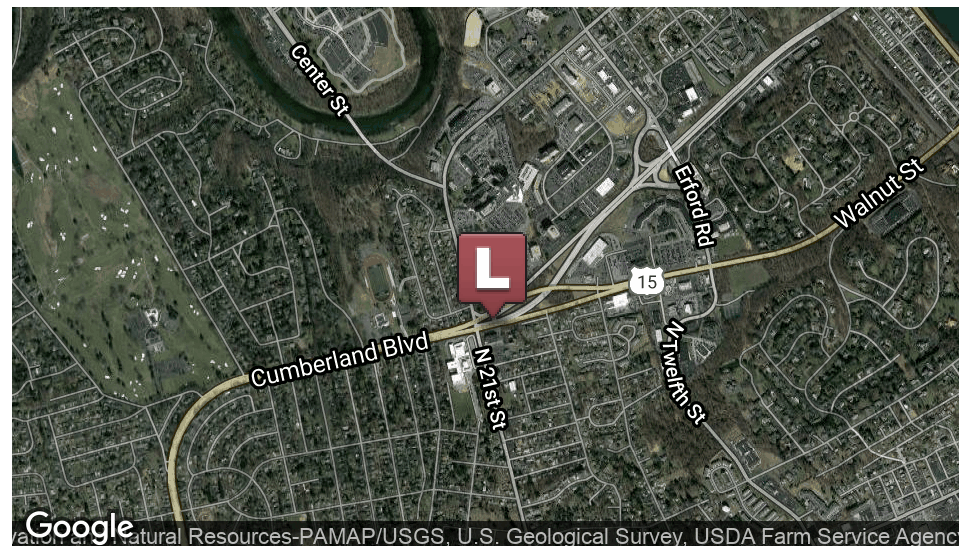




355 N. 21ST STREET

CAMP HILL, PA 17011



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (Gross)
Building Size:	29,300 SF
Municipality:	Camp Hill Borough
County:	Cumberland
Available SF:	754 - 935 SF
Lot Size:	1.4 Acres
Zoning:	Professional Office Permitted

PROPERTY OVERVIEW

Camp Hill is located just three miles west of Harrisburg, the state's capital. The property is perfect for businesses that serve Harrisburg and West Shore customers. There is direct visibility and highway access from Route 11/15. Very convenient location with 3 minutes drive from /to Downtown Harrisburg, and within a very short drive to major Interstates 81 & 83. Well maintained office building situated within proximity to Penn State Hospital and numerous medical and other professional offices. Camp Hill is home to a significant concentration of businesses within the healthcare industry, with education and health services being the third largest economic sector in the Harrisburg-Carlisle area.

PROPERTY HIGHLIGHTS

- Great on-site parking plus some covered parking in parking garage
- Renovated in 2007; currently ownership is undertaking outside improvements including repainting entire building
- Gross leases currently available: Suite 102 @ 754 SF; Suite 103 @ 935 SF; Suite 202 @ 935 SF

BO MANGAM, ASSOCIATE BROKER

Director - Sales & Leasing
717.731.1990 X3010
bmangam@landmarkcr.com

SEAN FITZSIMMONS

Director - Sales & Leasing
717.731.1990 X3013
sfitzsimmons@landmarkcr.com





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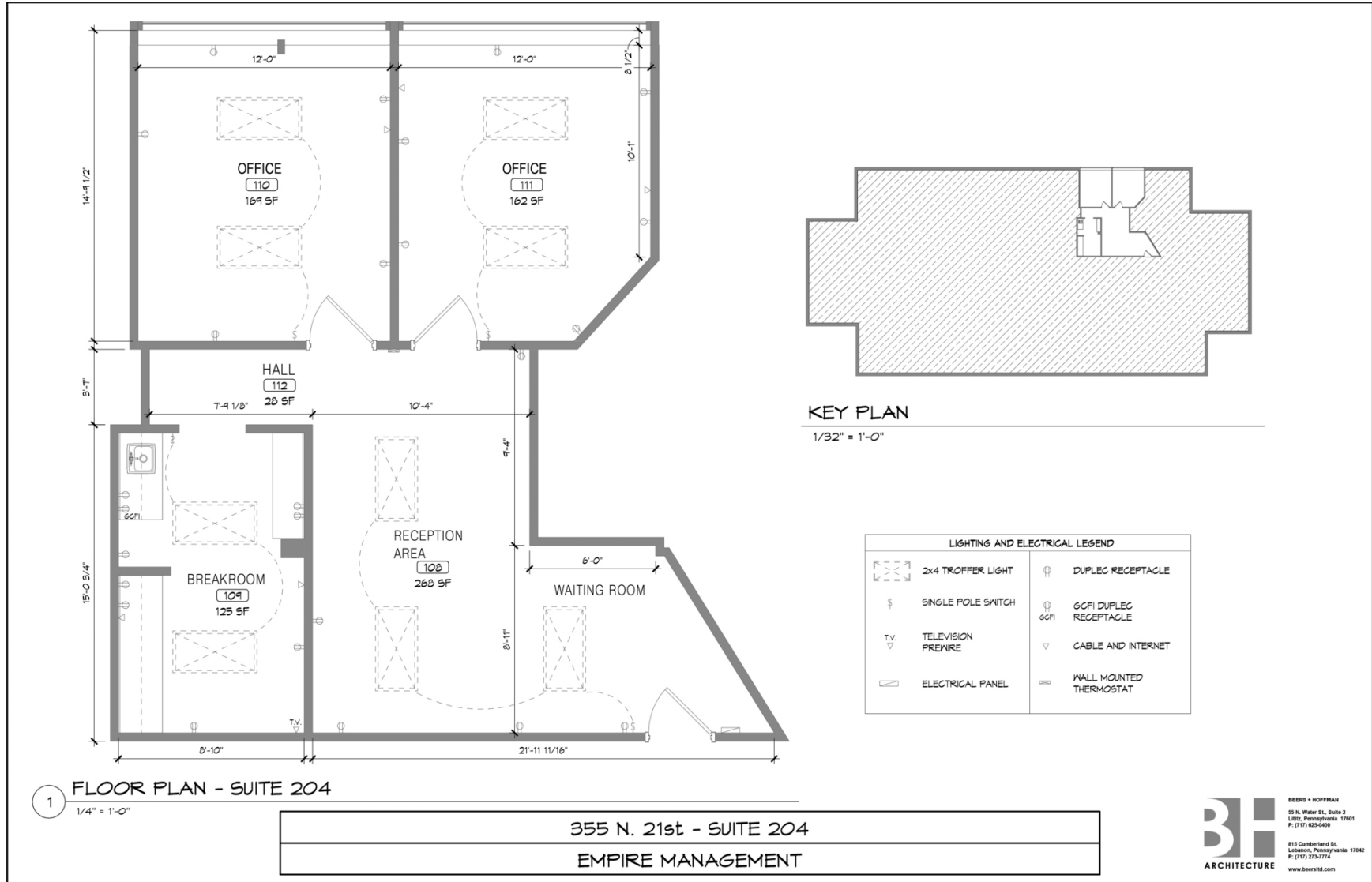
SEAN FITZSIMMONS

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The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



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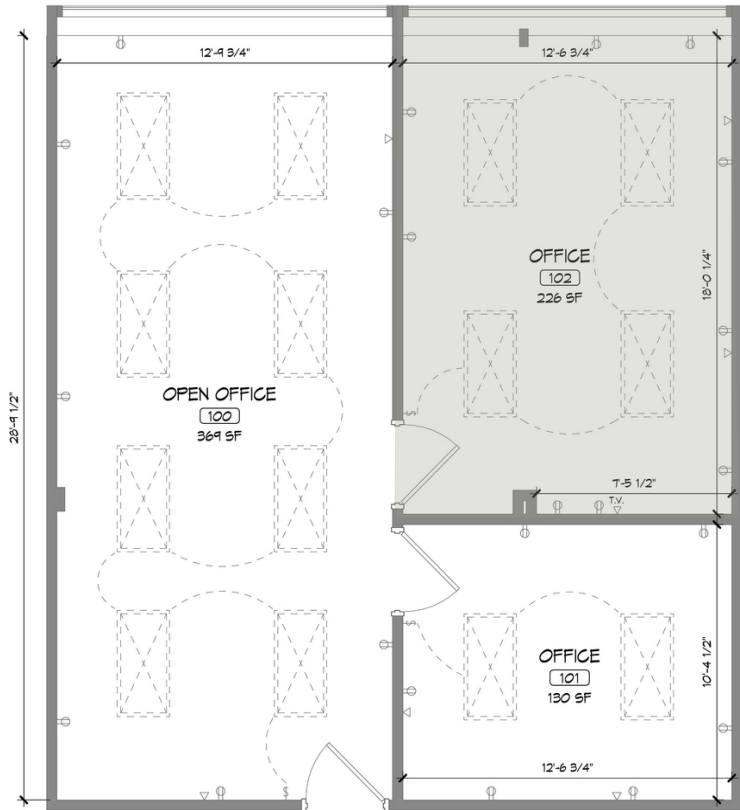
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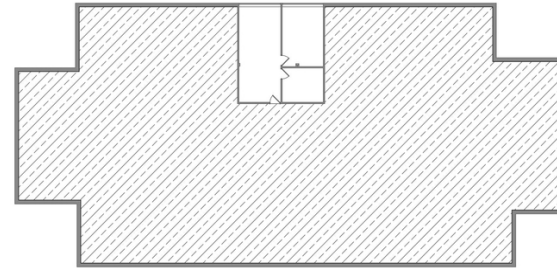
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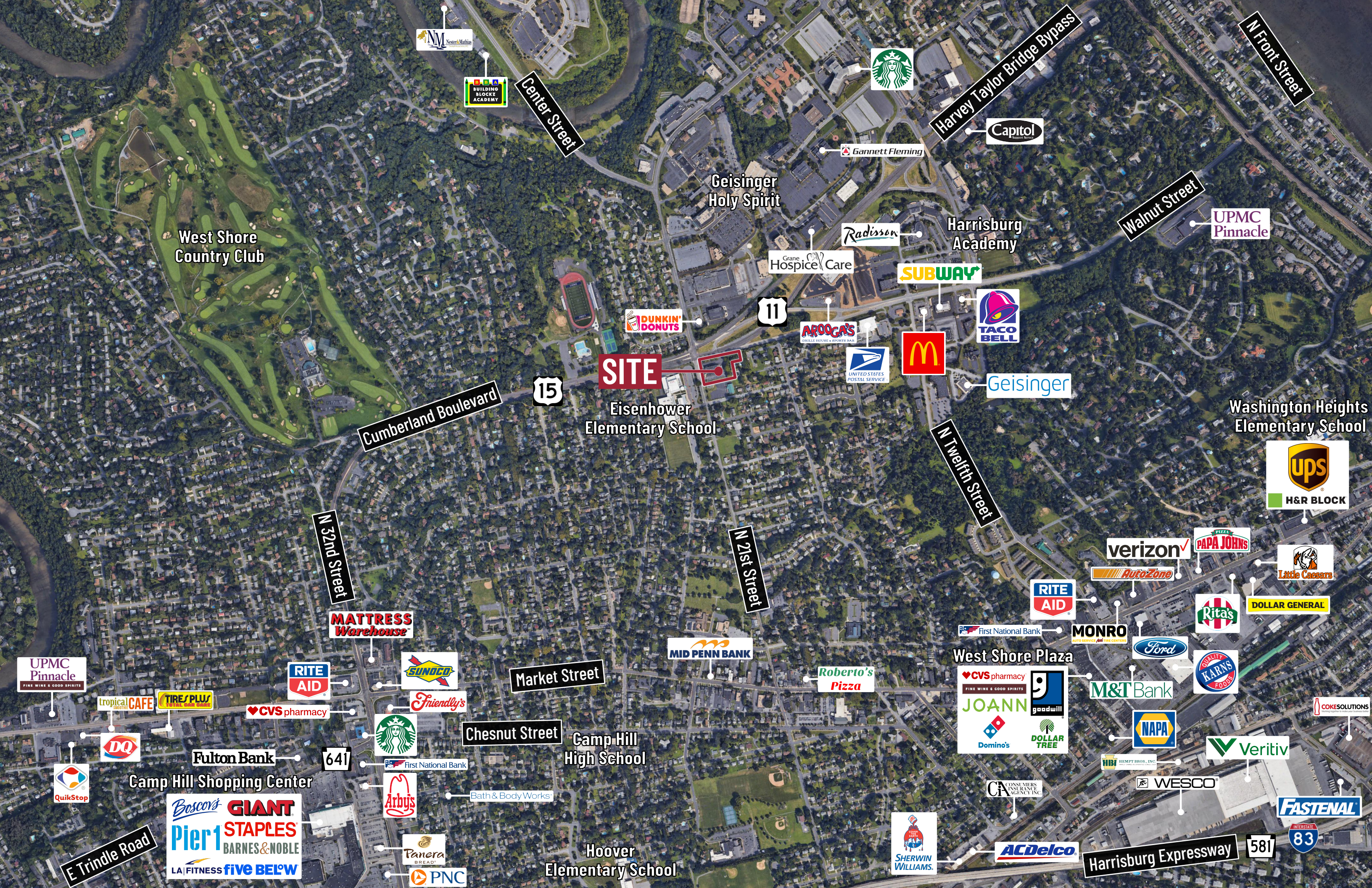
2 FLOOR PLAN - SUITE 102
1/4" = 1'-0"



1 KEY PLAN
1/32" = 1'-0"

LIGHTING AND ELECTRICAL LEGEND			
	2x4 TROFFER LIGHT		DUPLEX RECEPTACLE
	SINGLE POLE SWITCH		CABLE AND INTERNET
	TELEVISION PREWIRE		

355 N. 21st - SUITE #102
EMPIRE MANAGEMENT



NM
Nester Mathis
BUILDING
BLOCKZ
ACADEMY

Center Street



Harvey Taylor Bridge Bypass

Capitol

Gannett Fleming

Geisinger
Holy Spirit

Walnut Street

UPMC
Pinnacle

West Shore
Country Club

Radisson

Harrisburg
Academy

Grane
Hospice Care

SUBWAY

11

DUNKIN'
DONUTS

AROGA'S
SKILLET HOUSE & SPORTS BAR



Geisinger

15

SITE

Eisenhower
Elementary School

Cumberland Boulevard

Washington Heights
Elementary School



N 32nd Street

N 21st Street

MATTRESS
Warehouse

verizon



DOLLAR GENERAL



First National Bank

MONRO



UPMC
Pinnacle



Market Street

MID PENN BANK

Roberto's
Pizza

West Shore Plaza



M&T Bank



tropical CAFE



CVS pharmacy



Friendly's

Chesnut Street

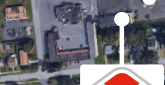
Camp Hill
High School

Roberto's
Pizza

CVS pharmacy



M&T Bank



Fulton Bank

641

First National Bank



Bath & Body Works

Hoover
Elementary School

CVS pharmacy



M&T Bank



COKE SOLUTIONS

E Trindle Road

Boscov's
PIER 1
STAPLES
BARNES & NOBLE
LA FITNESS
FIVE BELOW

Panera
BREAD



Hoover
Elementary School



ACDelco

Harrisburg Expressway

581



WESCO

Veritiv



HEMPY BROS., INC.



CONSUMERS INSURANCE AGENCY INC.



Veritiv



Veritiv

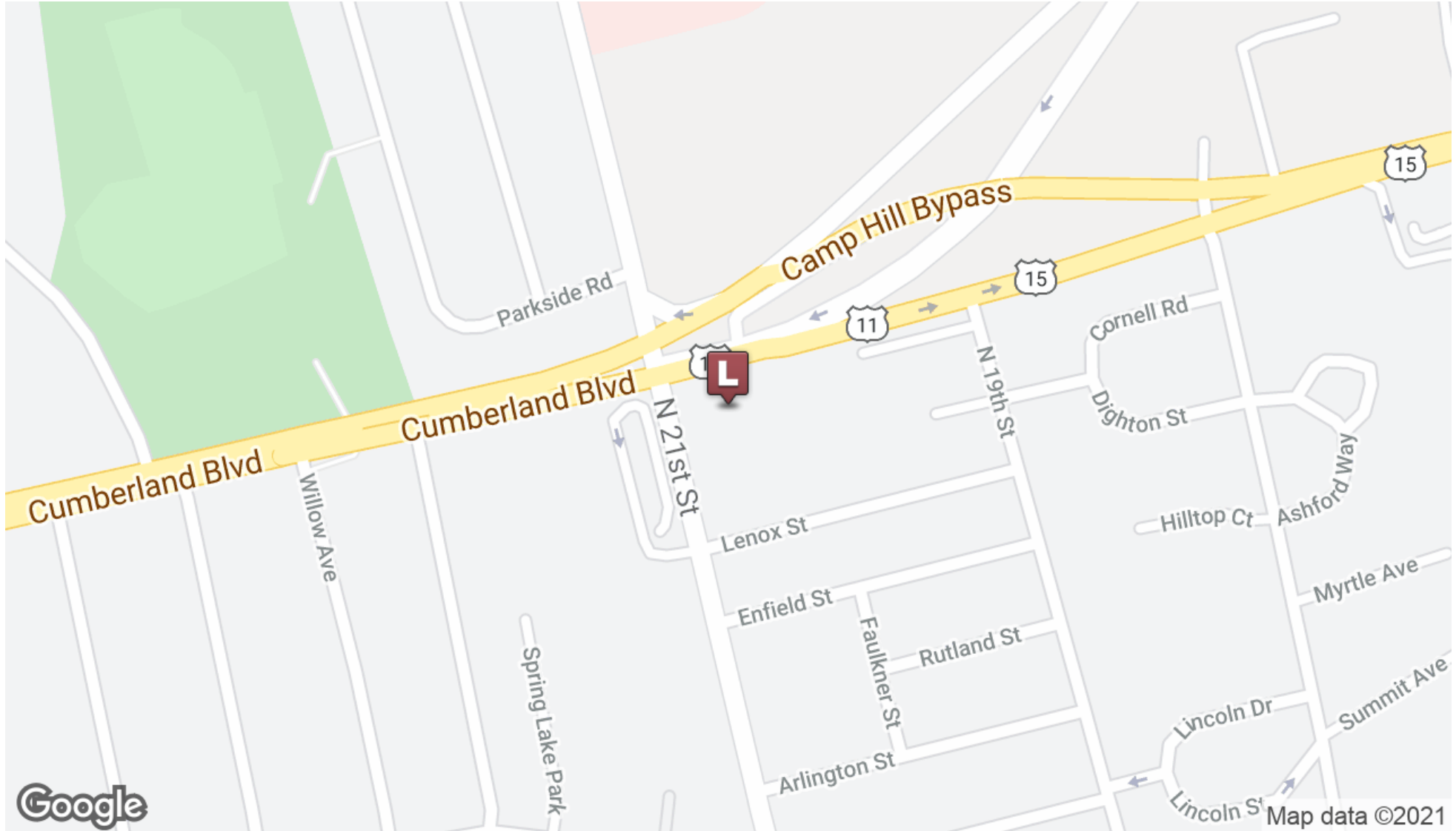


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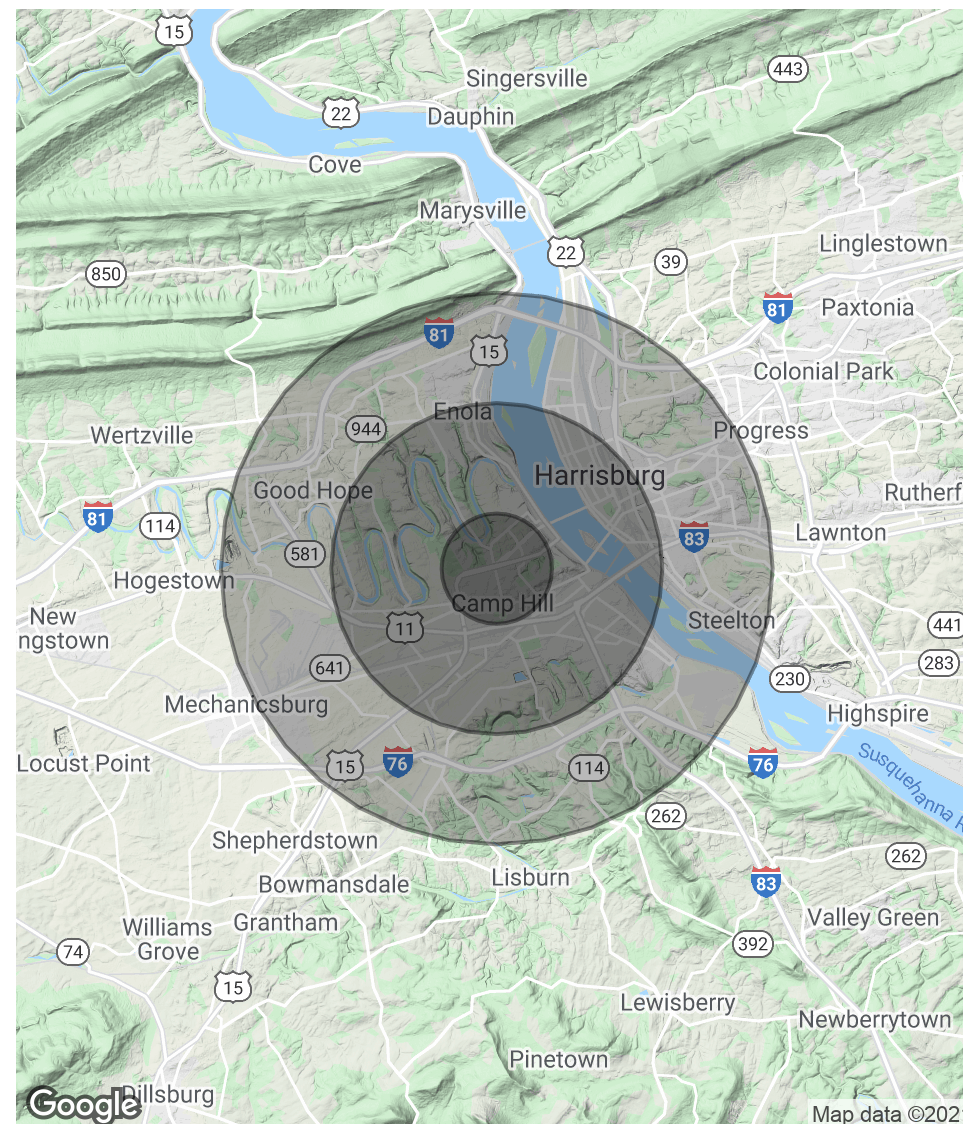
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,449	75,677	175,376
Average age	42.4	40.2	38.2
Average age (Male)	40.3	38.0	35.9
Average age (Female)	44.2	40.6	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,610	33,324	74,147
# of persons per HH	2.3	2.3	2.4
Average HH income	\$78,382	\$65,886	\$63,861
Average house value	\$219,499	\$186,482	\$164,533

* Demographic data derived from 2010 US Census



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