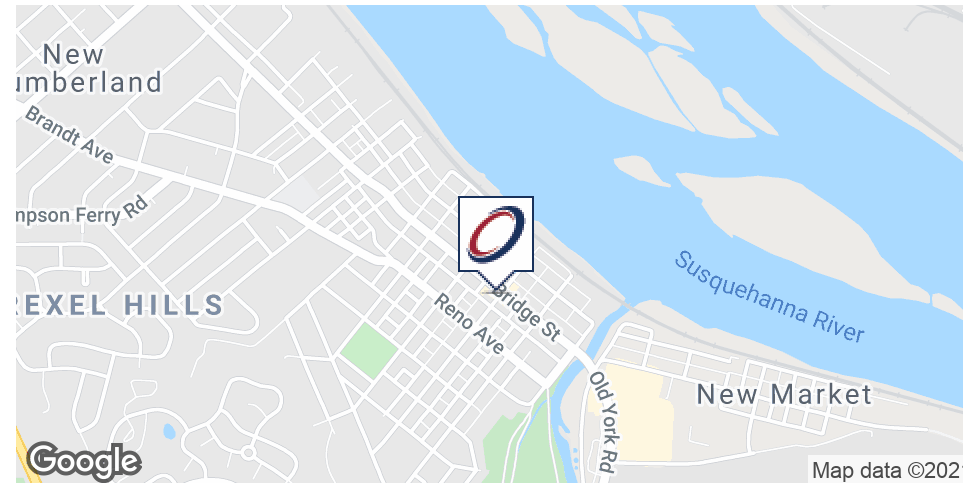


### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	10,000 SF
Available SF:	600 - 1,105 SF
Lot Size:	0.75 Acres
Renovated:	2007
Zoning:	Commercial C-1
Municipality:	Borough of New Cumberland
County:	Cumberland County

#### PROPERTY OVERVIEW

Located in the Heart of New Cumberland at 3rd & Bridge Streets, at a signaled intersection.

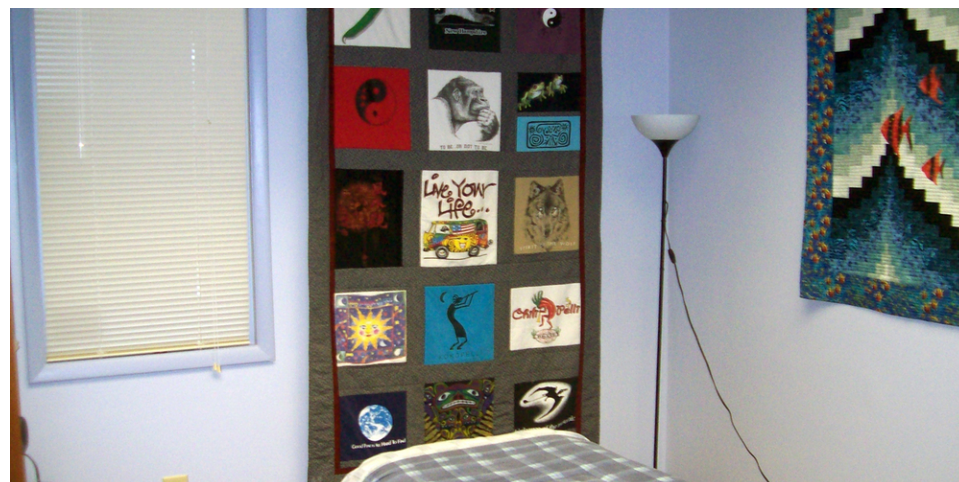
#### PROPERTY HIGHLIGHTS

- 1,105 SF, 2nd floor office suite with reception area, offices, mail room & large open room
- 600 SF, 2nd floor office space with a large open room, private side offices, and attic space
- Ample parking in rear parking lot and street parking
- Back staircase to second floor off of rear parking lot
- Tenant pays for electricity, liability insurance, IT, small repairs less than \$200
- Landlord pays all taxes, building insurance, snow removal, roof and structure, common area expenses



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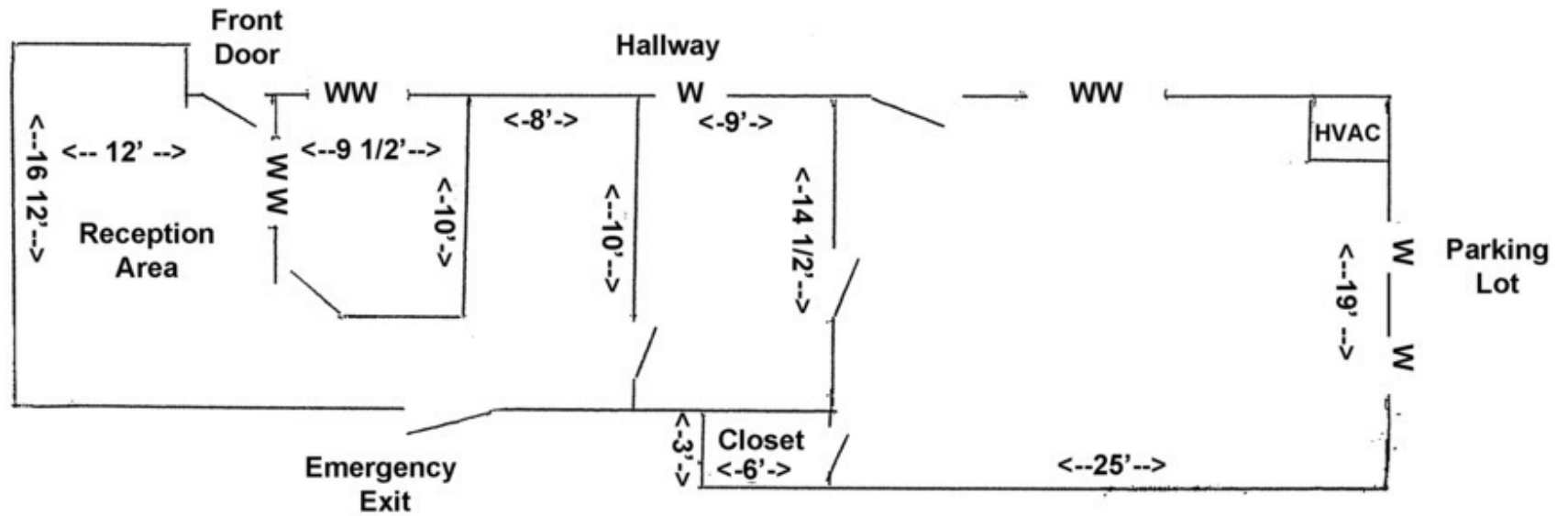
2ND FLOOR OFFICE - 1,105 SF



## 2ND FLOOR OFFICE, EXTERIOR STAIRS, PARKING



2ND FLOOR - 1,105 SF

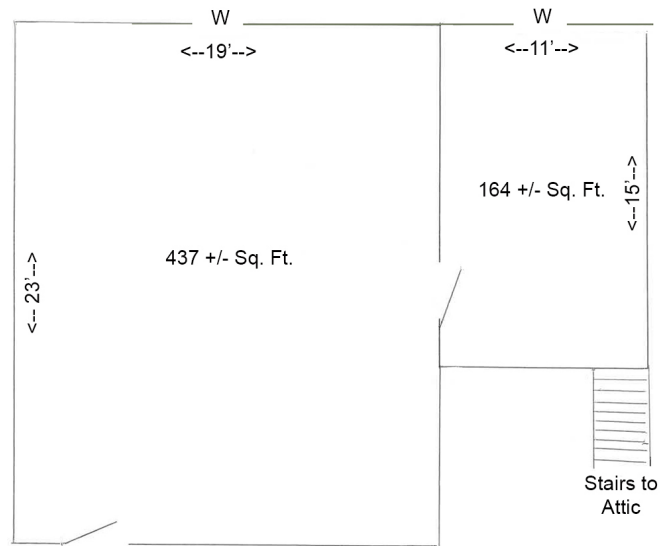


## 2ND FLOOR OFFICE - 600 SF



## ADDITIONAL PHOTOS

300 3rd Street  
New Cumberland, PA  
2nd Floor Office  
600 Sq. Ft.

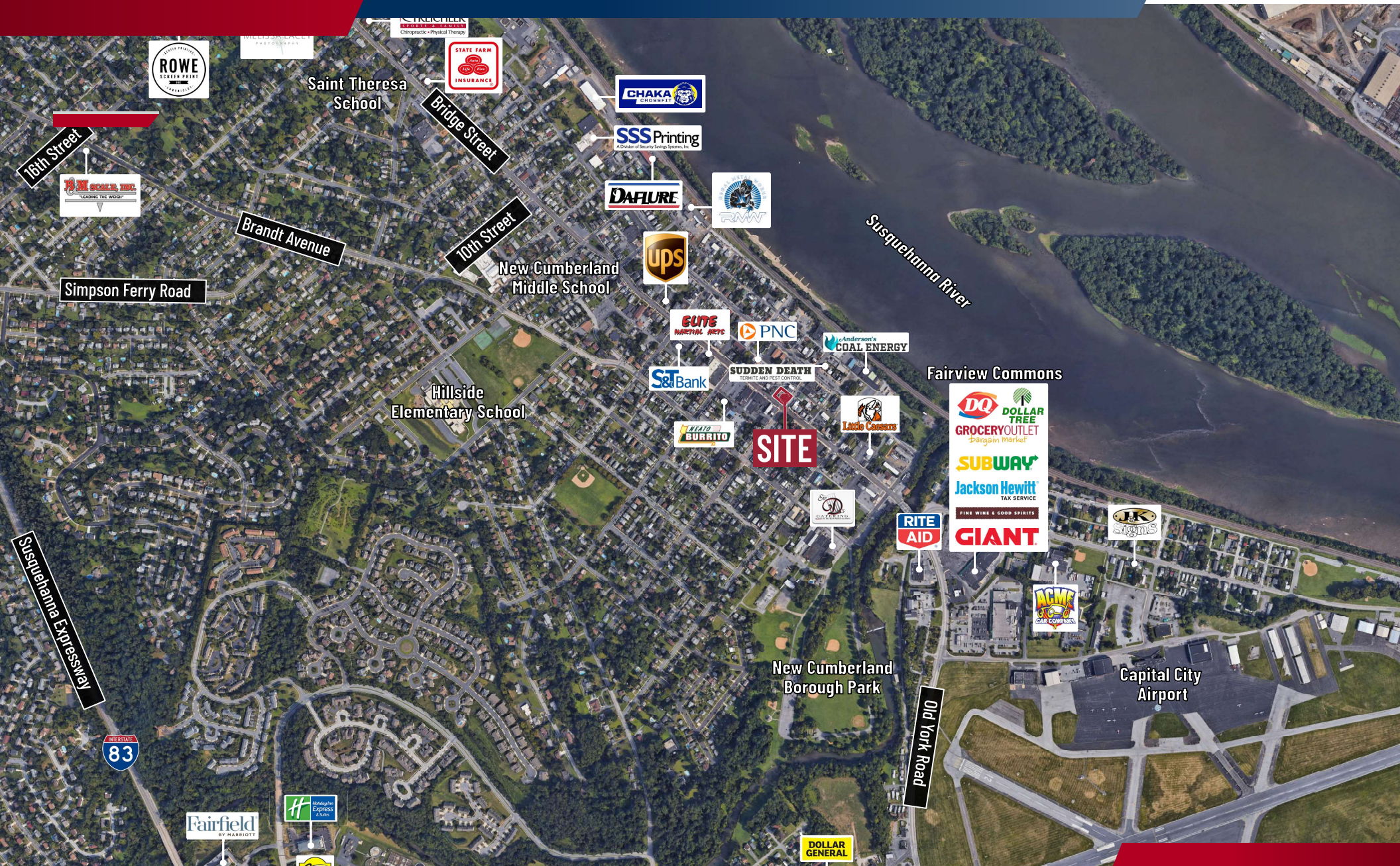


Second Floor Lobby

300 BRIDGE STREET

OFFICE PROPERTY FOR LEASE

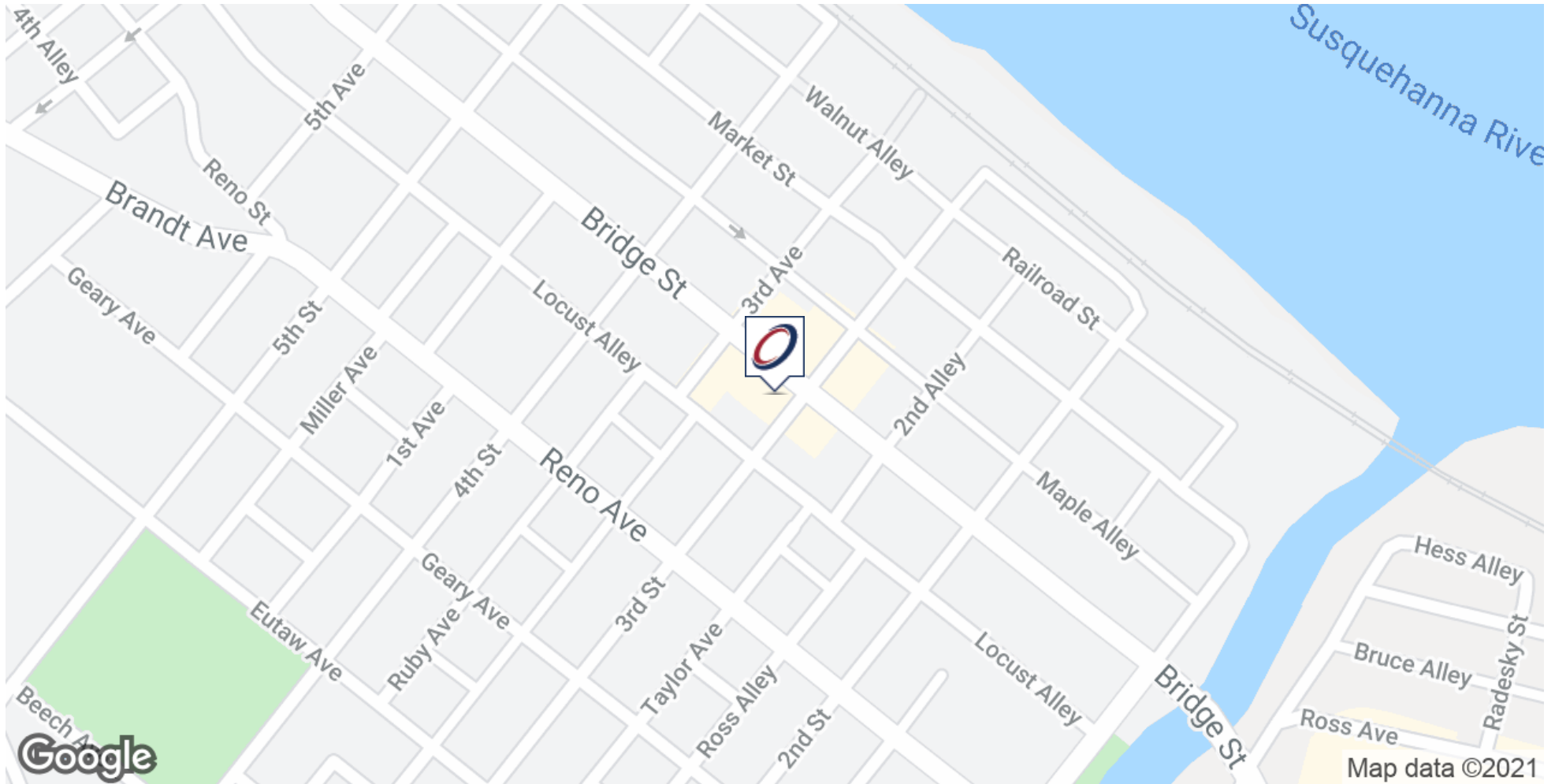
300 Bridge Street New Cumberland, PA 17070



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## LOCATION MAP



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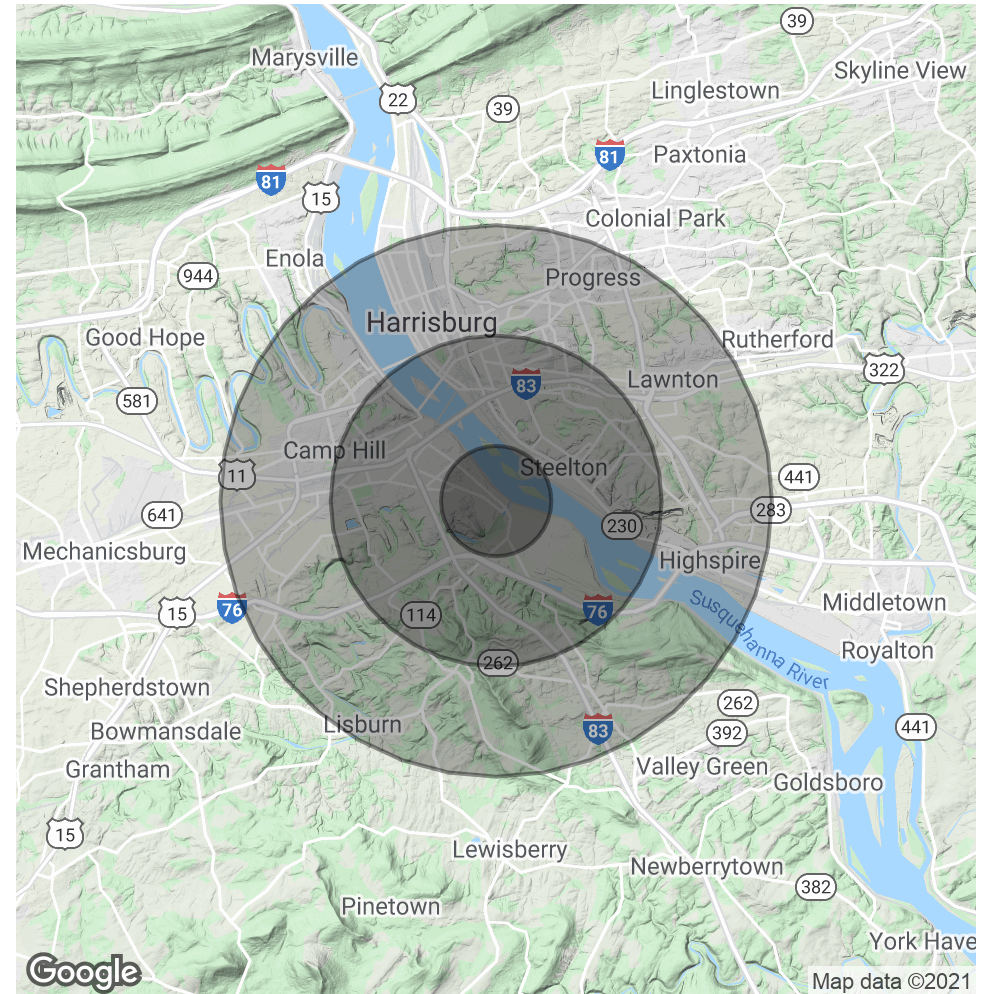
### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,073	69,241	164,897
Average age	39.1	35.7	37.5
Average age (Male)	38.5	33.4	35.3
Average age (Female)	38.9	37.3	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,519	28,718	68,011
# of persons per HH	2.3	2.4	2.4
Average HH income	\$60,450	\$52,038	\$56,095
Average house value	\$178,785	\$146,991	\$155,674

\* Demographic data derived from 2010 US Census



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