

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	100 SF
Lease Rate:	\$300.00 per month (NNN)
Building Size:	15,000 SF
Lot Size:	2.73 Acres
County:	Cumberland
Township / Municipality:	Lemoyne Borough
Zoning:	Commercial/Office
Cross Streets:	Lemoyne Drive

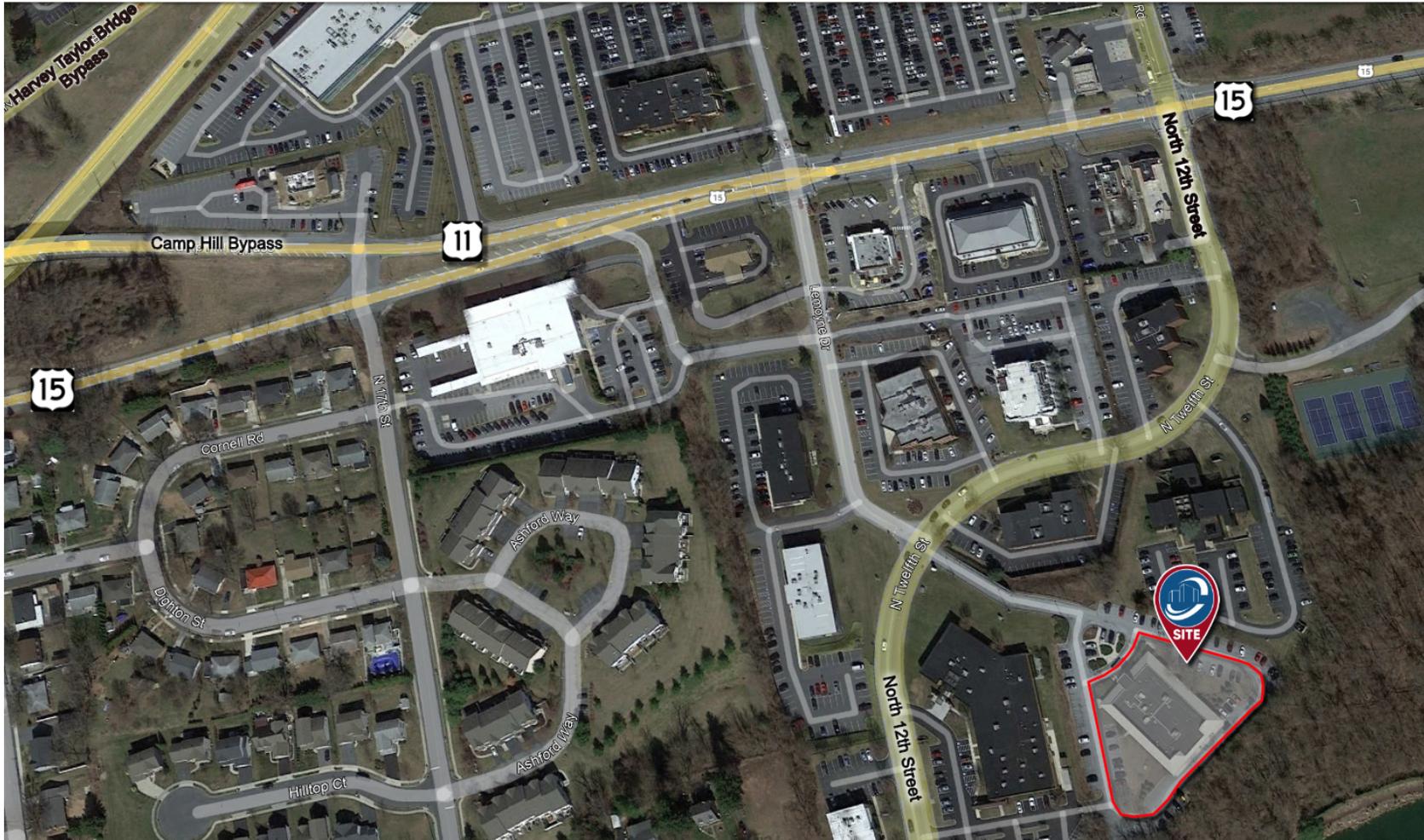
PROPERTY OVERVIEW

A small, single room office available, perfect for any professional office user in need of a small office or satellite location. Co-tenants include: Penn State Health, DaVita Dialysis, and Select Medical Physical Therapy.

PROPERTY HIGHLIGHTS

- The property is situated in Lemoyne Borough just a half mile from Camp Hill and all it's amenities
- Right down the street from Penn State Geisinger's Holy Spirit Campus
- Just minutes from Harrisburg's Downtown Business District and the Capitol Complex
- Traffic Count: 7,815 VPD

LOCATION MAP

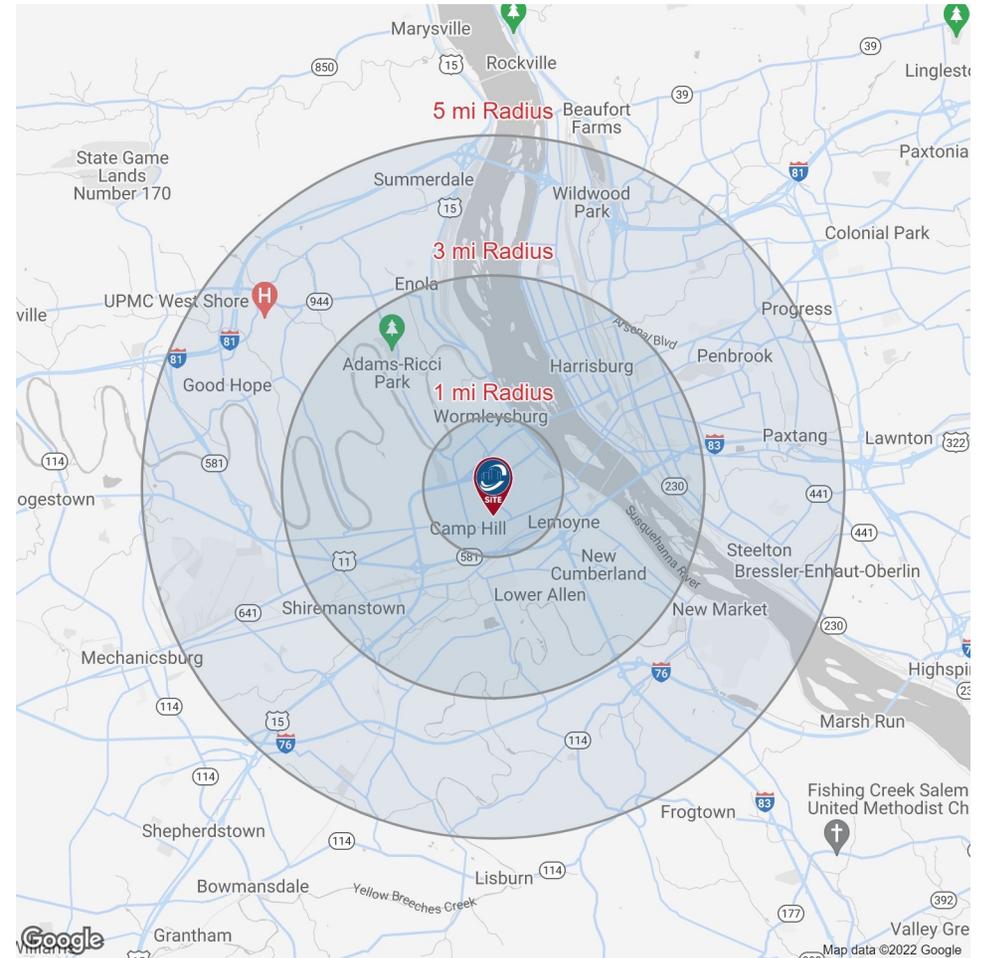


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	487	2,649	10,661
Average Age	41.1	40.9	40.9
Average Age (Male)	42.2	40.7	41.1
Average Age (Female)	41.1	41.4	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	189	1,057	5,048
# of Persons per HH	2.6	2.5	2.1
Average HH Income	\$99,806	\$90,103	\$77,596
Average House Value	\$215,397	\$214,150	\$205,578

* Demographic data derived from 2020 ACS - US Census



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