

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	5,787 SF
Lot Size:	5,787 +/- SF
Building Built:	1973
County:	Dauphin
Township / Municipality:	East Hanover Township
Zoning:	Rural Agriculture

PROPERTY OVERVIEW

Commercial property consisting of approximately 5,787 +/- SF of office and warehouse flex space. 5 acre lot offers lots of outside storage! Property also includes a 1,700 SF +/-, 2 unit mixed-use building comprised of an office on the 1st floor and an apartment on the second. Located in East Hanover Township on Route 743. Easy access with excellent visibility and signage. Perfect for owner/user or investor. Property is currently an approved non-conforming use, and the township will allow future "Contractor" uses/users.



Chuck Heller, SIOR
Executive Vice President
717.731.1990 x3018
cheller@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

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

LANDMARKCR.com

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS



Chuck Heller, SIOR
Executive Vice President
717.731.1990 x3018
cheller@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

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

LANDMARKCR.com

613 Laudermilch Road

FLEX COMMERCIAL PROPERTY FOR SALE

613 Laudermilch Road Hummelstown, PA 17036

AERIAL



Chuck Heller, SIOR
Executive Vice President
717.731.1990 x3018
cheller@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

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

LANDMARKCR.com

613 Laudermilch Road

FLEX COMMERCIAL PROPERTY FOR SALE

613 Laudermilch Road Hummelstown, PA 17036

TRADE AERIAL



Chuck Heller, SIOR
Executive Vice President
717.731.1990 x3018
cheller@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

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

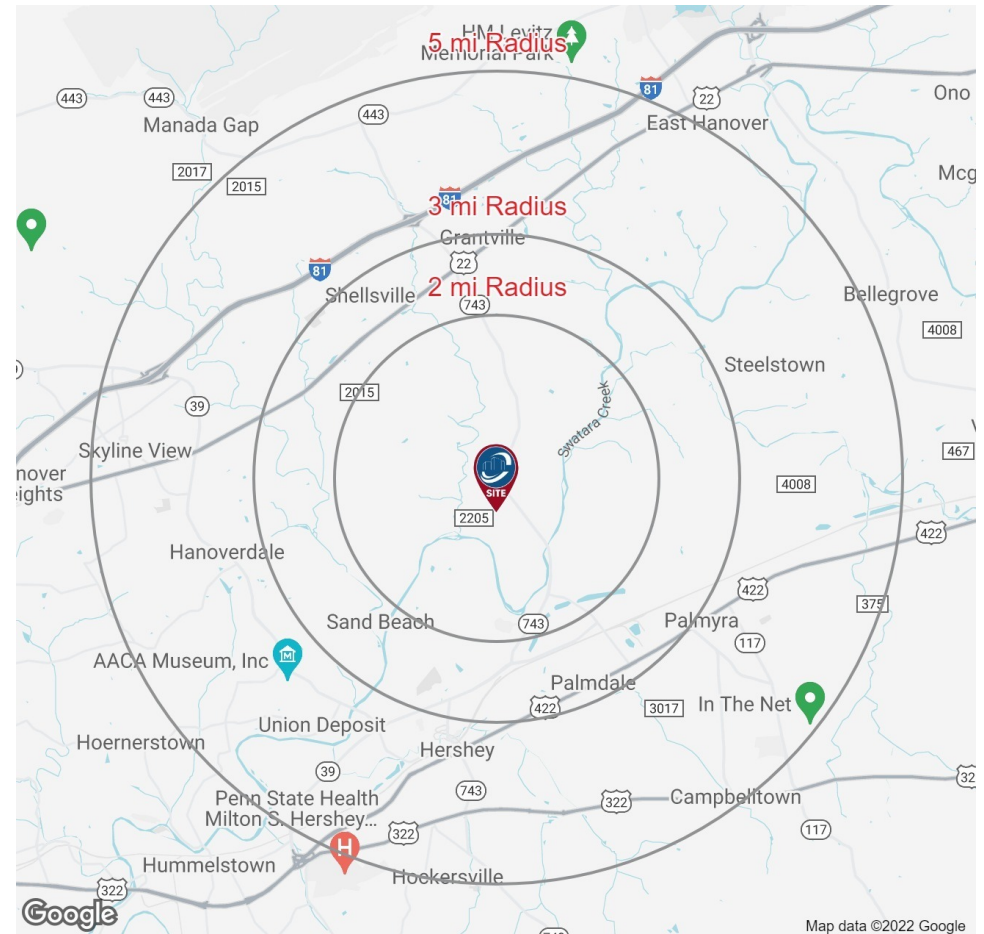
LANDMARKCR.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	448	40,203	134,424
Average Age	41.8	41.6	40.2
Average Age (Male)	41.1	40.5	39.2
Average Age (Female)	43.5	42.9	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	162	16,947	53,092
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$69,278	\$71,420	\$78,888
Average House Value		\$192,217	\$199,877

* Demographic data derived from 2020 ACS - US Census



Chuck Heller, SIOR
Executive Vice President
717.731.1990 x3018
cheller@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

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

LANDMARKCR.com