



*5,000 SF Retail Space*

FOR LEASE IN MILLERSBURG SHOPPING CENTER

203 S MARKET STREET, MILLERSBURG, PA

203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE



### OFFERING SUMMARY

Building Size	17,164 SF
Available SF for Lease	5,000 SF
Lease Rate	\$13.00 per SF/Yr
Lease Type	NNN
CAM	N/A
Zoning	Commercial
Municipality	Upper Paxton Township
County	Dauphin County

### RETAIL NEIGHBORS



### PROPERTY OVERVIEW

- Located off PA **147**
- High traffic area with 6,029 ADT
- Former home of BG's Value Market
- Close proximity to local attractions including:



### PROPERTY OVERVIEW

Situated within a 42,000 SF condominium shopping center, this prime retail location is one of the few in the Millersburg area, offering excellent visibility and a strong tenant mix. Anchored by well-known businesses such as NAPA Auto Parts and CVS Pharmacy, the center was also home to the former BG's Market of Millersburg, making it a familiar and established destination for shoppers. Conveniently positioned next to Riverview Bank, the property benefits from steady foot traffic and a central location. Nestled in a thriving suburban area, it is in close proximity to the historic Millersburg Ferry, the popular Lake Tobias Wildlife Park, and the renowned Ned Smith Center for Nature and Art, further enhancing its appeal as a prime retail destination.

LANDMARK COMMERCIAL REALTY  
 425 N 21<sup>ST</sup> STREET, SUITE 302  
 CAMP HILL, PA 17011  
 P : 717.731.1990

SEAN FITZSIMMONS  
 DIRECTOR, SALES & LEASING  
 SEAN@LandmarkCR.com  
 C: 717.421.6031

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

LANDMARKCR.COM



203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE



## PROPERTY DETAILS

Number of Buildings	1
Building Size	17,164 SF
Lot Size	1.20
Building Class	B
Tenancy	Multi
Occupancy	66%
Number of Units	3
Restrooms	2
Parking	40 Spaces
Year Built	1977

## MARKET DETAILS

Cross Streets	S Market St & Route 147
Traffic Count at Intersection	6,029 ADT
Municipality	Upper Paxton Township
County	Dauphin County
Zoning	Commercial

## BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat
Drive-In Door	1
Power	200 Amp
HVAC	Gas Heat   Central AC
Sprinklers	No
Signage	Building

LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS  
DIRECTOR, SALES & LEASING  
SEAN@LandmarkCR.com  
C: 717.421.6031

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



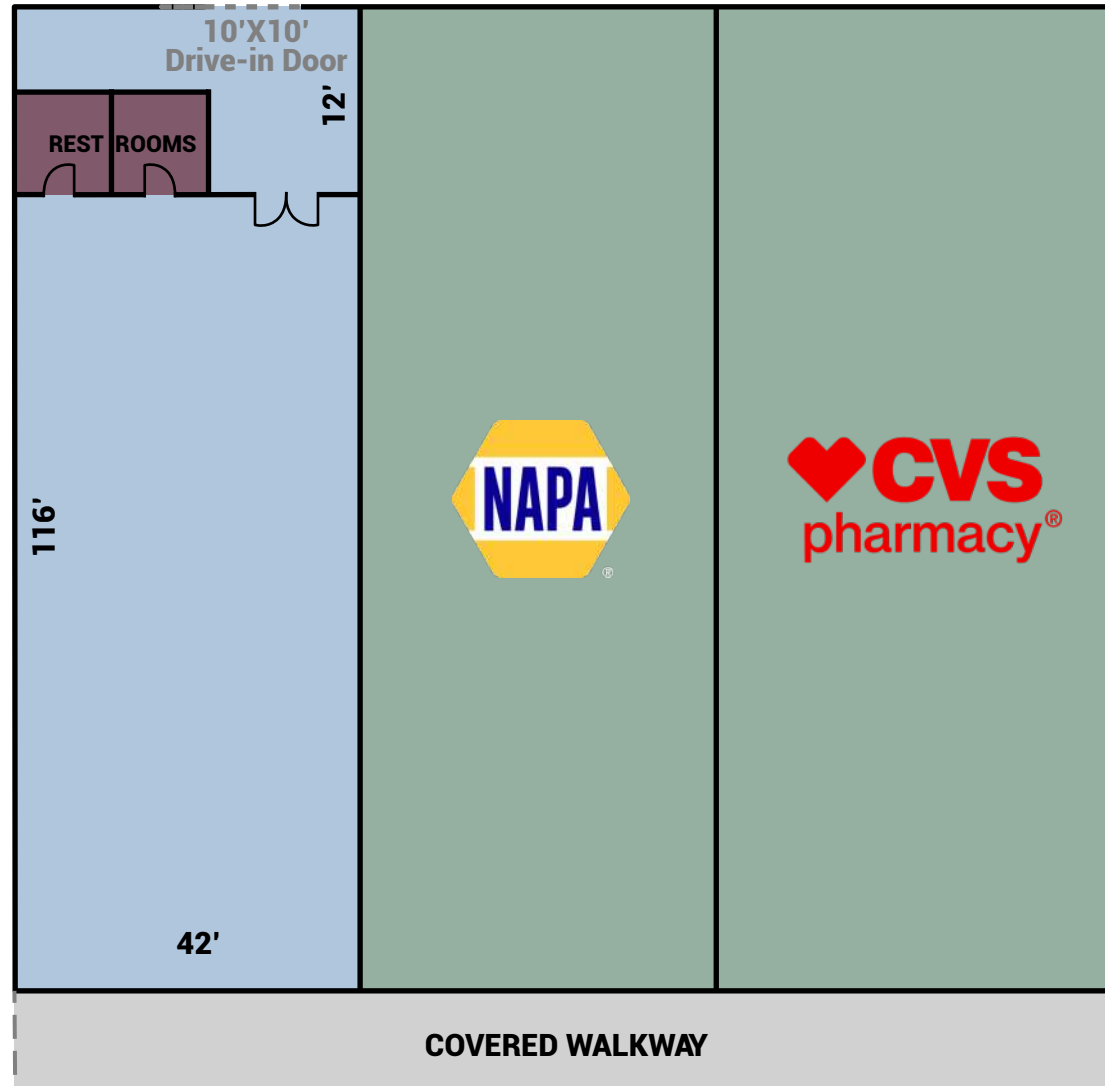
LANDMARKCR.COM

203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE

FLOORPLAN



LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS  
DIRECTOR, SALES & LEASING  
SEAN@LandmarkCR.com  
C: 717.421.6031

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



LANDMARKCR.COM

203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE

LOCATION



LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS  
DIRECTOR, SALES & LEASING  
SEAN@LandmarkCR.com  
C: 717.421.6031

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



LANDMARKCR.COM

203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE



AREA

# HARRISBURG

HALIFAX

FISHERVILLE

**LAKE TOBIAS**  
WILDLIFE PARK



MILLERSBURG AREA  
MIDDLE SCHOOL

MILLERSBURG



LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS  
*DIRECTOR, SALES & LEASING*  
SEAN@LandmarkCR.com  
C: 717.421.6031

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



LANDMARKCR.COM

203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE

DEMOGRAPHICS



POPULATION

1 MILE	3,321
3 MILE	6,325
5 MILE	12,426

HOUSEHOLDS

1 MILE	1,559
3 MILE	2,780
5 MILE	5,351

AVERAGE HOUSEHOLD INCOME

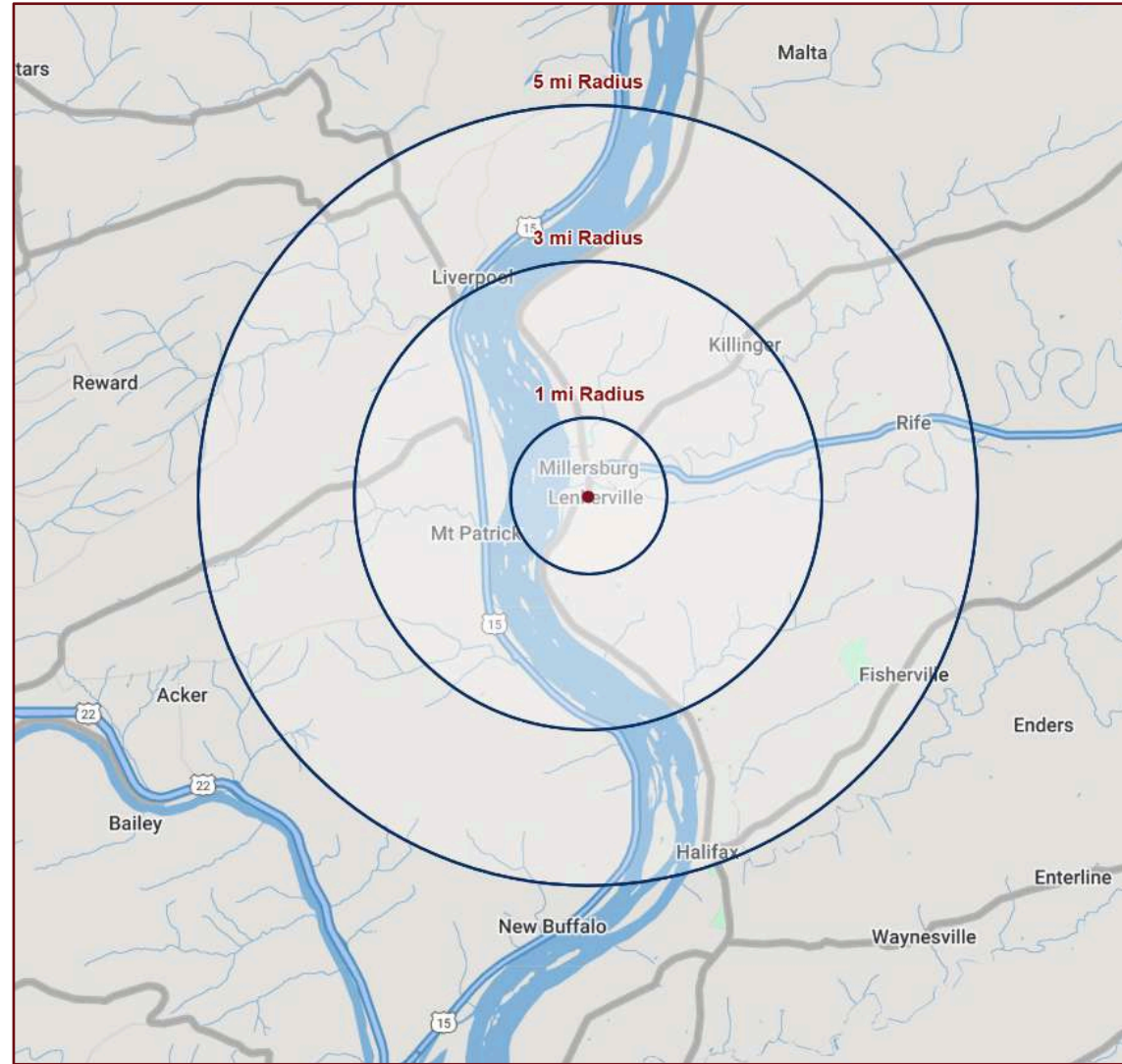
1 MILE	\$72,840
3 MILE	\$77,992
5 MILE	\$84,295

TOTAL BUSINESSES

1 MILE	131
3 MILE	203
5 MILE	343

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,435
3 MILE	2,246
5 MILE	3,005



LANDMARK COMMERCIAL REALTY  
 425 N 21<sup>ST</sup> STREET, SUITE 302  
 CAMP HILL, PA 17011  
 P : 717.731.1990

SEAN FITZSIMMONS  
 DIRECTOR, SALES & LEASING  
 SEAN@LandmarkCR.com  
 C: 717.421.6031

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



LANDMARKCR.COM

203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE



AREA OVERVIEW

MILLERSBURG, PA, offers a charming and business-friendly setting for retailers looking to establish a presence in a growing community. Located along the Susquehanna River, Millersburg is known for its historic charm, strong local support for businesses, and proximity to key attractions like the Millersburg Ferry, Lake Tobias Wildlife Park, and the Ned Smith Center for Nature and Art. The area benefits from steady local and tourist traffic, a walkable downtown, and a welcoming atmosphere that encourages small business success. With its scenic location, strong community ties, and expanding commercial opportunities, Millersburg is an ideal spot for retailers seeking visibility and growth.

LAKE TOBIAS WILDLIFE PARK IN HALIFAX, PA, offers a unique and exciting wildlife experience for visitors of all ages. Spanning over 50 acres, the park features safari-style tours, where guests ride open-air vehicles through expansive habitats, encountering bison, elk, and other exotic animals up close. The park also includes a zoo exhibit area, a reptile and exotics building, and an educational museum, making it a perfect destination for families, school trips, and animal enthusiasts. With hands-on encounters, engaging exhibits, and a scenic countryside setting, Lake Tobias delivers an unforgettable adventure just a short drive from Harrisburg.



The NED SMITH CENTER FOR NATURE AND ART IN MILLERSBURG, PA, celebrates the legacy of renowned wildlife artist and naturalist Ned Smith through art exhibits, environmental education, and outdoor exploration. The center

features a gallery showcasing Smith's work, rotating nature-themed exhibits, and diverse programs for all ages. Spanning over 500 acres, it offers 12+ miles of scenic trails for hiking, birdwatching, and wildlife observation. Nestled near the Susquehanna River and Millersburg Ferry, the center is a unique destination where art and nature come together.

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

SEAN FITZSIMMONS  
DIRECTOR, SALES & LEASING  
SEAN@LandmarkCR.com  
C: 717.421.6031

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

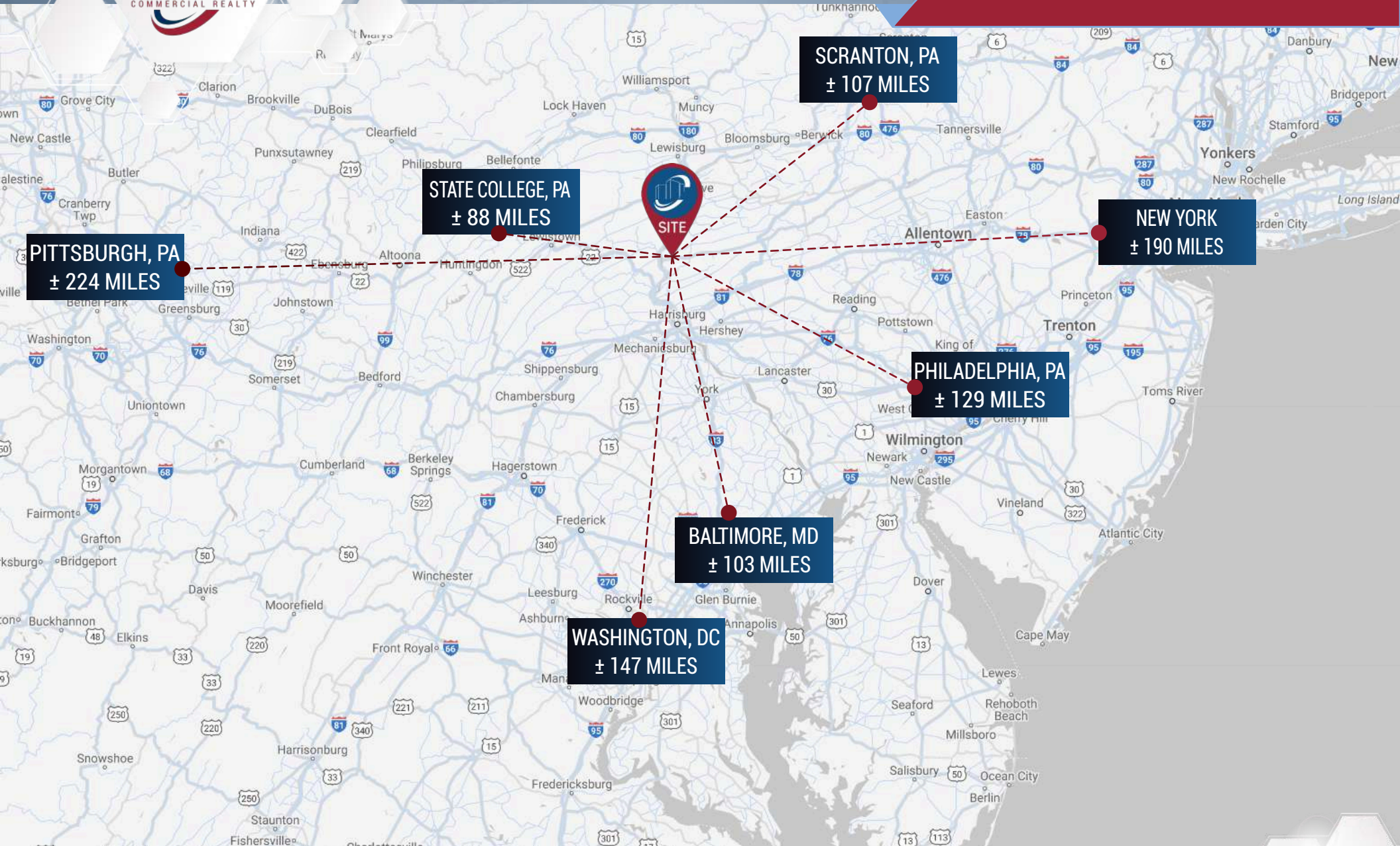
LANDMARKCR.COM



203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

SEAN FITZSIMMONS  
DIRECTOR, SALES & LEASING  
SEAN@LandmarkCR.com  
C: 717.421.6031

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



203 S MARKET ST · MILLERSBURG, PA 17061

5,000 SF RETAIL SPACE

FOR LEASE



## 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, developability 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 or 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.

LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS  
*DIRECTOR, SALES & LEASING*  
SEAN@LandmarkCR.com  
C: 717.421.6031

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



LANDMARKCR.COM