

November 2021

HARRISBURG COMMERCIAL

# real estate

## REPORT

### IN THIS ISSUE

- 1, 3,4 .....Featured Article  
2-7.....Featured Listings  
8 .....Recent Deals

#### Bill Gladstone Group of NAI CIR

*Turning keys in commercial real estate for over 30 years.*



Autumn Adkins, front left & Katie Denchy, front right are of licensed REALTORS

### Showcase Your Articles

**Accepting Articles for 2022 Harrisburg Publications**

**What Are We Looking For?** Industry related articles that our readership of nearly 5,000 business decision makers and industry leaders would benefit from reading in print and online through social media and website.

Articles are typically 1,200 – 1,500 words and include an author bio, headshot, and recognition for your company.

**Contact:** Katie Denchy (717) 761-5070, ext. 116 or [kdenchy@naicir.com](mailto:kdenchy@naicir.com).



**Bill Gladstone, CCIM, SIOR**

(717) 761-5070 ext. 120

[wgladstone@naicir.com](mailto:wgladstone@naicir.com)

[www.billgladstone.com](http://www.billgladstone.com)

[www.naicir.com](http://www.naicir.com)

## Holiday Mayhem: How Buying Local Can Save You the Headache

By Katie Denchy

The holidays are practically here. Mariah Carey will begin to play the shopping malls, ugly sweaters adorned, and holiday parties filled with friends and loved ones. 2021 is on trend to break the holiday shopping sales record, this includes online and in-store purchases. Additionally, consumers have now become accustomed to same-day and two-day shipping... but with the current course things are bound to take a turn.

The energy crisis, factory shutdowns, and sitting ships filled with goods have created massive disruptions in this year's holiday buying market. News outlets have been showcasing articles with taglines that have been scaring consumers into buying earlier rather than later since July. More than a year and a half into the pandemic, shortages are becoming more recurrent and shipping prices are skyrocketing.

Everything from toys to automobiles are expecting huge shipping delays and raised costs. These delays are not the only thing affecting manufacturers. Shortages of supplies such as microchips for both electronics and cars are few and far, as well as a significant decrease in resin used to mold kids toys.

All of these problems turn to a moot point, especially if we cannot gain access to the products. It's been no secret that there is a shortage of workers; this is especially true for the shipping industry. FedEx and USPS are already behind schedule with their regular deliveries. With the surge of present buying, we are sure to see longer delays and much higher shipping costs. Big companies can afford to try and keep their buyers happy by paying these exorbitant fees, but what does that mean for the little guy?

You can avoid the hefty costs and delays by opting to source your presents locally. Harrisburg and the greater area is filled with local joy and flair. There is something for everyone in our City. With that being said, Black Friday and holiday shopping are right around the corner. Now is the time to start your holiday gift buying. We have outlined some local shops below, which I would encourage you check out, even if you're just treating yourself!

(Continued on page 3)

**NAICIR**

A publication of the Bill Gladstone Group of NAI CIR



## NEW LISTINGS



5,064 SF

### NEW Commercial/Investment Sale - 901 Shanois Street, Harrisburg

- Located adjacent to Harrisburg Green Belt, this outstanding event venue is a turn-key operation
- Current owner has updated the property for a new owner to step in and take over
- Beautifully restored, this historic hotel features a seventeenth century bar, tin ceiling and seating capacity for 100
- Can easily accommodate private functions and corporate meetings
- Also includes 10 rooms on the 2nd and 3rd floors that are currently fully rented



20 AC

### NEW Land Sale - Eisenhower Boulevard, Harrisburg

- Approximately 20 Acres of land in Harrisburg, located on Eisenhower Boulevard
- Property features approximately 4 acres in the front of commercially-zoned land and 16+/- acres in the rear of residentially zoned land
- Located moments from I-83 and just one mile from the Pennsylvania Turnpike (I-76)



9,708 SF

### NEW Office Lease - 201 N. 2nd Street, Harrisburg

- Fresh space in Downtown Harrisburg, along restaurant row
- Three suites available, which could be leased separately or configured into one or two suites
- Suites 201 and 300 are connected by a spiral staircase and feature a sleek, contemporary look (hardwood floors, exposed brick walls, exposed ceilings, etc.) - perfect for that modern office or commercial user
- Suite 200 is more for a traditional office user, or could be updated to match the other suites



14,537 SF

### NEW Commercial Lease - 600 N. Mountain Road, Harrisburg

- Strip center opportunity on N. Mountain Road, moments from I-81 and Route 22
- Former grocery outlet space, open and flexible for many uses
- Join Dollar General, Subway, L&N Beverage and Copper Pub & Grill

## INDUSTRIAL



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



(Featured article...Continued from page 1)

## **Food and Drinks**

### **Good Brothas Book Café / Fifth Acres Coffee, Harrisburg**

Head over to Good Brothas in Midtown, Harrisburg for a warm (or cold) cup of morning fuel. From fresh roasts to literature, they have it all. Gift your loved ones with a bag of roasted deliciousness or a new book! You can now also enjoy a salad, sandwich or wrap from Chef Mi of Mi's Island Vibes.

### **The Pennsylvania Bakery, Camp Hill**

The PA Bakery is sure to tickle your sweet tooth! Seasonally decorated cupcakes, personalized cakes, catered treats; they are ready for your holiday needs! Why spend the time to bake a sub-par treat when they have you covered for just about anything, from cutout cookies to a snowflake flan.

### **SpringGate Vinyard, Harrisburg**

SpringGate has all of the winter fun and festivities ready to make your holiday heart sing. Try some new food, drinks and have a great time. Gifting a bottle is also a surefire way to bring warm cheer under the tree.

### **Zero Day Brewery, Harrisburg**

"Find your Zeroday" and unwind with a seasonal or classic brew. You can enjoy their beers at either of their two outposts or at the taproom on 3rd Street in Harrisburg. Gift cards are always a hit for the picky gift recipient.

## **Clothing & Small Gifts**

### **Midtown Scholar Bookstore, Harrisburg**

Used, new and rare finds for the bibliophile in your life. Nothing is better than giving someone a new mystery or a classic novel to delve into!

### **The Little Black Dress, Camp Hill**

Looking to brighten your loved ones closet? Shopping for a little one? You're sure to find something stylish at the Little Black Dress. Gift Certificates are also available!

### **Doggie Delights Bakery, Camp Hill/Harrisburg**

You can't forget about your fur friends! Doggie Delights has an assortment of treats your dogs are bound to love. You are sure to have seen them if you frequent the West Shore Farmers Market or the Broad Street Market.

### **Millworks, Harrisburg**

While I could have added this to the food section (because their food and drinks are to die for!) I wanted to focus on the art/artists that occupy their space. Gifting a piece of art is always a great idea, most are original works or limited prints.

## **INVESTMENT**



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**



2,500 SF

### **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



5,012 SF

### **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

(Continued from page 3)

## Unique Gifts

### Color Me Mine, Camp Hill

Spend a day painting a snowman or designing a new mug as a special gift. Color Me Mine has events for younger children to 21+ paint and sip parties.

### CommUNITY Yoga, Harrisburg

Looking to give someone the gift of relaxation or maybe even trying to find something for the person who has everything? Why not spend an afternoon rejuvenating and refreshing with yoga classes.

### Do You Even Escape, Camp Hill

Looking to solve a mystery? How about becoming your own personal detective? Do You Even Escape has a room for everyone! Test your abilities in one of their interactive puzzles with a team of 2 or more!

### The Antique Marketplace of Lemoyne, Lemoyne

There is something for everyone here, and I mean everyone! The experience of walking up and down the aisles in this ginormous space is worth the look alone. Once a bakery, an engineering company to now what we know as the marketplace, the ambiance is sure to put you in the holiday spirit.

### Prussian Street Arcade, Lancaster

Over 100 boutique makers and curators fill this adorable market, each varying in products. Here you can find gifts for the unique, hard to buy for, and fashionably lavish. The little shops range from vintage clothing, live edge furniture, jewelry, and home goods. You can even spoil your pets!

While this is only a sampling of all of the wonderful small businesses in the Harrisburg area, you are bound to find something that will spark joy this giving season. So don't get stuck in the mess of holiday shopping... spoil yourself or loved ones with the delights that our community has to offer! ■



Katie Denchy is the Marketing Coordinator for the Bill Gladstone Group of NAI CIR. Katie assists the Group in providing the highest level of service to their clients. She creates promotional items, compiles the monthly newsletter, and creates direct mail pieces for listings. She stays

in contact and secures publication authors, keeps marketing materials up-to-date, and oversees the annual community event. When not in office, Katie enjoys adventuring and exploring new places with her husband and two dogs.



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



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



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



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





13,000 SF

#### Lease - 100 N. Cameron Street, Harrisburg

- Four-story, brick office building in convenient location in the City
- Easy access to downtown, as well as I-83 and I-81
- Building features many office configurations - from single rooms to an entire 7,500 SF
- Plenty of windows and the west side has gorgeous Capitol views
- Ask about half price rent for the first year on a 3+ year lease



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



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



4,559 SF

#### Sale - 2120 Fisher Road, Mechanicsburg

- Unique office building for sale with easy access to Route 15 & PA Turnpike
- Space is functional with lots of windows and skylights throughout so every space gets natural light
- The large landscaped lot creates a nice setting. Main floor has credit tenant until September 2023



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





1,500 SF

#### Lease - 3507 Market Street, Harrisburg

- Located within the heart of the West Shore, this aesthetically pleasing building has one suite available for lease
- The property is centralized on Camp Hill's main artery and is close to many restaurants and businesses



15,349 SF

#### Lease - 30 N. Third Street, Harrisburg

- Class A office building with many desirable features including a marble lobby and a skywalk to Strawberry Square, Walnut Street garage, Harrisburg Hilton, Whitaker Center, etc
- Energy Star Certified building and utilizing the latest energy management systems for optimal energy efficiency
- 24 Hour security system with on-site management
- Located directly across from the Capital Complex and Federal Building and within a few blocks from the City and County Administrative Offices/Courthouses



3,500 SF

#### Lease - 5229 E. Trindle Road, Mechanicsburg

- Highly visible and desirable E. Trindle Road location available for a 3,500+/- square foot tenant
- The first floor space was formally used as a dental office so would be suitable for many medical users, but is also easily adaptable to office or retail uses



18,617 SF

#### Lease- 1665 Roosevelt Avenue, York

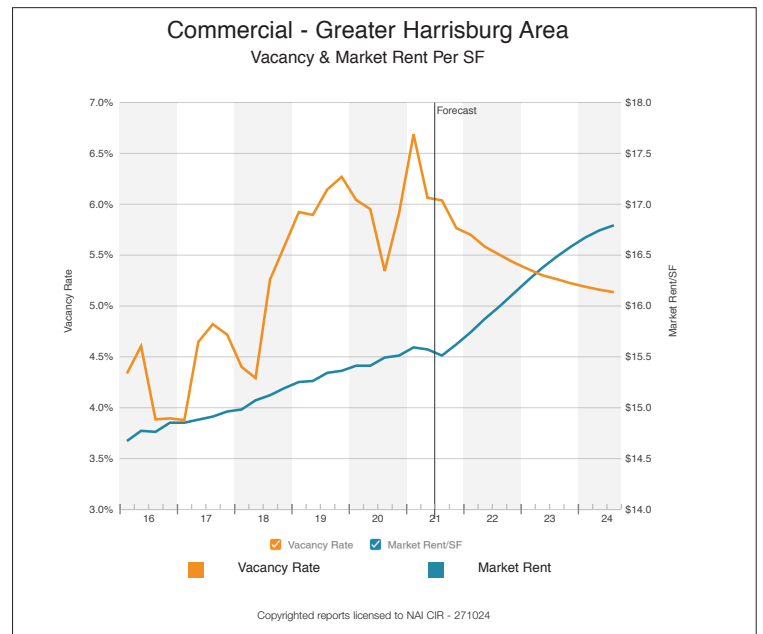
- Join OSS Health at their brand new location on Roosevelt Avenue, just off Route 30 and moments from I-83
- Approximately 14,438 USF available on the second floor with stunning views of York County
- Excellent opportunity for tenant to help design and customize their new facility to meet their unique space needs



1,843 SF

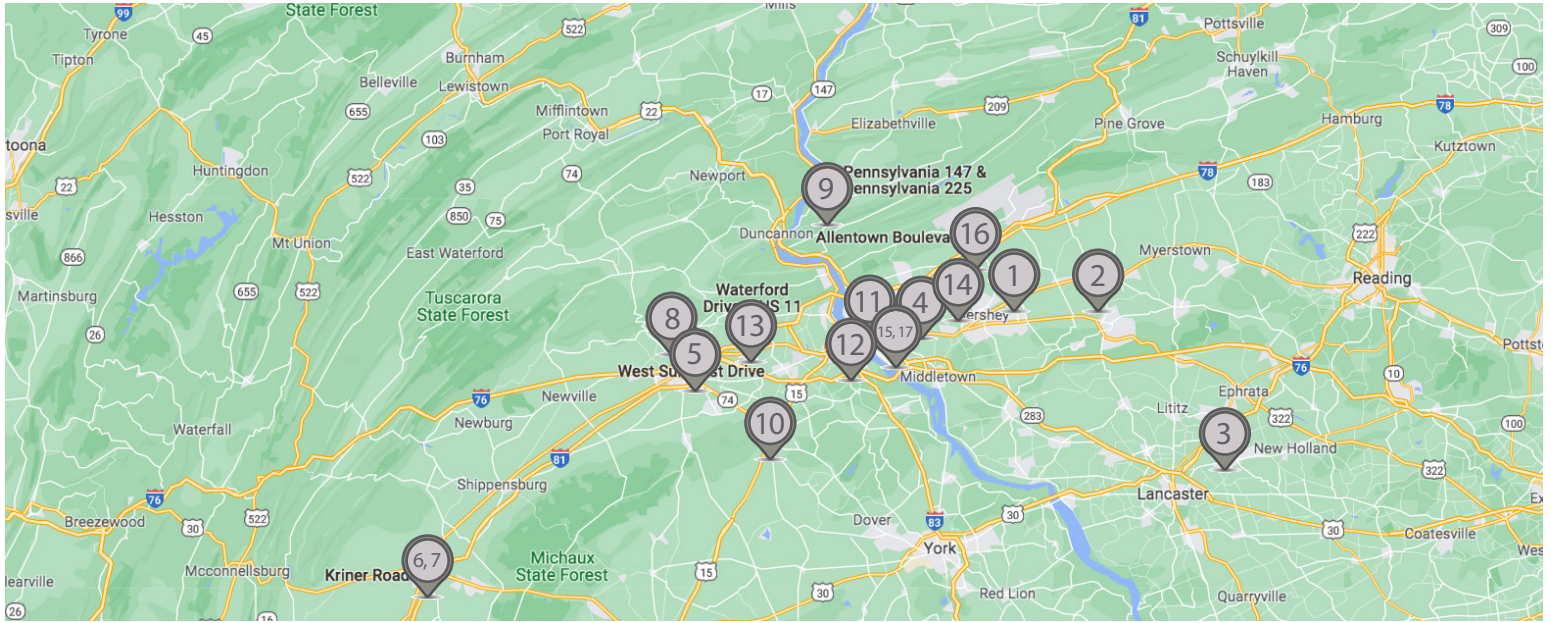
#### Lease - 156 Cumberland Parkway, Mechanicsburg

- First floor office space in this Class A, high profile building
- Location offers easy access to Route 15 and the PA Turnpike (I-76), plus great local amenities
- It is hereby disclosed that a partner in the ownership of this property is a licensed real estate salesperson in the Commonwealth





## LAND



### Lease - 1700 Quentin Road, Lebanon

- Pad site for lease along Quentin Road in Lebanon next to Mavis Discount Tire
- This is a strong retail area with big box stores such as Lowe's Home Improvement, Staples, JOANN Fabrics and Crafts, Tractor Supply Co, Giant Food Stores, CVS and more
- Site is approved for a 5952+/- SF building



### 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	<b>Pending</b> - 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	<b>Pending</b> - 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	<b>Pending</b> - 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	<b>Pending</b> - Hanshue Road, Tract 2, Hummelstown, Dauphin County	9.42	Residential Agriculture	Sale
15	<b>Pending</b> - Eisenhower Blvd & Highspire Road, Harrisburg, Dauphin County	10.0	Commercial District General	Sale
16	Allentown Boulevard, Harrisburg, Dauphin County	17+	Commercial Highway (CH)	Sale
17	Eisenhower Boulevard	20.0	Commercial District General	Sale





**BILL GLADSTONE, CCIM, SIOR**

NAI CIR  
1015 Mumma Road  
Lemoyne, PA 17043  
717 761 5070  
[www.naicir.com](http://www.naicir.com)  
[www.billgladstone.com](http://www.billgladstone.com)



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## Check Out Our Recent Deals

Visit [www.billgladstone.com](http://www.billgladstone.com) to view listings and deals not included in this issue.



### **SOLD - Kim Acres & Aspen Drive, Mechanicsburg**

1.03 acres of vacant land in Mechanicsburg, PA has been sold to **Antonino Purpura** who also owns JoJo's Pizza and Pasta on Aspen Drive. The land will be used for JoJo's Pizza and Pasta's expansion. The restaurant plans to add a deck for guests to enjoy outdoor seating. The Bill Gladstone Group of NAI CIR represented the Seller and Carter Ellis of Century 21 at the Helm represented the Buyer.



### **SOLD - 5129 E. Trindle Road, Mechanicsburg**

**RNB Property Group, LLC**, purchased an 8,000 SF retail space in Mechanicsburg, PA. This will be the new home of Goodall Pools and Spa. With over 50 years of expertise and a wide selection of high-quality pools, spas and backyard accessories, Goodall Pools and Spa can handle many backyard leisure and recreational needs. The Bill Gladstone Group of NAI CIR handled the transaction.



### **SOLD - 500 Colonial Road, Harrisburg**

**SE & JL Properties, LLC** bought 2,746 +/- SF of office space in Harrisburg. This space will be a new location for Fast Signs. Fast Signs offers graphic and marketing services to help you on your next big project. The Bill Gladstone Group of NAI CIR handled the transaction.