

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------------|--|
| Lease Rate: | \$17.95 SF/yr (MG) |
| Building Size: | 5,000 SF |
| Available SF: | 1,600 SF |
| Lot Size: | 0.71 Acres |
| Year Built: | 1985 |
| Renovated: | 2017 |
| Zoning: | Commercial Combo |
| Municipality County | Camp Hill Borough Cumberland County |

PROPERTY OVERVIEW

Beautiful 1,600 SF lower level office space at the corner of Market & 19th Streets, Camp Hill. There are steps to the lower level office. Easy access to office space and 35 total parking spaces. The space has a reception area, 2 large open rooms, 2 private offices, and 2 restrooms. Signage on property is available. A must see!

PROPERTY HIGHLIGHTS

- Tenant pays for phone, internet, and janitorial.
- Landlord pays for electric (\$2,000 Max per year), sewer, water, trash, snow and lawn care, real estate taxes, insurance, plumbing, structure and HVAC replacement.
- At \$17.95 / PSF / MG - Rent is \$2,393 Monthly
- Great signage on building pylons.



Andrew Kohr
Director - Sales & Leasing
717.731.1990 x3008
akohr@landmarkcr.com

EXTERIOR PHOTOS



Signage 1



Signage 2

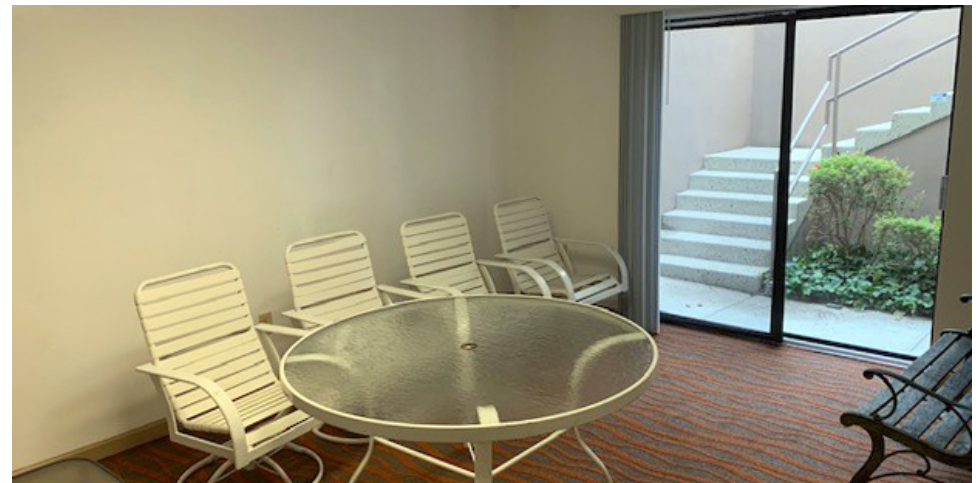
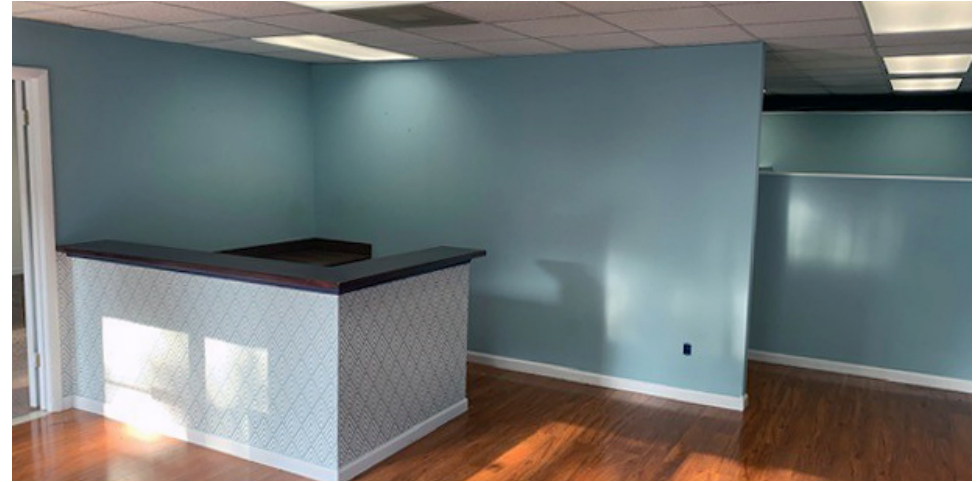


Entrance

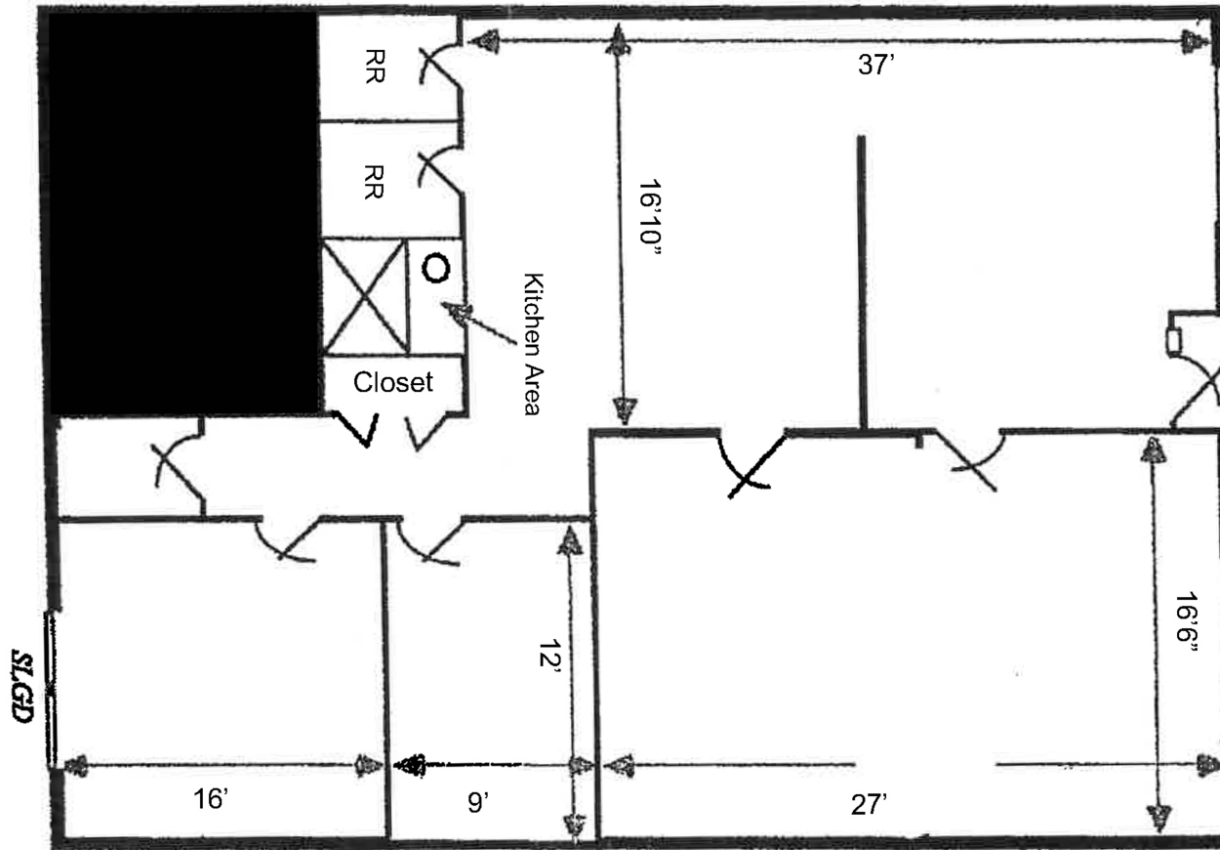


Parking Lot

INTERIOR PHOTOS



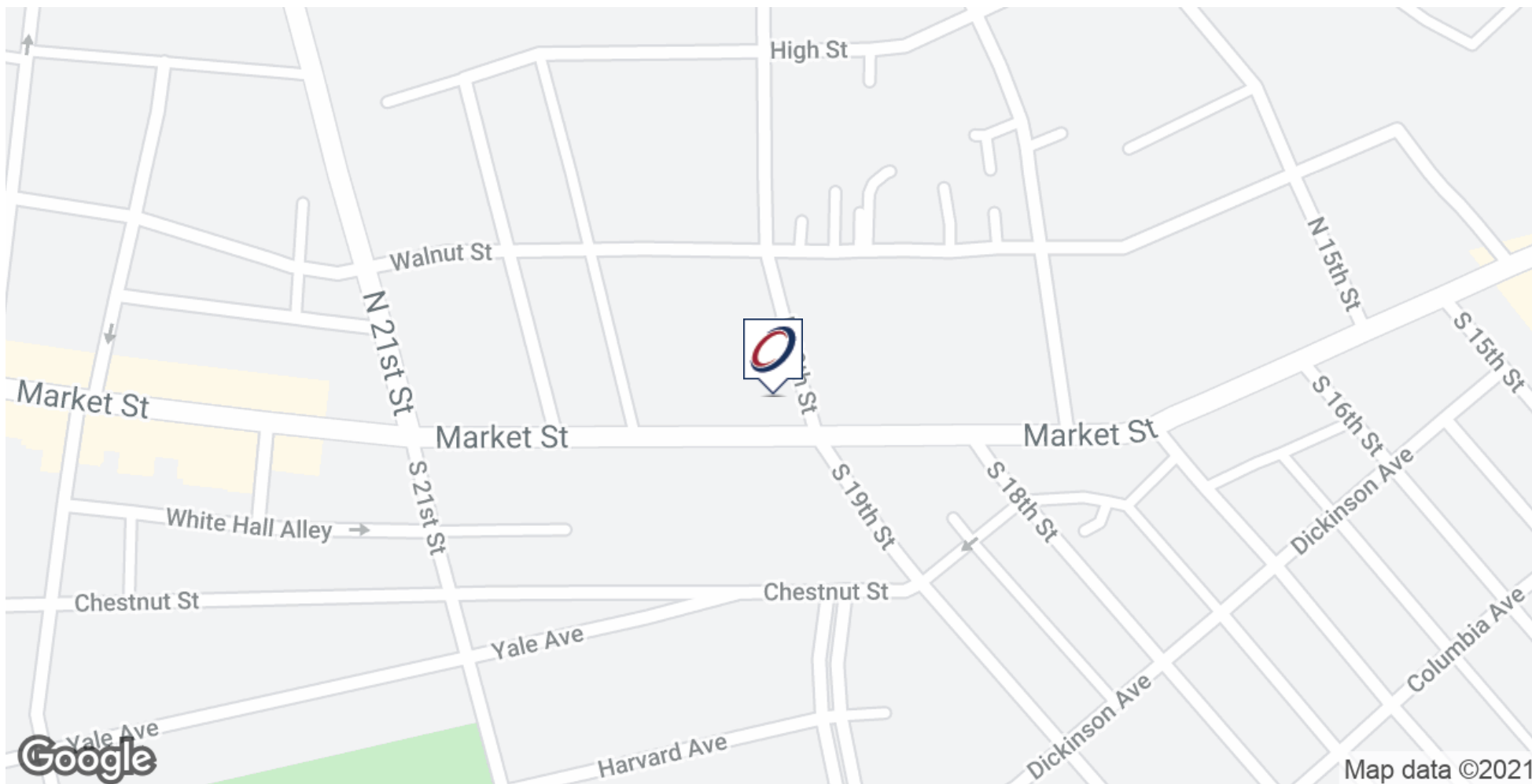
FLOOR PLAN



PDF WITH HEADER/FOOTER



LOCATION MAP



Andrew Kohr
Director - Sales & Leasing
717.731.1990 x3008
akohr@landmarkcr.com

DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,722 | 72,938 | 173,890 |
| Average age | 41.1 | 40.6 | 38.2 |
| Average age (Male) | 36.8 | 38.2 | 35.9 |
| Average age (Female) | 44.0 | 41.1 | 39.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,501 | 32,543 | 73,407 |
| # of persons per HH | 2.2 | 2.2 | 2.4 |
| Average HH income | \$68,183 | \$65,665 | \$63,026 |
| Average house value | \$199,120 | \$188,541 | \$165,840 |

* Demographic data derived from 2010 US Census

