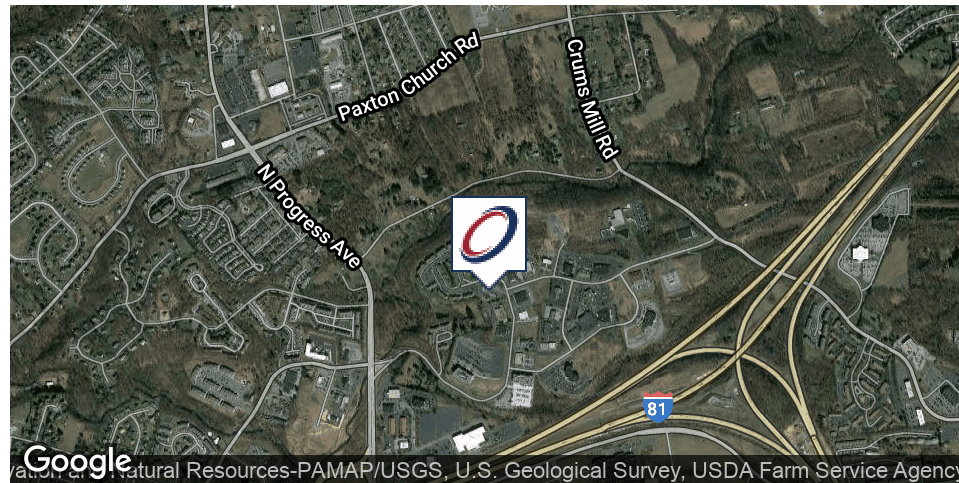


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,995,000
Building Size:	13,960 SF
Lot Size:	2 Acres
Price / SF:	\$142.91
Year Built:	1985
Zoning:	Industrial Limited

PROPERTY OVERVIEW

Fantastic opportunity to acquire fully leased 13,960 SF office building. Hundreds of thousands in recent upgrades including new roof to be installed Spring/Summer 2021. Most suites have undergone substantial renovations over the last 2 years. Diversified tenant base with suites ranging from 900 to 4,000 SF. Maturity dates are strategically staggered offering an investor less exposure to a potential cluster of lease expirations. Substantial interior renovations completed only a few years ago which showcase a sleek contemporary feel. Located only 1 mile from The Shoppes at Susquehanna Marketplace and only 3 minutes from Blue Ridge Village. Please call Tom Posavec or Roy Brenner for a showing today.

PROPERTY HIGHLIGHTS

- Great layout and windows.
- Excellent on-site parking.
- Attractive modern design and many upgrades.
- Easy access to all major thoroughfares.
- Building signage available.



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2578 INTERSTATE DRIVE

OFFICE PROPERTY FOR SALE

2578 Interstate Drive Harrisburg, PA 17110

ADDITIONAL PHOTOS



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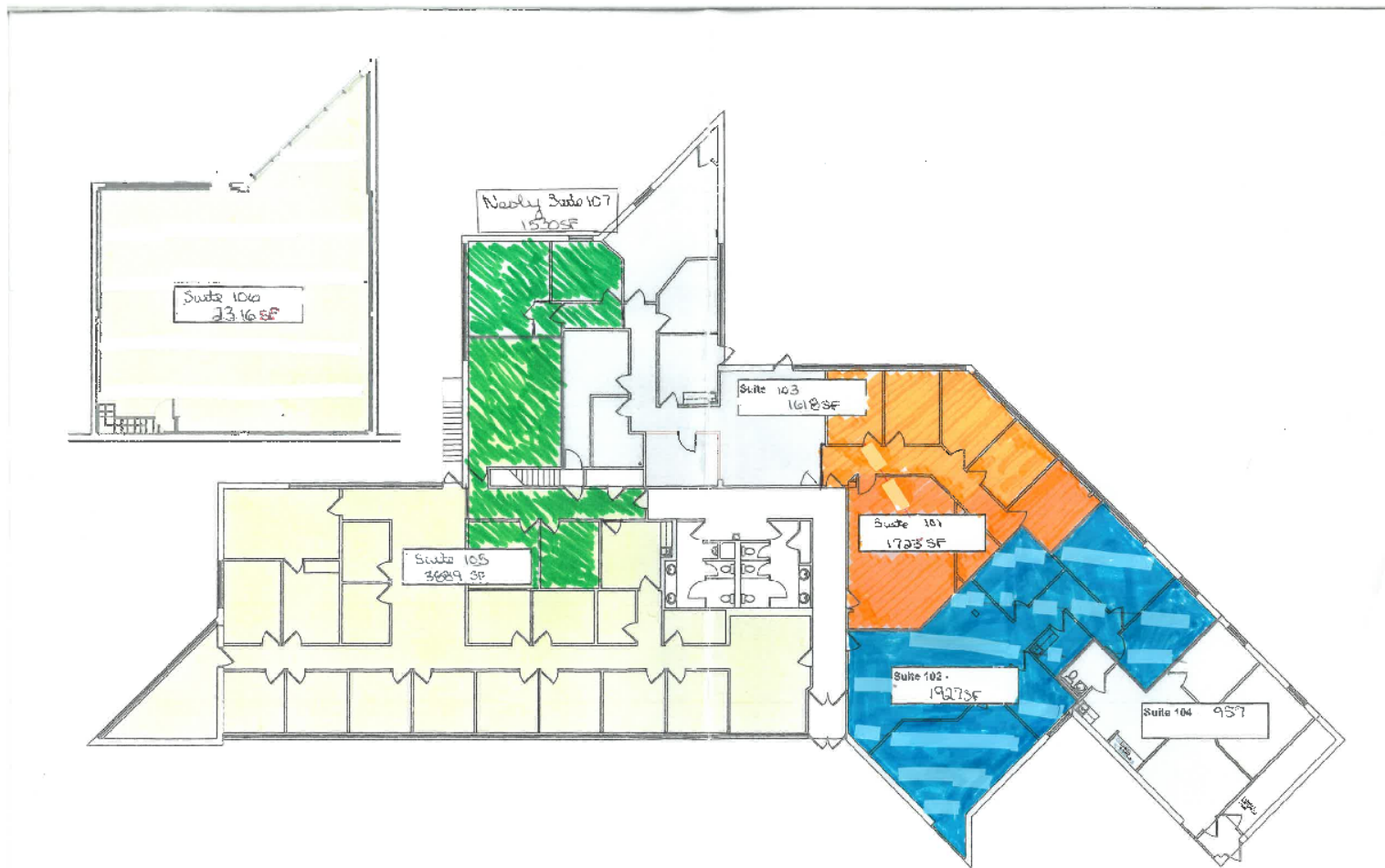
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AERIAL



FLOOR PLAN



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Susquehanna Township High School

Sara Lindemuth/Anna Carter Primary School

N Progress Avenue

The Shoppes at Susquehanna Marketplace

- evolution
- chico's
- J.CREW
- ATHLETA
- Plow & Hearth
- Starbucks
- LOFT
- Edible Arrangements
- WHITE BLACK MARKET
- TALBOTS
- WILLIAMS-SONOMA
- Soft Surroundings
- BANANA REPUBLIC
- Clarks
- AT&T
- NEW YORK & COMPANY
- PORTRAIT INNOVATIONS
- francesca's
- J.S.A. BANK
- Macaroni GRILL
- HARVEST

Rockstar Lager Old Country Store

Brindle Drive

Valley Road

ADDITIONAL PHOTOS

2578 Interstate Drive

Harrisburg, PA

Tenant Directory

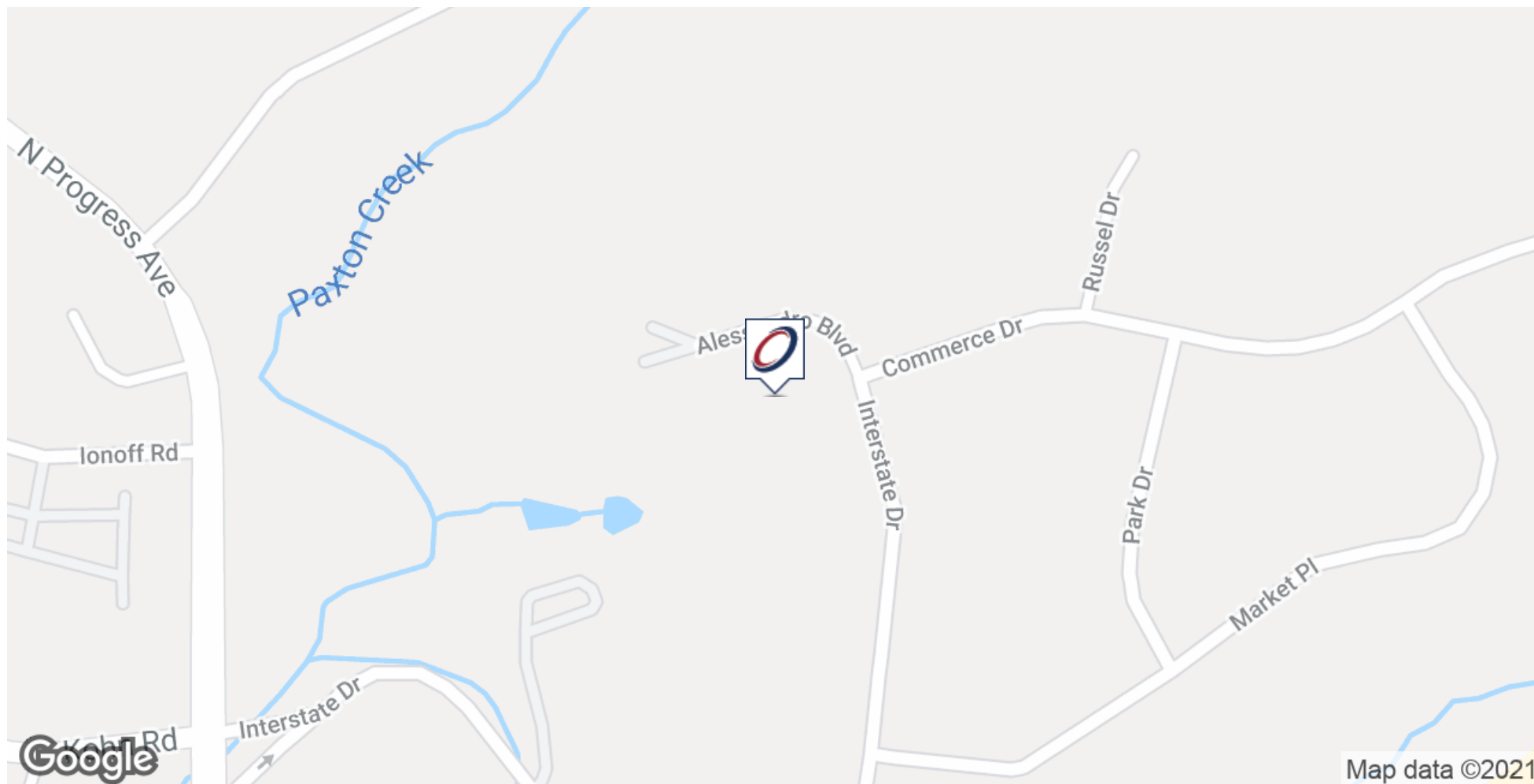
Suite Number	Tenant Name	Square Footage
Suite 101	Compassus Hospice & Palliative Care	1,723 SF
Suite 102	Embrace Management	1,927 SF
Suites 103 & 106	Rejuuv Wellness	3,938
Suite 104	Aging and Disability Support Services	957 SF
Suite 105	Dickie McCamey	3,889 SF
Suite 107	Neoly Homecare, LLC	1,530 SF



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LOCATION MAP



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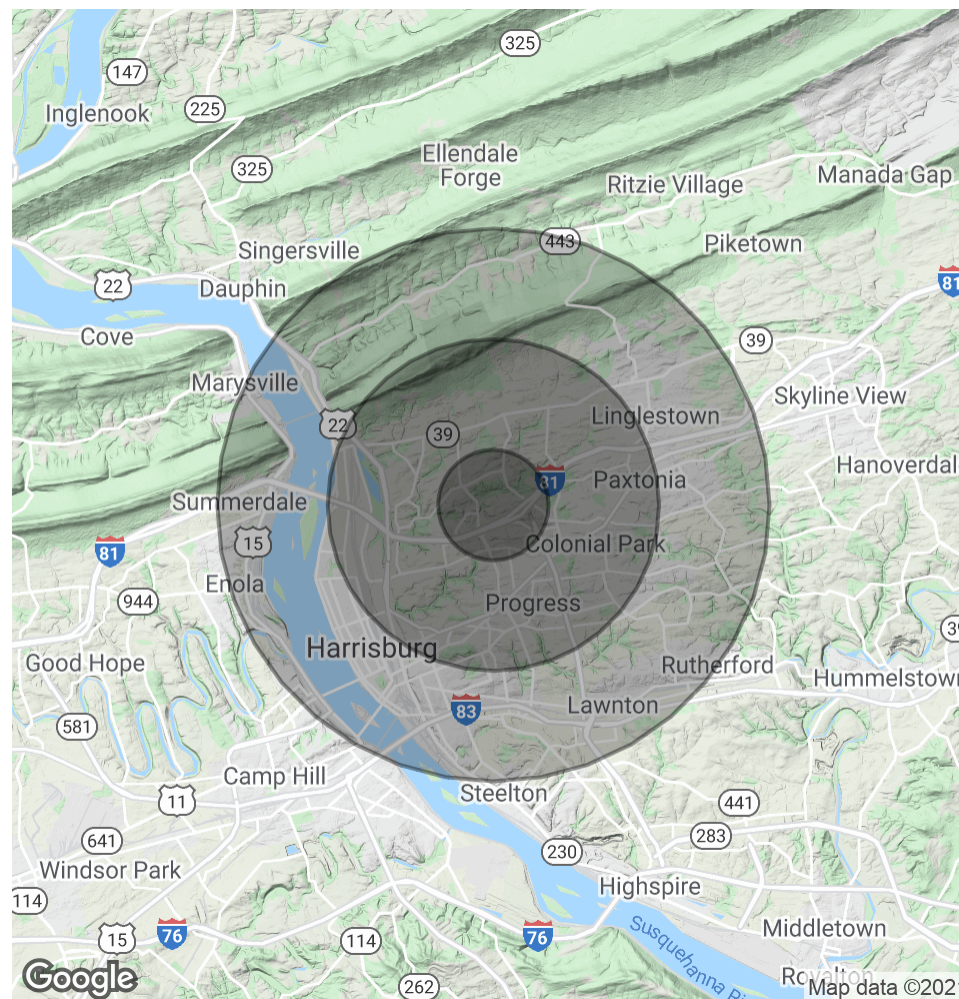
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,206	57,843	156,078
Average age	41.5	40.7	38.0
Average age (Male)	41.1	39.2	35.9
Average age (Female)	41.0	41.6	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,754	25,030	66,153
# of persons per HH	2.4	2.3	2.4
Average HH income	\$80,461	\$68,950	\$60,363
Average house value	\$194,751	\$182,162	\$168,613

* Demographic data derived from 2010 US Census



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