



4800 JONESTOWN ROAD

HARRISBURG, PA 17109



OFFERING SUMMARY

Sale Price:	\$1,345,000.00
Lease Rate:	\$18.95 SF/yr (NNN)
Building Size:	8,473 SF
Municipality:	Lower Paxton
County:	Dauphin
Available SF:	5,789 SF
Lot Size:	0.3 Acres
Parking:	30 on-site
Zoning:	CG - Commercial General

PROPERTY OVERVIEW

Excellent opportunity to purchase or lease free standing 8,473 SF retail space in the Heart of Colonial Park. Only 3 blocks from over 2 million SF of Central Pennsylvania's best retailers. First time available in nearly 25 years. Located on Jonestown Road central to all major local amenities. Flexible Commercial General zoning permits many uses including retail, personal services, repair, food services, light industrial and more. This will go fast. Situated only 20 feet off of Jonestown Road. 30 on-site parking spaces! Existing long-term tenant firmly occupies 2,684 SF and is paying \$2,594 per month which could cover approximately \$500,000 of the mortgage obligation.

PROPERTY HIGHLIGHTS

- 5,789 SF retail space for sale or lease
- Excellent visibility and signage
- Easy access to I-81 and I-83
- Located on Route 22 with over 32,000 VPD
- Taxes: \$12,253.77

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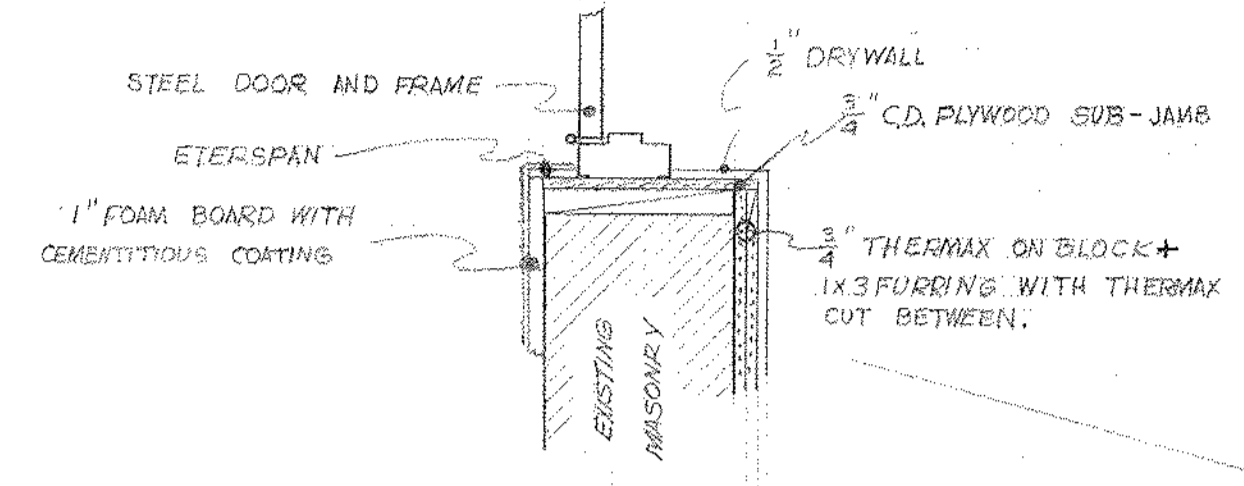


The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.

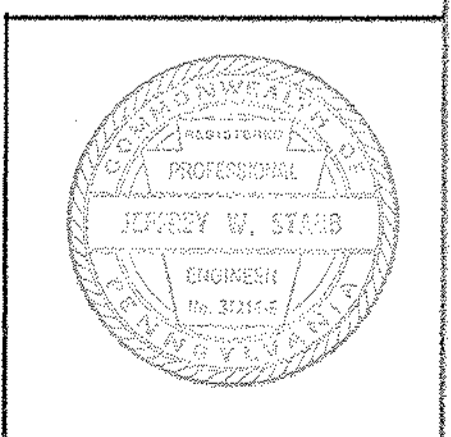
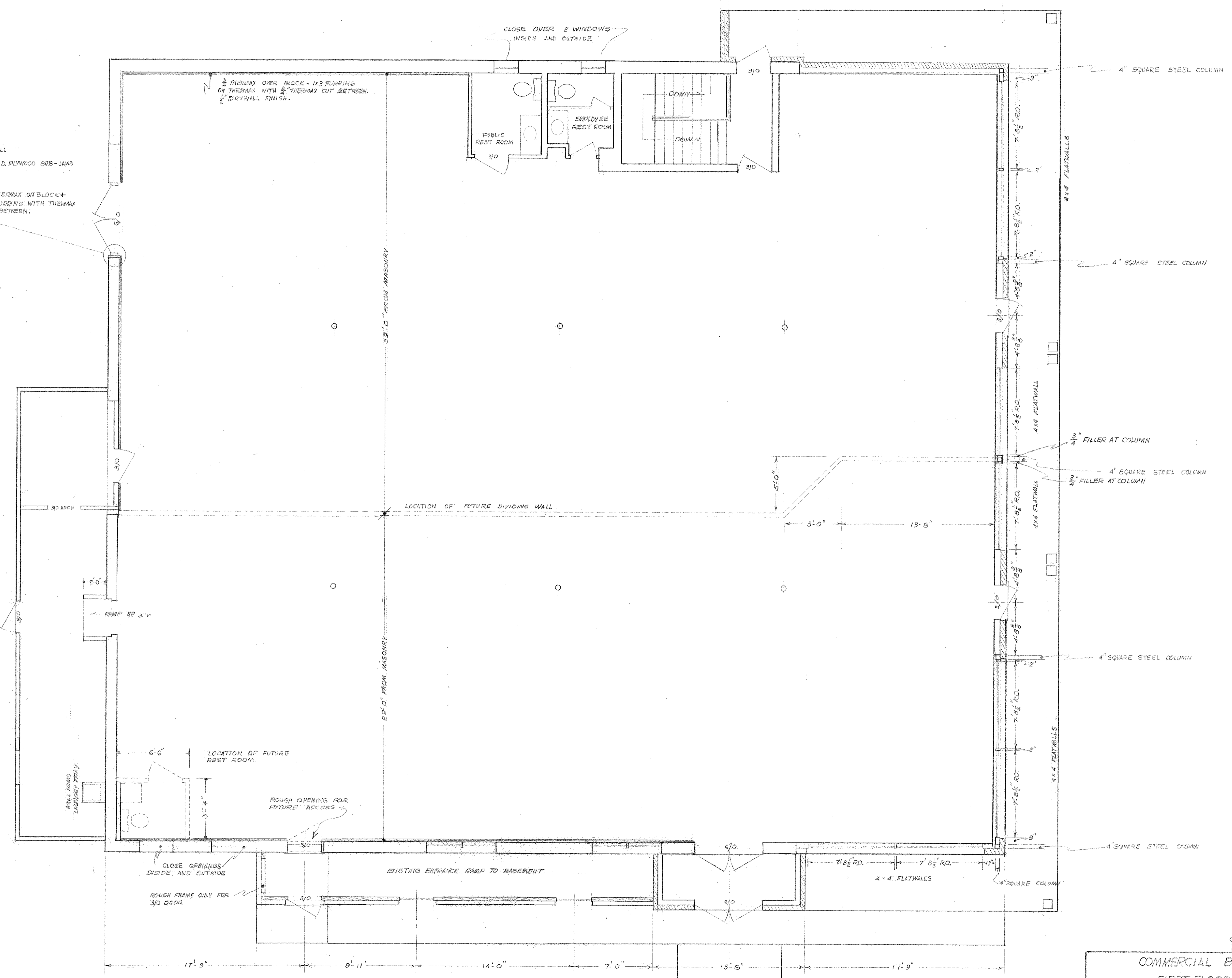


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DOOR JAMB DETAIL
SCALE: 1" = 1'-0"



Lee A. Hoffer

COMMERCIAL BUILDING
FIRST FLOOR PLAN
4800 JONESTOWN ROAD HARRISBURG, PA
LEE A. HOFFER CO.
110 SUNSET AVENUE
HARRISBURG, PA.

3
SCALE
1/2" = 1'-0"
DATE
12/23/88

GENERAL NOTES

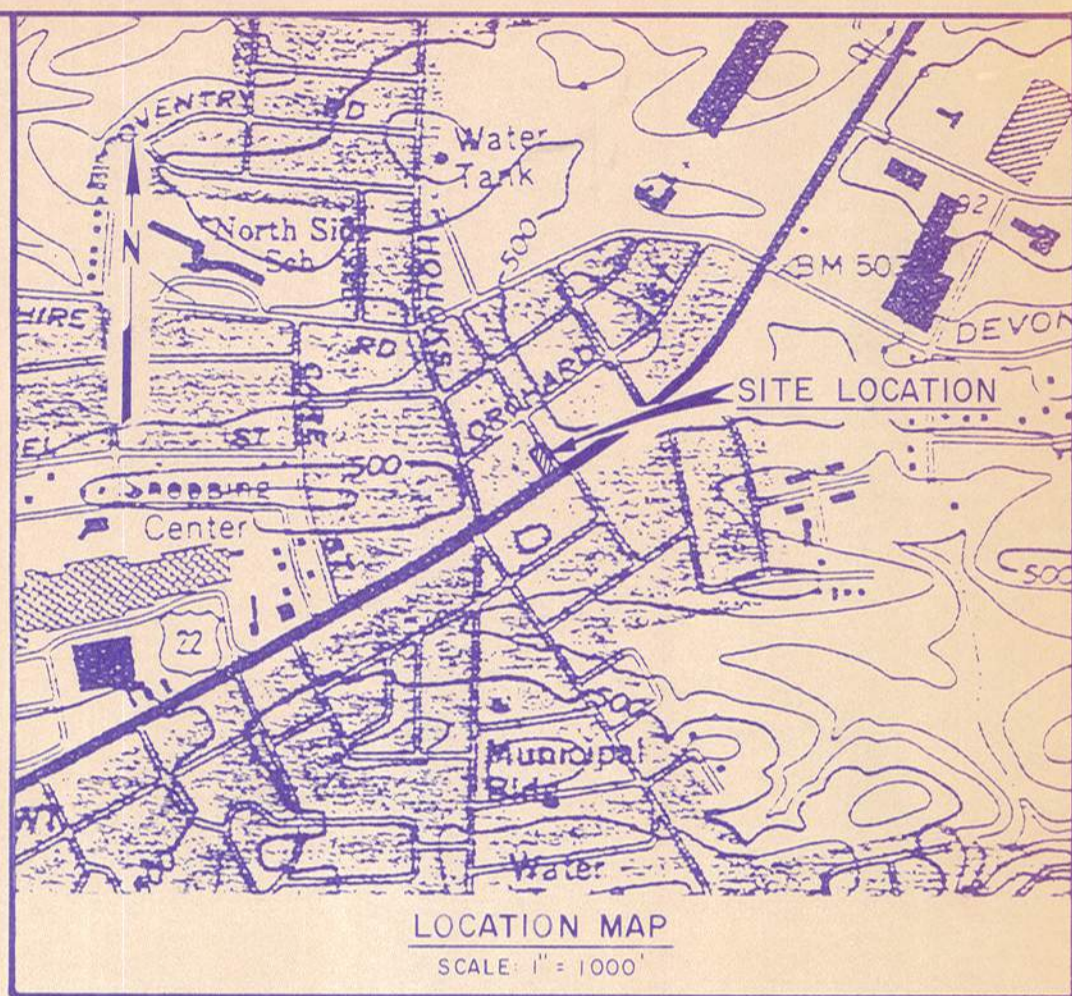
The developer shall comply with all applicable Lower Paxton Township ordinances in effect at the time of the submission of the Plan.
 Proposed land development to be a one-story retail store.
 The purpose of this plan is to permit the removal of the existing two-story building and construct a new one-story building. The plan will also consolidate Tax Map Parcel Nos. 35-53-90 and 35-53-91 into one parcel and consolidate the southern one-half of a 16 foot wide unopened alley that abuts the northern property line of 4750-52 Jonestown Road.
 Owners of record: Lee A. & Lora L. Hoffer and Donoma Development Company.
 Deed reference: Dauphin County Deed Book P, Volume 55, Page 427.
 Adjacent property information obtained from Dauphin County Tax Map No. 35-53.
 All existing and proposed easements have been shown on the Plan.
 All utilities within the Township have been contacted.
 Public water and public sewer are existing and serve the project.
 The developer is responsible for the placement of all required street and traffic control signs.
 BM: Top of rim of sanitary sewer manhole No. 124-3 located in Mayfield Street: Elev. 496.50.
 A PADOT Highway Occupancy Permit is required for this project.
 There are no wetlands or hydric soils located within the tracts.
 There is no 100 year floodplain located within the tracts.
 All driveways and parking areas are intended to remain in private ownership and are not intended to be dedicated to the Township.
 The developer is responsible for the implementation and maintenance of temporary erosion control measures.
 Unless otherwise noted, all lot corners shall be set with 3/4" iron pins.

SITE DATA

Type of Development: Retail Store.
 Total Tract Area: 6,900.00 sq. ft.
 Zoning of Tract: C-1 - General Commercial District.
 Total Number of Tracts: 2.
 Minimum Lot Size: 3,450.00 sq. ft.
 Proposed Water Supply System: Existing Public.
 Proposed Sewage Disposal System: Existing Public.
 Lineal Feet of Streets: N/A.
 Lineal Feet of Storm Sewer: N/A.
 Existing Impervious Coverage: 6122 sf/ 6900 sf x 100 = 88.7%.
 Proposed Impervious Coverage: 5725 sf/ 6900 sf x 100 = 83.0%.
 Proposed Building Height: 14'.
 Building Setback Requirements:
 Front Yard - 30'
 Side Yard - 15'
 Rear Yard - 40'
 Landscape Requirements:
 Front Yard - 30'
 Side Yard - 10'
 Rear Yard - 15'
 Total Area Proposed for Recreation: N/A.

PARKING CALCULATIONS

Description:
 Commercial - Retail - 1 space/300 sf net leasable area + 1 space per employee on a maximum shift.
 Retail - 1500 sf / 300 = 5
 Warehouse - 608 sf / 1000 = 1
 Max. No. Employees = 2
 Total Spaces Required: 8
 Total Spaces Provided: 7



COMMONWEALTH PENNSYLVANIA) SS
 COUNTY OF DAUPHIN)
 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID.

WHO ACKNOWLEDGES THIS PLAN TO BE HIS ACT AND DEED AND DESIRES TO HAVE THE SAME RECORDED AS SUCH.

WITNESS MY HAND AND NOTARY SEAL THIS ____ DAY OF _____, 19__.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT ALL ROADS OR STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

OWNER _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 19__.

CHAIRMAN _____
 SECRETARY _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 19__.

CHAIRMAN _____
 SECRETARY _____

THIS PLAN APPROVED BY THE LOWER PAXTON TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF _____, 19__.

CHAIRMAN _____
 SECRETARY _____

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS ____ DAY OF _____, 19__.

TOWNSHIP ENGINEER _____

RECORDED IN DAUPHIN COUNTY COURTHOUSE.

RECORDED THIS ____ DAY OF _____, 19__.
 IN PLAN BOOK _____ VOLUME _____ PAGE _____

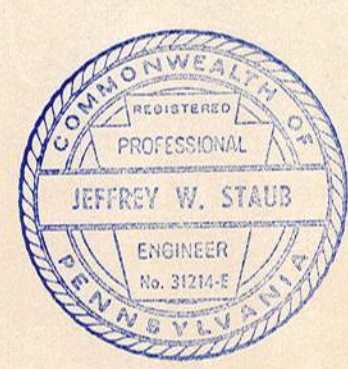
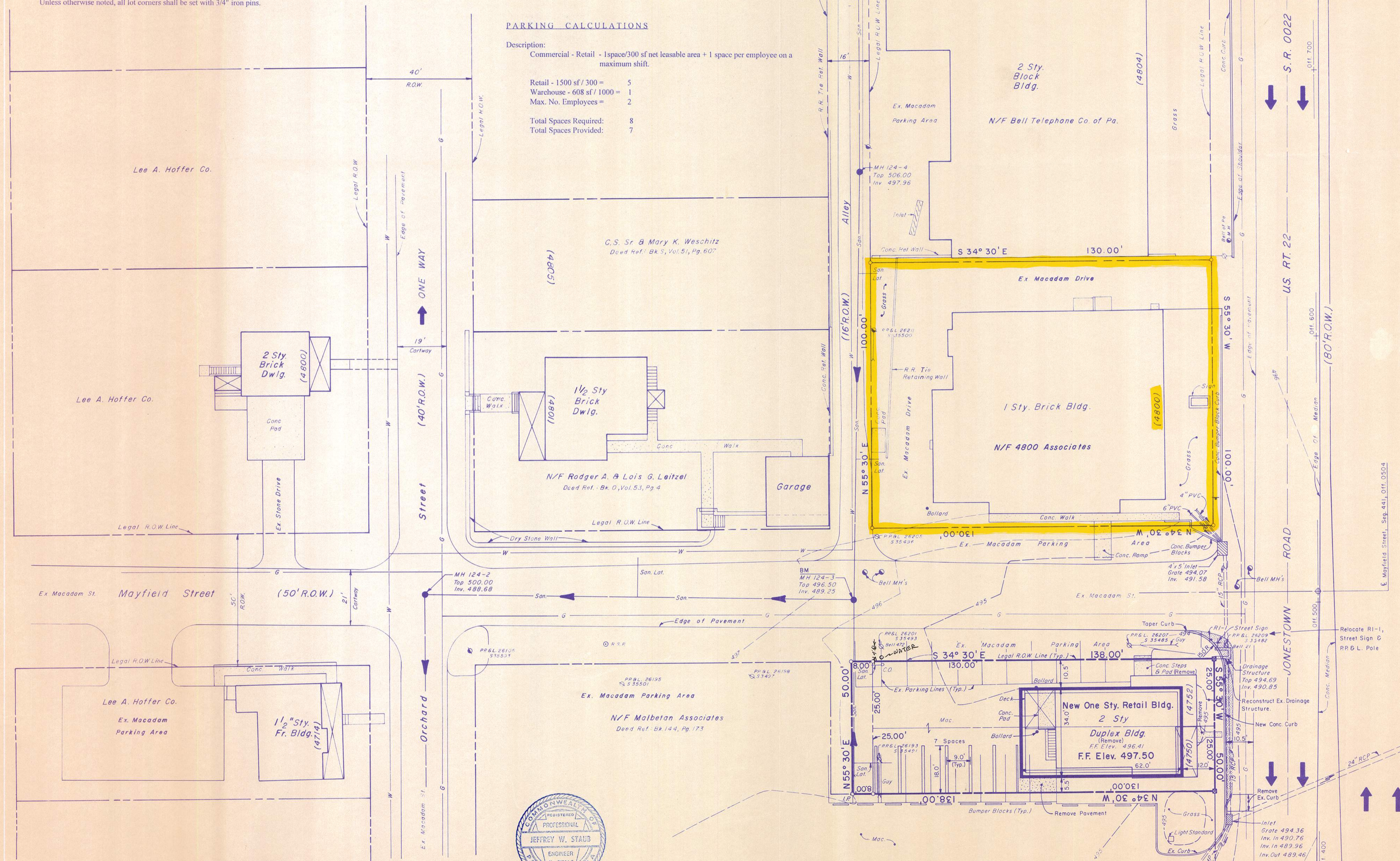
1 1/2" ID - 2 WEARING, 5" BCBC, 8" SUBBASE
 X DENOTES CONCRETE MONUMENT

ITALIC LETTERING DENOTES EXISTING INFORMATION.
 VERTICAL LETTERING DENOTES PROPOSED INFORMATION.

**PRELIMINARY / FINAL
 SUBDIVISION / LAND DEVELOPMENT PLAN**

SITE PLAN
 4750-4752 JONESTOWN ROAD
 LOWER PAXTON TOWNSHIP DAUPHIN COUNTY, PA
LEE A. HOFFER
 110 SUNSET AVENUE - HARRISBURG, PA 17112
 (Owner & Developer)
 (717) 652-5000

	ENGINEERS CONSULTANTS PLANNERS	SCALE 1" = 20'	DRAWN BY DEC
Dauphin Engineering Co.	44 Oak Park Road - Harrisburg, PA 17109 (717) 545-5742	CHECKED BY JWS	SHEET NO. 1 OF 2
DATE 9/21/94			



I hereby certify this plan to be correct and accurate to the best of my knowledge.

Jeffrey W. Staub, P.E. 717-545-5742

The contractor shall verify all dimensions and existing conditions at the site before construction.

The contractor shall comply with the provisions of Act 287 Notification of Utilities before the excavation in the project area in order to determine the existence and location of all utilities. Prior to any construction, the Contractor will be required to contact all utilities and request them to mark their locations in the field. The One Call System telephone number is 1-800-242-1776.

DATE	REVISIONS	BY

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

Private Property No Parking - Violators Will Be Towed At Owners Expense Sign



TRACT 3

TRACT 2

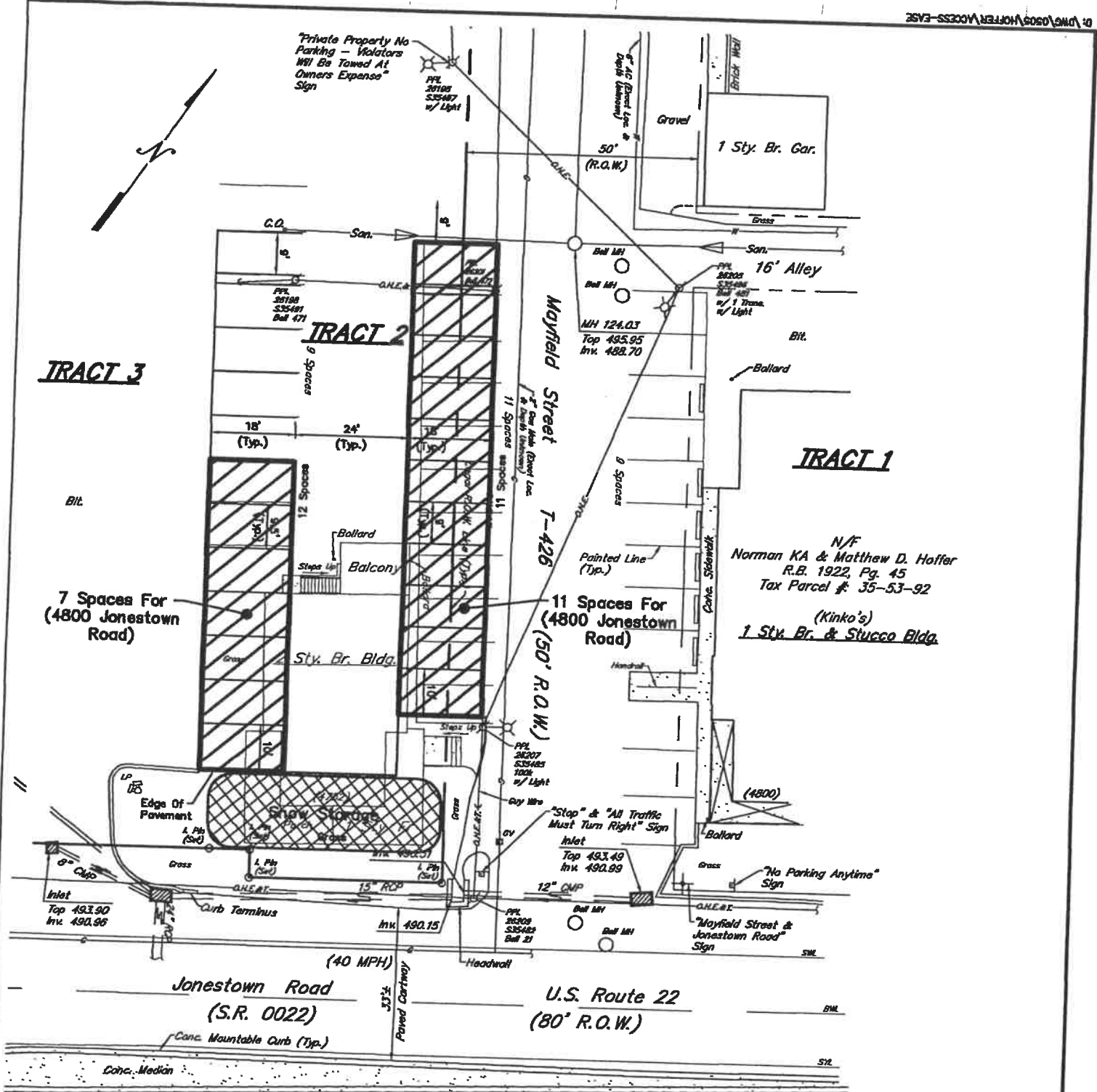
TRACT 1

Mayfield Street T-426 (50' R.O.W.)

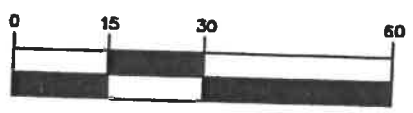
N/F Norman KA & Matthew D. Hoffer R.B. 1922, Pg. 45 Tax Parcel #: 35-53-92 (Kinko's) 1 Sty. Br. & Stucco Bldg.

7 Spaces For (4800 Jonestown Road)

11 Spaces For (4800 Jonestown Road)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Dauphin Engineering Company
 ENGINEERS • CONSULTANTS • PLANNERS
 44 Oak Park Road • Harrisburg, PA 17108
 PHONE: (717) 548-8742
 FAX: (717) 548-1034
 E-MAIL: DAUPHIN@AOL.COM

NORMAN K.A. & MATTHEW D. HOFFER
 (Owner)
 110 SUNSET AVENUE HARRISBURG, PA 17112
 PHONE: (717) 682-8000

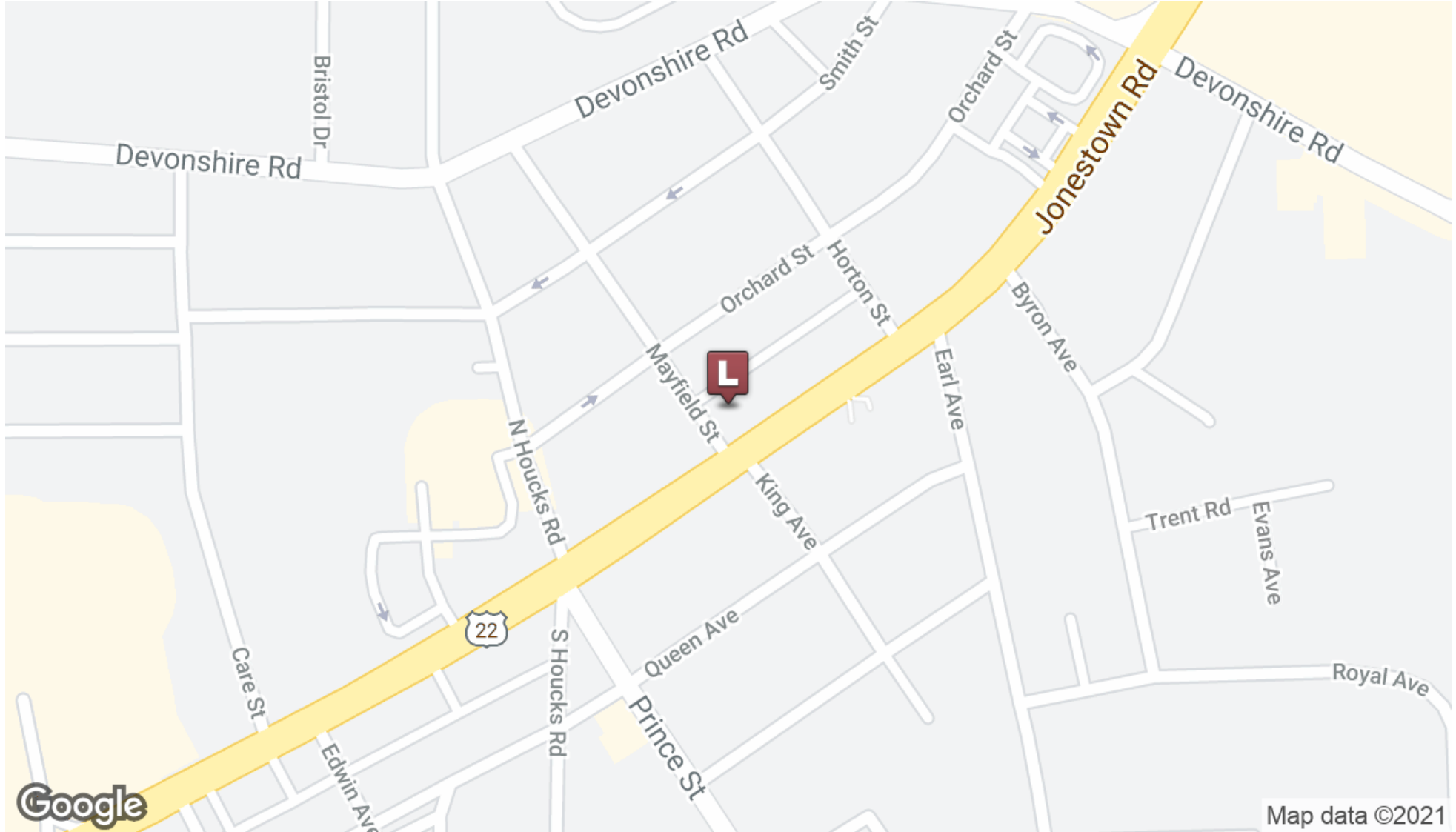
EXHIBIT 'D'
TRACT 1
PARKING EASEMENT

DATE	BY	M.D.S.
REVISION	BY	A.W.S.
SCALE	1" = 30'	
OWNER	N/A	
DATE	3/4/05	
HEET NO.	1 OF 1	



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Map data ©2021





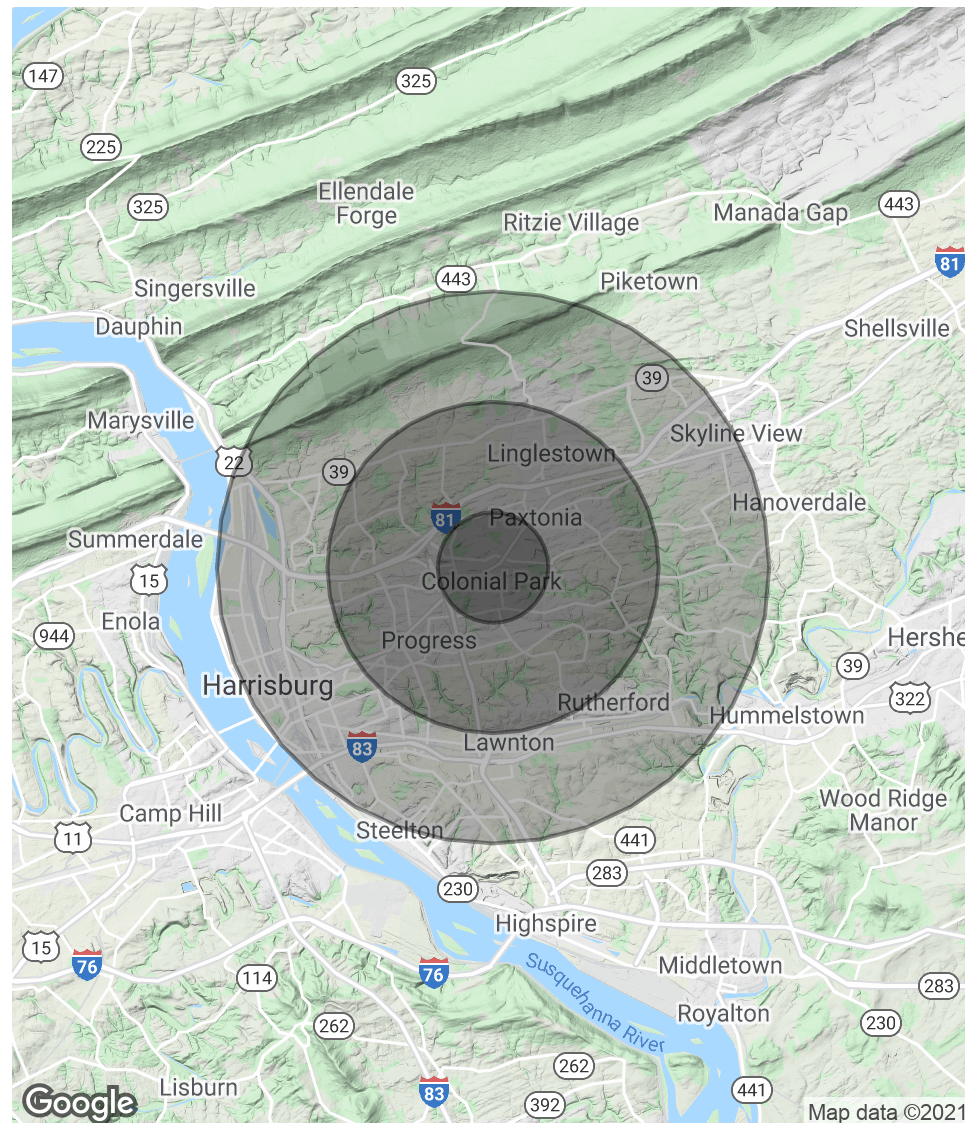
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,268	59,063	144,356
Average age	40.3	41.1	39.1
Average age (Male)	38.9	39.9	37.4
Average age (Female)	41.0	42.1	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,801	25,816	59,324
# of persons per HH	2.2	2.3	2.4
Average HH income	\$63,851	\$69,329	\$67,920
Average house value	\$165,889	\$181,705	\$182,611

* Demographic data derived from 2010 US Census



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