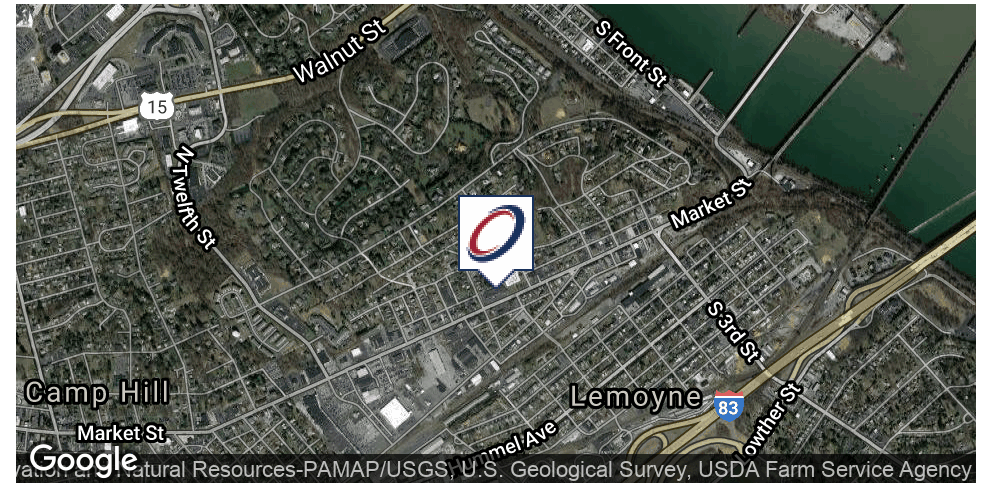


### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Lease Rate:	\$18.95 SF/yr (MG)
Building Size:	19,600 SF
Available SF:	2,336 SF
Municipality:	Lemoyne Borough
County:	Cumberland
Lot Size:	0.44 Acres
Zoning:	Professional Office/Retail

#### PROPERTY OVERVIEW

Great tenant mix. Located along busy West Shore corridor.

#### PROPERTY HIGHLIGHTS

- Excellent signage
- Located along busy West Shore corridor
- Ideal office for Retail or Office Services Company with an attractive Williamsburg Brick Architecture Facade
- Ideal for professional office, medical or specialty retail user
- High traffic/strong demographics
- Great parking
- Lessee pays electric, trash and interior janitorial. Landlord pays heat
- Availabilities: Suite 108 - 2,336 SF - \$18.95 PSF

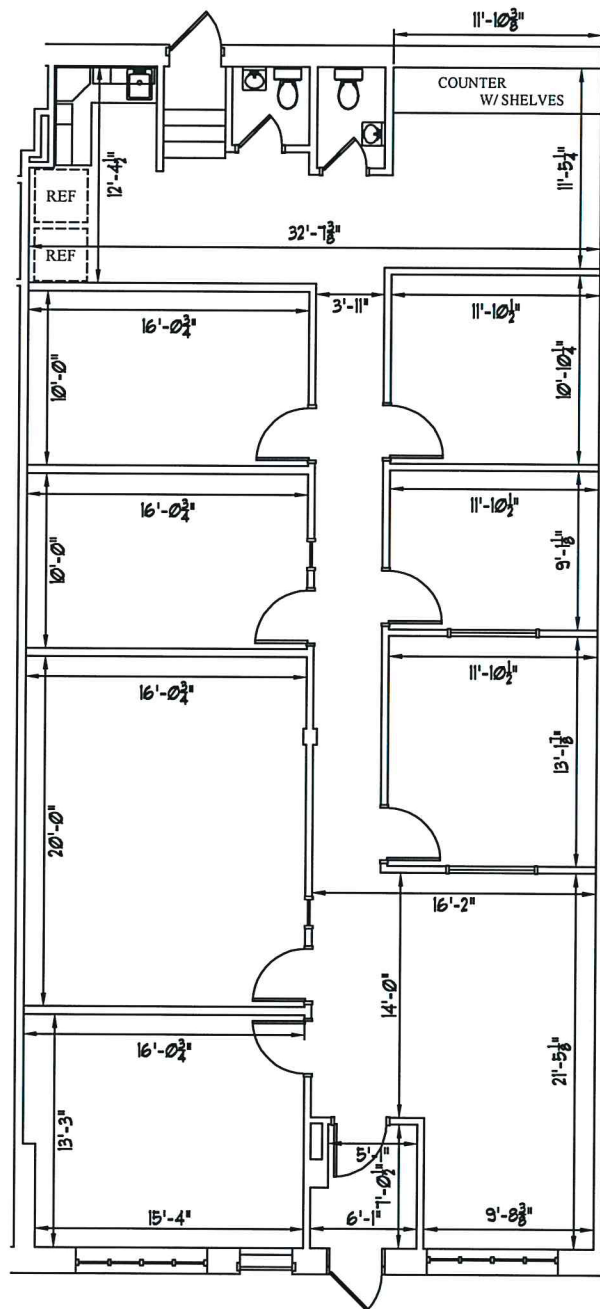
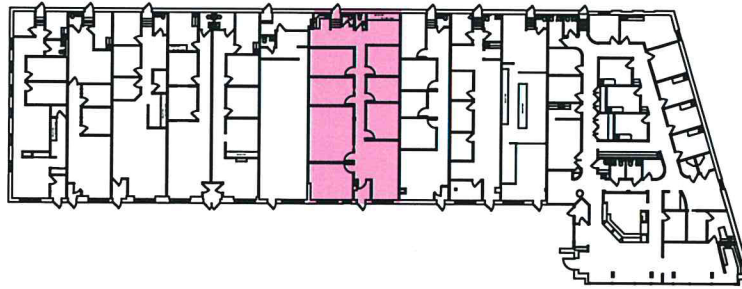


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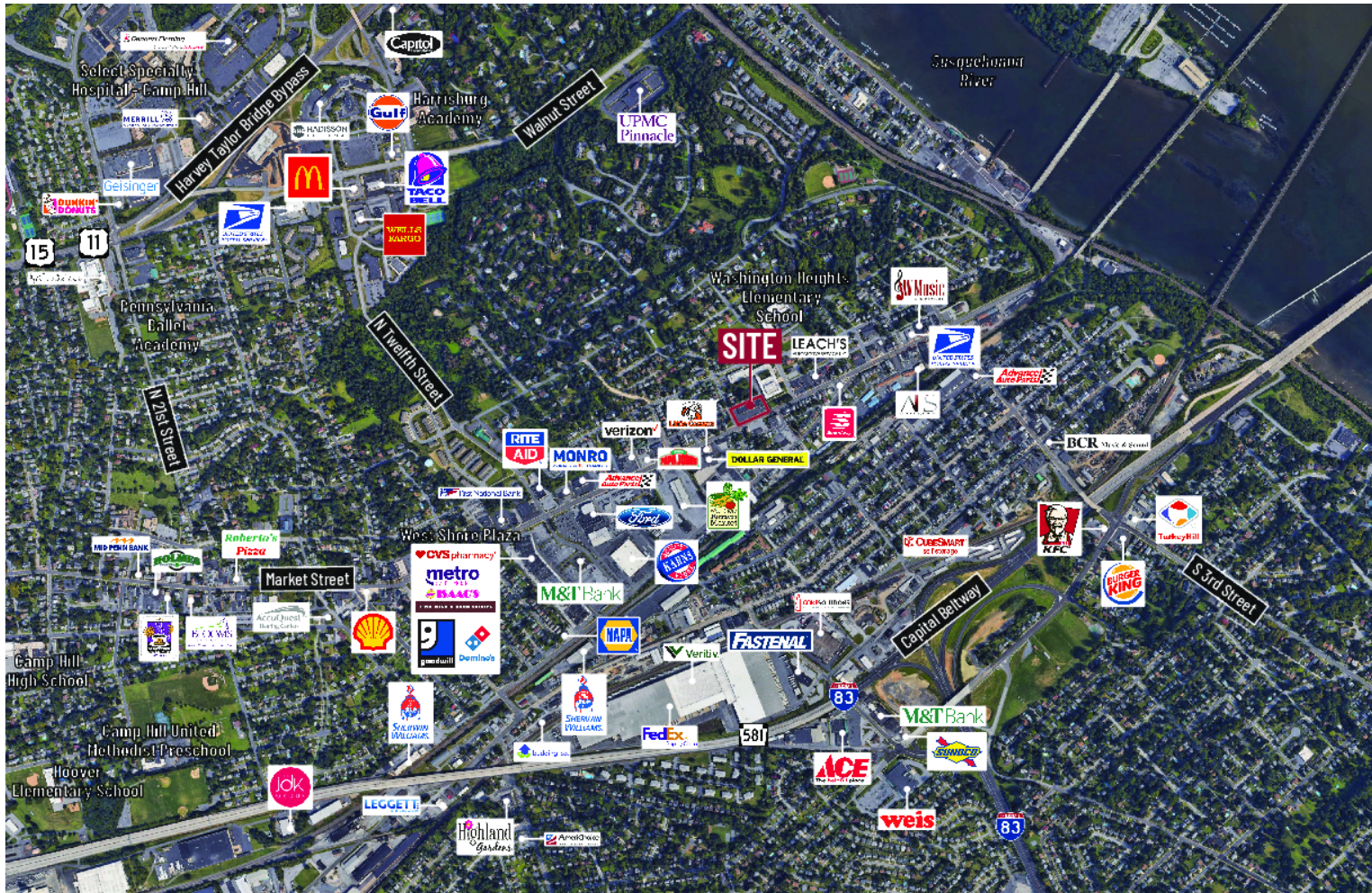
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717 MARKET STREET  
SUITE 108

RENTABLE AREA: 2,336 sf



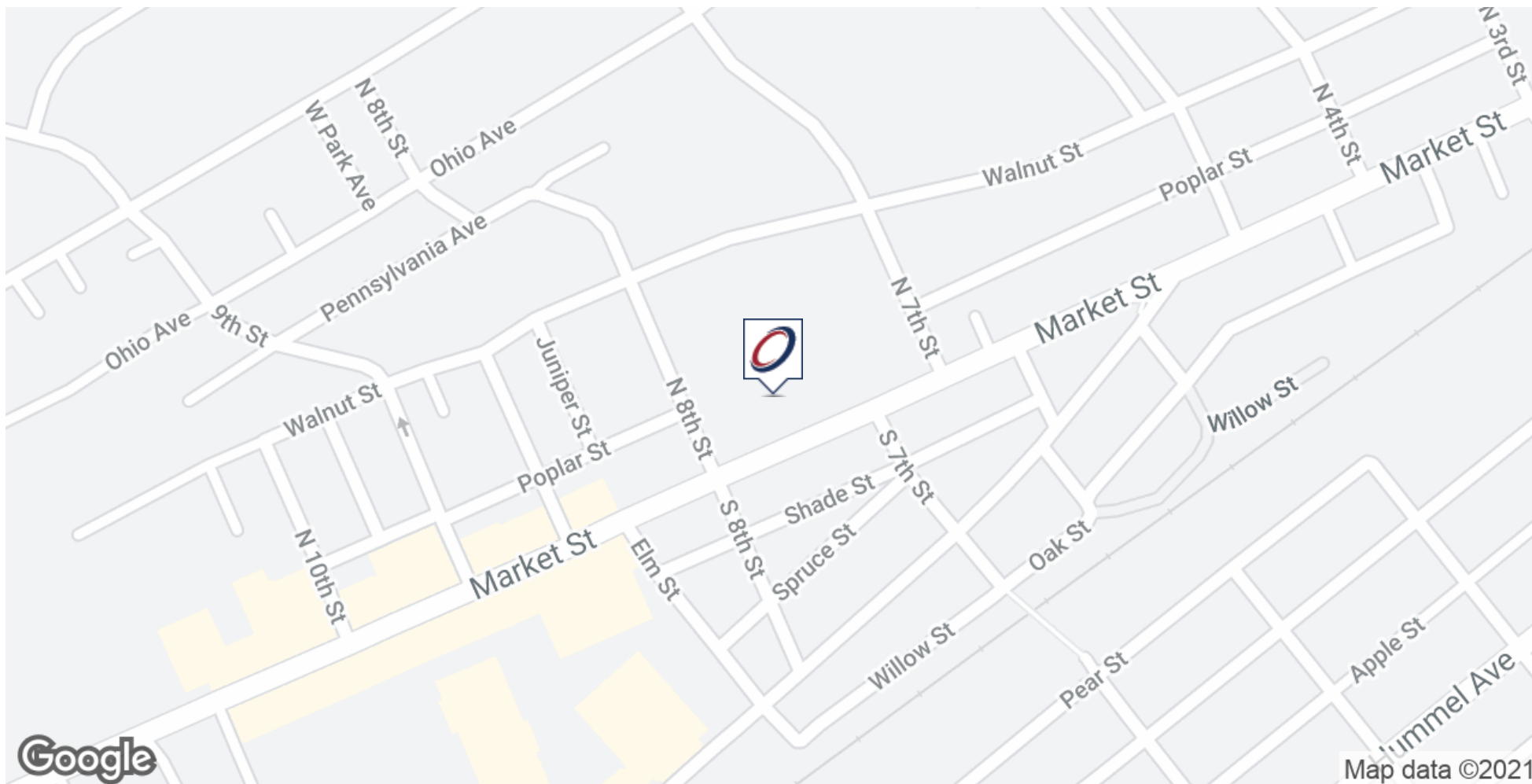
## AERIAL



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### LOCATION MAP



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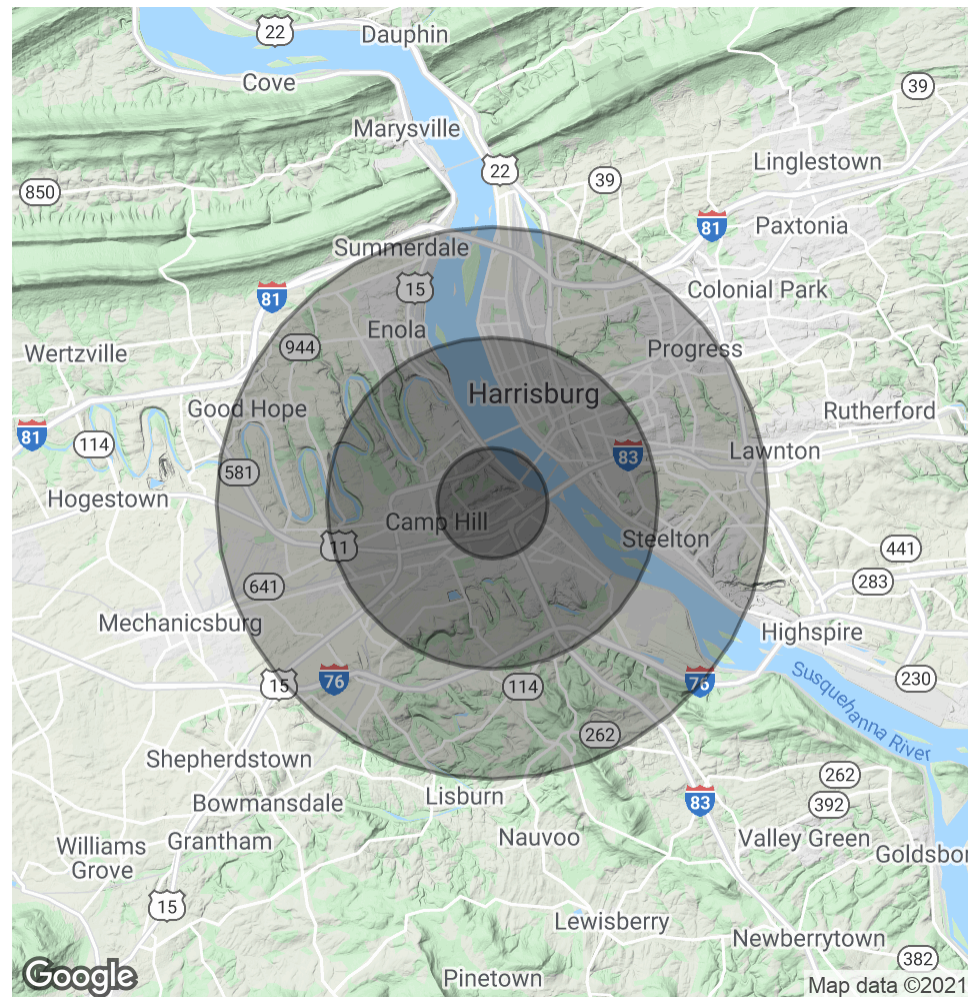
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,091	90,765	185,037
Average age	38.9	37.3	37.7
Average age (Male)	37.4	34.7	35.4
Average age (Female)	40.8	37.9	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,568	39,143	77,284
# of persons per HH	2.0	2.3	2.4
Average HH income	\$57,626	\$56,234	\$60,270
Average house value	\$221,070	\$158,448	\$161,267

\* Demographic data derived from 2010 US Census



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