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Michael J. Rohm, MAI, CCIM is a commercial appraiser and sales agent working throughout Central PA. He is Owner and President of Commonwealth Commercial Appraisal Group and is Director of Valuation Advisory for Landmark Commercial Realty.

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- Lancaster County Association of Realtors Commercial & Industrial Council
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Unique Sales Closed in

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Comparable Sale #1



Classification: Industrial - Manufacturing
Price Per Square Foot \$10.40

Address	255 North Lincoln Avenue	Sale Date	6/30/2022
County	Lebanon	Sale Price	\$760,000
Municipality	City of Lebanon	Deed Reference	2317-3211
Grantor	Keystone Spikes Corporation	Parcel Number	04-2341258-3708210000
Grantee	Matrix, Inc.		

Site Size	4.20	Parking	50
Site Frontage	920'	Parking Ratio	0.68
Topography	Generally Level	LTB Ratio	2.50
Site Utilities	Public		

Site Comments The site is a 4.2 acre, irregular shaped parcel along North Lincoln Avenue. It is a corner parcel with 310' of frontage along Lincoln Avenue and 610' of frontage along Schneider Drive. The site is 0.2 miles north of US Route 422. The site contains one (1) access point along Lincoln Avenue and three (3) access points along Schneider Drive. The site contains approximately 50 parking spaces and a laydown yard. It is generally level and served by public utilities.

Building Size	73,104	Condition	Average
Above Grade	73,104	# of Floors	One
Below Grade	0		
Construction	Masonry		
Age	1930		

Bldg Comments The site is improved with a 73,104 square foot industrial manufacturing building. The building contains one (1) dock door and six (6) drive-in doors. The building was constructed in 1930 and sold in average overall condition.

Zoning Code	LIC, Light Industrial Commercial
Description	To provide for a variety of industrial development, while not allowing for heavy industrial uses that are likely to result in hazards or nuisances.

Other Comments Listing Broker: Jody Artz, 717-237-1631, jodyartz@howardhanna.com

Agent Notes: Sale price confirmed. Site was vacant and in poor condition at the time of sale. Former owner retired/left market which is the reason for the sale.

Comparable Sale #2



Classification: Mixed Use - Mixed
Price Per Square Foot \$58.88

Address	330 North Reading Road	Sale Date	6/30/2022
County	Lancaster	Sale Price	\$5,000,000
Municipality	Ephrata Township	Deed Reference	6689971
Grantor	Northwood Associates LLC	Parcel Number	270-33142-0-0000
Grantee	Weidman Properties LLC		

Site Size	6.00	Parking	100
Site Frontage	1270'	Parking Ratio	1.18
Topography	Slightly Sloped	LTB Ratio	3.08
Site Utilities	Private		

Site Comments The site is a 6 acre, irregular shaped parcel along North Reading Road. It is an interior parcel with 670' of frontage on West Trout Run Road and 600' along North Reading Road. The site is located two-and-a-half (2.5) miles northwest of the junction of US Routes 322 and 222. The site has two (2) points of access along North Reading Road and two (2) points of access along West Trout Run Road. The site has on lot sewage and well water. It is slightly sloped to the east and contains approximately 100 parking spaces.

Building Size	84,923	Condition	Above Average
Above Grade	84,923	# of Floors	One
Below Grade	0		
Construction	Masonry		
Age	1965, 2004		

Bldg Comments The site is improved with two (2) buildings. A one-story, 81,520 square foot retail/warehouse building occupied by four (4) tenants is located on the west end of the parcel. The retail/warehouse contains four (4) dock doors and one (1) drive-in door. The second building is a 3,403 square foot bank building occupied by one (1) tenant. It is located on the east end of the parcel. The retail/warehouse building was constructed in 1965 and the bank building in 2004. Both buildings sold in above average condition.

Zoning Code	C, Commercial
Description	These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

Other Comments Listing Broker: Bethanie S. Mackley-Zander, 717-283-0600 ext. 102, bmzander@naicpi.com

Agent Notes: Cap rate of 8%,

Comparable Sale #3



Classification: Office - Medical
Price Per Square Foot \$628.24

Address	2990 Eastern Boulevard	Sale Date	6/24/2022
County	York	Sale Price	\$3,183,909
Municipality	Springettsbury Township	Deed Reference	2735-0580
Grantor	Pineapple Investment Props LLC	Parcel Number	46-000-21-0044.00-00000
Grantee	Melchris Holdings LLC		

Site Size	1.42	Parking	35
Site Frontage	840'	Parking Ratio	6.91
Topography	Slightly Sloped	LTB Ratio	12.21
Site Utilities	Public		
Site Comments	The irregularly shaped 1.42 acre site sits on a corner with a total of 840' of frontage on three streets. The site has 300' of frontage on Eastern Boulevard, 320' on Mills Street, and 220' on Moul Street. The site is served by public utilities and is located in close proximity to Route 30. The site contains 35 parking spaces and is slightly sloped.		

Building Size	5,068	Condition	Above Average
Above Grade	5,068	# of Floors	One
Below Grade	0		
Construction	Masonry		
Age	2018		
Bldg Comments	The site is improved with a one-story, 5,068 square foot medical office building. The building was constructed of masonry materials in 2018. At the time of sale, the building was fully rented with OS1 Partners LLC as the sole tenant. It sold in above average overall condition.		

Zoning Code	N-C, Neighborhood Commercial District
Description	It is the purpose and intent of this article to provide reasonable standards for the harmonious development of apartments, business and professional offices, small-scale retail and other uses and accessory uses which are compatible with higher-density housing; regulate the density of population; provide for the public convenience and avoid undue congestion in the streets; provide standards to encourage architecturally attractive building facades and landscaping and to otherwise create conditions conducive to carrying out these and the other broad purposes of this chapter.

Other Comments Listing Broker: Derrick Dougherty, derrick.dougherty@marcusmillichap.com

Agent Notes: Sale price confirmed. It was based on NOI and Cap Rate. Property only briefly on the market. At the time of sale, Susquehanna OMS was the sole tenant in a 10-year NNN lease which began in 2018. The rent comes with a 2.5% annual increase and three, 5-year options. Cap rate is 5.25%.

Comparable Sale #4



Classification: Hospitality/Hotels & Motels - Hotels/Motels
Price Per Square Foot \$121.07

Address	504 North Mountain Road	Sale Date	6/23/2022
County	Dauphin	Sale Price	\$6,000,000
Municipality	Lower Paxton Township	Deed Reference	20220019022
Grantor	MLG Enterprises Inc.	Parcel Number	35-027-020
Grantee	SHIV 1024 LLC		
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Site Size	4.34	Parking	112
Site Frontage	620'	Parking Ratio	2.26
Topography	Slightly Sloped	LTB Ratio	3.81
Site Utilities	Public		
Site Comments	The site is a 4.34 acre, nearly rectangular shaped parcel along North Mountain Road. It is a corner parcel with 310' of frontage along North Mountain Road and 310' of frontage along North Lockwillow Avenue. The site contains one (1) point of access along North Lockwillow Avenue and 112 parking spaces. The site is slightly sloped to the west and served by public utilities.		
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Building Size	49,559	Condition	Average
Above Grade	49,559	# of Floors	Three
Below Grade	0		
Construction	Wood Frame		
Age	2010		
Bldg Comments	The site is improved with a three-story, 49,559 square foot hotel building. The building contains 93 guest rooms. It was constructed of wood materials in 2010 and sold in average overall condition.		
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Zoning Code	CN, Neighborhood Commercial District		
Description	To provide for lighter types of commercial uses that will be compatible with nearby homes.		
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Other Comments			
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Comparable Sale #5



Classification: Apartment/Multi-Family - Conversion
Price Per Square Foot \$111.62

Address	702 West Main Street	Sale Date	6/17/2022
County	Lebanon	Sale Price	\$327,500
Municipality	Palmyra Borough	Deed Reference	02316-6716
Grantor	Edward D. Jocham	Parcel Number	16-2287465-3550690000
Grantee	Eric Ziegler		

Site Size	0.28	Parking	3
Site Frontage	240'	Parking Ratio	1.02
Topography	Level	LTB Ratio	4.16
Site Utilities	Public		
Site Comments	The site is a 0.28 acre, rectangular shaped parcel along West Main Street (Route 422). It is a corner parcel with approximately 170' of frontage on Hetrick Avenue and 70' of frontage on West Main Street. The site contains one (1) point of access along an alley way and three (3) parking spaces. The site is level and is served by public utilities.		

Building Size	2,934	Condition	Average
Above Grade	2,934	# of Floors	2
Below Grade	0		
Construction	Masonry		
Age	1900		
Bldg Comments	The site is improved with a two-story, 2,934 square foot multi-family building. The building contains three (3) apartment units. Unit one contains two-bedrooms and one bathroom, unit two contains three-bedrooms and one bathroom, and unit three contains one-bedroom and one bathroom. The building was constructed in 1900 of masonry materials and sold in average overall condition.		

Zoning Code	HC, Highway Commercial
Description	This zone acknowledges the commercialization that is occurring along Main Street outside of the Central Business District and provides suitable locations for retail, service and entertainment businesses.

Other Comments Listing Agent: Adam Gamble (717) 269-2424, adam@adamgamble.com

Comparable Sale #6



Classification: Retail - Financial Institution
Price Per Square Foot \$141.14

Address	344 South Tenth Street	Sale Date	6/14/2022
County	Cumberland	Sale Price	\$540,000
Municipality	Lemoyne Borough	Deed Reference	202216578
Grantor	Manufacturers and Traders Trust Company	Parcel Number	12-22-0824-272
Grantee	Paramount Sol LLC		

Site Size	0.65	Parking	20
Site Frontage	160'	Parking Ratio	5.23
Topography	Generally Level	LTB Ratio	7.40
Site Utilities	Public		
Site Comments	The site is a 0.65 acre, nearly rectangular shaped parcel along South Tenth Street. It is an interior parcel with 160' of frontage along South Tenth Street. The site contains two (2) access points along South Tenth Street and 20 parking spaces. The site is located 0.10 miles west of Interstate 83's Lemoyne Exit #41. It is generally level and served by public utilities.		

Building Size	3,826	Condition	Average
Above Grade	3,826	# of Floors	One
Below Grade	0		
Construction	Masonry		
Age	1977		
Bldg Comments	The site is improved with a one-story, 3,826 square foot former bank building. The building contains a reception area with perimeter offices. It also contains a drive-thru area with a 1,250 square foot canopy. The building sold in average overall condition.		

Zoning Code	CG, Commercial General District
Description	To provide a suitable environment for a variety of general and automobile-oriented business and light industrial uses and those uses which are compatible with and can be located within an established, traditional mixed use community.

Other Comments Listing Broker: William M. Gladstone, NAI CIR, 717-761-5070, wgladstone@naicir.com

Agent Notes: Vacant at the time of sale. Confirmation of sale price. Condition of building was average. New owner plans on turning it into office space.

Comparable Sale #7



Classification: Retail - Financial Institution
Price Per Square Foot \$474.83

Address	1245 Cocoa Avenue	Sale Date	6/9/2022
County	Dauphin	Sale Price	\$1,500,000
Municipality	Derry Township	Deed Reference	20220017530
Grantor	Hershey Bank	Parcel Number	24-032-033
Grantee	Hershey Bar LLC		
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Site Size	2.72	Parking	35
Site Frontage	700'	Parking Ratio	11.08
Topography	Generally Level	LTB Ratio	37.51
Site Utilities	Public		
Site Comments	The site is a 2.72 acre, irregular shaped parcel along Cocoa Avenue. It is a corner parcel at the signalized intersection of Cocoa Avenue and Fishburn Road with 350' of frontage along Cocoa Avenue and 250' of frontage along Fishburn Road. The site is generally level and served by public utilities.		
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Building Size	3,159	Condition	Above Average
Above Grade	3,159	# of Floors	One
Below Grade	0		
Construction	Masonry		
Age	1975		
Bldg Comments	The site is improved with a one-story, 3,159 square foot financial institution. The building contains three (3) drive-through lanes, private offices, a reception area, a teller area, and a conference room. The building was brick masonry constructed in 1975 and sold in above average overall condition.		
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Zoning Code	Hershey Mixed Use		
Description	To retain the varying intensities of pedestrian-oriented businesses, residences, neighborhood forms and regional attractions that complement and respect the Township's traditional historic and cultural core		
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Other Comments	Listing Agent: William Gladstone, 717-761-5070 ext. 120, wgladstone@naicir.com		
	<p>Agent Notes: Sale price confirmed. Minimal time on market, 9 offers came in very quickly. Property was vacant at time of sale. Former owner consolidated bank branches. Building was in good overall condition at time of sale. Most of the property is in the 100 year floodplain. Building is slated for demolition.</p>		

Comparable Sale #8



Classification: Apartment/Multi-Family - Townhome
Price Per Square Foot \$215.09

Address	17 South Main Street	Sale Date	6/1/2022
County	York	Sale Price	\$3,900,000
Municipality	Jacobus Borough	Deed Reference	2731-1145
Grantor	421 Brothers LLC	Parcel Number	72-000-02-0152.00-00000
Grantee	17S Main LLC Et Al		

Site Size	1.43	Parking	32
Site Frontage	270'	Parking Ratio	1.76
Topography	Generally Level	LTB Ratio	3.44
Site Utilities	Public		
Site Comments	The site is a 1.43 acre, rectangularly shaped parcel along South Main Street. The site has 270' of frontage on South Main Street. The site contains 32 parking spaces and access from South Main Street. The site is 0.8 miles northwest of Interstate 83's Logansville Exit #10. It is served by public utilities and has a generally level topography.		

Building Size	18,132	Condition	Excellent
Above Grade	18,132	# of Floors	Two
Below Grade	0		
Construction	Wood Frame		
Age	2021		
Bldg Comments	The site is improved with a two-story, 18,132 square foot multi-family building constructed in 2021. The building contains 16 units. Eight (8) units are 1,265 square feet and contain three (3) bedrooms. Eight (8) units are 910 square feet in size and contain two (2) bedrooms. The building sold in excellent overall condition.		

Zoning Code	R-2 Medium-Density Residential District
Description	To provide for medium-density residential neighborhoods with a mix of housing types, to protect these areas from incompatible uses, to meet requirements of state law to provide opportunities for various housing types.

Other Comments Listing Broker: Phil Sharrow, 216-302-4400, philip.sharrow@scopecre.com

Comparable Sale #9



Classification: Retail - Restaurant
Price Per Square Foot \$314.80

Address	5235 Simpson Ferry Road	Sale Date	6/1/2022
County	Cumberland	Sale Price	\$900,000
Municipality	Hampden Township	Deed Reference	202215370
Grantor	NPC Quality Burgers, Inc.	Parcel Number	10-23-0561-043
Grantee	Chili Meat RE LLC		

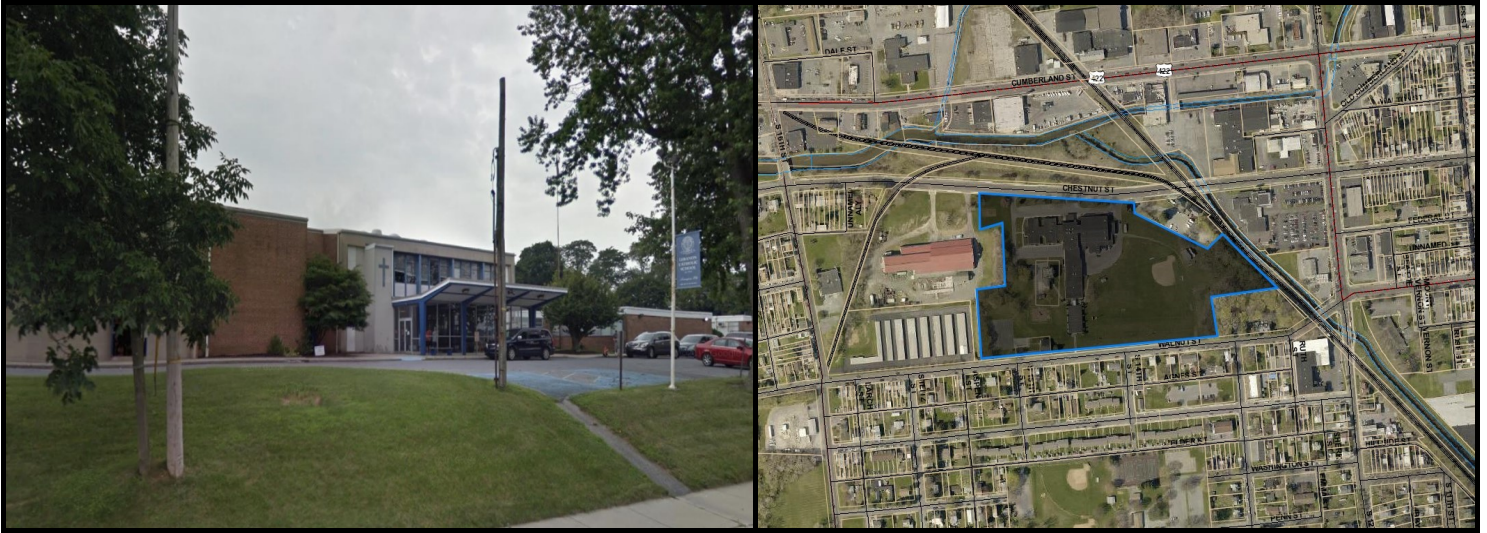
Site Size	0.87	Parking	30
Site Frontage	155'	Parking Ratio	10.49
Topography	Slightly Slopped	LTB Ratio	13.26
Site Utilities	Public		
Site Comments	The subject is an interior parcel along Simpson Ferry Road. The site has approximately 155 feet of frontage along Simpson Ferry Road with two (2) points of access along its frontage via (2) curb cuts. It has access and good visibility along this road.		

Building Size	2,859	Condition	Below Average
Above Grade	2,859	# of Floors	1
Below Grade	0		
Construction	Masonry		
Age	1986		
Bldg Comments	The site is improved with a 2,859 square foot fast food restaurant with a drive-thru. The building contains a commercial kitchen, men's and women's restrooms and a dining area. The building was vacant and unencumbered by a third-party lease at the time of sale.		

Zoning Code	C-G Commercial General
Description	The purpose of the C-G, Commercial-General District is to provide reasonable standards for the development of commercial uses in areas where such uses already exist and where the development of commercial uses is feasible. These commercial uses would include shopping centers. The standards of this district are designed to minimize traffic congestion on the streets, provide for the public convenience and fulfill the other broad purposes of this Chapter.

Other Comments This transaction occurred as part of the buyers upleg in a 1033 exchange. A 1033 exchange is a tax deferral based on Section 1033 of the Internal Revenue Service (IRS) Code related to eminent domain reinvestment. The subject owner's property was acquired by PennDOT as part of a highway project and the subject owner (PennDOT claimant) used all or part of those funds to invest in the subject property. This scenario may have put upward pressure on the sale price.

Comparable Sale #10



Classification: Special Purpose - School
Price Per Square Foot \$27.21

Address	1400 Chestnut Street	Sale Date	6/1/2022
County	Lebanon	Sale Price	\$2,200,000
Municipality	City of Lebanon	Deed Reference	02315-9416
Grantor	Bishop of Diocese of Harrisburg	Parcel Number	02-2335123-368240-000
Grantee	1400 Chestnut LLC	Multi Parcel Sale	See Other Parcel #'s Below

Site Size	13.28	Parking	110
Site Frontage	665' + 1025	Parking Ratio	1.36
Topography	Slightly Sloped	LTB Ratio	7.15
Site Utilities	Public		

Site Comments The site is three parcel, contiguous assemblage containing 13.28 acres along Chestnut Street. It is an interior parcel with 665' of frontage along Chestnut Street and 1,025' of frontage along Walnut Street. The site contains two (2) points of access and 110 parking spaces. The site abuts a rail line. It is slightly sloped to the northeast towards the Quittapahilla Creek and served by public utilities.

Building Size	80,857	Condition	Below Average
Above Grade	80,857	# of Floors	Two
Below Grade	0		
Construction	Brick		
Age	1960		

Bldg Comments The site is improved with four (4) buildings containing 80,857 square feet. The buildings include a 69,931 square foot school, a 6,124 square foot Convent, a 3,152 square foot office building, and a 1,650 square foot weight room. The buildings were brick masonry constructed in 1960 and sold in average overall condition.

Zoning Code	RHD, Residential High Density
Description	To provide for a neighborhood with a mix of housing types, in a manner that respects and continues traditional forms of development.

Other Comments Listing Agent: Jimmy Koury 717-439-2115, jkoury6294@aol.com

Agent Notes: Sale price confirmed. Buyer received many offers. Reason for sale was enrollment issues. Condition was poor as it had been vandalized several months prior to sale. New owner plans to demolish and approvals are up for review for a 275 unit rental community.