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# VALUE TERMINAL

## Central PA Commercial & Industrial

**March 2023**

The Value Terminal is a monthly publication providing market participants and analysts with a snapshot into the Central PA Commercial, Industrial, and Investment Markets.



<b>Address:</b>	870 East Main Street
<b>Municipality:</b>	Earl Township, Lancaster County
<b>Site Size:</b>	1.3 acres
<b>Building Size:</b>	16,965 square feet
<b>Number of Units:</b>	1
<b>Year Built:</b>	1977
<b>Zoning:</b>	C, Commercial District
<b>Sale Date:</b>	1/26/2023
<b>Sale Price:</b>	\$2,450,000

<b>Address:</b>	1001-1031 North Mountain Road
<b>Municipality:</b>	Lower Paxton Township, Dauphin County
<b>Site Size:</b>	1.74 acres
<b>Building Size:</b>	17,963 square feet
<b>Number of Units:</b>	9
<b>Year Built:</b>	1989
<b>Zoning:</b>	CN, Neighborhood Commercial District
<b>Sale Date:</b>	1/23/2023
<b>Sale Price:</b>	\$2,700,000



<b>Address:</b>	3605 North Progress Avenue
<b>Municipality:</b>	Susquehanna Township, Dauphin County
<b>Site Size:</b>	0.56 acres
<b>Building Size:</b>	8,960 square feet
<b>Number of Units:</b>	2
<b>Year Built:</b>	1979
<b>Zoning:</b>	BOR, Business, Office, Residential District
<b>Sale Date:</b>	1/18/2023
<b>Sale Price:</b>	\$775,000



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<b>Address:</b>	38 East Walnut Street
<b>Municipality:</b>	Lancaster City, Lancaster County
<b>Site Size:</b>	0.07 acres
<b>Building Size:</b>	10,060 square feet
<b>Number of Units:</b>	16
<b>Year Built:</b>	1880
<b>Zoning:</b>	CB, Commercial Central Business District
<b>Sale Date:</b>	1/17/2023
<b>Sale Price:</b>	\$2,688,500

<b>Address:</b>	1397 Arcadia Road
<b>Municipality:</b>	Lancaster City, Lancaster County
<b>Site Size:</b>	3.3 acres
<b>Building Size:</b>	68,204 square feet
<b>Number of Units:</b>	5
<b>Year Built:</b>	1970
<b>Zoning:</b>	CM District, Central Manufacturing
<b>Sale Date:</b>	1/16/2023
<b>Sale Price:</b>	\$5,000,000



<b>Address:</b>	1824 Good Hope Road
<b>Municipality:</b>	Hampden Township, Cumberland County
<b>Site Size:</b>	4.11 acres
<b>Building Size:</b>	33,840 square feet
<b>Number of Units:</b>	2
<b>Year Built:</b>	2020
<b>Zoning:</b>	O-P, Office Park
<b>Sale Date:</b>	1/13/2023
<b>Sale Price:</b>	\$12,100,000



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<b>Address:</b>	<b>1764 Rohrerstown Road</b>
<b>Municipality:</b>	East Hempfield Township, Lancaster County
<b>Site Size:</b>	4.5 acres
<b>Building Size:</b>	49,468 square feet
<b>Number of Units:</b>	1
<b>Year Built:</b>	1988
<b>Zoning:</b>	E, Enterprise Zone
<b>Sale Date:</b>	1/12/2023
<b>Sale Price:</b>	\$2,334,039

<b>Address:</b>	<b>100 West Franklin Street</b>
<b>Municipality:</b>	New Holland Borough, Lancaster County
<b>Site Size:</b>	1.3 acres
<b>Building Size:</b>	45,252 square feet
<b>Number of Units:</b>	1
<b>Year Built:</b>	1947
<b>Zoning:</b>	M, Manufacturing District
<b>Sale Date:</b>	1/5/2023
<b>Sale Price:</b>	\$1,500,000



**Michael J. Rohm, MAI, CCIM**

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Michael J. Rohm, MAI, CCIM, R/W-AC is a fee appraiser and real estate agent working throughout Pennsylvania. He is Managing Director of Commonwealth Commercial Appraisal Group and is Director of Valuation Advisory and Senior Associate with Landmark Commercial Realty.

#### Board Involvement:

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