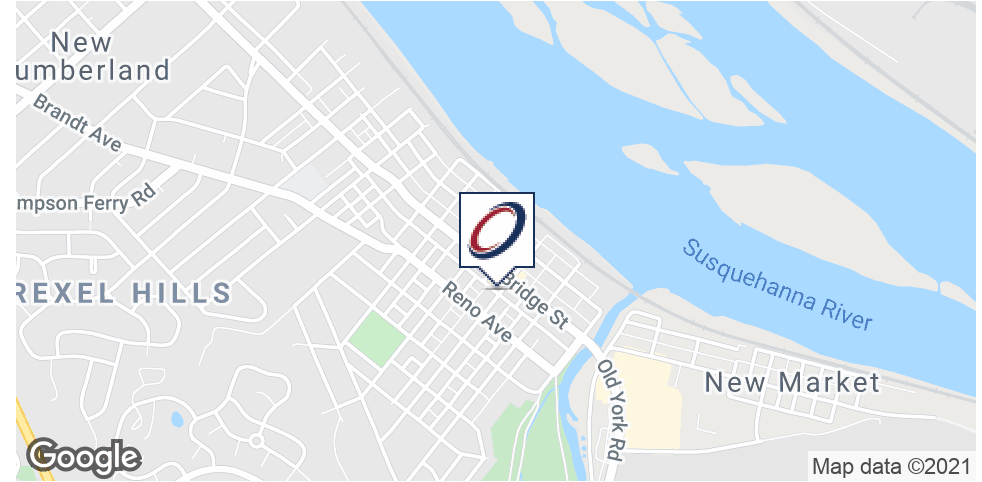


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	10,000 SF
Available SF:	1,250 SF
Lot Size:	0.75 Acres
Renovated:	2007
Zoning:	C-1 Commercial
Township/Municipality	Borough of New Cumberland
County:	Cumberland County
Cross Street:	Bridge Street

PROPERTY OVERVIEW

Professional office or retail space for lease in the heart of Downtown New Cumberland.

PROPERTY HIGHLIGHTS

- Nice first floor space. Plenty of natural light from large windows.
- Ample on street parking and rear lot available.
- Tenant pays electric: heat, a/c & lights.
- Directions: South on Bridge Street; turn right onto 3rd Street. 309 3rd Street is just up the block on the right side.
- New tenants cannot operate a hair salon or permanent makeup / tattoo facility.

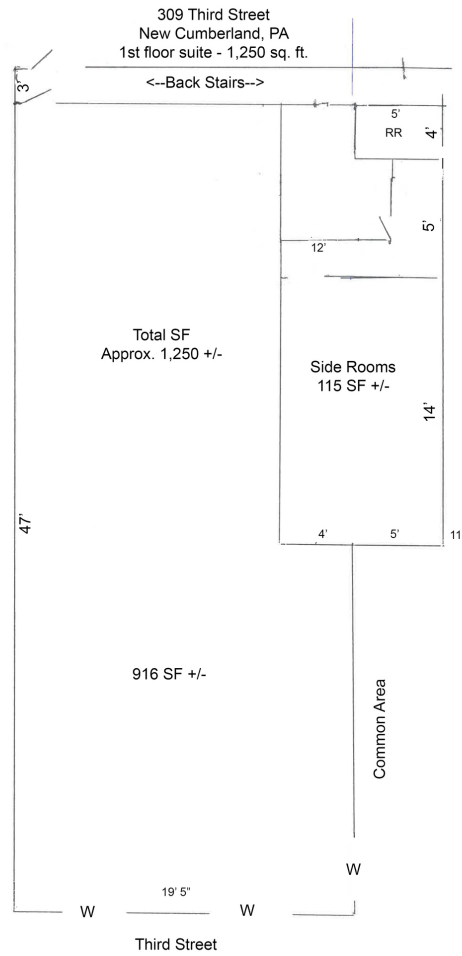


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SUITE INTERIOR

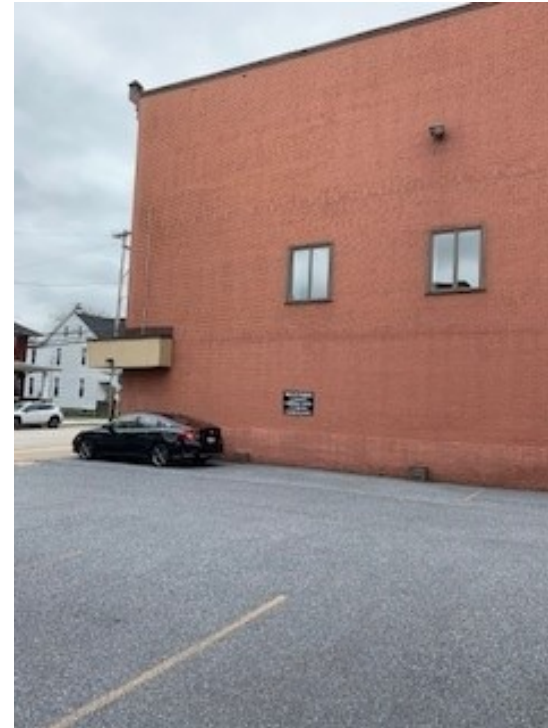


ADDITIONAL PHOTOS

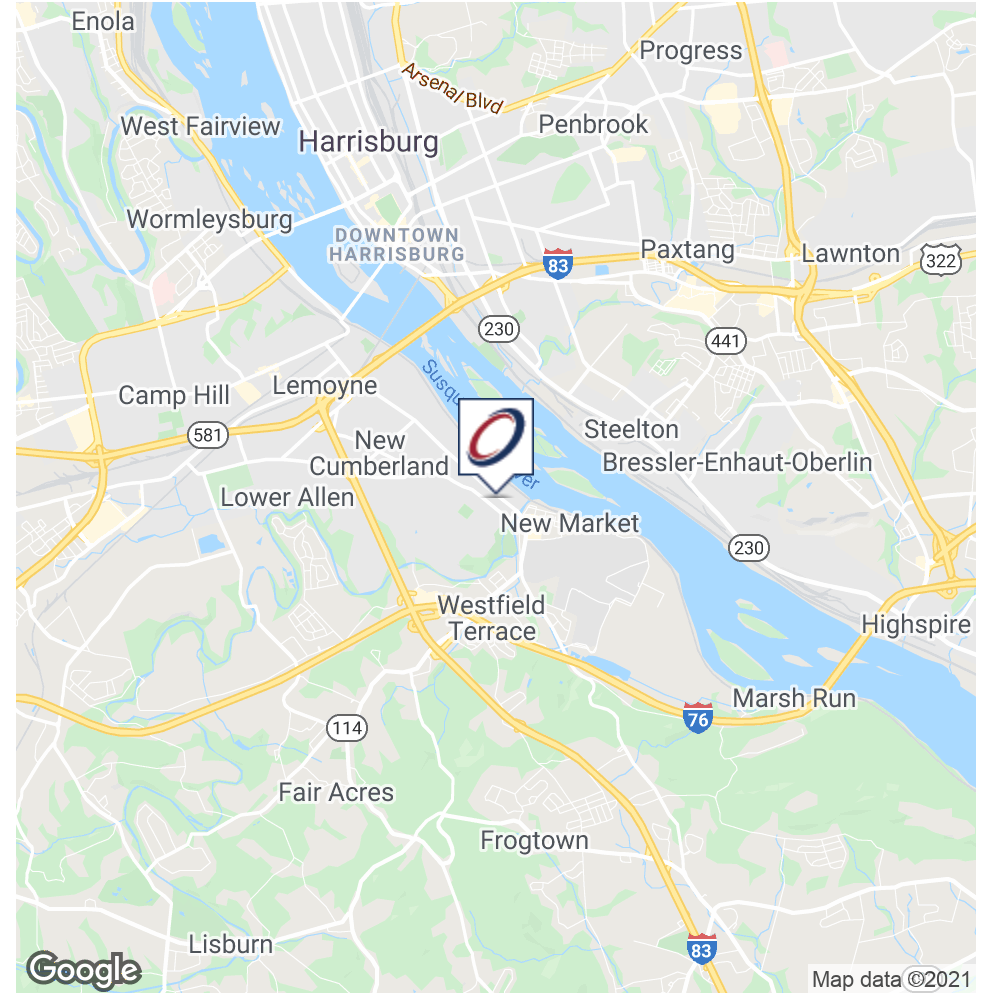
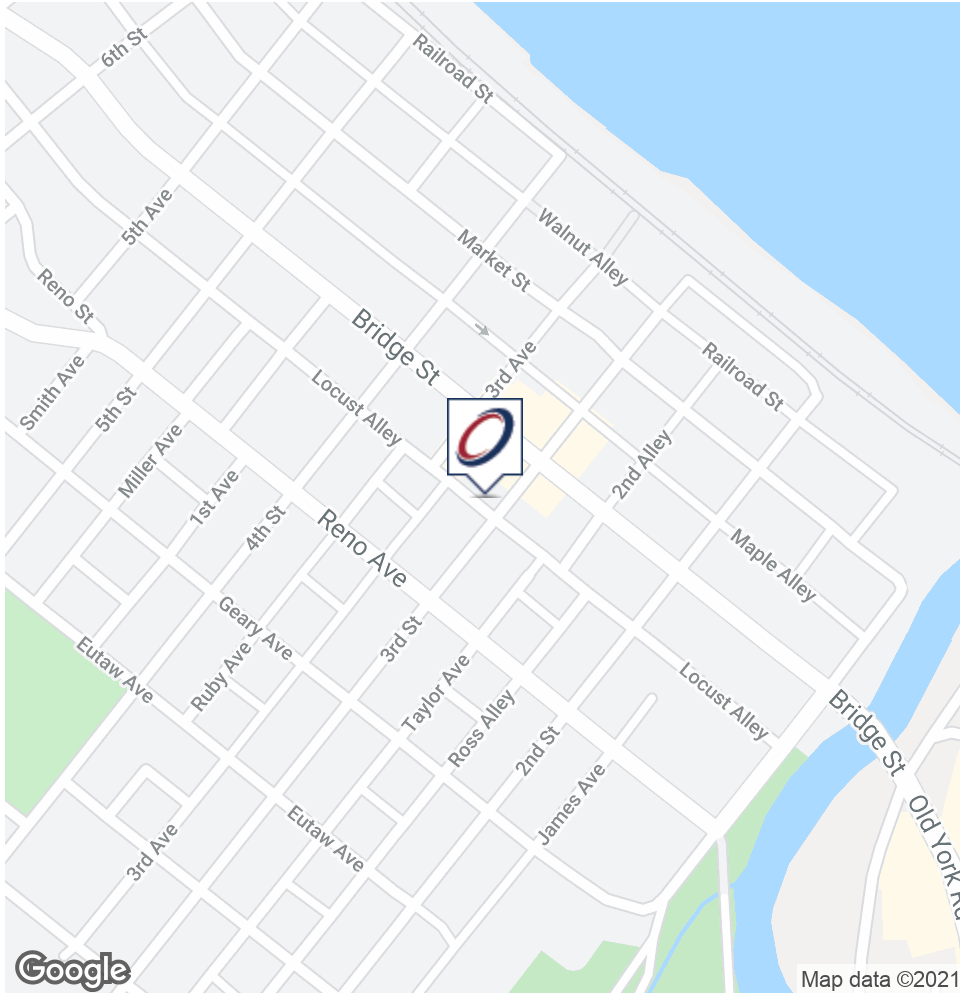


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BUILDING EXTERIOR - BACK AND SIDE



LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,105	68,684	164,121
Average age	39.2	35.7	37.5
Average age (Male)	38.7	33.4	35.3
Average age (Female)	39.0	37.3	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,542	28,512	67,644
# of persons per HH	2.3	2.4	2.4
Average HH income	\$60,877	\$52,048	\$56,198
Average house value	\$179,700	\$147,170	\$156,209

* Demographic data derived from 2010 US Census

