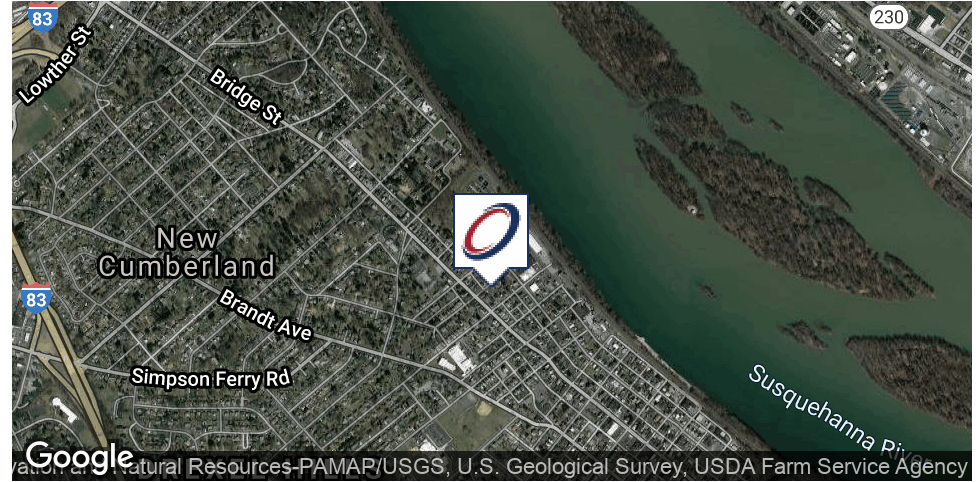


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$999.00 per month (MG)
Building Size:	1,100 SF
Municipality:	New Cumberland Borough
County:	Cumberland
Available SF:	1,100 SF
Lot Size:	0.09 Acres
Zoning:	C2

PROPERTY OVERVIEW

1,100 SF Flex building available for lease.

PROPERTY HIGHLIGHTS

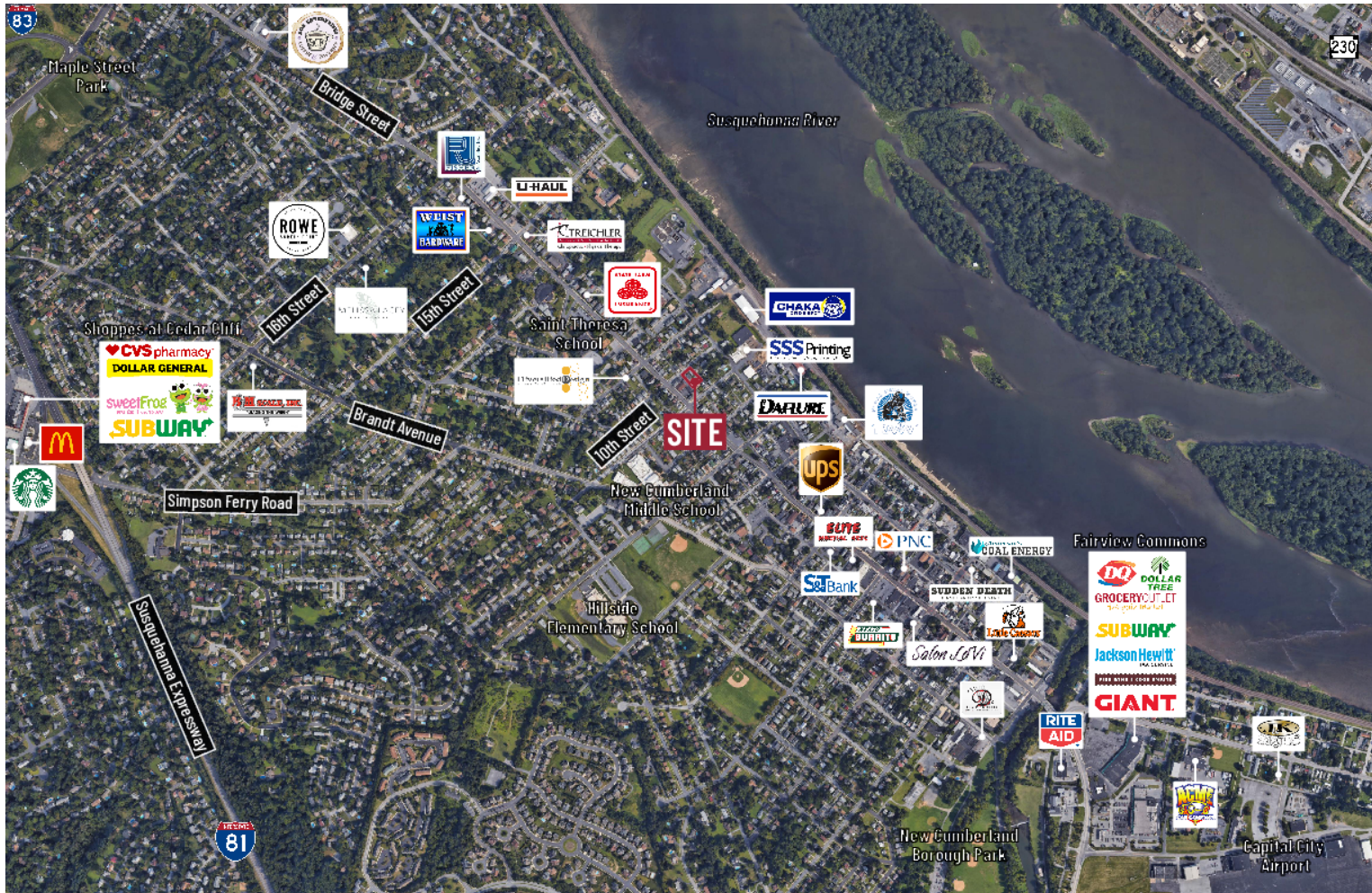
- Excellent building for any small contractor or company in need of storage space with a small office
- 5 parking spaces included
- 8 ft roll up door with drive in accessibility
- Building is located right off of Bridge Street



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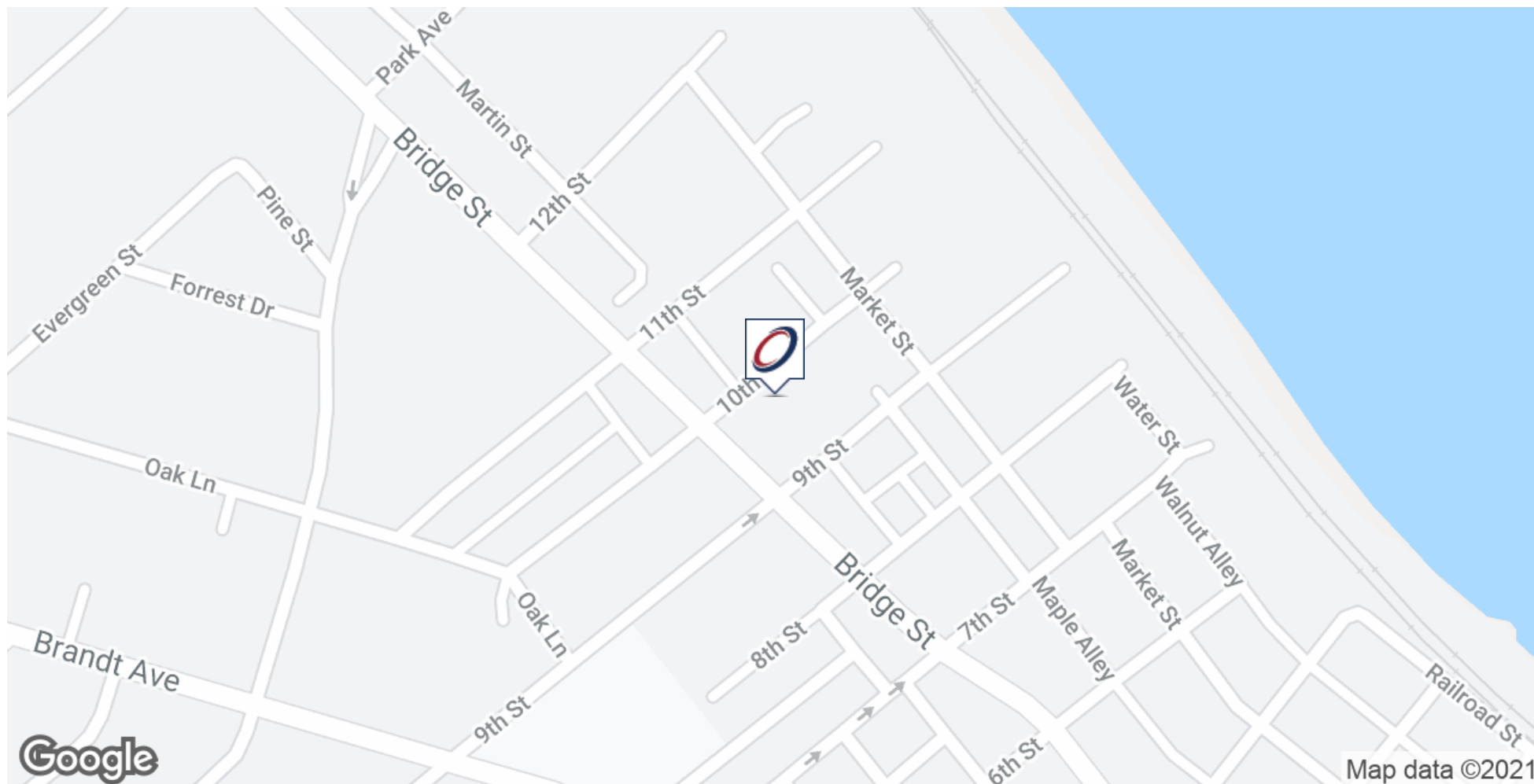
ADDITIONAL PHOTOS



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LOCATION MAP



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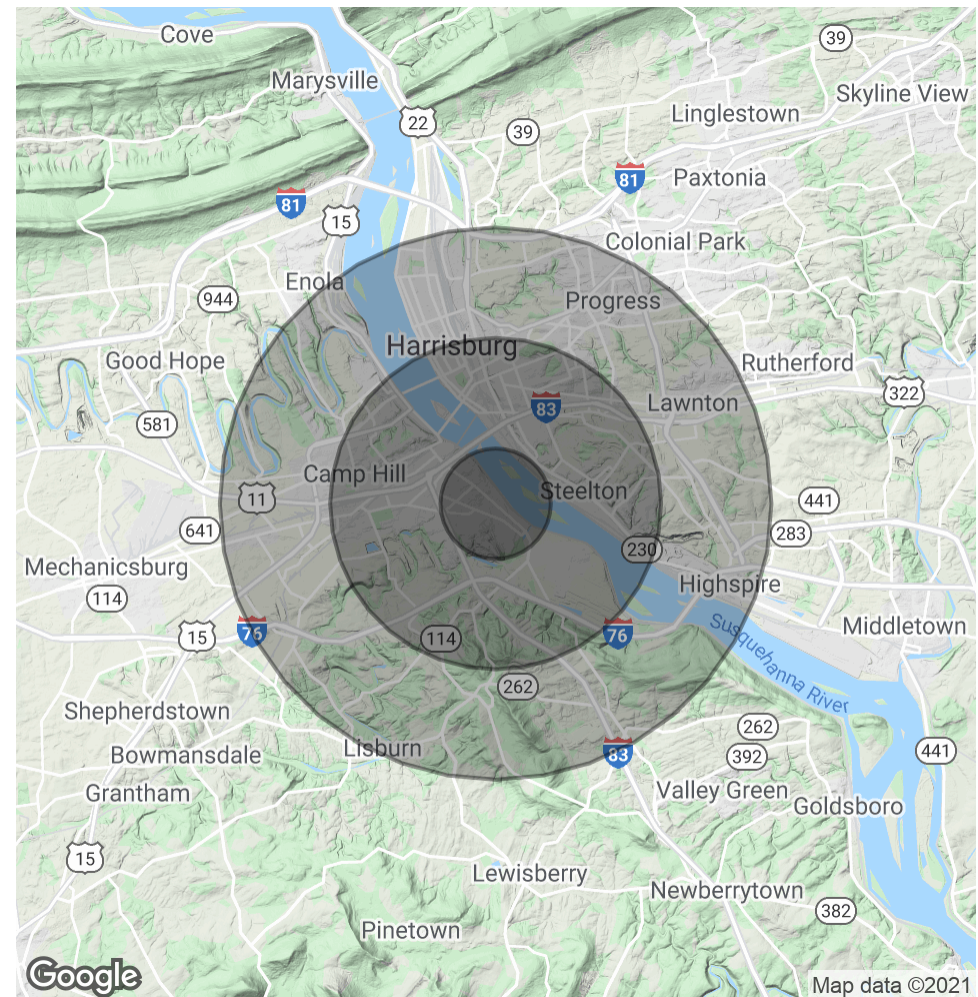
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,423	79,982	172,503
Average age	38.3	36.0	37.6
Average age (Male)	36.7	33.5	35.4
Average age (Female)	38.8	37.4	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,899	34,308	71,339
# of persons per HH	2.3	2.3	2.4
Average HH income	\$60,093	\$50,542	\$56,938
Average house value	\$163,455	\$146,218	\$155,848

* Demographic data derived from 2010 US Census



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