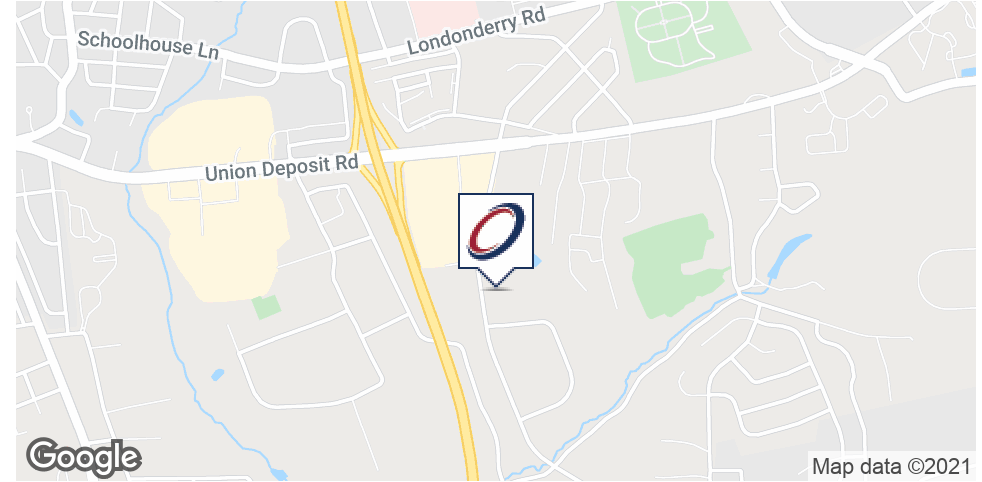


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,595,000
Building Size:	21,900 SF
Available SF:	11,925 SF
Township:	Lower Paxton
County:	Dauphin
Renovated:	2012
Price / SF:	\$118/SF
Taxes:	\$27,679

PROPERTY OVERVIEW

Excellent opportunity to purchase a 21,900 SF multi tenanted office property that would be ideal for an array of user/investors. Various small suites are currently available for lease providing the opportunity for a seamless transition for an owner/occupant. Great visibility along East Park Drive, with immediate access to all of the Union Deposit Road corridor's extensive amenities. Strong access to I-83, I-81, and Route 283.

PROPERTY HIGHLIGHTS

- Existing rental income on nearly 10,000 SF until 2028.
- Building was fully modernized in 2012 with a complete overhaul of buildout, restrooms and mechanical systems.
- Great signage and visibility along East Park Drive
- Rare user/investor purchase opportunity.



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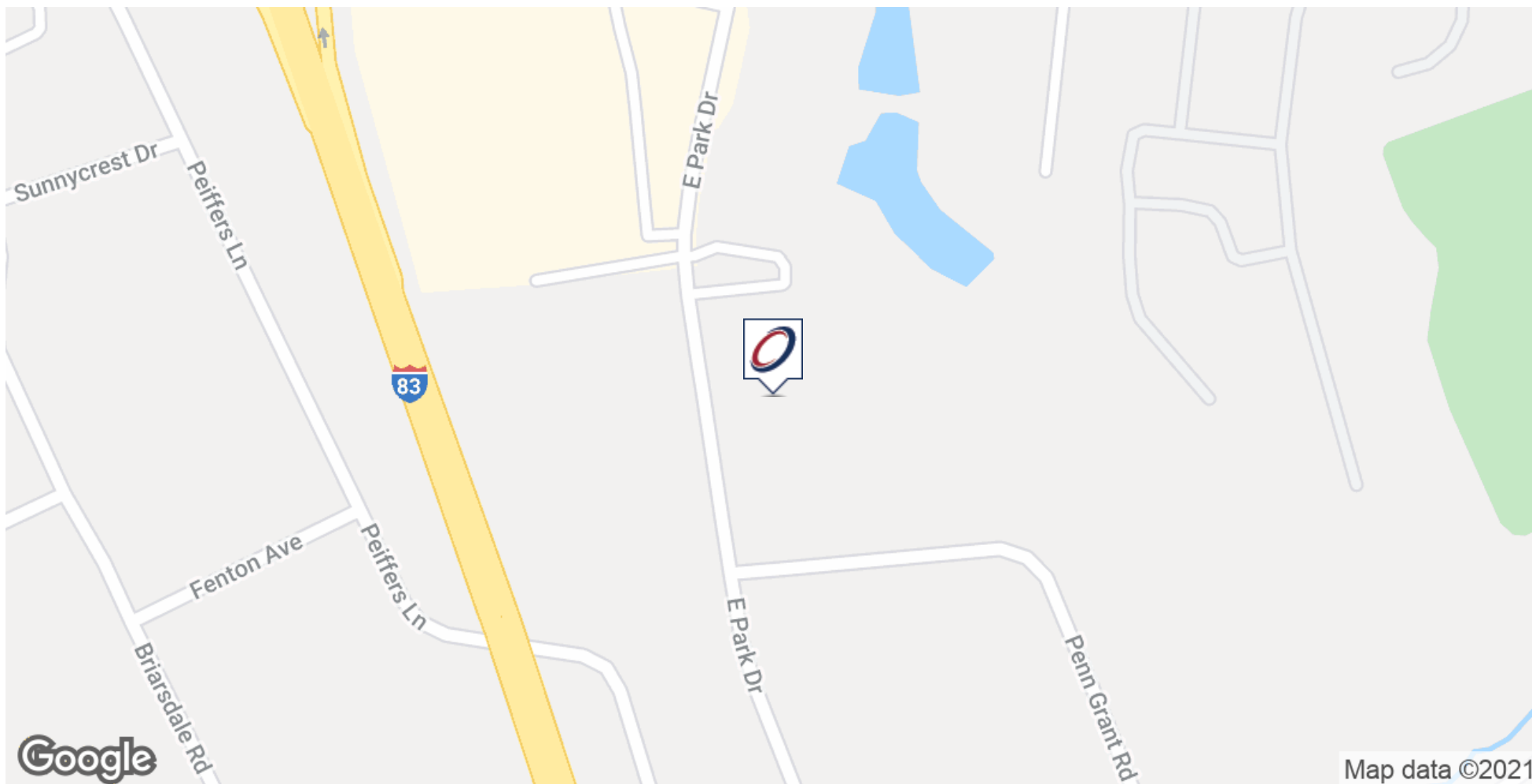
AERIAL



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LOCATION MAP



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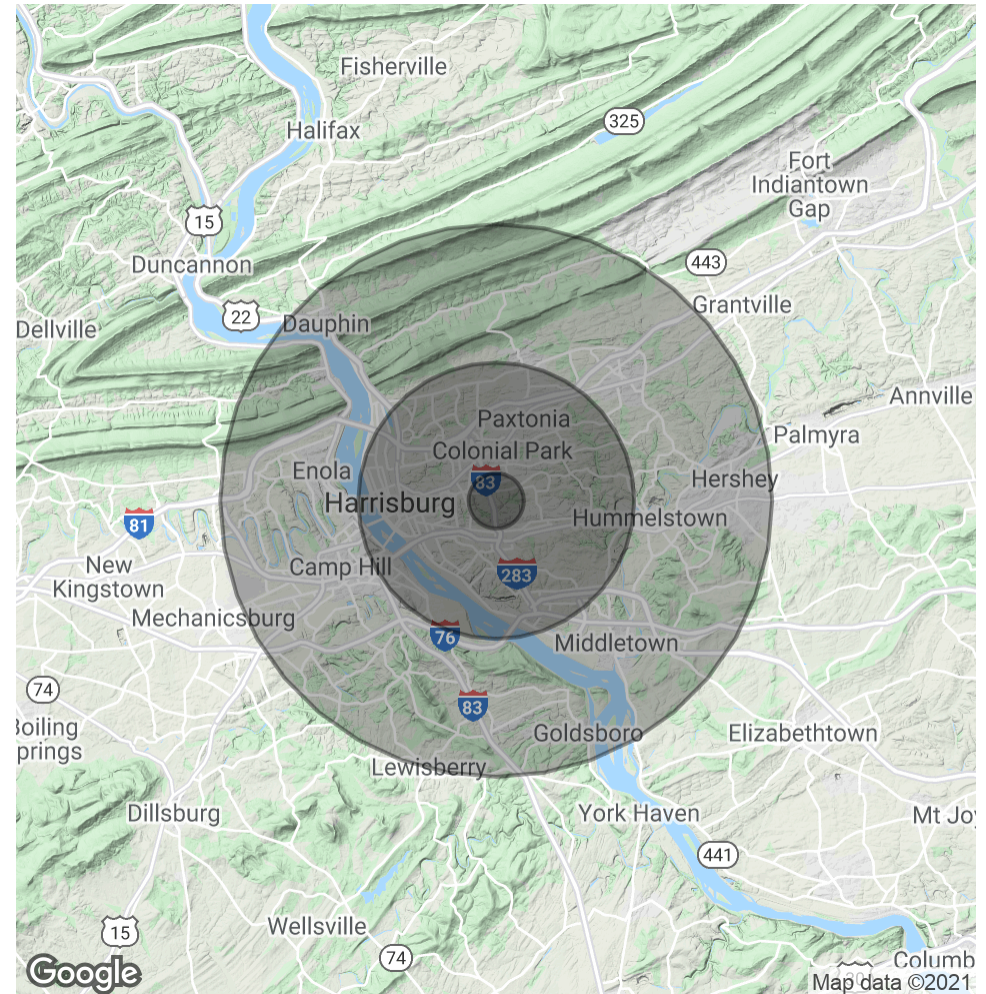
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,590	128,406	337,624
Average age	45.9	41.6	39.3
Average age (Male)	41.3	39.5	37.5
Average age (Female)	45.9	42.6	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,945	54,230	139,230
# of persons per HH	2.4	2.4	2.4
Average HH income	\$69,963	\$76,315	\$68,974
Average house value	\$186,736	\$206,331	\$179,089

* Demographic data derived from 2010 US Census



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