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HARRISBURG COMMERCIAL

real estate

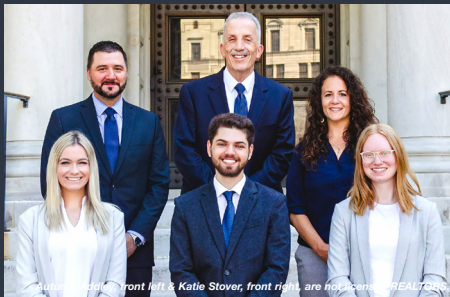
REPORT

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Bill Gladstone Group of NAI CIR

Turning keys in commercial real estate for over 30 years.



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Five Ways Pandemic-Inspired Drinking Laws Could Shake Up Commercial Property

By Lou Hirsch

Officials around the country are considering whether to make permanent the looser drinking laws passed to help bars and restaurants stay open in the pandemic. That means more cities could be allowing carryout margaritas or self-serve beer and wine taps. And along with local food courts could come booze courts.

When the pandemic shut bars and restaurants nationwide, state and local governments stepped forward to bend long-standing licensing and other commercial property userules. That cleared the way for carryout cocktails and the sight of diners sitting at tables in the middle of a mall parking lot or a once-busy street that had been closed to traffic.

Now California is poised to make these alcohol-related policies permanent, and other states and cities are mulling their own versions of long-term, relaxed restrictions designed especially to help smaller independent restaurants still struggling to rebound from pandemic closings and indoor capacity restrictions. The effects on commercial development could be considerable.

"These changes that made it possible to serve drinks in public parklets or order cocktails for takeout are probably going to become more permanent in some types of projects," said James Cook, Americas director of retail research for brokerage JLL. "It could give some property owners a lot more flexibility in determining the right mix of commercial elements based on the type of property, the location, seasonality and other factors."

Here are five ways shifting alcohol-serving logistics could affect the way commercial projects are configured, approved and ultimately patronized by customers.

1. Drinks From Drive-Thrus and Self-Serve Taps

Carryout sales of high-margin margaritas, daiquiris and other mixed drinks proved crucial to many restaurants in the early months of the pandemic. Permanently relaxed alcohol restrictions could give restaurant developers and operators new ways to turbocharge those sales while lowering costs in a low-margin industry.

"In states where alcohol consumption off-premises has been relaxed, very likely we will see liquor delivered through the drive-thru and to take away with food," said Darren Tristano, CEO of industry consulting firm FoodserviceResults. In regions such as Miami, he said, Taco Bell and other fast-food restaurants have already begun adding beer, wine and other alcoholic beverages to their menus.

"In some cities like New Orleans, you can purchase adult-beverage drinks through the drive-thru,"

(Continued on page 3)

NAICIR

A publication of the Bill Gladstone Group of NAI CIR



5,012 SF

NEW Commercial Lease - 1564 Spring Road, Carlisle

- Former restaurant landmark in Carlisle is ready for a new owner
- The inside is ideal for a diner use with two large indoor eating areas, a counter service space and even an outdoor eating area



3,600 SF

Sale/Lease - 4386 Sturbridge Drive, Harrisburg

- Class A office space for medical or professional use
- The space is in shell condition, ready to accept a build-out designed to suit tenant
- The location in Sturbridge Business Park, nestled along Route 39, gives superior access to all amenities like lodging, eateries, gas, banking, and all major transportation corridors



11,199 SF

NEW Office Lease - 479 Port View Drive, Harrisburg

- Multiple suites available within the TecPort Business Campus, located just moments from I-83 and 283
- Current configuration is set up for one user, however the space could easily be subdivided back into individual suites
- Each space features a private entrance and exit, a restroom (or a space where one could be built) and various layouts for different user types



2,500 SF

NEW Commercial Sale - 344 S. 10th Street, Lemoyne

- Former bank site with excellent visibility, access and parking
- Site is located moments from the I-83 interchange - a short ride to Harrisburg or York
- Interior features several offices, an open lobby area, teller station, vault and breakroom
- Great opportunity for a financial institution or other commercial/office user



17,526 SF

Sale - 200 N. Franklin Street, Waynesboro

- Great industrial/warehouse opportunity in this 17,500+ SF building
- Quick access to PA I-81 and MD I-70
- Three 8' x 10' dock doors and a large 10' x 10' drive-in
- Office furniture and 1-ton industrial crane can be included in the sale



10,125 SF

Lease - 5610 Derry Street, Harrisburg

- Ideal industrial location in Harrisburg
- The warehouse space contains one dock, one drive-in, and 18'+ clear ceiling height
- Accessibility to I-83 and other highly traveled corridors
- Good space for contractors, small distribution and storage

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(Featured article...Continued from page 1)

Tristano said. "I think we will see more of these types of operations if operators believe that this legislation is more permanent than temporary."

Self-serve beer and wine taps, which began appearing in bars and restaurants before the pandemic, could become more common, especially as operators struggle to find workers. It's the alcohol version of those frozen yogurt shop spigots, with taps popping up at many bars and restaurants equipped with technology that measures the pours and automatically charges a customer's credit card.

"The automated and self-serve liquor bars will likely do better based on labor savings, especially since labor today seems to be a very hot commodity and in short supply," Tristano said. "Ultimately, a hybrid model which incorporates some automation and some live bartender/mixologists will likely be a better scenario as many patrons still wish to order from a live person."

2. Drinks Carried Through Strip Malls

Lawmakers in the most populous state could clear the way for beer gardens and booze courts. The sharing of common outdoor spaces for serving and consuming alcohol could face fewer prohibitions as part of the recently passed California Senate Bill 314, put forward by San Francisco Democrat Scott Wiener. It's expected to get a final vote in the state Assembly this month.

The state has allowed shared outdoor drinking spaces in the pandemic, and it would become long-term policy effective Jan. 1 if it is signed into law by the governor. These shared-space allowances would be permanent for businesses getting a liquor license before July 1, 2024, when the program is scheduled to expire or otherwise be considered for an extension.

"I think this especially could make a difference for something like an open-air 'lifestyle' center, where you have a lot of common spaces that aren't being fully used for permanent business uses," JLL's Cook said.

Restaurants and bars in mixed-use centers, for instance, could establish permanent outdoor extensions of their indoor operations, but let customers carry alcohol to other areas, including patios of other businesses on the same private commercial property.

Special events held in common areas might let visitors bring alcohol bought at any of a retail center's tenants to mingle in the same space, though Cook said they may need to mesh with local regulations.

3. Public Walking-and-Drinking Zones

Common areas could expand beyond private commercial property to public areas. Changes brought by the pandemic have spurred cities in California, Colorado and other states to rethink policies that tightly restrict the carrying of open alcohol containers along streets and sidewalks and in parks. While most are not ready to liberalize policies along the lines of party-centric cities like Las Vegas and New Orleans, some are considering allowing walking while drinking on a limited basis in designated and regulated areas.

Denver has been testing the concept of public common consumption zones for several years, and in June it began allowing businesses with alcohol licenses to apply for a program letting them cluster to allow customers to move freely indoors and outdoors with drinks beyond private commercial property.

Cook said other U.S. communities could follow suit with rules that reflect local preferences. According to Denver's Department of Excise and Licenses, for instance, consumption zones cannot be larger



37,500 SF

Sale - 30-36 E. Independence Street, Shamokin

- 37,000+ SF, 5-story commercial/apartment building situated on 0.180 AC in the heart of Shamokin
- Current layout is retail (former Dollar General) on the first floor and four floors of apartments (53 units) above
- Great opportunity for an investor looking to revitalize this Shamokin landmark

COMMERCIAL



2,230 SF

Lease - 4647 Jonestown Road, Harrisburg

- 2,230 SF available in this popular retail site
- Freestanding, updated building with great curb appeal and visibility on highly traveled street
- Bright, open floorplan on first floor



8,000 SF

Lease - 611 N. 12th Street, Lebanon

- Join Save-A-Lot grocery store in this newly constructed Old Forge Point Shopping Center in Lebanon City
- Tenants can acquire one suite (25' x 64') or all five up to 8,000+/- square feet for retail or office use
- The vanilla shell is ready for your finishing touches

(Continued from page 3)

than 100 acres, and customers cannot use glass containers out of concerns for safety and litter control.

Steve Avoyer, president of brokerage Flocke & Avoyer Commercial Real Estate, said the consumption zone concept could be a good fit for numerous mixed-use entertainment districts now being planned at or near sports arenas in San Diego, Anaheim, San Francisco, Oakland and cities outside of California. The idea is to give neighborhoods a commercial development boost similar to the parking lot tailgating that takes place in stadium parking lots before and after games, but in a more regulated, year-round fashion.

4. Beer-Themed Hotels

While some of these projects were conceived before the pandemic, Cook said the newly relaxed approach to alcohol in public settings could lead to creative formats like a beer-themed hotel opened earlier this year by Scotland-based craft beer maker BrewDog in Columbus, Ohio.

BrewDog's website touts the Doghouse Hotel & Brewery as the world's first craft beerhotel, "where you can wake up inside a brewery" to the smells of fermenting hops and yeast. The 32-room hotel also has a fitness center, dog-friendly rooms and a craft beer museum.

There are already signs that craft beer makers are looking to move beyond industrial parks to raise their profile in high-traffic retail settings. BrewDog has reportedly taken out city permits as it plans a 30,000-square-foot rooftop complex at the existing Showcase Mall on the Las Vegas Strip.

5. More Pushback on Projects

There's a big caveat to all the talk of looser alcohol restrictions: opposition from nearby residents who don't want their neighborhoods turned into a big tailgate party or mini-Mardi Gras. This type of concern could generate more vetoes on commercial projects, industry professionals say.

Opposition could come not only from residents opposed to noisier and drunker open-air partying, but also from nearby non-alcohol-serving businesses not looking for problems from fellow tenants.

This reluctance by permitting officials could come as the economy improves and retail center tenants are generally less desperate for foot traffic.

"At some point tenants in some projects might say, 'Hey, I want my parking spaces back,' or 'I don't want drunk people wandering from these other businesses and disturbing the customers in my store,'" Avoyer cautioned. "Overall, I think the idea of these public outdoor spaces where alcohol can be served is a good one — they have them in many European cities and they don't cause concern most of the time."

"But you're going to need some constant on-site enforcement by the property owners at first if you want to avoid fallout from neighbors," he added. "I think that over time as these kinds of projects are accepted and the problem tenants are weeded out, this could become a normal kind of thing in a retail setting." ■

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11,505 SF

Sale - 28 E. Main Street, New Kingstown

- 11,505+/- square feet of flex space in Silver Spring Township with General Industrial zoning
- Property has had many uses over the years - Harley Davidson motorcycle shop, offices and storage
- There are many options on this 1.77+/- acre site.
- Income producing tenant



12,400 SF

Lease - 3460 Paxton Street, Harrisburg

- Former Planet Fitness and CJ Tires location heavily traveled Paxton Street, directly across from the Harrisburg Mall
- Don't miss the opportunity to lease this prime real estate
- Large warehouse/storage area with a drive-in door, front office or retail space with sprinklers



25,730 SF

Sale - 25 & 33 Carlisle Street, Hanover

- New Reduced Price
- Stunning landmark in the Borough of Hanover available for sale
- Beautifully constructed former bank building with great attention to detail and has been well maintained throughout its years



1,674 SF

Lease - 3425 Simpson Ferry Road, Suite 204, Camp Hill

- Attractive office space with great perimeter window lines designed for professional users
- Ample parking on-site and easy access to Rt. 15, Rt. 581 and the PA Turnpike (I-76)
- Amenities close-by including banks, restaurants, shopping and convenience stores



2,047 SF

Lease - 1200 Camp Hill Bypass, Camp Hill

- Attractive West Shore three-story professional office building, adjacent to Penn Harris Hotel and Convention Center by Wyndham (formerly Radisson Hotel Harrisburg)
- Two suites available for lease: Suite 200 (ground level in front of the building) and Suite 300 (second floor at front of the building)
- Both are corner suites and have beautiful window lines



1,623 SF

Sale - 303 S. 32nd Street, Camp Hill

- Highly visible location along S. 32nd Street in Camp Hill Borough
- Property was formally used as a medical office, but has a flexible layout making it suitable for many uses



2,875 SF

Lease - 3 Kennedy Street, Lancaster

- Office space available for lease in West Lampeter Township
- This 2,875 square foot former bank has modern features and an intelligent layout for a variety of users
- The design includes 3 drive-thru lanes (1 ATM), 4 private offices, conference room, and a break room
- Located just minutes from the Route 30 interchange at Greenfield and Old Philadelphia Pike and Route 222



1,286 SF

Lease - 2408 Park Drive, Suite A, Harrisburg

- Beautifully upgraded office space for a company in need of a flexible office layout
- The nearly 1,300 SF suite features LED lighting, carpet squares, neutral colors and an overall clean, updated look
- Located in Commerce Park - right off Progress Avenue at the I-81 interchange with many amenities in close proximity



7,514 SF

Lease - 208 N. Third Street, Harrisburg

- Prime Central Business District location
- Historic building faces the Capitol Complex with the largest expanse of glass window lines in a privately owned building
- All downtown amenities are a few steps from the doors and parking is a block in every direction of Pennsylvania



2,400 SF

Lease - 30 E. Shady Lane, Enola

- Medical/professional office suite available at fiercely competitive rate in a convenient location
- Property has recently been renovated and is well-maintained



4,100 SF

Sale - 265 S. Houcks Road, Harrisburg

- Well maintained two-story office building
- Layout offers many uses and location is easily accessible from the Harrisburg business communities
- Don't miss the opportunity to own this prime real estate



11,907 SF

Lease - 1801 Oberlin Road, Middletown

- Charming three-story stone structure with professional office tenants
- Convenient access to both Harrisburg and Lancaster
- Easy access to Harrisburg International Airport



4,320 SF

Sale - 235 N. Enola Road, Enola

- Former branch bank on corner parcel along N. Enola Road
- Good parking, visibility and flexible floorplan allow for many redevelopment opportunities
- Property features open space, private offices, good storage, large break area and on-site parking
- Two drive-thru lanes and one ATM lane with 980 SF canopy extending from the western elevation



5,106 SF

Sale - 2411 N. Front Street, Harrisburg

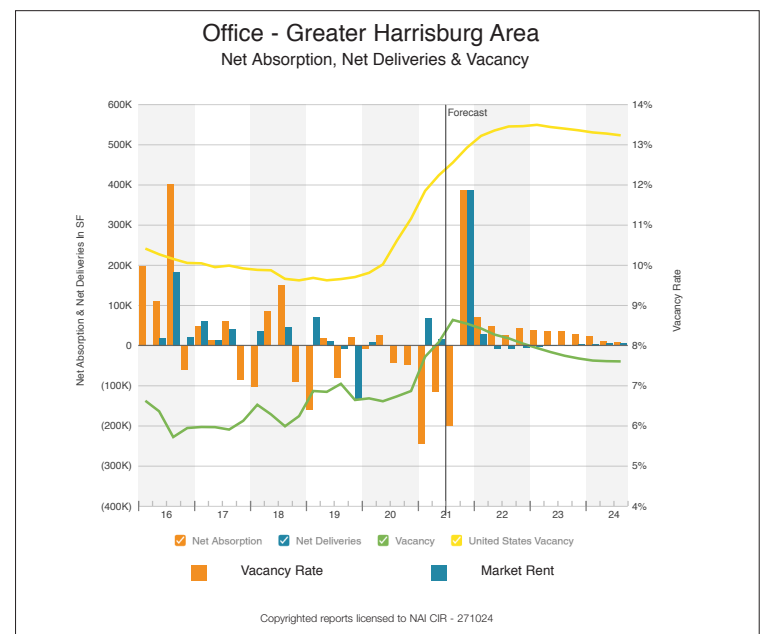
- Three-story, stone office building with lovely character and amazing river views
- The property has been well-maintained over the years. It is obvious that great attention to detail was made to modernize the property while keeping the early 1900's feel



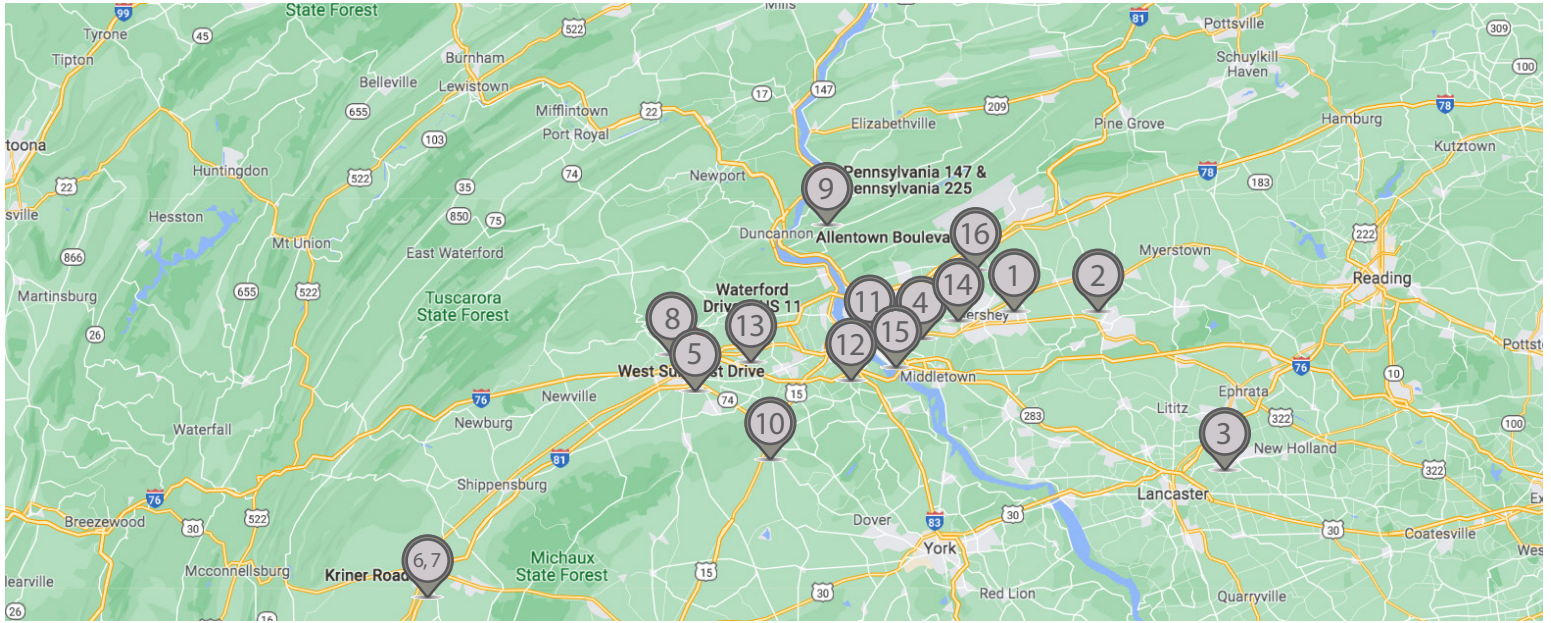
3,500 SF

Lease - 930 Century Drive, Suite 102, Mechanicsburg

- Attractive office suite in a recently renovated building featuring carpet tiles, neutral colors and an open area allowing for various future configurations
- It has good parking and is easily accessible from Route 15



LAND



Sale - Kriner Road, Chambersburg

- 4.6+/- acres located near major industrial distribution centers; CSX Inter-modal Terminal, Target, KMART, Nitterhouse Concrete Products
- With over 400' of exposure to I-81 and over 400' of frontage on Kriner Road



Sale - Route 441 & Orchard Drive, Harrisburg

- Tremendous opportunity for your church relocation or home business on this vacant parcel
- The 8+ acre site features a controlled intersection and has utilities on site
- Just moments away from the Harrisburg Mall and TecPort Business Campus with great
- Great access to Route 283, I-83 and the PA Turnpike (I-76)

Location

Acres

Zoning

Type

1	940 E. Main Street, Palmyra, Lebanon County	TBD	Highway Commercial	Lease
2	1700 Quentin Road, Lebanon, Lebanon County	TBD	General Commercial	Lease
3	370 W. Main Street, Leola, Lancaster County	1.3 - 2.8	General Commercial	Sale/Lease
4	Pending - 7700 Derry Street, Harrisburg, Dauphin County	2.12 (lot 4)	Commercial District General	Sale
5	I-81 and W. Trindle Road, Carlisle, Cumberland County	2.18 (2 parcels)	Commercial Highway	Sale
6	Kriner Road, Chambersburg, Franklin County	4.64	Commercial Industrial	Sale
7	755-759 Kriner Road, Chambersburg, Franklin County	4.73 - 7.83	Commercial Industrial	Sale/Lease
8	W. Suncrest Drive and Spring Road, Carlisle, Cumberland County	4.87 (3 parcels)	Commercial/Light Industrial	Sale
9	Pending - Peters Mountain Road & River Road, Halifax, Dauphin County	5.1	None	Sale
10	700 S. Baltimore Street, Dillsburg, York County	5.23 - 57.5	Agricultural - Conservation (AC)	Sale
11	Route 441 and Orchard Drive, Harrisburg, Dauphin County	8.34	Single Family Residential District	Sale
12	Pending - 730 Limekiln Road, New Cumberland, York County	8.64	Commercial Business	Sale
13	Carlisle Pike (Route 11) Waterford Square, Mechanicsburg, Cumberland County	8.78 (8 lots)	Community Commercial (C2)	Sale
14	Hanshue Road, Tract 2, Hummelstown, Dauphin County	9.42	Residential Agriculture	Sale
15	Eisenhower Blvd & Highspire Road, Harrisburg, Dauphin County	10.0	Commercial District General	Sale
16	Allentown Boulevard, Harrisburg, Dauphin County	17+	Commercial Highway (CH)	Sale



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Check Out Our Recent Deals

Visit www.billgladstone.com to view listings and deals not included in this issue.



LEASED - 1335 N. Front Street, Harrisburg

The Harrisburg Firemen's Association of the State of Pennsylvania leased 2,000 SF of office space in Harrisburg, PA. The mission of the association is to improve the fire service throughout the state, to provide protection to disabled Firefighters and to those dependent upon them, public fire safety education and encourage fraternal friendship among fire fighters. For more information about Harrisburg Firemen's Association visit www.pafirefighters.org. The Bill Gladstone Group of NAI CIR represented the Landlord and Amber Corbo of NAI CIR represented the Tenant.



SOLD - Waterford Square, Lots 14, 15, & 16, Mechanicsburg

CV 1516 Partners purchased 2.64 acres of land at Waterford Square in Mechanicsburg, PA. It will be used for investment purposes for future development opportunities. The Bill Gladstone Group of NAI CIR represented the Seller and Jim Koury of RSR Realtors represented the Buyer.



SOLD - Suncrest Drive, Lot #9, Carlisle

Henry's Hallmark, LLC purchased 1.01 acres of land in Carlisle, PA. In the near future Henry's Hallmark, LLC will be building structure to serve as their corporate office and operations center for Atlantic Transportation Systems Inc. The Bill Gladstone Group represented both the buyer and the seller.