

OFFICE BUILDING AND RESTAURANT PAD SITE

FOR LEASE

THE POND

MIDDLETOWN, PA 17057

The Pond
on Fulling Mill




2,500 SF Restaurant Pad



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THE POND

PROPERTY DETAILS

FOR LEASE

\$24.00 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$24.00 SF/yr (NNN)
Available SF	2,500 - 10,000 SF

PROPERTY SUMMARY

Address	Walden Way Middletown, PA 17057
Municipality	Lower Swatara
County	Dauphin
Tax Parcel #	36-005-387, 36-005-388, 36-005-389, 36-005-390, 36-005-114
Year Built	2026

PROPERTY HIGHLIGHTS

- Two spaces available - 2,500 SF and 10,000 SF (10,000 SF may be split into two 5,000 SF spaces)
- New construction
- Convenient location
- Captive audience
- Professionally managed

PROPERTY DESCRIPTION

The Pond is a vibrant 55-plus community currently under contract, which, upon completion, will encompass over 200 residences. Additionally, there are two commercial spaces available for businesses seeking to serve The Pond and its surrounding communities. These spaces are ideal for restaurants and medical or professional office establishments.

LOCATION DESCRIPTION

Conveniently located near an interchange of I-83 making for easy travel to Harrisburg and Lancaster markets.



BUILDING INFORMATION

Construction	Frame
# of Floors	1
Restrooms	Negotiable
HVAC	Electric
Electric	PPL
Lighting	LED
Walls	Drywall
Floor Type	Concrete
Business ID Sign	Yes

UTILITIES & ZONING

Zoning	CN - Commercial Neighborhood; permits offices, food stores, hardware stores, florists, eating and drinking places, general merchandise, banking, beauty shops, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.
Water & Sewer	Public

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LEASE SPACES

FOR LEASE

\$24.00 SF/YR (NNN)

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months minimum
Total Space:	2,400 - 10,000 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2,500 SF	Available	2,400 SF	NNN	\$24.00 SF/yr	CAM - \$4.50/SF - includes taxes, snow, lawn, and property insurance Property insurance in CAM. Tenant shall be responsible for renters insurance and name Landlord as additional insured.
5,000 SF - 10,000 SF	Available	5,000 - 10,000 SF	NNN	\$24.00 SF/yr	CAM - \$4.50/SF - includes taxes, snow, lawn, and property insurance Property insurance in CAM. Tenant shall be responsible for renters insurance and name Landlord as additional insured.

2,500 SF Restaurant Pad

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LEASE INFORMATION

FOR LEASE
\$24.00 SF/YR (NNN)

LEASE INFORMATION

Monthly Payments	Depends on amount leased
Annual Rent	Depends on amount leased
Real Estate Taxes	Included in CAM
Finish Allowance	Landlord to provide drop ceilings, HVAC, and lights
Lease Term	Negotiable
Options	Negotiable
Security Deposit	Yes

LANDLORD/TENANT RESPONSIBILITIES

Heat	T	Taxes	T
Trash Removal	T	Electric	T
Insurance	T	Janitorial	T
Air Conditioning	T	Structure Repairs	L
HVAC Repairs	T	Parking Lot Maintenance	T
Interior Repairs	T	Light Bulbs	T
Water & Sewer	T	Plumbing Repairs	T
Supplies	T	Roof Repairs	L



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