

AVAILABLE SUITES

4700 UNION DEPOSIT ROAD | HARRISBURG, PA

FOR SALE OR LEASE



**MOVE IN
READY**

PROPERTY HIGHLIGHTS

- Medical & Professional Office Building
- ADA Compliant
- Abundant Free Parking
- New Roof
- Sale or Lease Options
- Plug & Play
- Dental & Medical Suites
- New HVAC

BUILDING INFORMATION

COUNTY	DAUPHIN COUNTY
TOWNSHIP	LOWER PAXTON
TENANCY	MULTI-TENANT
USE	MEDICAL OR PROFESSIONAL OFFICE
ROOF	RUBBER - 2025
CONSTRUCTION	CMU & STEEL
SIGNAGE	IN-COMMON AREA
HVAC	REPLACED 2023



UTILITIES

WATER	PUBLIC INCL. IN CAM
SEWER	PUBLIC INCL. IN CAM
ELECTRIC	PPL INCL. IN CAM
SNOW/LAWN	INCL. IN CAM



SUITE INFORMATION

SUITE	110	140	210	230
SIZE (SF)	2,119	8,190	3,808	3,100
USE	MEDICAL OR PROFESSIONAL OFFICE			
AVAILABLE	IMMEDIATELY			
APN	35-067-099	LEASE - PENDING	35-067-085	35-067-087
BASE RATE PSF	\$9.95		\$9.95	\$9.95
MONTHLY RENT	\$1,757.00		\$3,157.47	\$2,570.42
ANNUAL RENT*	\$21,084.05		\$37,889.60	\$30,845.00
2025 ANNUAL TAX**	\$5,089.51		\$8,138.79	\$9,563.85
ANNUAL CAM	\$16,125.54		\$28,978.88	\$23,591
SALE PRICE	\$238,560		\$499,000	\$375,000

*Plus CAM and Taxes

**2026 Taxes were successfully appealed





DAUPHIN PLAZA

P.J. WHELIHAN'S PUB RESTAURANT

BIG LOTS!

Price Rite MARKETPLACE

Rita's

WAFFLE HOUSE

SUBWAY



LOWE'S

IHOP

Holiday Inn Express

COUNTRY INN & SUITES

M MEMBERS 1st HOTEL

McDonald's

FAIRFIELD INN & SUITES by Marriott

McDonald's

SHEETZ

DUNKIN'

Hampton Inn

WELLS FARGO

SUNOCO

Best Western

THE POINT SHOPPING CENTER

GIANT Burlington

Panera BREAD

STAPLES

Arbys

home OUTLET Kitchens, Baths, Floors & More

BURGER KING

UNION SQUARE SHOPPING CENTER

Gabe's GameStop weis

POWER TO THE PLAYERS™

Advance Auto Parts

Great Clips

DOLLAR TREE

WORLD APPLIANCES WORLD FLOORING

TEXAS ROADHOUSE

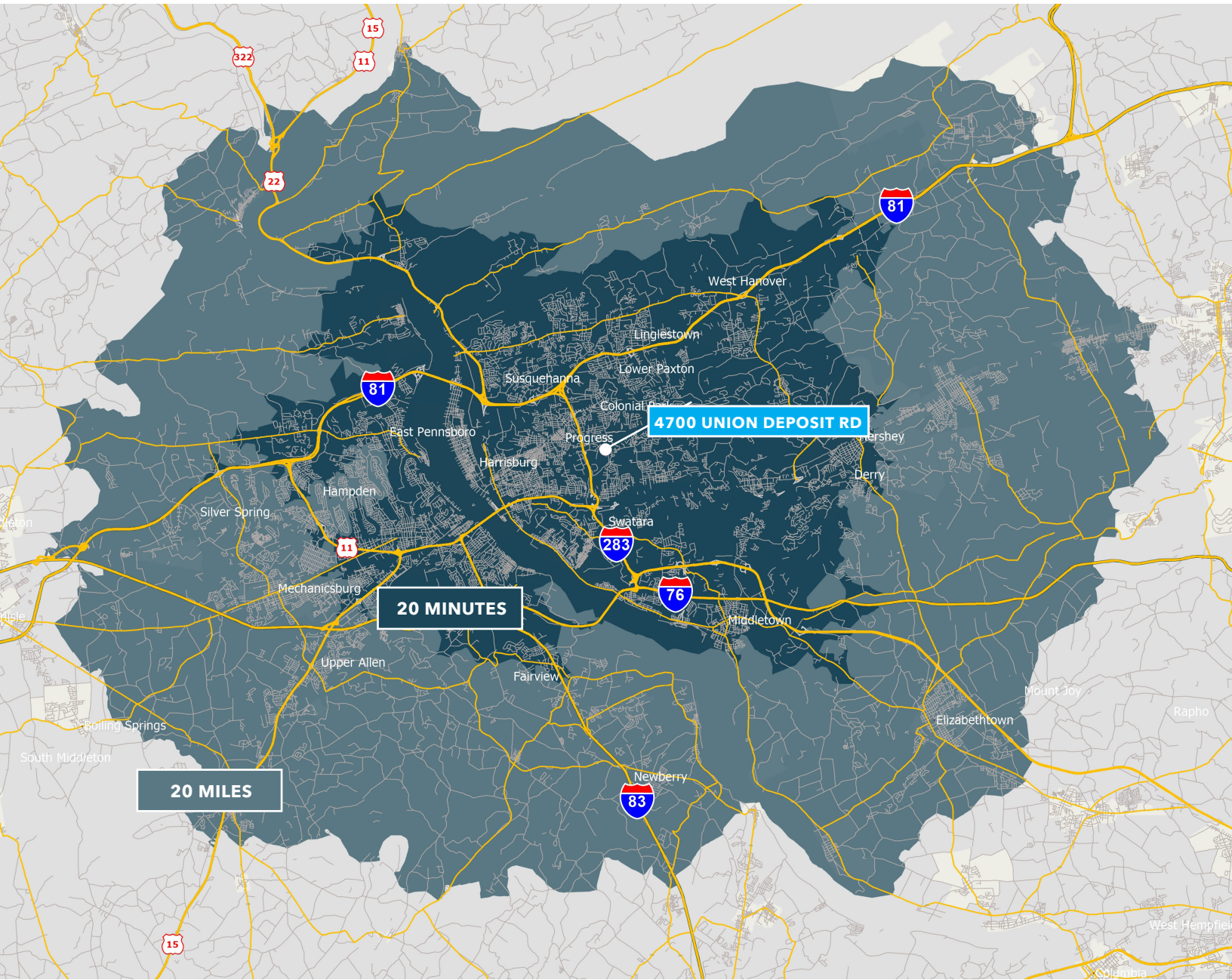
OneMain Financial.

ups

CHIPOTLE MEXICAN GRILL

Starbucks

CHUCK E CHEESE'S



20 MINUTES

POPULATION:	302,582
WORKFORCE:	319,484
AVERAGE HOUSEHOLD INCOME:	\$85,914

20 MILES

POPULATION:	526,627
WORKFORCE:	507,992
AVERAGE HOUSEHOLD INCOME:	\$89,705



Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA
717.695.3840 | lee-associates.com/easternpa

Bradley Swidler
bswidler@lee-associates.com
717.208.8669

INTERIOR PHOTOS - SUITES 210/230

