

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.00 SF/yr (Gross)
Available Size:	2.04 Acres
Lot Size:	2.04 Acres
Zoning:	Commercial Neighborhood

PROPERTY OVERVIEW

Vacant land available for lease on Route 39 in Hummelstown.

PROPERTY HIGHLIGHTS

- 2+ acre prime commercial neighborhood land.
- Owner will consider build-to-suit possibilities.
- Available as land lease - reasonable rates at \$1.00/PSF.
- Residential building rented separately.
- 1.6 acres to 2 acres available.
- Great frontage on Route 39.
- Multi-family housing, bed and breakfast, restaurants, medical, health clubs, retail, are best uses.



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

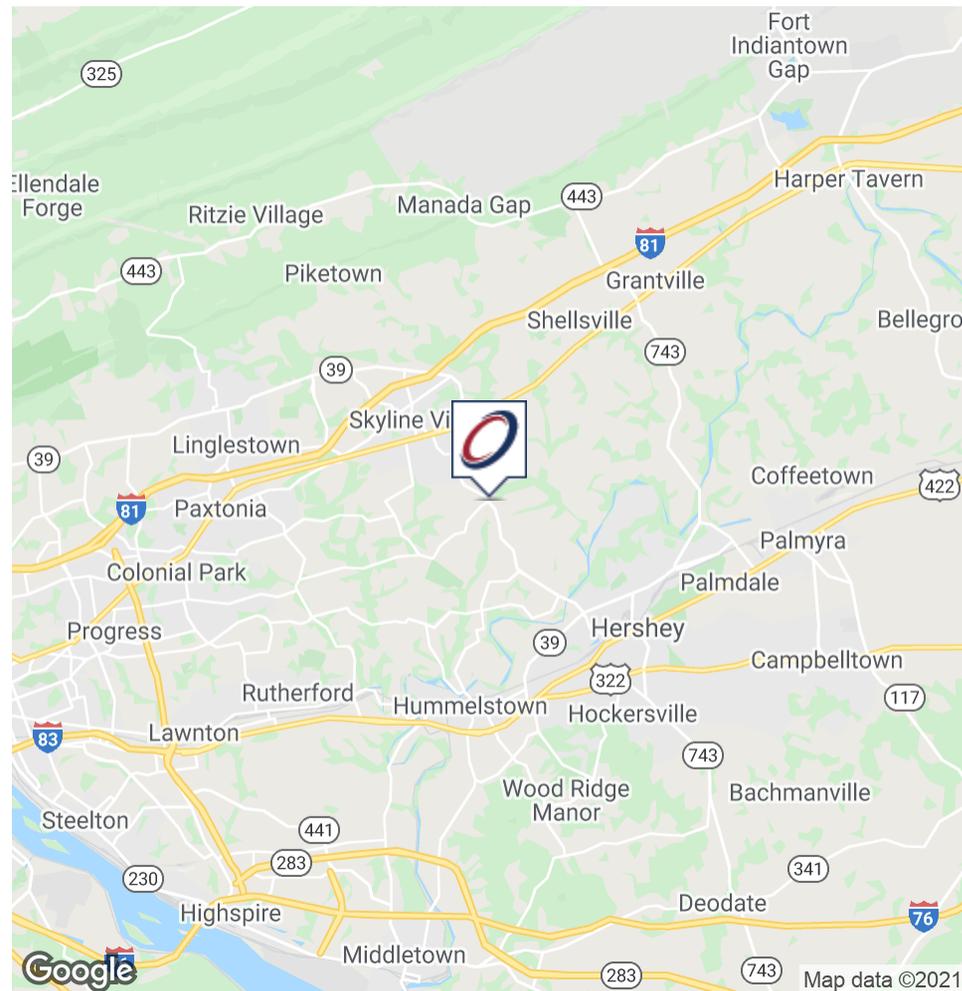
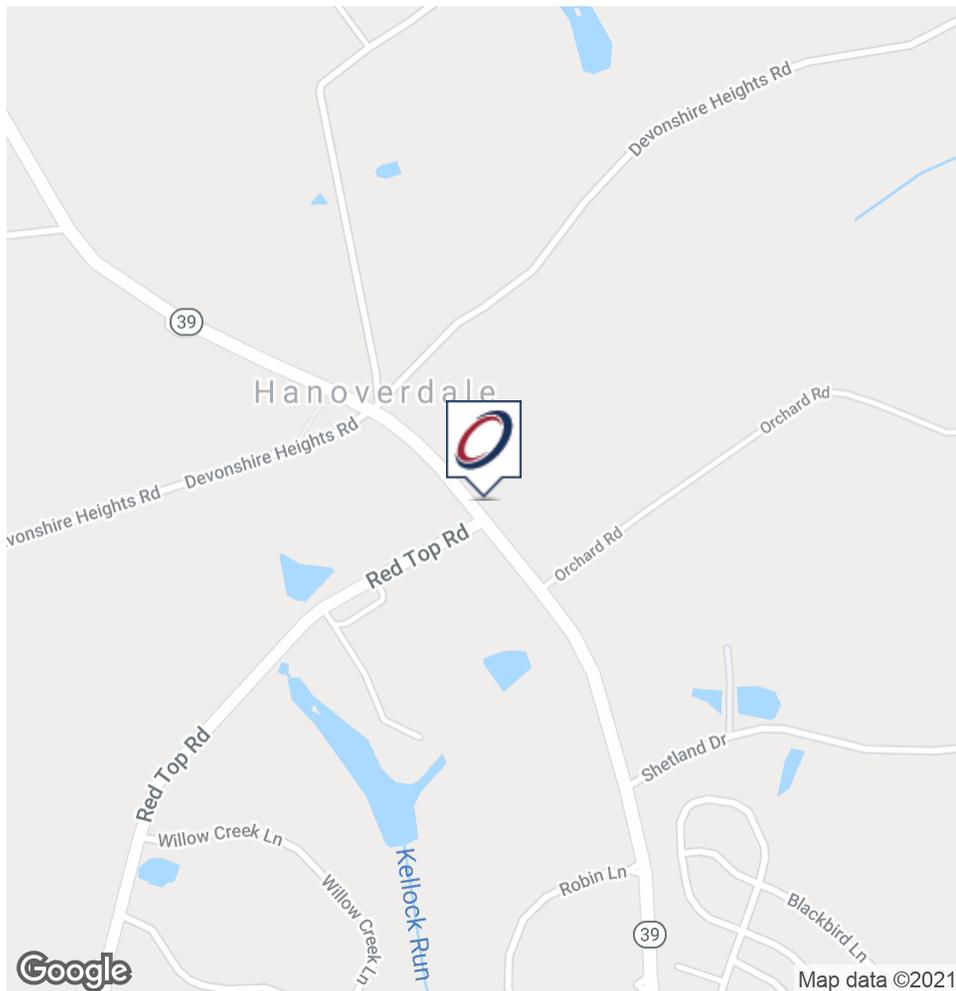
ADDITIONAL PHOTOS



PDF WITH HEADER/FOOTER



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,269	48,587	213,032
Average age	40.9	39.8	40.4
Average age (Male)	39.2	38.7	39.3
Average age (Female)	43.1	41.4	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	470	19,607	87,315
# of persons per HH	2.7	2.5	2.4
Average HH income	\$88,996	\$81,248	\$74,849
Average house value	\$210,240	\$203,513	\$194,591

* Demographic data derived from 2010 US Census

