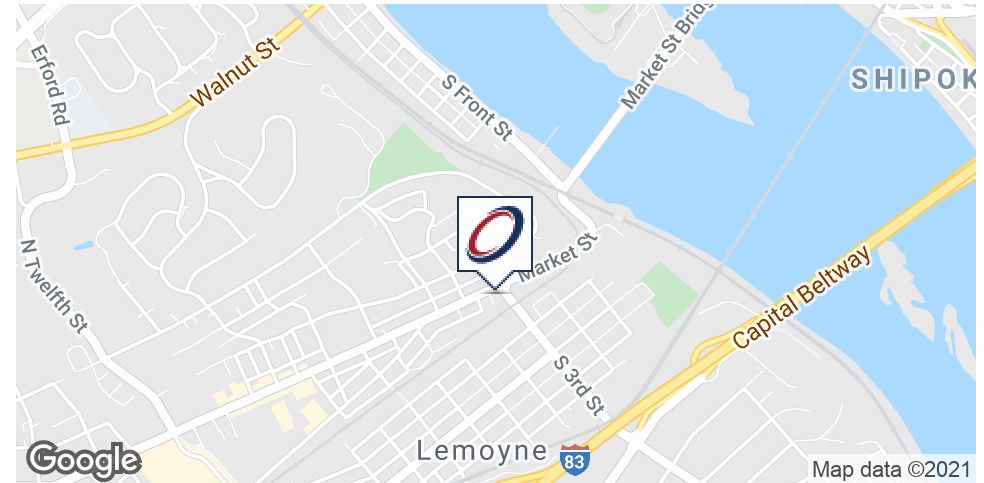


### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Lease Rate, Lower Level, 2,000 SF:	\$1,300/Month/MG
Lease Rate, 1st Floor, 815 SF:	\$1,000/Month/MG
Available SF:	815 - 2,000 SF
Lot Size:	0.42 Acres
Zoning:	Commercial
Cross Street:	3rd Street
Municipality:	Borough of Lemoyne
County:	Cumberland County
Building Size:	4,980 SF

#### PROPERTY OVERVIEW

Retail/Office Space for Lease in the Heart of Lemoyne, PA, with great visibility, easy access and good signage.

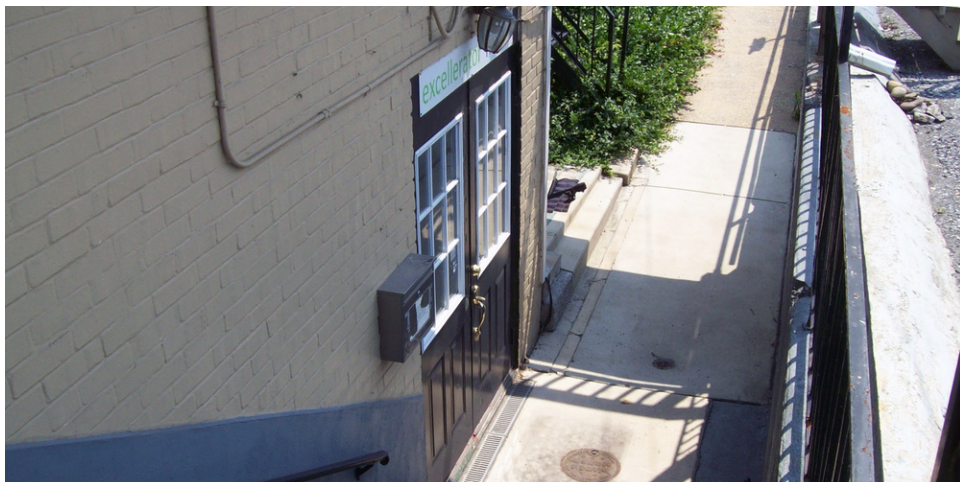
#### PROPERTY HIGHLIGHTS

- 1st floor space is 815 SF with a large sign, reception area, large open room, breakroom, and private office.
- Space in the lower level is 2,000 SF consisting of an open area in the middle with five offices.
- Lots of in-common parking on the side of the building
- Tenant pays for heat, electric, insurance, janitorial, HVAC service contract, small interior repairs and lighting
- Landlord pays for taxes, water/sewer, trash removal, parking lot maintenance, plumbing repairs, structure and roof repairs.



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**LOWER LEVEL - 2,000 SF - OIL HEAT, PHASE 3 ELECTRIC, 400 AMP**



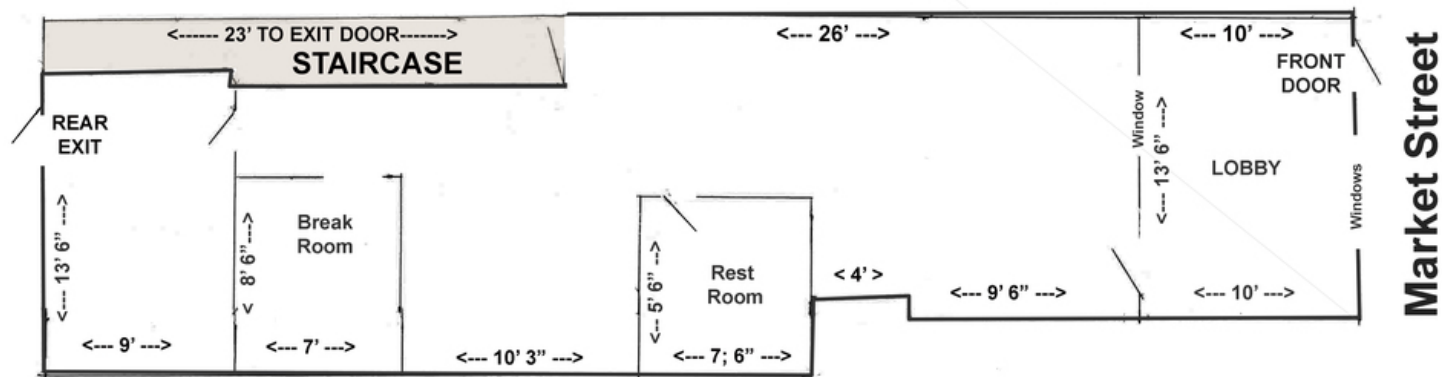
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akohr@landmarkcr.com

1ST FLOOR-815 SF - GAS HEAT, 200 AMP ELECTRIC



## ADDITIONAL PHOTOS

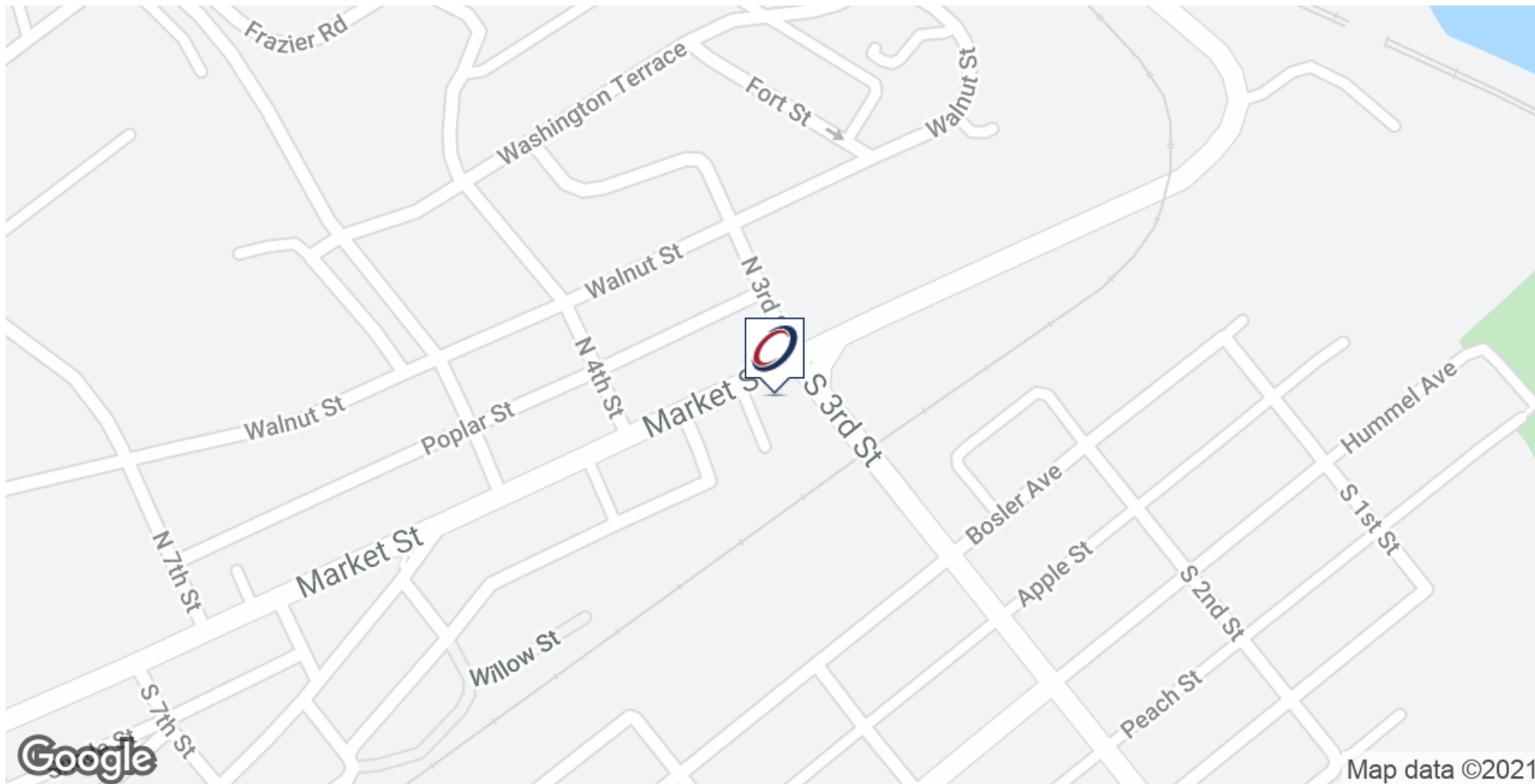
304-314 Market Street  
Lemoyne, PA  
Suite 304



## RETAIL AERIAL



### LOCATION MAP



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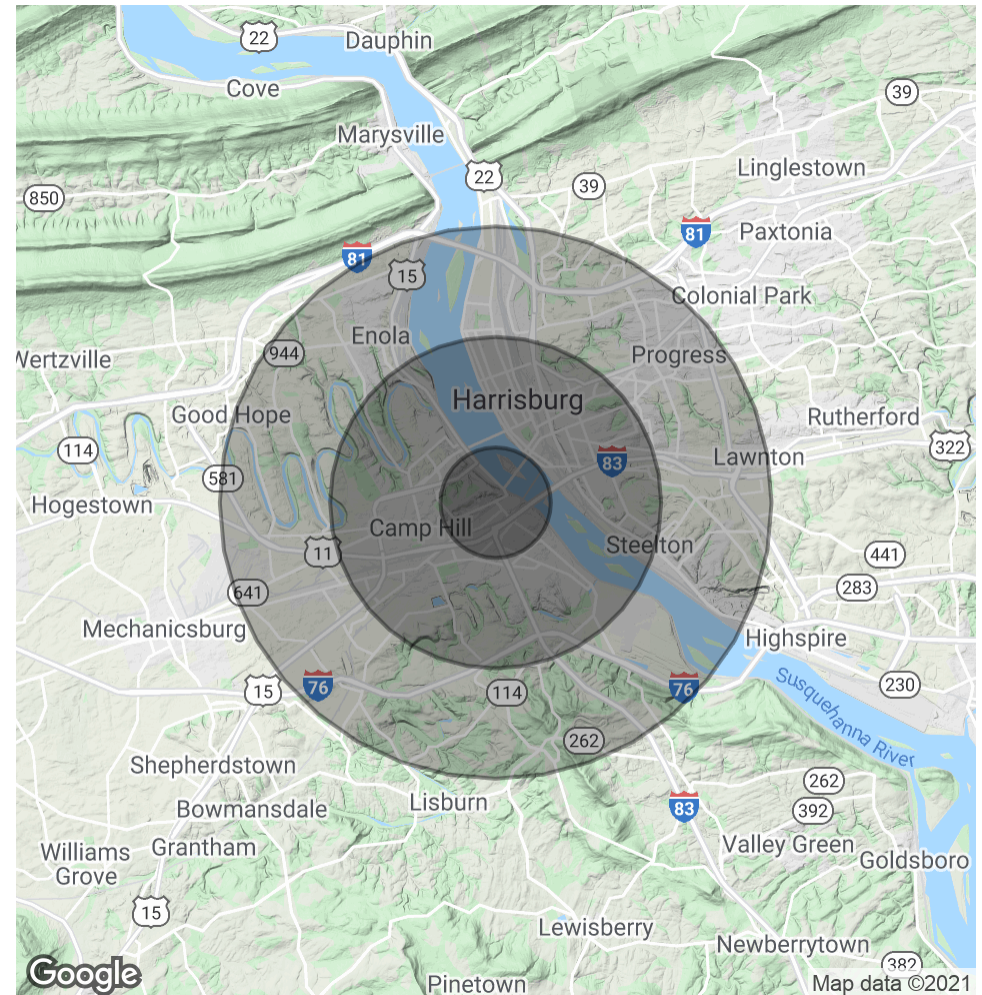
### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,188	97,490	186,299
Average age	39.6	36.3	37.6
Average age (Male)	38.4	33.7	35.4
Average age (Female)	41.5	37.3	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,354	41,758	77,664
# of persons per HH	1.9	2.3	2.4
Average HH income	\$53,721	\$53,244	\$59,216
Average house value	\$216,779	\$142,831	\$159,596

\* Demographic data derived from 2010 US Census



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