

RETAIL/COMMERCIAL NEWLY UPDATED

FOR SALE

20 S UNION ST |
MIDDLETOWN, PA 17057

Presented By:

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**CAPSTONE
COMMERCIAL**

205 W Caracas Ave | Hershey, PA 17033



FOR SALE

20 S Union St | Middletown, PA 17057

PROPERTY DESCRIPTION

Quality retail and commercial building with a wide array of flexible uses. Under the C-2 zoning in Middletown Boro, the property is adaptive for many uses.

Most recently the building has been fit out for a retail storefront. Quality glass storefront is installed, and attractive finishes. The current fit out features a food service counter, dining area, bathroom and office/storage area.

There are 6 off street parking spaces behind building, and generous on street parking for customers.

The visible location along the main corridors in Middletown make an attractive location for many users. Middletown is a growing area with a diverse economy.

PROPERTY HIGHLIGHTS

- Off street parking for 6 cars
- C-2 commercial zoning with wide array of uses
- Current retail storefront fit out



OFFERING SUMMARY

Sale Price:	\$299,900
Lot Size:	0.13 Acres
Building Size:	2,996 SF
APN:	41-009-026
Zoning:	Commercial-2
Municipality:	Middletown Borough
County:	Dauphin



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EXTERIOR

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INTERIOR

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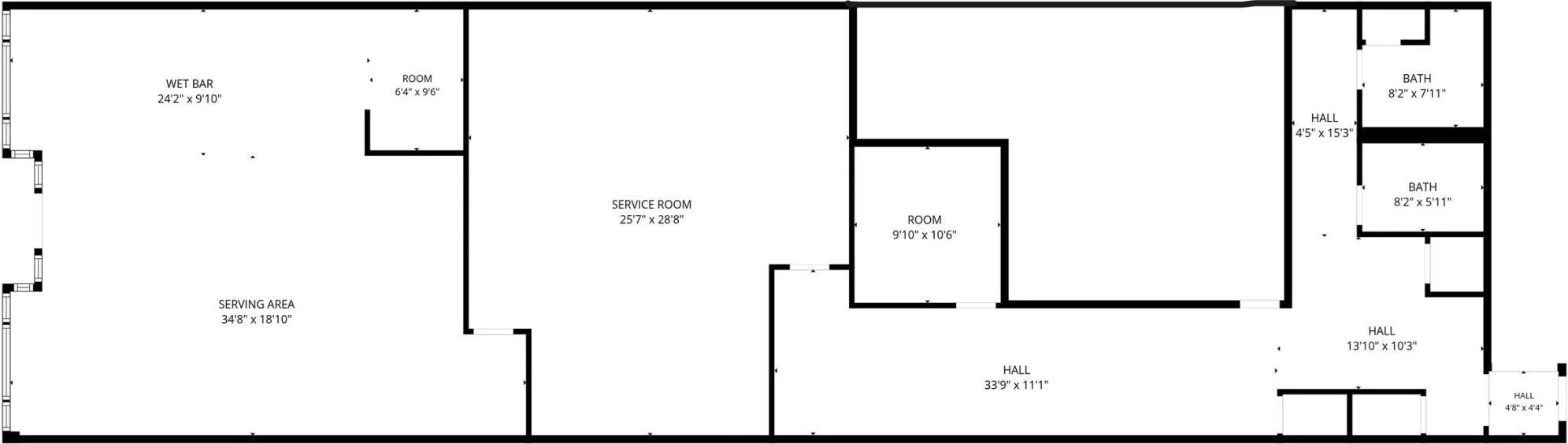
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FLOOR PLAN

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PARCEL OUTLINE

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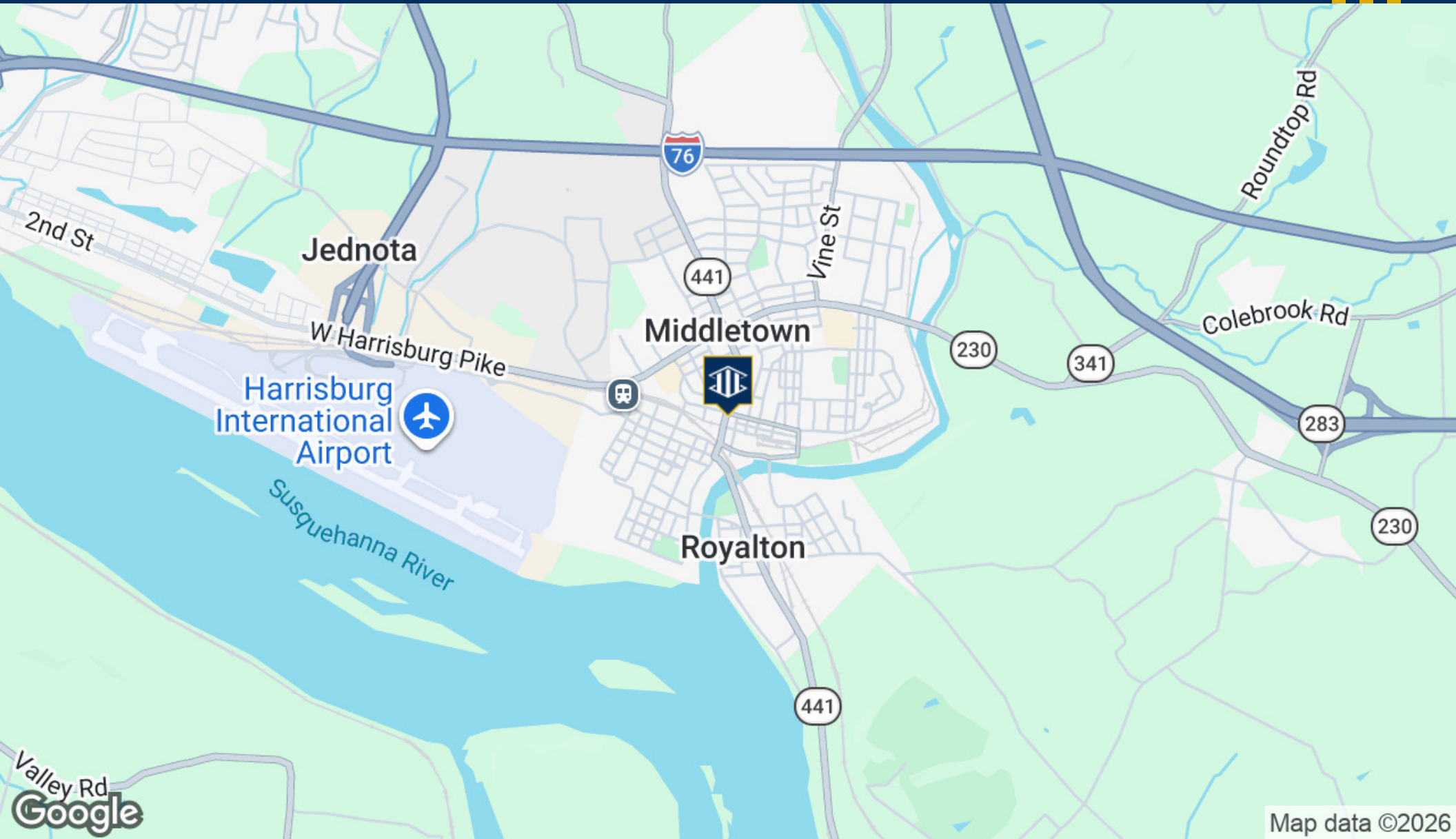
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AREA OVERVIEW

20 S Union St | Middletown, PA 17057



Map data ©2026



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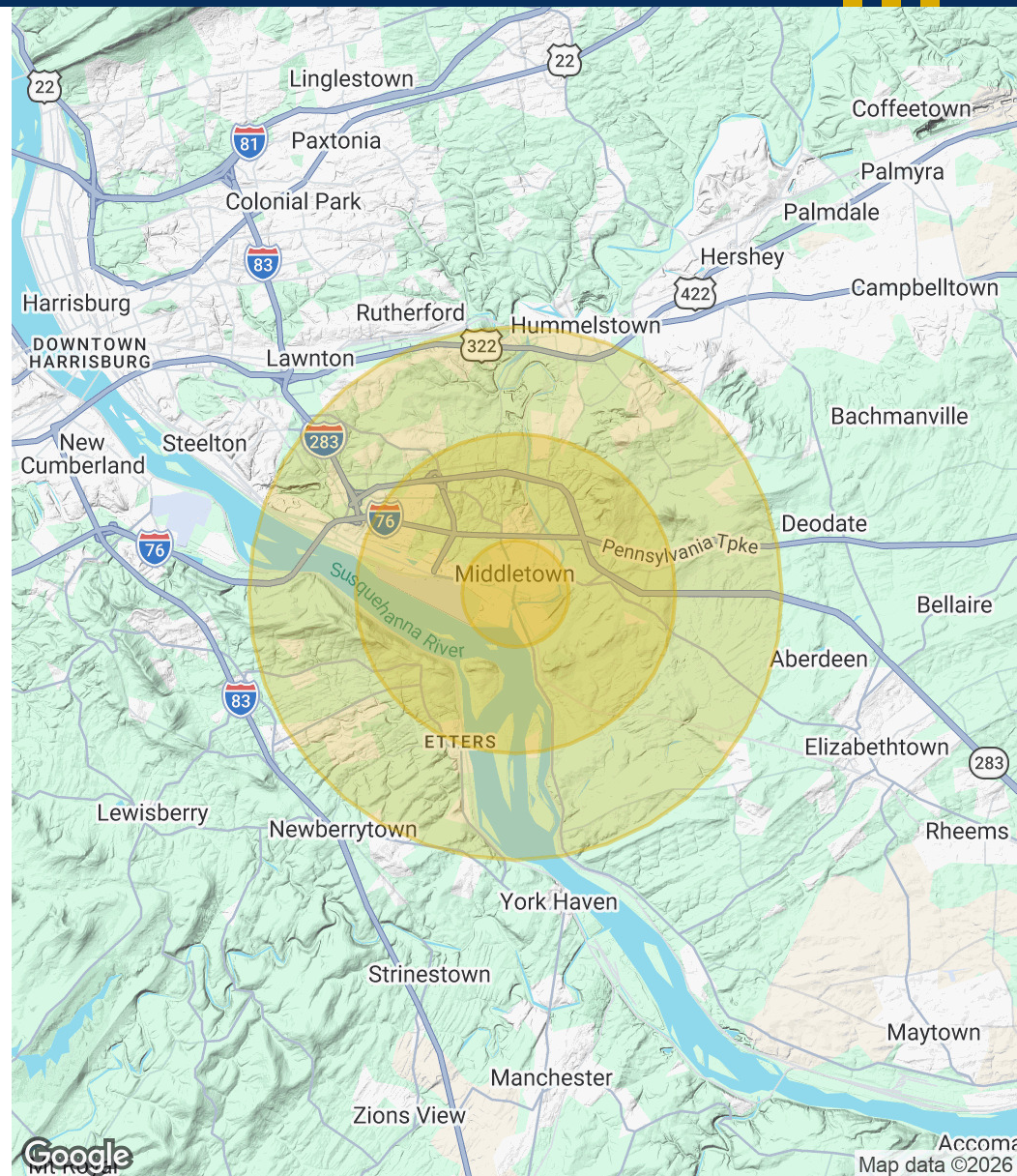
DEMOGRAPHICS

20 S Union St | Middletown, PA 17057

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,902	22,404	56,486
Average Age	34.5	38.7	40.3
Average Age (Male)	31.6	37.7	40.2
Average Age (Female)	36.5	39.3	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,245	9,711	23,656
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$65,783	\$90,456	\$111,578
Average House Value	\$169,714	\$209,329	\$255,710

2023 American Community Survey (ACS)



ADVISOR BIO

20 S Union St | Middletown, PA 17057



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Principal & Senior Advisor

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Naomi Brown is the Broker of Record for Capstone Commercial. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure.

Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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