

For Sale or Lease

Office Building

\$190,000 / \$11.50 SF/yr



700 S. 28th Street

Penbrook, Pennsylvania 17103

Property Highlights

- 1,960 SF professional office building
- 4 private offices, conference room and reception area
- Great visibility at high traffic intersection
- Quick access to Route 22, I-83 and Downtown Harrisburg
- Available for lease or sale

Property Description

Free standing, upscale professional office building with four private offices, addition with upscale finishes and on-site parking. Property is centrally located with quick access to Downtown Harrisburg, Route 22 (Jonestown Road), Union Deposit Road and I-83.

OFFERING SUMMARY

Available SF	1,960 SF
Lease Rate	\$11.50 SF/yr (MG)
Sale Price	\$190,000
Lot Size	0.29 Acres
Building Size	1,960 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	18,477	\$52,595
2 Miles	54,277	\$48,200
3 Miles	91,324	\$49,156

For more information

Joe Bedard

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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 #RB024320A

1015 Mumma Road
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Property Details



ADDRESS:	700 S. 28th Street Penbrook, PA 17103
COUNTY:	Dauphin
MUNICIPALITY:	Penbrook Borough
TAX PARCEL #:	51-023-020
PARCEL SIZE:	0.29 Acres
ZONING:	Commercial Office
TOPOGRAPHY:	Level
BUILDING FRONTAGE:	127'
PARKING:	7
TOTAL BUILDING SF:	1,960 SF
AVAILABLE SF:	1,960 SF
YEAR LAST RENOVATED:	Addition (1990 & 2008)
CONSTRUCTION:	Masonry
SIGNAGE:	Yes
ADDITIONAL INFORMATION:	4 private offices, conference room, reception area, lunch room and IT closet

NUMBER OF FLOORS:	1
CEILING HEIGHT / TYPE:	8 ft / Drywall, acoustical tiles
ROOF:	Shingle
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Wood, carpet and vinyl
LIGHTING:	Fluorescent
UTILITIES:	Water & Sewer: Public Gas: Available
RESTROOMS:	2
HVAC:	Gas heat and electric A/C (new 2017)
LEASE TERM:	Negotiable
RENTAL RATE:	\$11.50 SF/yr (MG)
TAXES:	\$5,217.49
SALE PRICE:	\$190,000

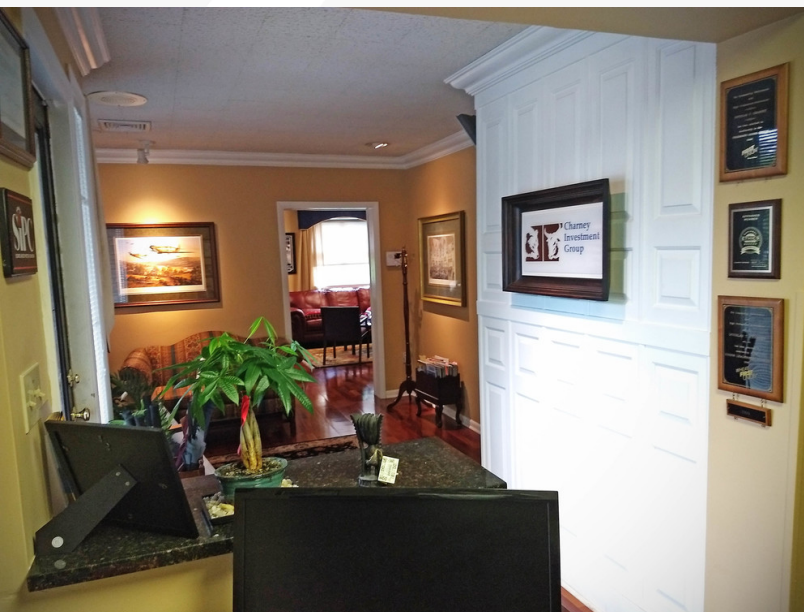


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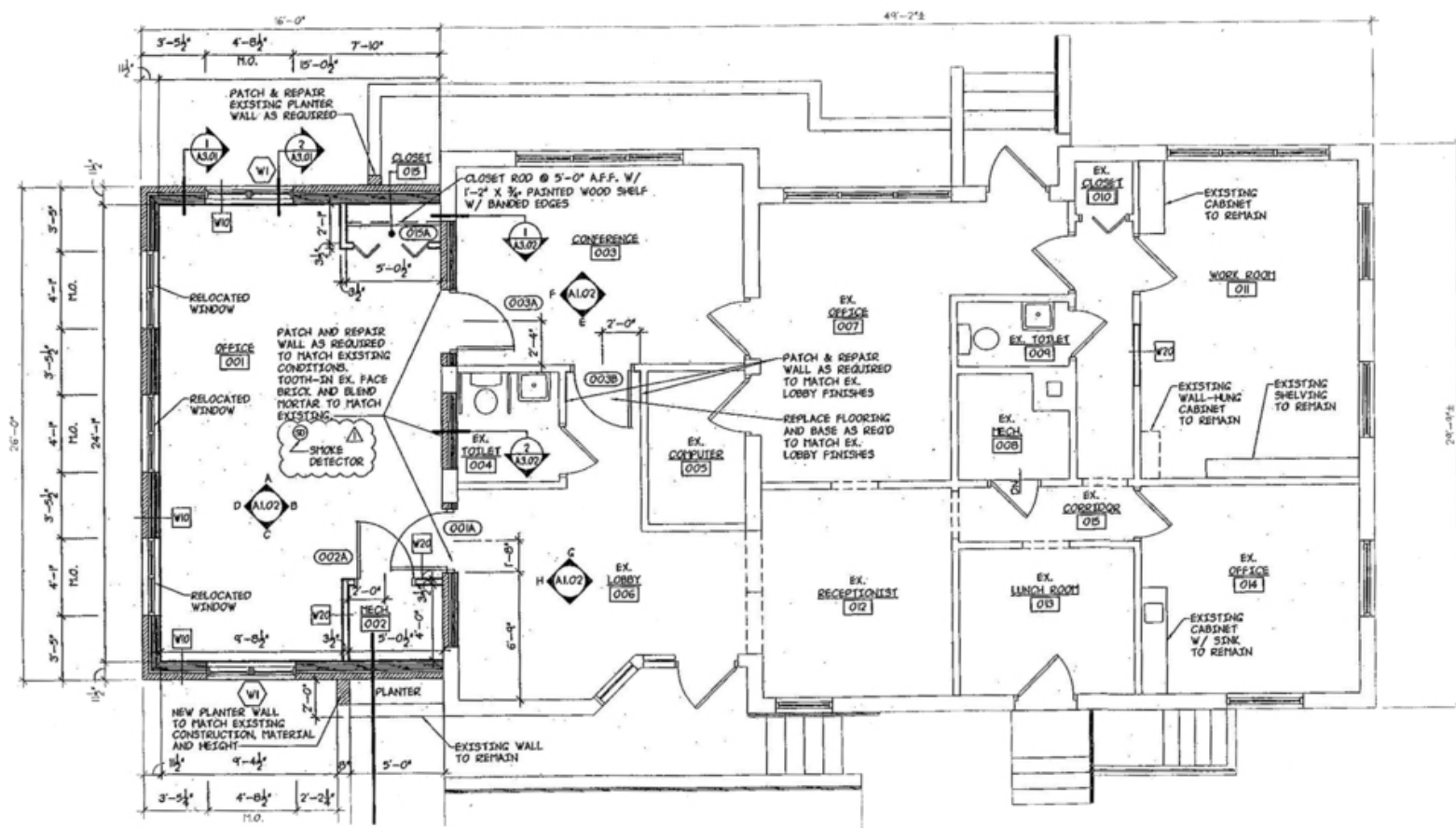
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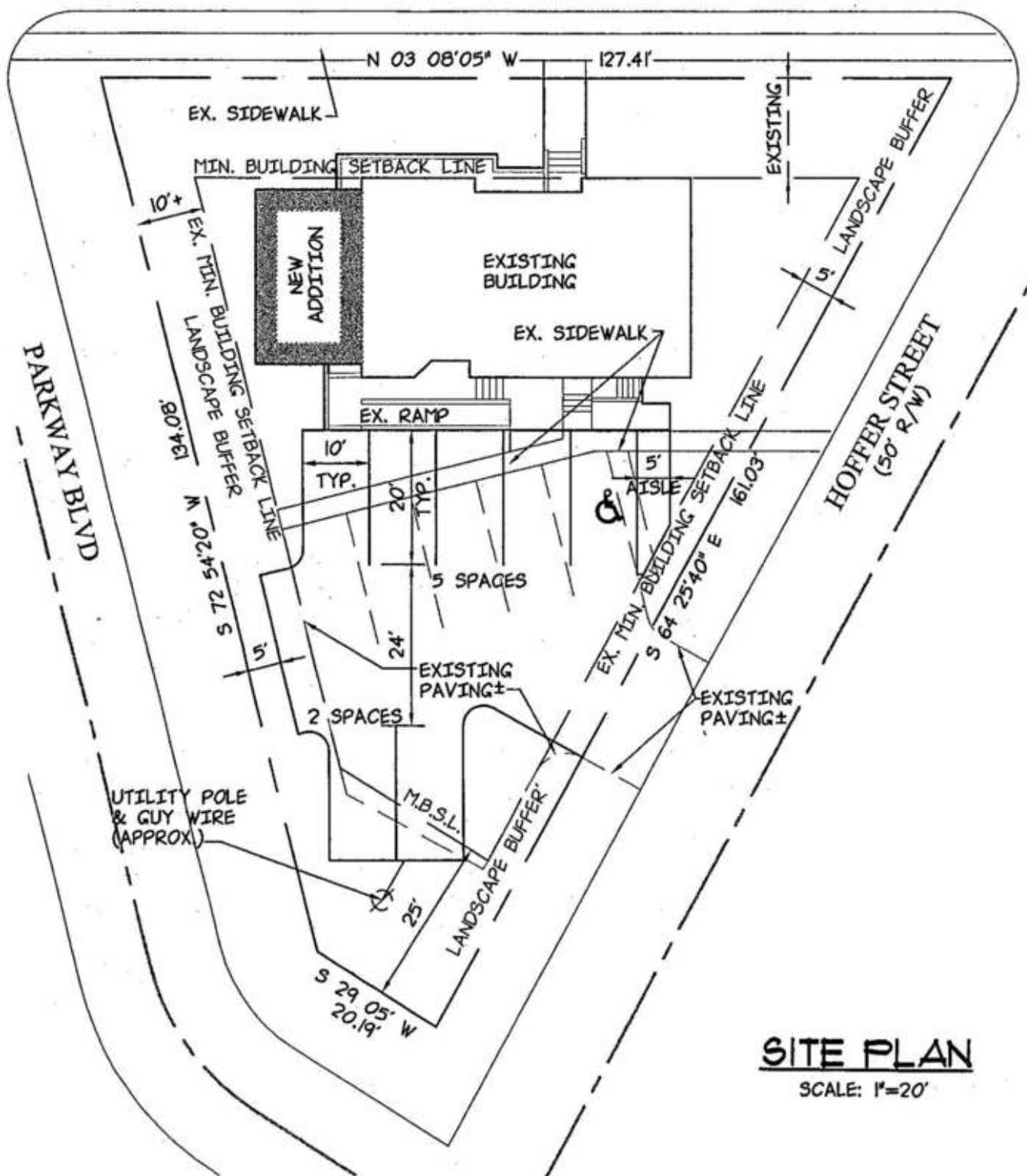
Additional Photos



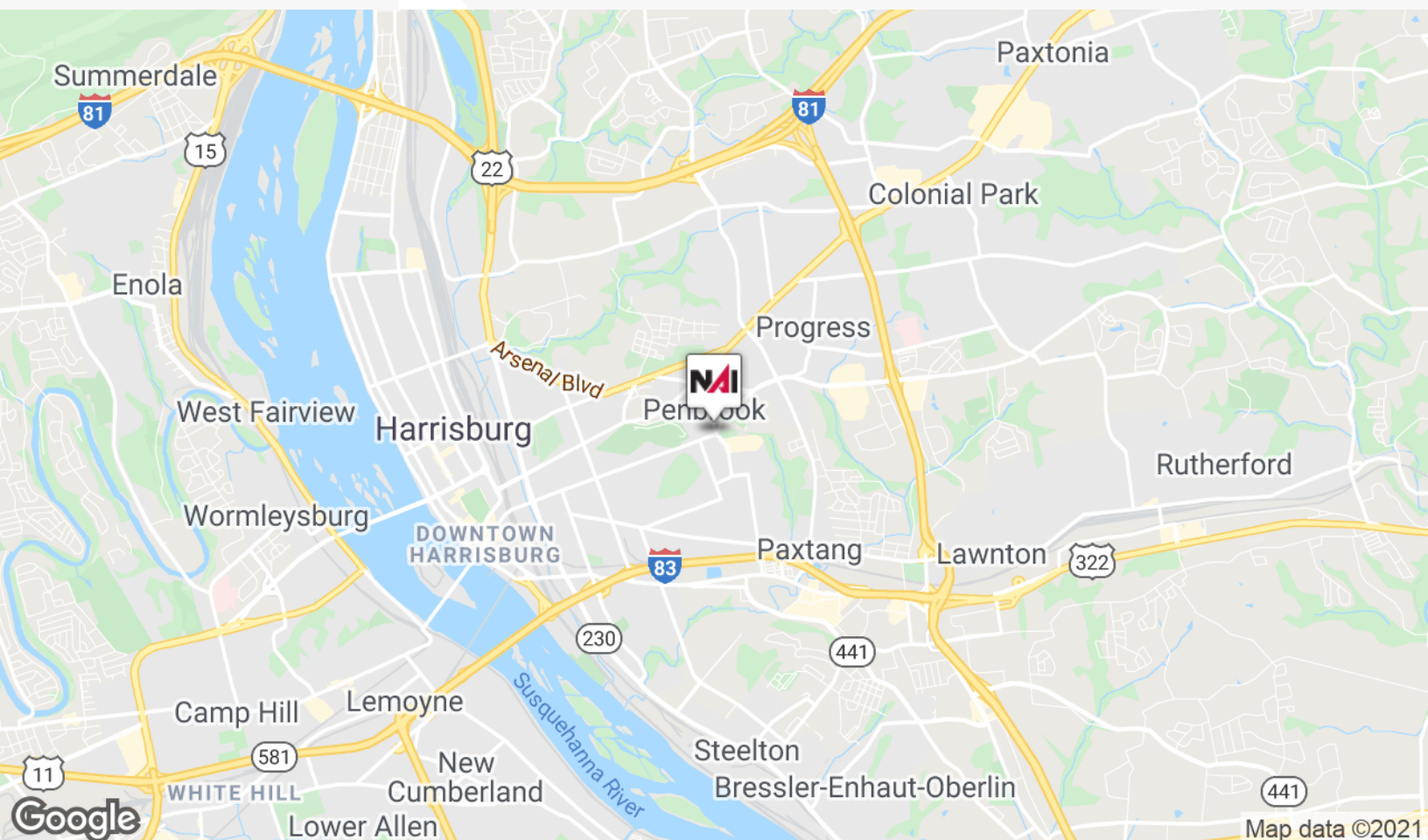
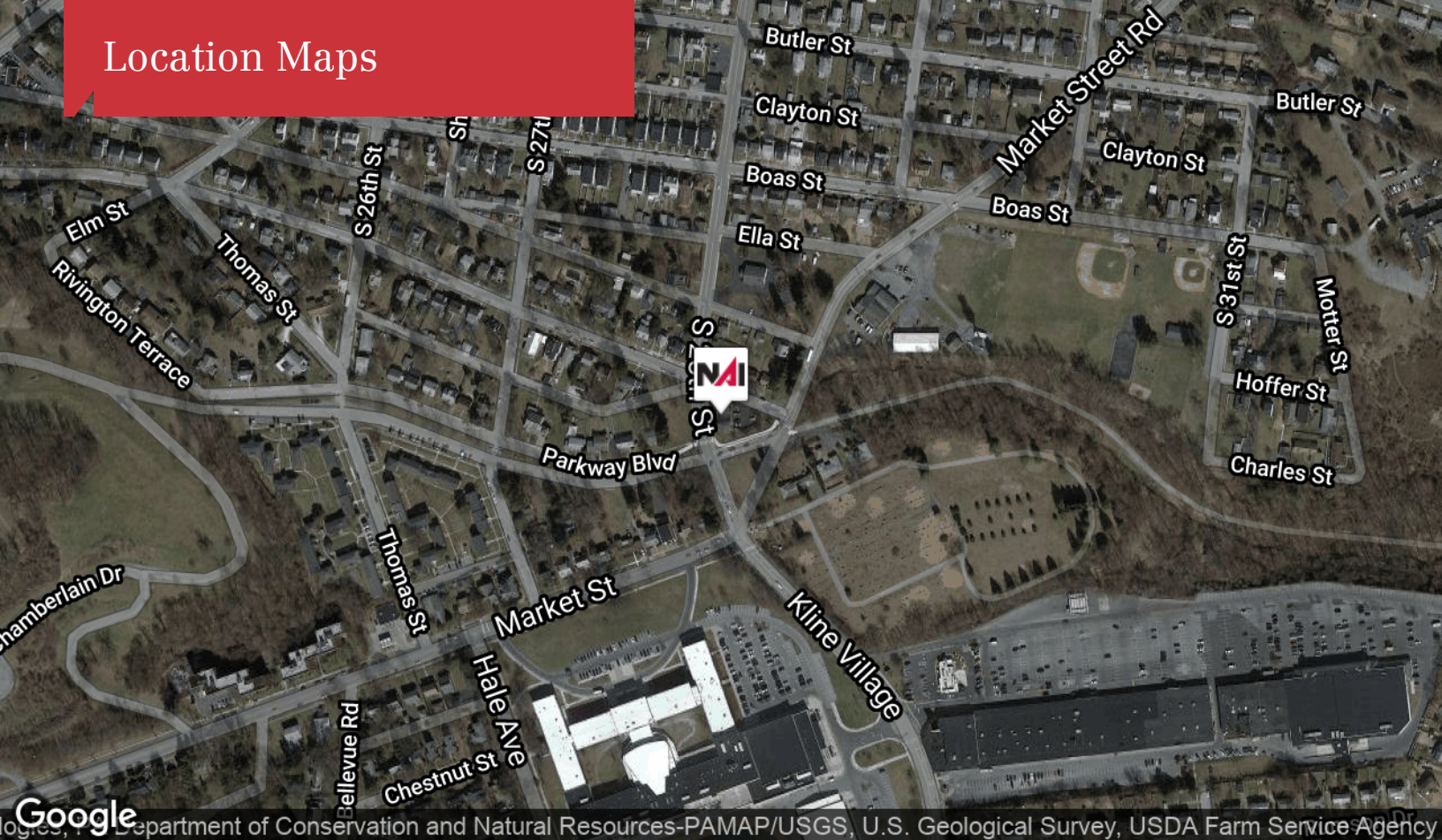
Site Plan



S. 28TH STREET



Location Maps

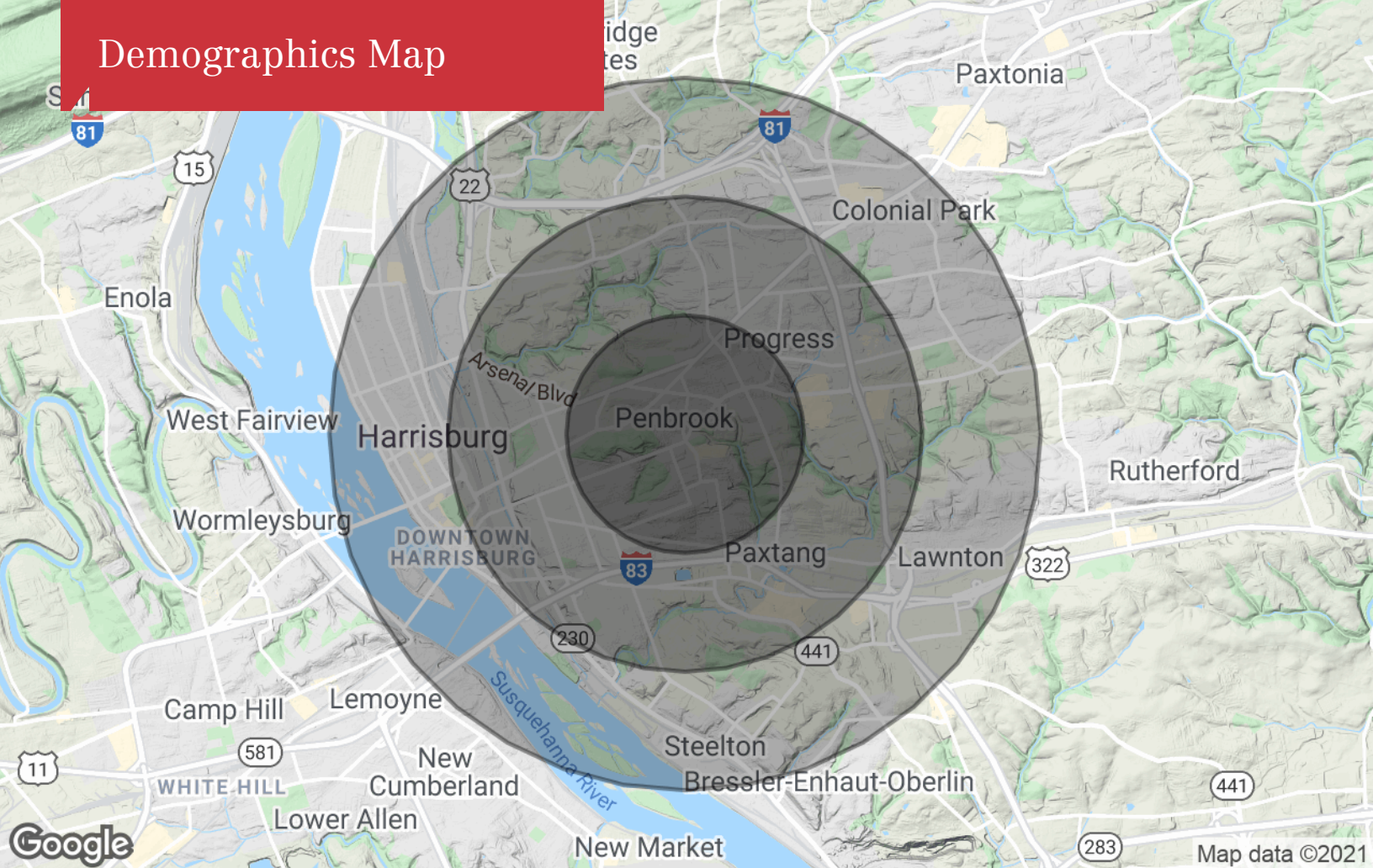


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Demographics Map



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	18,477	54,277	91,324
MEDIAN AGE	38.3	35.5	35.9
MEDIAN AGE (MALE)	36.0	33.1	33.8
MEDIAN AGE (FEMALE)	40.0	37.1	37.4

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	7,659	22,107	38,193
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$52,595	\$48,200	\$49,156
AVERAGE HOUSE VALUE	\$133,102	\$124,906	\$131,390

* Demographic data derived from 2010 US Census



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