

OFFICE BUILDING

INVESTMENT PROPERTY



8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036



TCN
INCREASE
REAL ESTATE SERVICES

PROFESSIONAL OFFICE BUILDING

INVESTMENT OPPORTUNITY

8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036



OFFERING SUMMARY

Sale Price	\$1,715,000
Property Taxes	\$33,279
Occupancy	100%
Tenant	
Building Size	13,696
Lot Size	1.82 AC
Zoning	M-L: Limited Manufacturing District
Location	Swatara Township, Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty is excited to introduce a stunning office facility situated in the heart of Harrisburg's East Shore. Conveniently positioned just minutes from US-322, the property enjoys easy access to the vibrant Paxton St corridor and downtown Hershey's myriad amenities. Boasting an efficient design highlighted by abundant windows, the building captures ample natural light, creating an inviting and productive workspace. This modern office building is thoughtfully appointed, featuring a flexible layout that caters to multiple tenants. The three (3) beautiful entryways that lead to impressive lobby and reception areas, enhances the property's appeal and functionality for prospective buyers.

PROPERTY HIGHLIGHTS

- Seller to lease back the office building under mutually agreeable terms to both Buyer and Seller.
- Ample on-site parking for employees and clients
- Three (3) separate entry-ways create an opportunity for multi-tenant renovation

What's Nearby?



LANDMARK COMMERCIAL REALTY

425 N 2st Street, Suite 302
Camp Hill, PA 17011
Office: (717) 731-1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT

CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA
ASSOCIATE

ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM

TCN
INCREASING REAL ESTATE SERVICES

1

PROFESSIONAL OFFICE BUILDING

INVESTMENT OPPORTUNITY



**8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036**

PROPERTY DETAILS

Building Size	13,696 SF
Lot Size	1.82 AC
Property Subtype	Professional/Medical Office
Building Class	B+
Tenancy	Single/Multi
Occupancy	Vacant
Number of Buildings	1
Year Built	2007
Year Renovated	2012
Restrooms	Three (3)
Parking Type	Ample, In-Common
Parking Count	80 Spaces
Ceiling Height	8'
Ceiling Type	Acoustic Tile
Construction	Frame
Roof	Shingle / Flat Rubber
Lighting	Fluorescent
Heating	Gas
Cooling	Central
Fire Alarm	Yes
Security	Yes
Signage	Yes



LANDMARK COMMERCIAL REALTY

425 N 2nd Street, Suite 302
Camp Hill, PA 17011
Office: (717) 731-1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT

CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA
ASSOCIATE

ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM

TCN
INTEGRATED
REAL ESTATE SERVICES

2

PROFESSIONAL OFFICE BUILDING

INVESTMENT OPPORTUNITY



8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036

EXTERIOR PHOTOS



LANDMARK COMMERCIAL REALTY

425 N 2nd Street, Suite 302
Camp Hill, PA 17011
Office: (717) 731-1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM



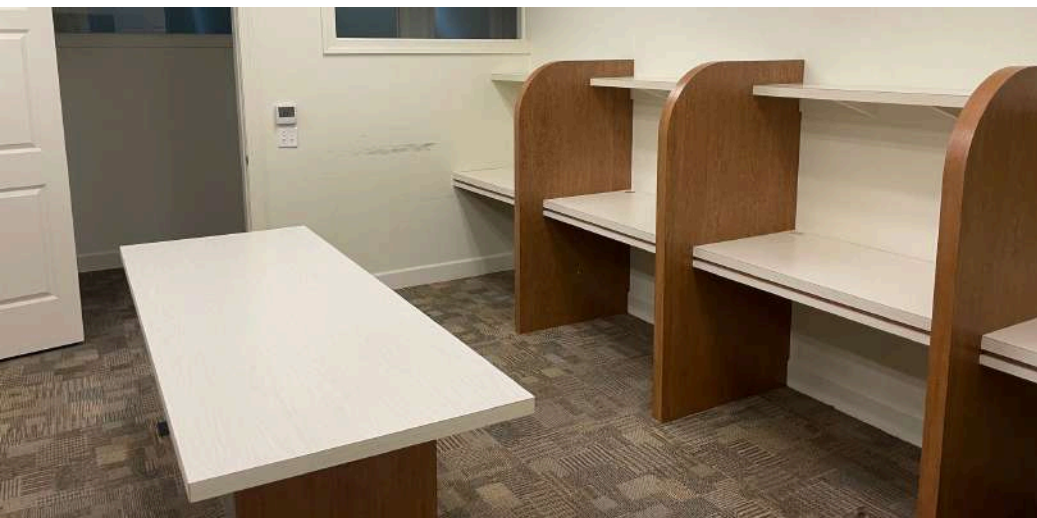
PROFESSIONAL OFFICE BUILDING

INVESTMENT OPPORTUNITY



8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036

INTERIOR PHOTOS



LANDMARK COMMERCIAL REALTY

425 N 2nd Street, Suite 302

Camp Hill, PA 17011

Office: (717) 731-1990

CHUCK HELLER

EXECUTIVE VICE PRESIDENT

CHELLER@LandmarkCR.com

C: 717.979.5619

ADAM BOUSSATTA

ASSOCIATE

ADAM@LandmarkCR.com

C: 717.603.1209

LANDMARKCR.COM

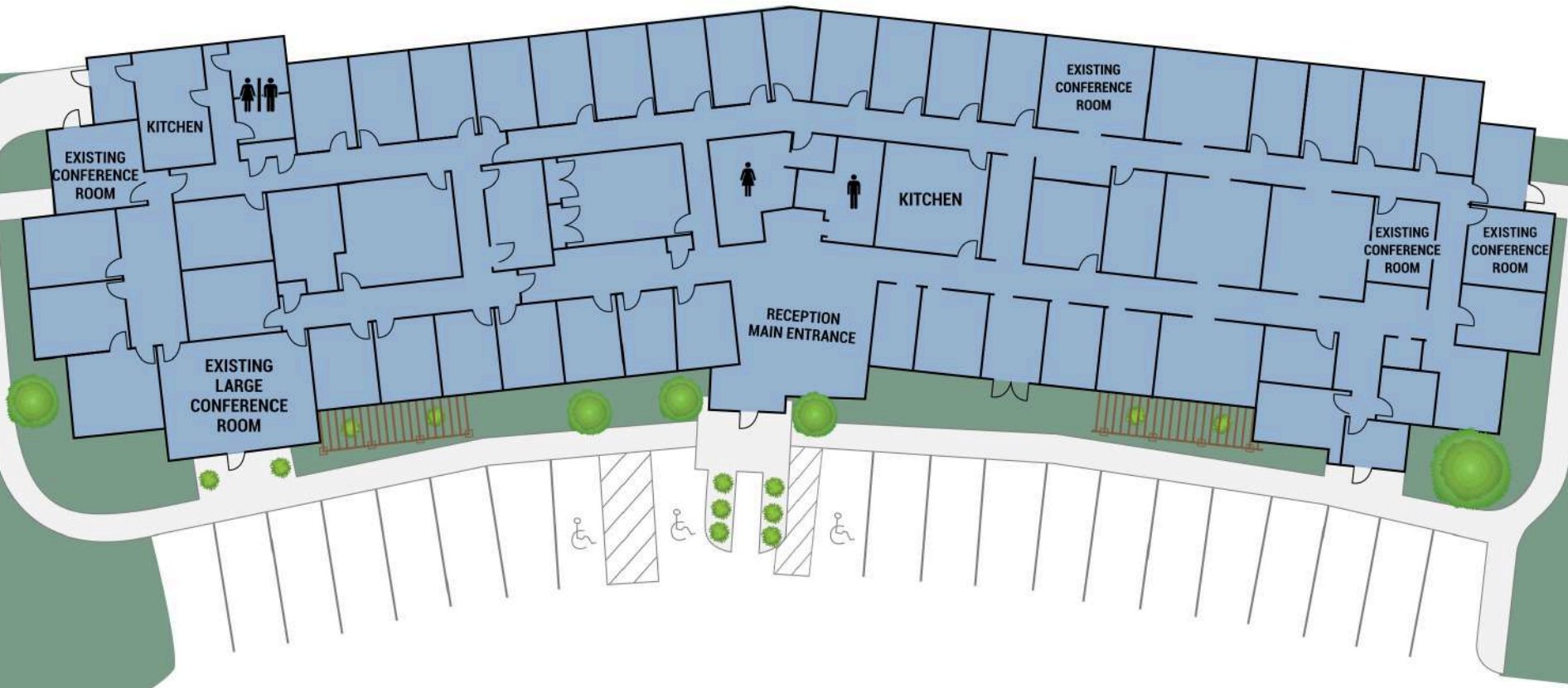


PROFESSIONAL OFFICE BUILDING

INVESTMENT OPPORTUNITY

8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036

CURRENT FLOOR PLAN



LANDMARK COMMERCIAL REALTY

425 N 2nd Street, Suite 302

Camp Hill, PA 17011

Office: (717) 731-1990

CHUCK HELLER

EXECUTIVE VICE PRESIDENT

CHELLER@LandmarkCR.com

C: 717.979.5619

ADAM BOUSSATTA

ASSOCIATE

ADAM@LandmarkCR.com

C: 717.603.1209

LANDMARKCR.COM

TCN
COMMERCIAL
REAL ESTATE SERVICES

5



PROFESSIONAL OFFICE BUILDING INVESTMENT OPPORTUNITY

8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036

PROPERTY AERIAL



LANDMARK COMMERCIAL REALTY

425 N 2nd Street, Suite 302

Camp Hill, PA 17011

Office: (717) 731-1990

CHUCK HELLER

EXECUTIVE VICE PRESIDENT

CHELLER@LandmarkCR.com

C: 717.979.5619

ADAM BOUSSATTA

ASSOCIATE

ADAM@LandmarkCR.com

C: 717.603.1209



LANDMARKCR.COM



PROFESSIONAL OFFICE BUILDING INVESTMENT OPPORTUNITY

8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036

LOCATION



LANDMARK COMMERCIAL REALTY
425 N 2nd Street, Suite 302
Camp Hill, PA 17011
Office: (717) 731-1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM





PROFESSIONAL OFFICE BUILDING INVESTMENT OPPORTUNITY

8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036

REGIONAL AERIAL



LANDMARK COMMERCIAL REALTY

425 N 2st Street, Suite 302
Camp Hill, PA 17011
Office: (717) 731-1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209



LANDMARKCR.COM

PROFESSIONAL OFFICE BUILDING

INVESTMENT OPPORTUNITY

8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036



AREA OVERVIEW

HUMMELSTOWN, a borough in Dauphin County, Pennsylvania, is part of the Harrisburg–Carlisle Metropolitan Statistical Area. This charming town, just north of Hershey and west of Harrisburg, spans 9.2 square miles and is home to over 7,800 residents. Rich in history, it features attractions like the Indian Echo Caverns, a National Historic Landmark with a human settlement dating back 16,000 years. For outdoor enthusiasts, Swatara State Park provides 4,050 acres of hiking and biking trails, camping sites, and picnic areas. The town also boasts unique shops, including Lehman's Hardware Store, selling Amish-made goods since 1955, and Millbach Masonry & Stone Restoration, specializing in restoring old stone buildings. Hershey, located nearby, offers thrilling attractions, live concerts, premier dining, and the legacy of Hershey's chocolate. It's a place with a proud history and a sweet reputation as "The Sweetest Place On Earth®."

HUMMELSTOWN DEMOGRAPHICS



POPULATION

24,935



HOUSEHOLDS

10,294



AVG HH INCOME

\$152,982



MEDIAN AGE

40.8



BUSINESSES

634



EMPLOYEES

5,899

LANDMARK COMMERCIAL REALTY

425 N 2nd Street, Suite 302
Camp Hill, PA 17011
Office: (717) 731-1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT

CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA
ASSOCIATE

ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM

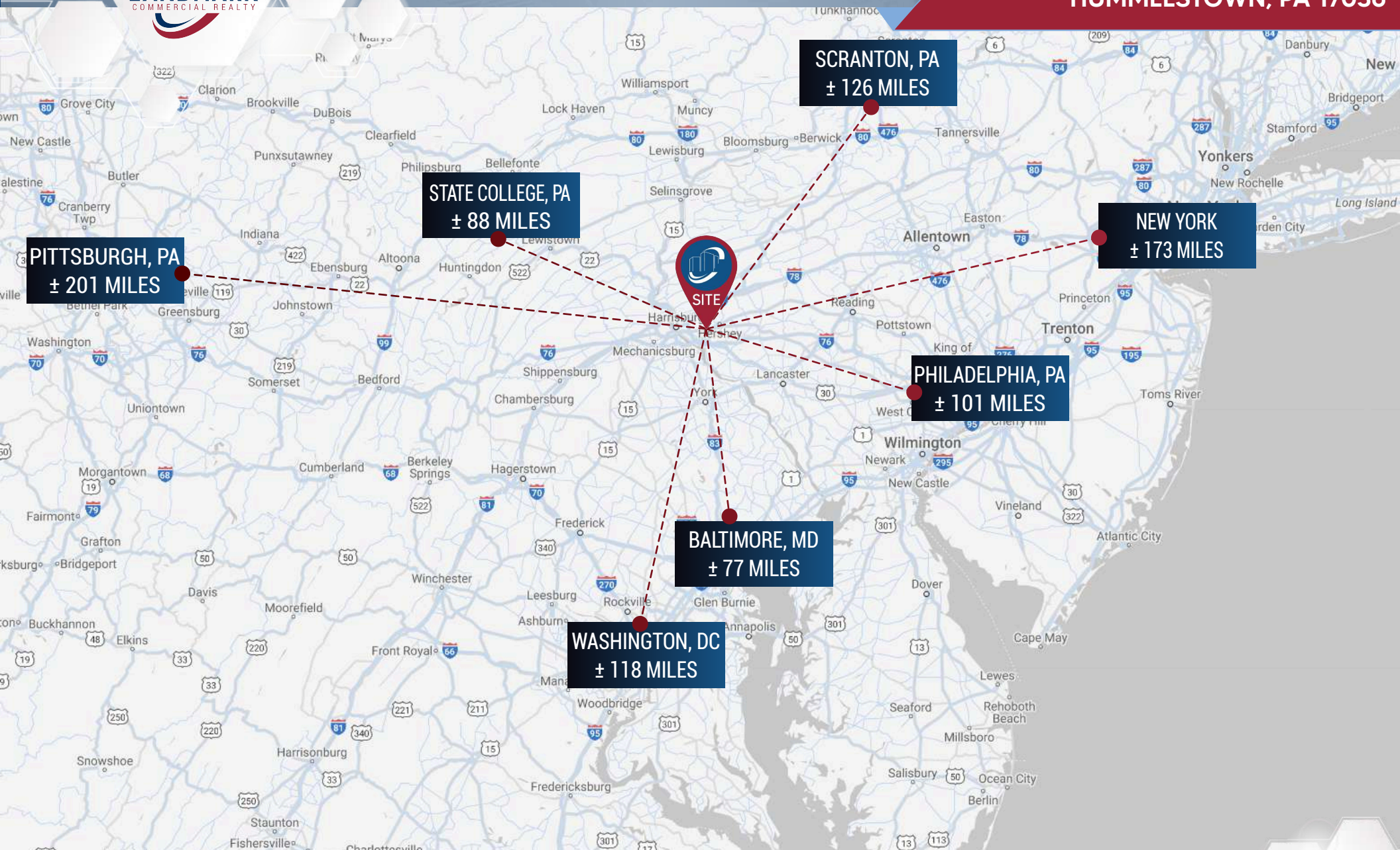
TCN
INTEGRATED
REAL ESTATE SERVICES

9

PROFESSIONAL OFFICE BUILDING

INVESTMENT OPPORTUNITY

8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036



LANDMARK COMMERCIAL REALTY

425 N 2nd Street, Suite 302
Camp Hill, PA 17011
Office: (717) 731-1990

CHUCK HELLER

EXECUTIVE VICE PRESIDENT

CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA

ASSOCIATE

ADAM@LandmarkCR.com
C: 717.603.1209



LANDMARKCR.COM

PROFESSIONAL OFFICE BUILDING

INVESTMENT OPPORTUNITY

**8182 ADAMS DRIVE
HUMMELSTOWN, PA 17036**



DEMOGRAPHICS

POPULATION

1 MILE	5,171
2 MILE	16,421
3 MILE	37,373

HOUSEHOLDS

1 MILE	2,094
2 MILE	6,615
3 MILE	15,354

AVERAGE HOUSEHOLD INCOME

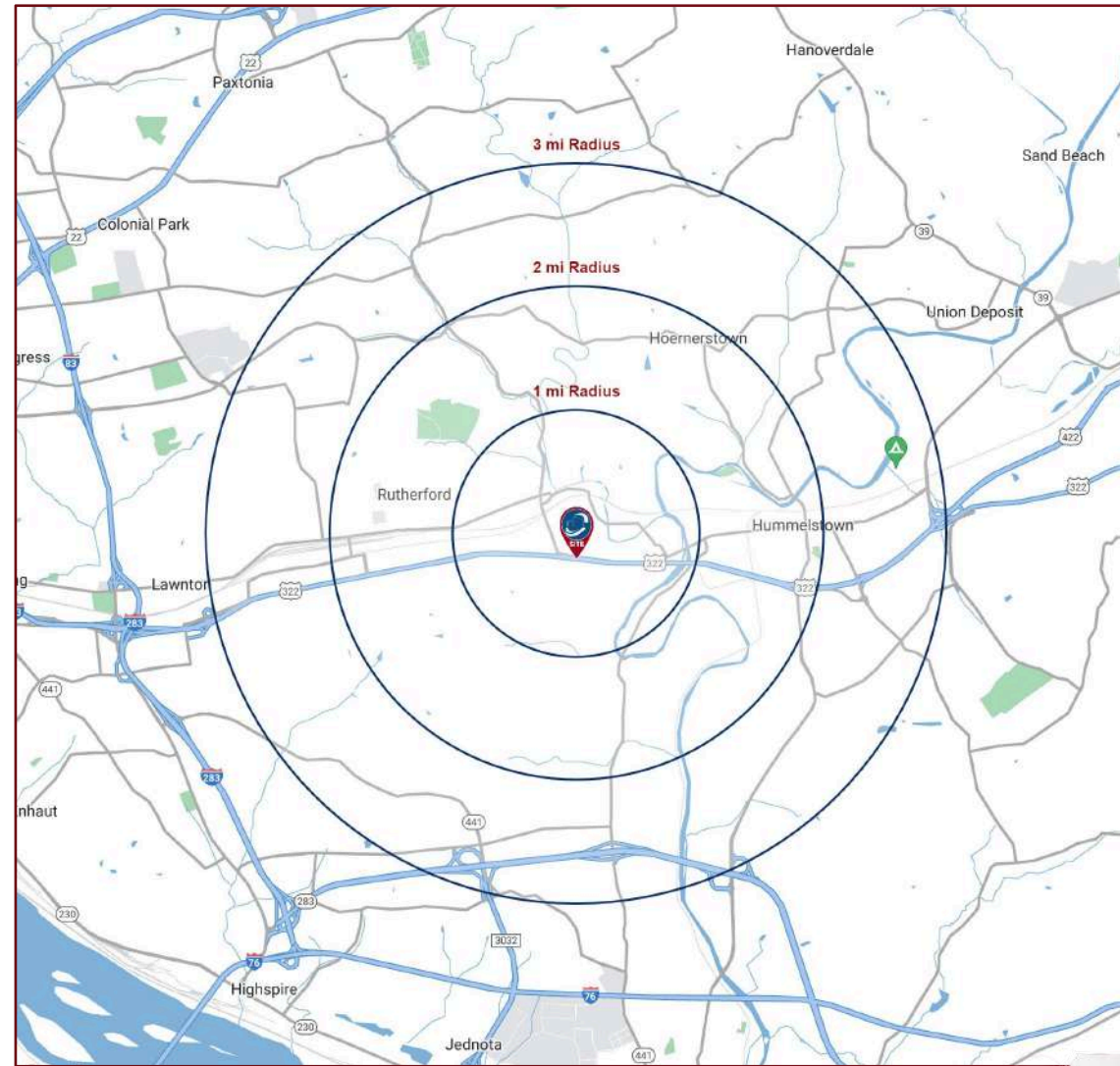
1 MILE	\$117,880
2 MILE	\$130,018
3 MILE	\$135,965

TOTAL BUSINESSES

1 MILE	116
2 MILE	378
3 MILE	866

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,387
2 MILE	3,862
3 MILE	9,578



LANDMARK COMMERCIAL REALTY

425 N 2nd Street, Suite 302
Camp Hill, PA 17011
Office: (717) 731-1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM





CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.