAGE:	302	LIGHTING:	Varies per suite
PARKING:	10	UTILITIES:	Water & Sewer: Public
TOTAL BUILDING SF:	2,280 SF	RESTROOMS:	4 (2 in each unit)
AVAILABLE SF:	2,280 SF	SECURITY:	No
YEAR LAST RENOVATED:	2021	HANDICAP ACCESSIBLE:	Yes
CLASS:	B	HVAC:	Forced air/electric heat pump
CONSTRUCTION:	Wood frame with brick and siding	LEASE TERM:	Negotiable
SIGNAGE:	Yes, upon Township approval	RENTAL RATE:	\$17.45 SF/yr (MG)

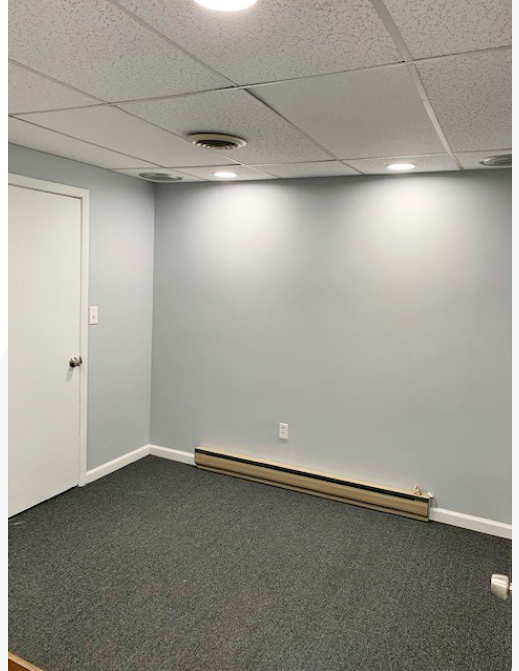


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Additional Photos



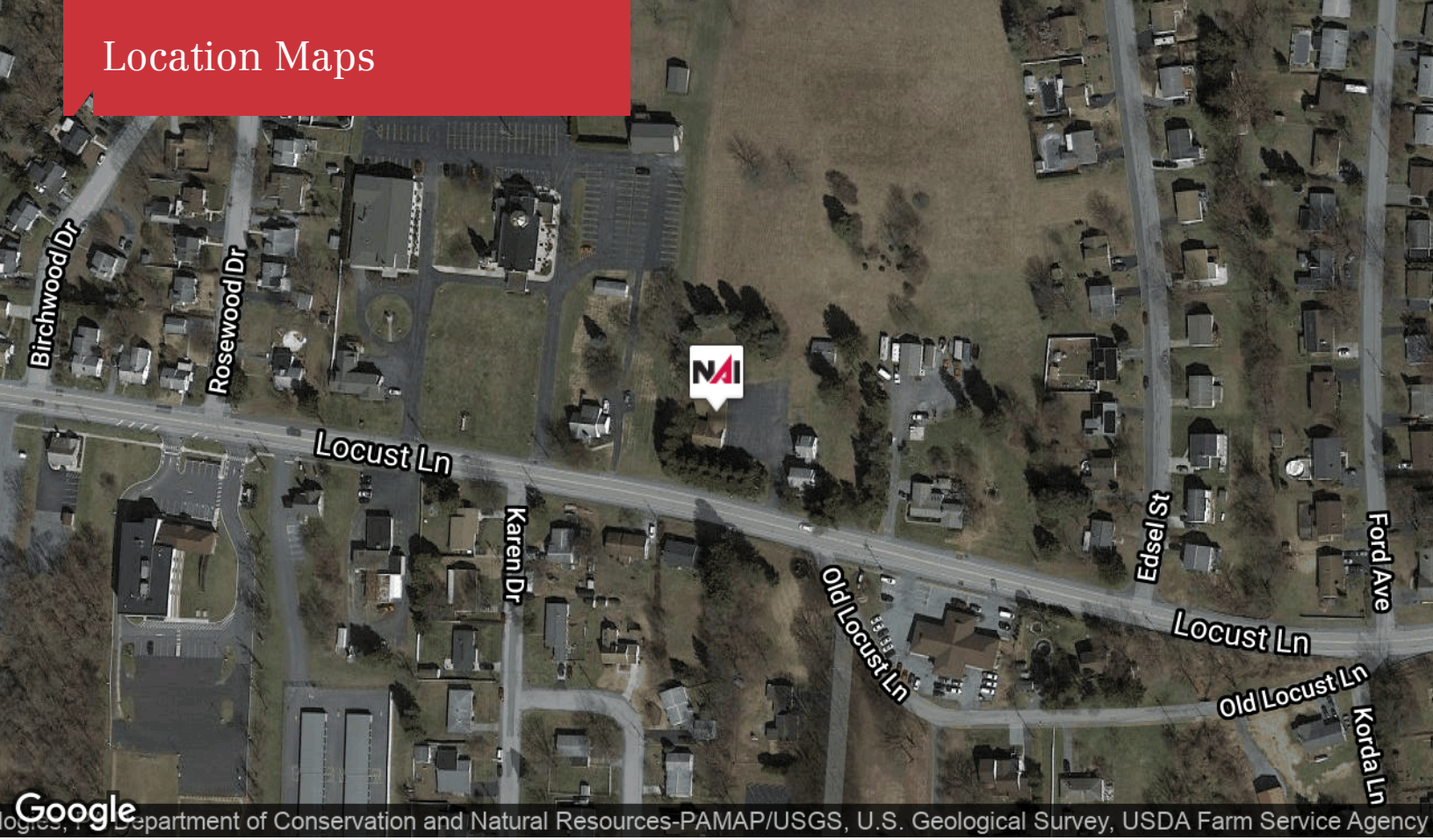
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Location Maps



Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2021



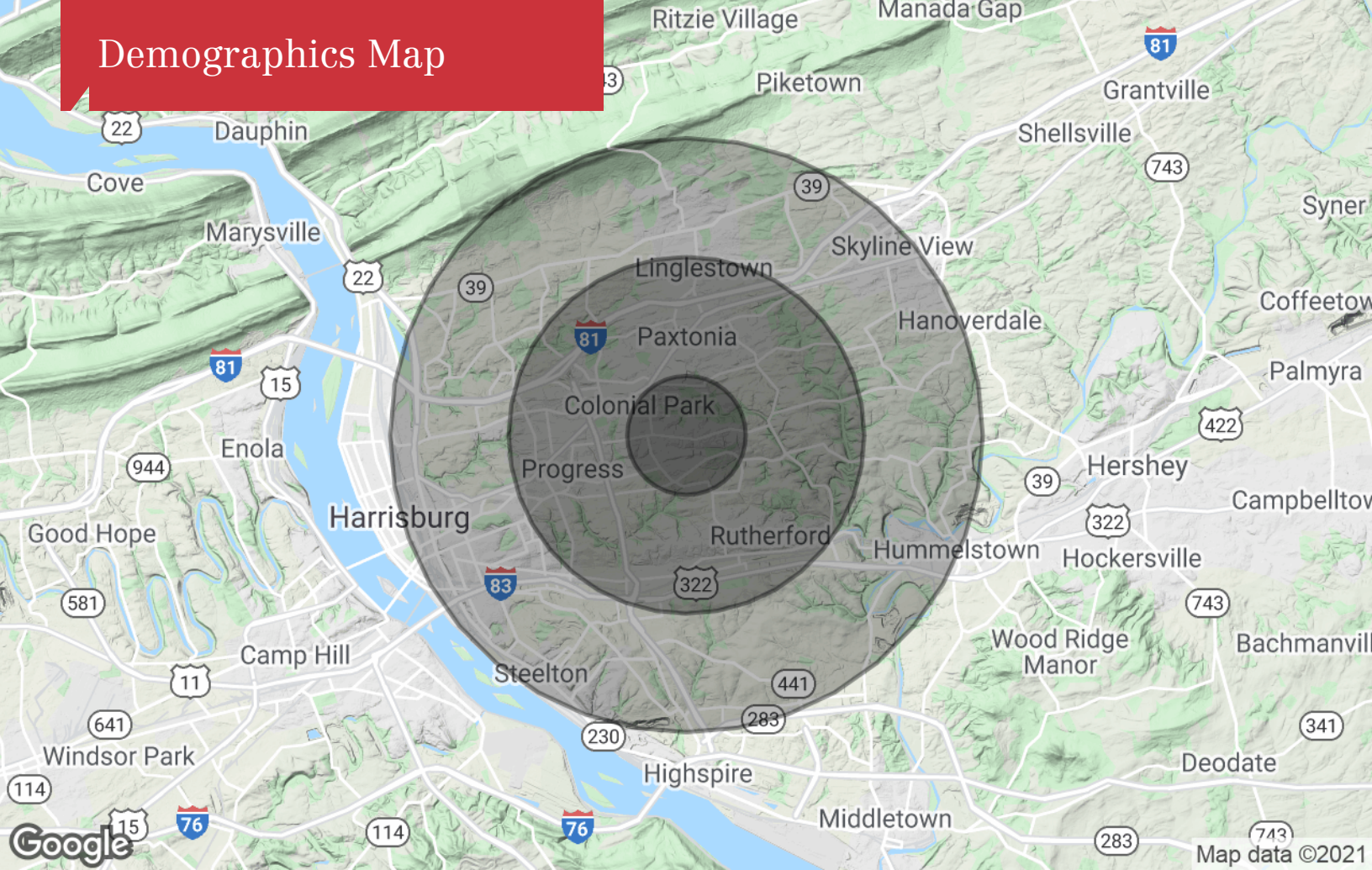
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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,463	60,732	135,747
MEDIAN AGE	38.6	40.0	39.5
MEDIAN AGE (MALE)	36.8	38.7	37.9
MEDIAN AGE (FEMALE)	39.9	41.3	40.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,121	26,381	55,619
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$68,327	\$68,839	\$68,488
AVERAGE HOUSE VALUE	\$181,174	\$173,695	\$181,629

* Demographic data derived from 2010 US Census



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