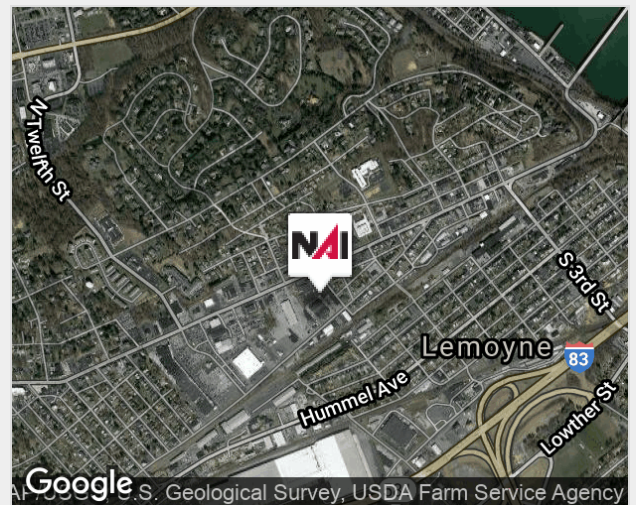


829 State Street

Lemoyne, Pennsylvania 17043



Property Features

- This property is a combination of light industrial flex and neighborhood retail center
- Close to dense population of residential and business community
- Zoning permits artisan studio, food service, dry cleaning facility, office, personal service, retail, tattoo parlor, and light industrial uses
- Population of 90,860 within a three-mile radius
- Various suite sizes from 2,100 SF to 16,262 SF

For more information:

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Central PA Retail Sale

RS17245

829 State Street, Lemoyne, PA

Cumberland County
Lemoyne Borough Township

Established neighborhood shopping center. Potential redevelopment opportunity.



Contact Information

Daniel J. Alderman

Dalderman@naicir.com

717-761-5070 ext. 132

Availability Information

Sq Ft Available	53,680 SF
Min Contiguous SF	53,680 SF
Max Contiguous SF	53,680 SF
Availability	Immediately
Space Available	See attached plans
Rooms & Sizes	Building A; suite 201 - 2,616 SF, suite 2002 - 2,100 SF, suite 3001 - 3,298 SF, suite 3002 - 3,253 SF, suite 3003 - 2,169 SF, suite 3004 - 3,747 SF, suite 3005 - 3,795

SF
Building B; suite 1008A - 1,034 SF, suite 1012 - 3,714 SF

Building Information

Total Bldg Sq Ft	53,680 SF
Construction	Masonry
Basement	No
Elevator	No
Restrooms	Varies by suite
Reinforcement Method	Slab
No. Of Floors	Two
Ceiling Height	Varies by suite
Sprinklers	No
Roof	Rubber
Ceiling Type	Acoustic tiles
Walls	Drywall
Floor Type	Concrete
Lighting	Fluorescent
Business ID Sign	Yes

Land Information

Tax Parcel #	12-21-0267-323
Acres	2.600 AC
Sq. Ft.	113,256 SF
Frontage	367.87' on State Street
Dimensions	367.87' x 235.39' x 67.75'; x 368.46' x 300.74
Parking	In common

Utilities & Zoning Information

Water	Public
Sewer	Public
Zoning	CG - Commercial General; permits artisan studio, food service, dry cleaning facility, liquor store, office, personal service, retail, tattoo parlor, light industrial, etc.

Retail Information

Demographics			
Radius	Population	Households	Household Income
1	11,289	5,137	\$74,638
3	90,860	37,479	\$68,250
5	183,305	76,187	\$73,135

Traffic Count	Average Daily Traffic on: State Street - 4,794 (both directions) Market Street - 12,942 (both directions)
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Sales Information

Real Estate Tax	\$44,234.86
Transfer Tax	Divided equally between buyer & seller.
Financing	Conventional or cash

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

For Sale

Retail



For Sale

Retail



1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SUITE NUMBER	RSFA
101	2,014
201	2,018
1001	2,731
1002	1,730
1003	1,365
1004/1005	1,344
1007	998
1008	861
1009	1,024
1010	1,024
1011	986
1012	2,774
1013	1,024
1015	2,115
1016	1,122
1017	986
1018	1,024
1019	1,448
1020/1021	1,711
1022	1,024
1023	1,024
1024	1,201
1025	1,194
1026	1,747
1027	1,122
TOTAL	32,888