

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Brand new medical/office space available 4th Quarter of 2022. Located at the fully signalized intersection of Linglestown Road and Crums Mill Road.

PROPERTY HIGHLIGHTS

- Directly across the street from Blue Ridge Village (Starbucks, Tide Cleaners, Jersey Mike's, CVS, Penn State Health)
- Close proximity to I-81
- Linglestown Rd Traffic Counts = 18,264 ADT

OFFERING SUMMARY

Lease Rate:	\$18.95 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	3 Acres
Year Built:	TBD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,410	14,483	45,107
Total Population	3,562	33,752	107,278
Average HH Income	\$106,458	\$84,458	\$69,263



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425 N. 21st Street, Suite 302, Camp Hill, PA 17011

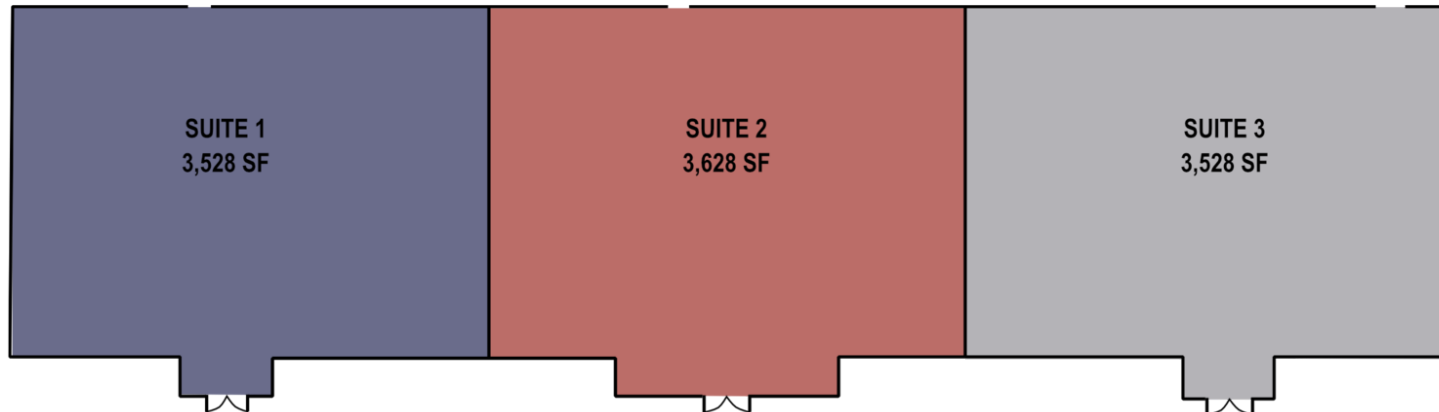
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4033 Linglestown Road

NEW OFFICE PROPERTY FOR LEASE

4033 Linglestown Road Harrisburg, PA 17112

AVAILABILITY



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LOCATION



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OFFICE PROPERTY FOR LEASE

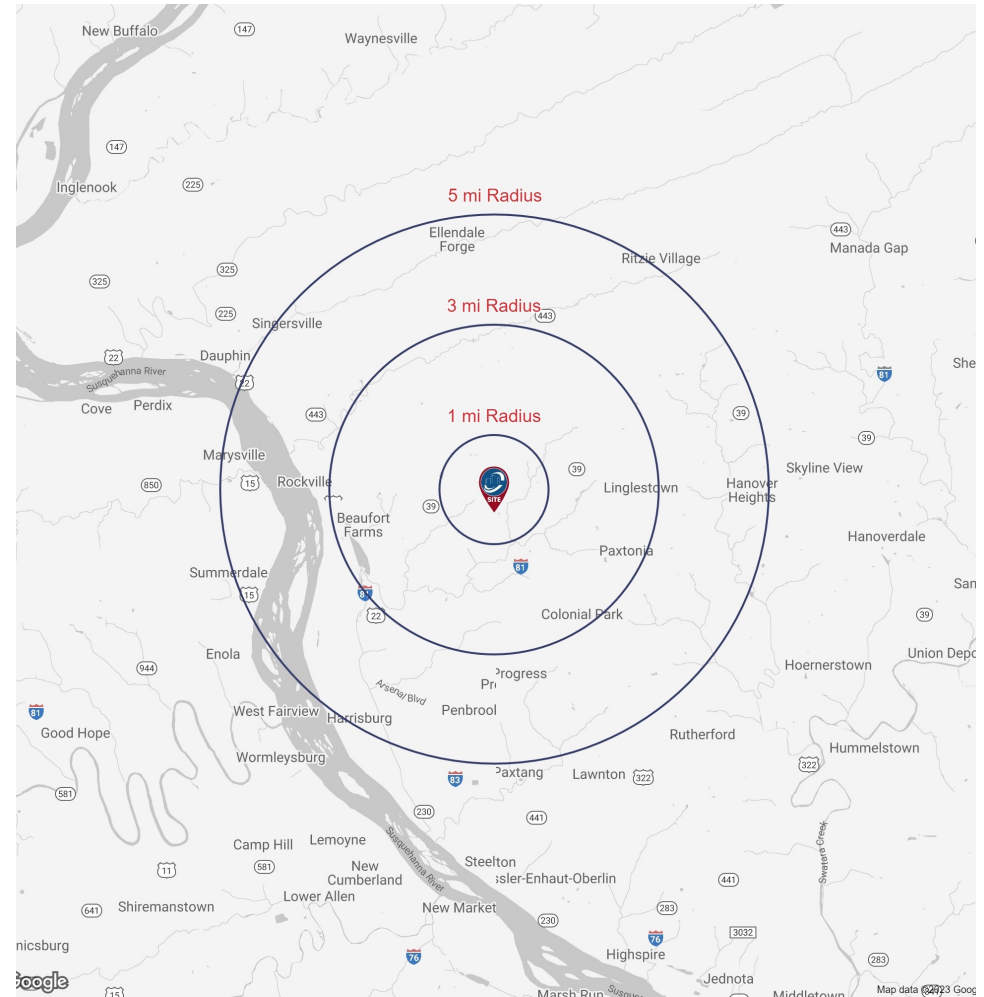
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,562	33,752	107,278
Average Age	46.1	42.9	40.1
Average Age (Male)	44.9	42.1	38.3
Average Age (Female)	46.8	43.3	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,410	14,483	45,107
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$106,458	\$84,458	\$69,263
Average House Value	\$263,286	\$215,568	\$185,319

* Demographic data derived from 2020 ACS - US Census



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