

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,475,000
Lease Rate:	Negotiable
Building Size:	12,282 SF
Lot Size:	1.78 Acres
Available SF (Min - Max):	900 - 2380
Year Built:	1997
County:	York
Township / Municipality:	Fairview
Zoning:	Office
Cross Streets:	Limeclin Rd.

PROPERTY OVERVIEW

764 Corporate Circle is an ideal office property due to its convenient and well established location.

The property has a beautiful multi-story facade and is well maintained.

The property also has a few small offices available for lease.

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Rare opportunity to lease small suites within an office park setting 1/4 mile from I-83 and PA Turnpike (I-76)
- Very easy access to York, Harrisburg, and Mechanicsburg
- Located just off the I-83 Limekiln Exit.
- Small office/flex suites available
- Perfect owner/user property for anyone needing office and flex space
- Income producing with 4 tenants in place
- Very easy access to York, Harrisburg, and Mechanicsburg
- Back parking lot allows for some outdoor storage
- Building is equipped with one drive-in door and 1 dock door. Knock-outs for additional drive in-doors exist.



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764 Corporate Circle

OFFICE PROPERTY FOR SALE / LEASE

764 Corporate Circle New Cumberland, PA 17070

TRADE AERIAL



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LOCATION MAP



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LEASE SPACES

LEASE INFORMATION

Lease Type:	MG; NN	Lease Term:	Negotiable
Total Space:	900 - 2,380 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor West	Available	900 SF	Modified Gross	Negotiable	-
1st Floor East	Available	900 SF	Modified Gross	Negotiable	-
2nd Floor Main Building	Available	2,380 SF	Modified Gross	Negotiable	-
Suite 300	Available	1,250 SF	Modified Net	Negotiable	-



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	6 MILES
Total Population	4,287	44,358	192,436
Average Age	40.1	39.2	38.9
Average Age (Male)	38.4	38.5	37.2
Average Age (Female)	42.4	37.5	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	1,662	18,458	87,060
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$109,933	\$80,955	\$72,346
Average House Value	\$226,052	\$179,525	\$165,633

* Demographic data derived from 2020 ACS - US Census

