

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Building Size:	4,420 SF
Municipality:	Lower Paxton
County:	Dauphin
Available SF:	945 - 1,309 SF
Lot Size:	0.75 Acres
Year Built:	2004
Zoning:	CN - Commercial Neighborhood
Cross Street:	Nyes Road

### PROPERTY HIGHLIGHTS

- Great opportunity to lease 945 SF, 1,295 SF & 1,309 SF professional office suites in Lower Paxton Township. Fantastic location with excellent signage and visibility.
- Perfect for attorney, medical user, financial planner or any professional office user.
- Efficient floor plans.
- Located off Route 22 with easy access to Route I-81.



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**6230** OLD JONESTOWN ROAD

**OFFICE PROPERTY FOR LEASE**

6230 Old Jonestown Road Harrisburg, PA 17112

## ADDITIONAL PHOTOS



Thomas T. Posavec, SIOR  
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[LANDMARKCR.com](http://LANDMARKCR.com)

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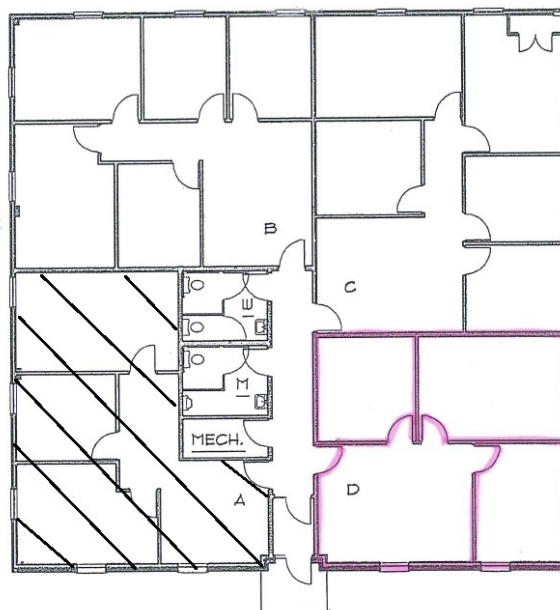
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## ADDITIONAL PHOTOS

6230 Jonestown Road  
Harrisburg, PA

Suite B  
Approx 1,295 SF



Suite C  
Approx 1,309 SF

Suite D  
Approx 945 SF



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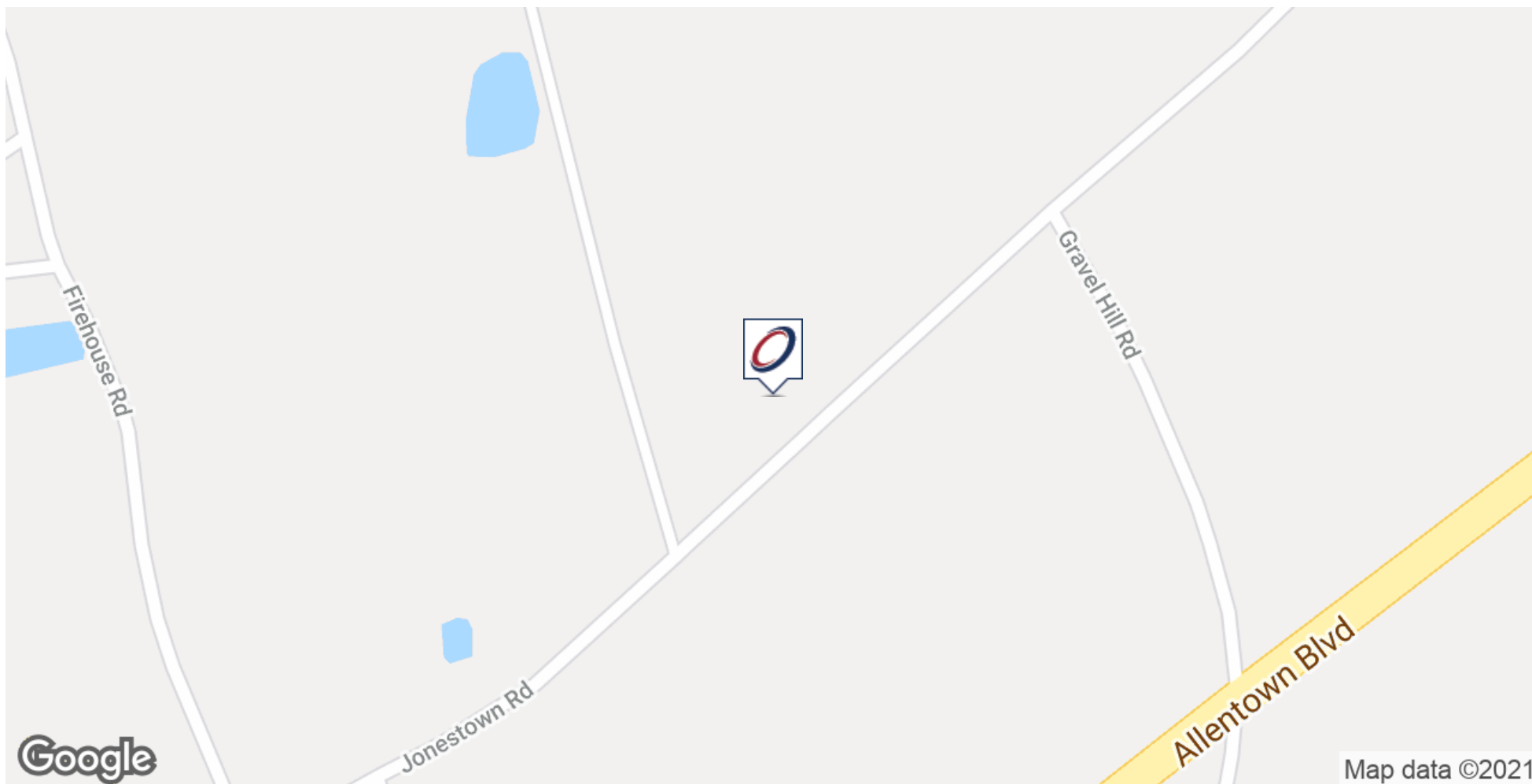
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## LOCATION MAP



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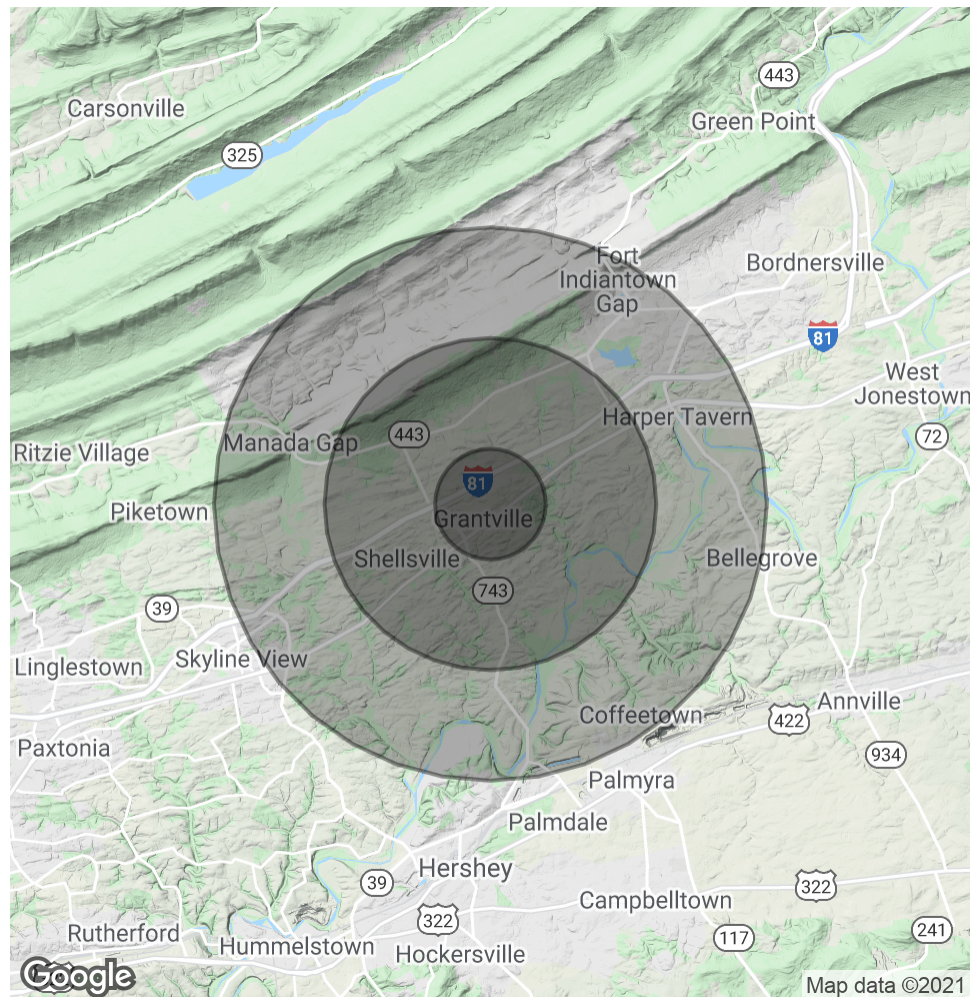
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,969	42,526	96,428
Average age	42.3	40.7	40.7
Average age (Male)	38.7	39.3	39.3
Average age (Female)	44.6	41.7	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,381	17,393	40,143
# of persons per HH	2.5	2.4	2.4
Average HH income	\$74,061	\$77,785	\$75,849
Average house value	\$182,287	\$197,837	\$197,473

\* Demographic data derived from 2010 US Census



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