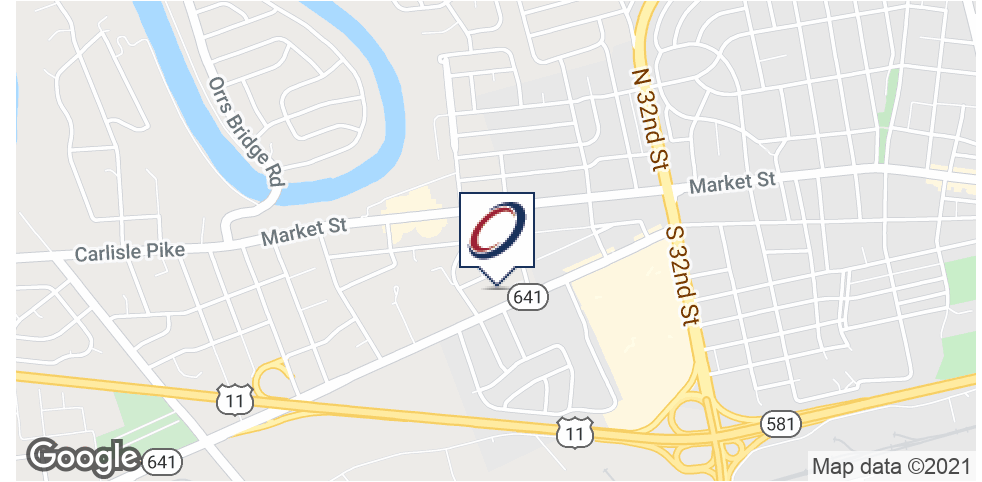


EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$825,000
Lease Rate:	\$15.50 SF/yr (MG)
Building Size:	6,870 SF
Available SF:	1,066 - 4,137 SF
Lot Size:	0.64 Acres
Price / SF:	\$120.09
Cap Rate:	0.0%
NOI:	\$0
Zoning:	Commercial Limited

PROPERTY OVERVIEW

Camp Hill office portfolio (investment/user) featuring 2 office buildings in the heart of Camp Hill. Located in the vicinity of other professional office buildings that are occupied by attorneys, medical professionals, other professionals and personal services.

PROPERTY HIGHLIGHTS

- 2 office buildings
- One 2 story, 4,137 sq. ft. office building currently occupied by a law firm, will be vacating the building in May.
- Second detached one story building, has a 1066 sq. ft. suite available for lease.
- Immediate proximity to outstanding amenities; Camp Hill Shopping Center with Giant Foods, Boscov's, Staples, LA Fitness, restaurants and more.



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



ADDITIONAL INFORMATION



MORE PROPERTY HIGHLIGHTS.....

One 2-story building 4,137 SF

A law firm currently occupies the building and will vacate in May, 2021.

Second detached one story building has 2,733 SF.

A Staffing Agency currently occupies Suite A—750 SF

West Shore Hearing Center occupies Suite B—900 SF

Suite C - 1,066 SF is currently vacant.

Taxes: \$8,561

Building Construction: Wood/Frame

Electrical Capacity: 200 AMP

Heat System: Electric Forced hot air in 3510 Trindle Road

Gas Fired Hot Air in 3512 Trindle Road

Air Conditioned

Ceiling Heights: 8'

Parking: 39 spaces, 6 spaces shared with adjacent property

Zoning: Commercial Limited CL

ABOUT THE CAMP HILL AREA

Welcome to prestigious Camp Hill, Hampden Township in Cumberland County. Landmark Commercial Realty is pleased to represent the Owner in marketing the office buildings available for sale and lease.

Cumberland County has experienced the fastest rate of population growth of any Pennsylvania county in the post-recession era, around 6.2 percent from 2010 to 2019, according to the most recent estimates of the U.S. Census data by Penn State University.

Hampden Township has been one of the top, fastest growing municipalities for the past 10 years, as per Cumberland County Planning Department. Camp Hill area has been a main destination of offices, restaurants, retail, hotels, car dealerships, personal and professional service providers, medical clinics, etc.

Hampden Township has always been open for business; it has a long tradition to work well with businesses to assist them in expansion and growth. It is a great township and great location for those who want to live close to Harrisburg without a long commute. Along the Harrisburg Beltway there is easy access to major highways including I-83, I-83, Route 381, Rt. 11/15, and the PA Turnpike (I-76), with quick connections to Hershey, Harrisburg, York, and Lancaster, airports, shipping ports, businesses, and very good schools.

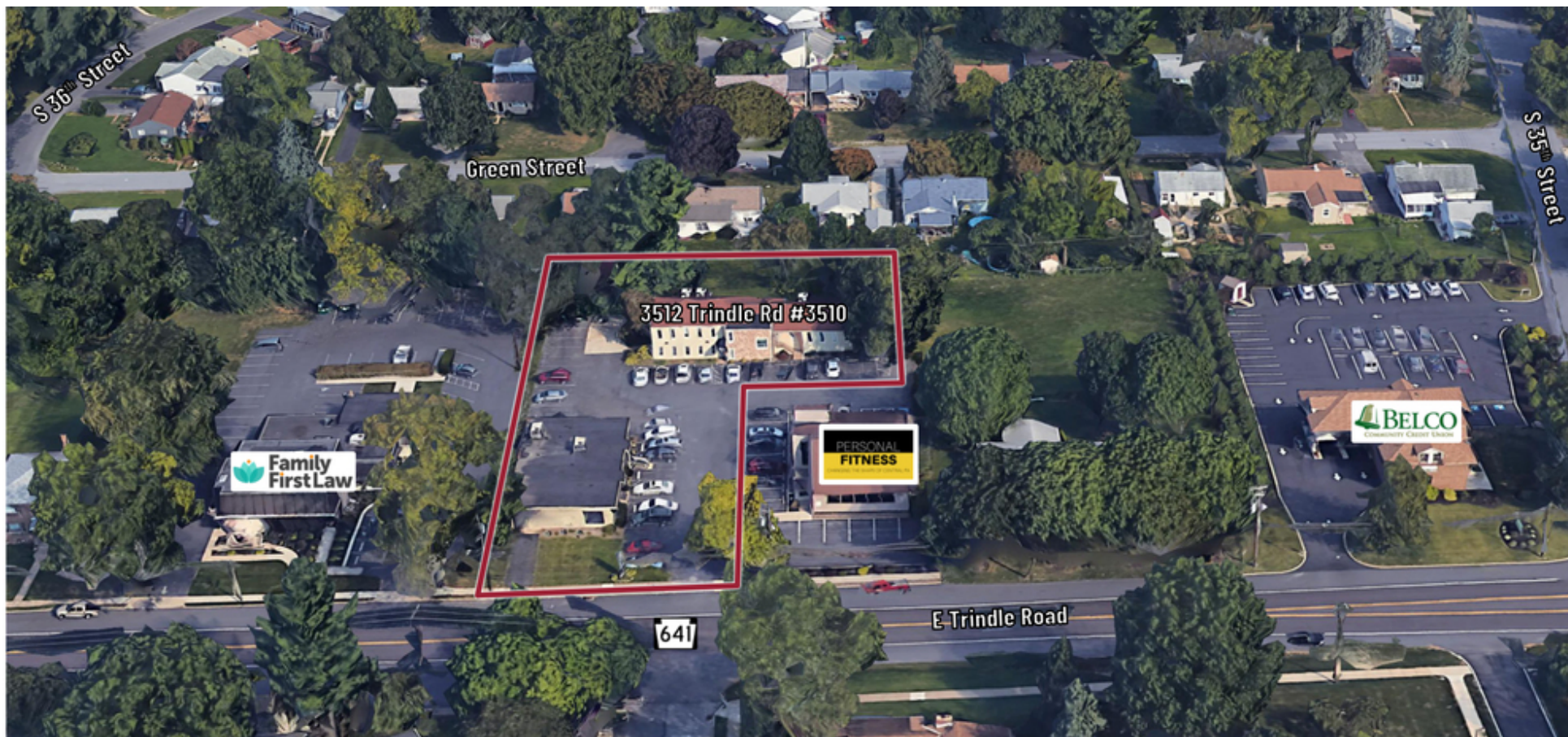


3510 - 3512 TRINDLE ROAD

OFFICE PROPERTY FOR SALE / LEASE

3510 - 3512 Trindle Road Camp Hill, PA 17011

AERIAL



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LANDMARKCR.com

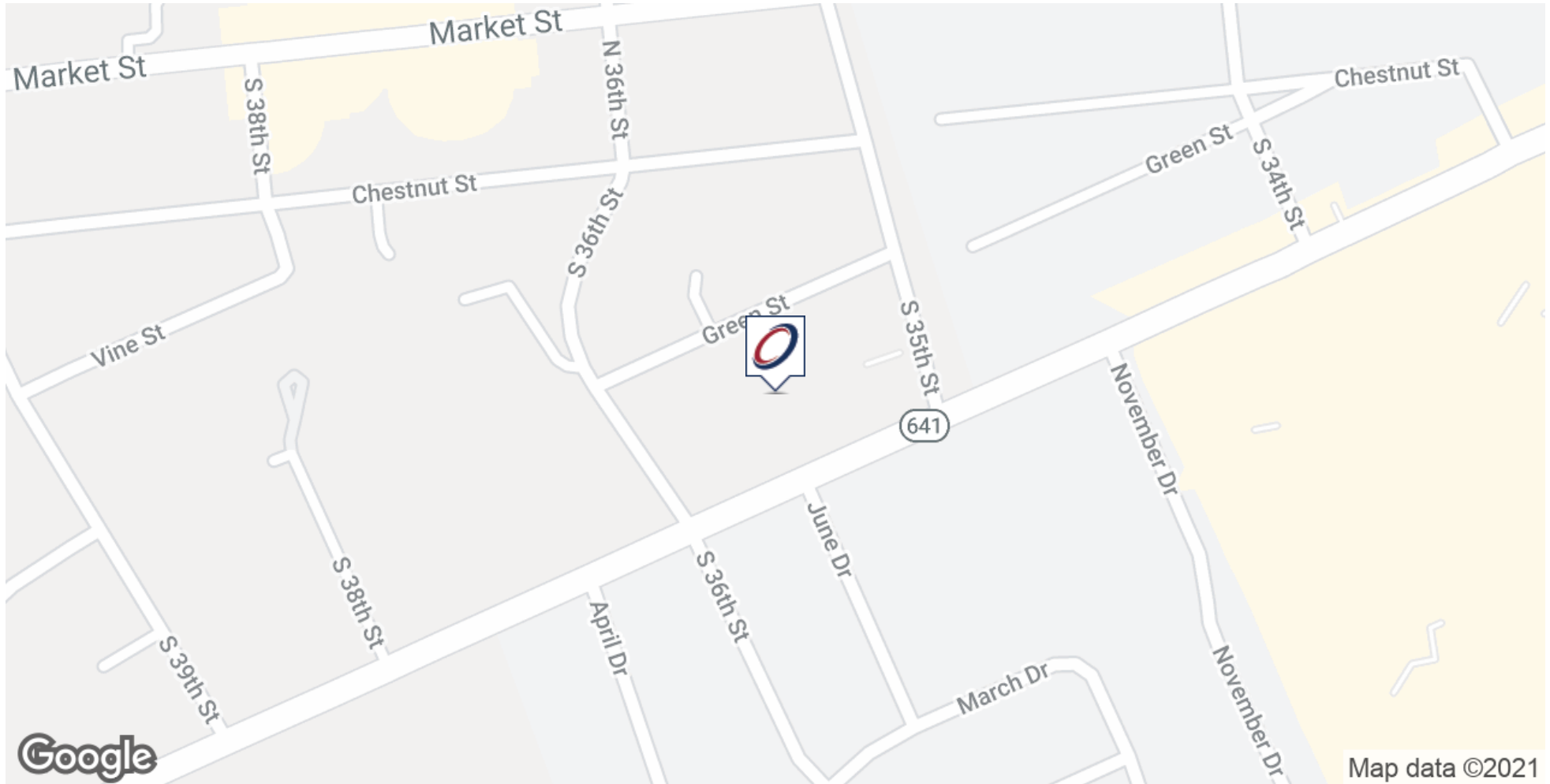
ADDITIONAL PHOTOS



BUSINESS AERIAL



LOCATION MAP



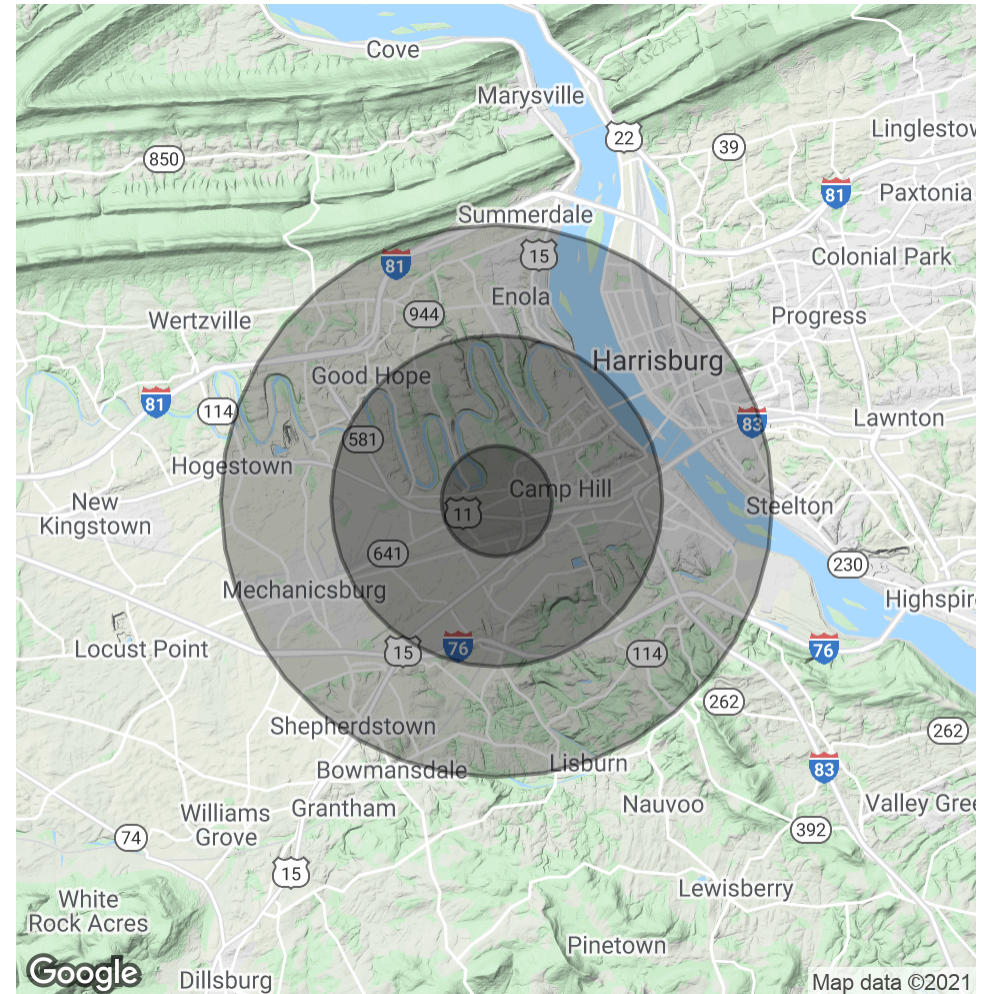
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,231	61,629	156,040
Average age	42.8	42.3	40.4
Average age (Male)	38.5	39.3	38.5
Average age (Female)	47.3	42.9	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,812	25,989	67,587
# of persons per HH	2.2	2.4	2.3
Average HH income	\$74,217	\$77,279	\$71,156
Average house value	\$191,938	\$194,566	\$182,466

* Demographic data derived from 2010 US Census



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