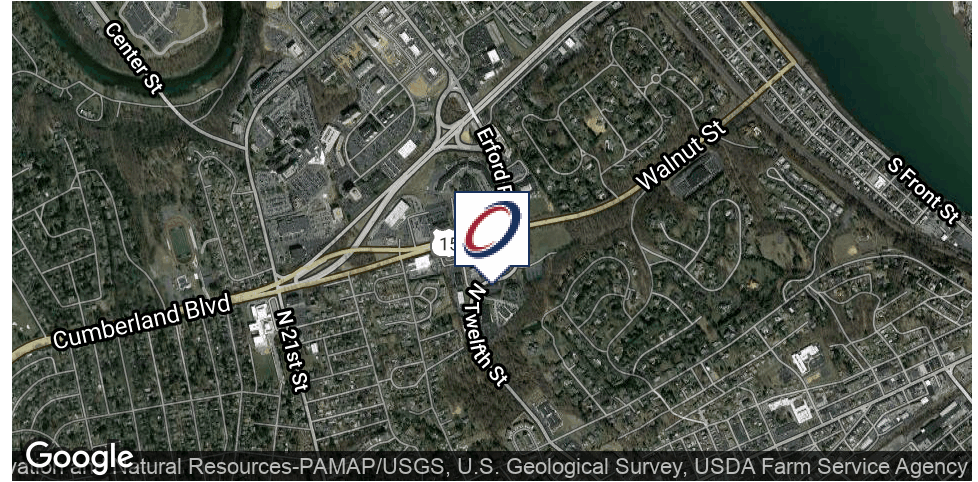


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.95 SF/yr (Full Service)
Building Size:	14,827 SF
Available SF:	1,258 SF
Year Built:	1988
Renovated:	2008
Municipality:	Lemoyne Borough
County:	Cumberland
Lot Size:	0.8 Acres
Zoning:	A-O Office

PROPERTY OVERVIEW

1,258 SF Class "A" office suite with terrific West Shore Business District location. The suite is available fully furnished including artwork.

PROPERTY HIGHLIGHTS

- Located between Camp Hill Bypass and Market Street in Lemoyne.
- Large monument signage along highly traveled N. 12th Street.
- Terrific views and exposure.
- Close proximity to all amenities including eateries, banks and the West Shore Plaza.
- Perfect for insurance, financial planners, associations, attorneys, or any professional user.



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

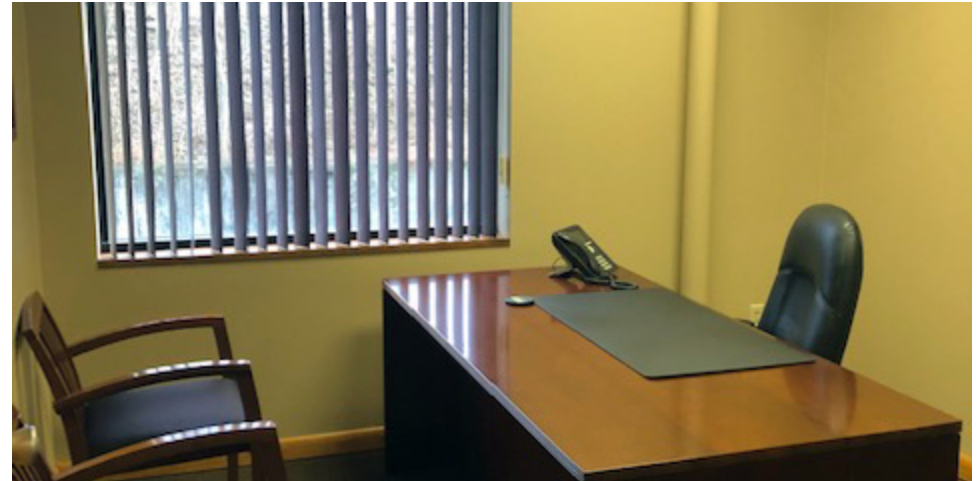
Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

600 N. 12TH STREET

OFFICE PROPERTY FOR LEASE

600 N. 12th Street Lemoyne, PA 17043

ADDITIONAL PHOTOS



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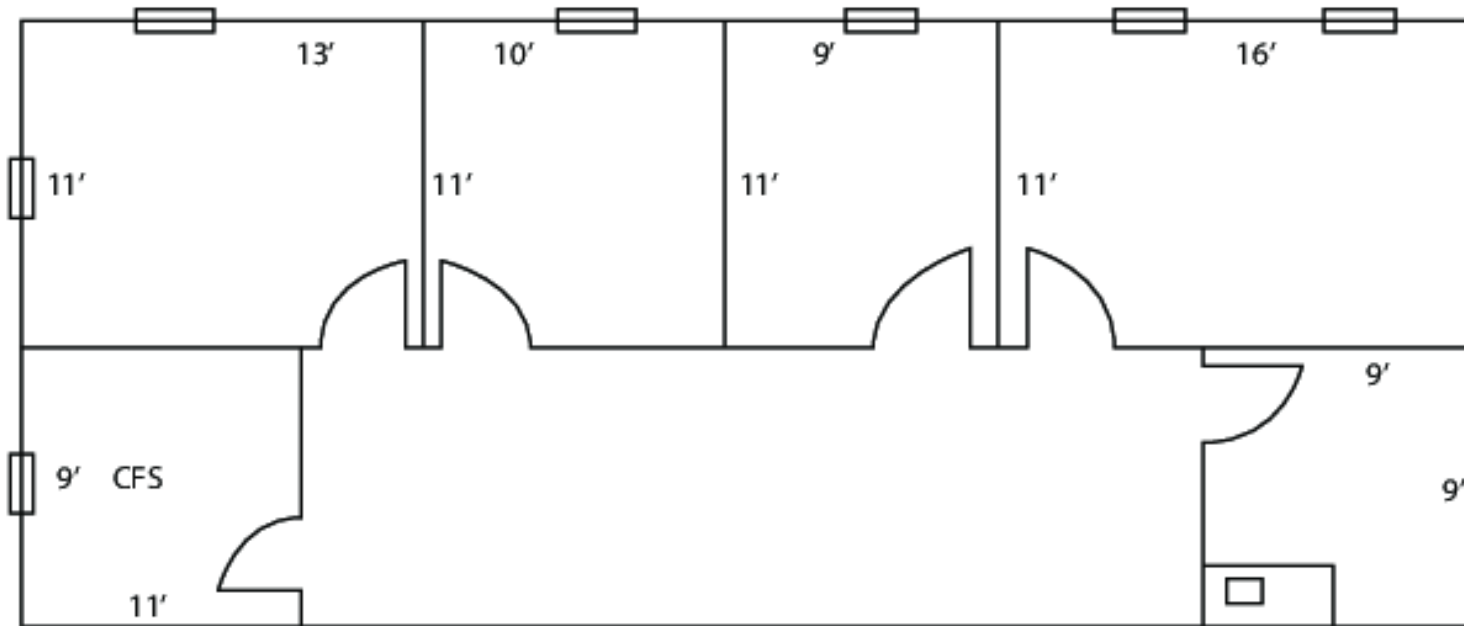


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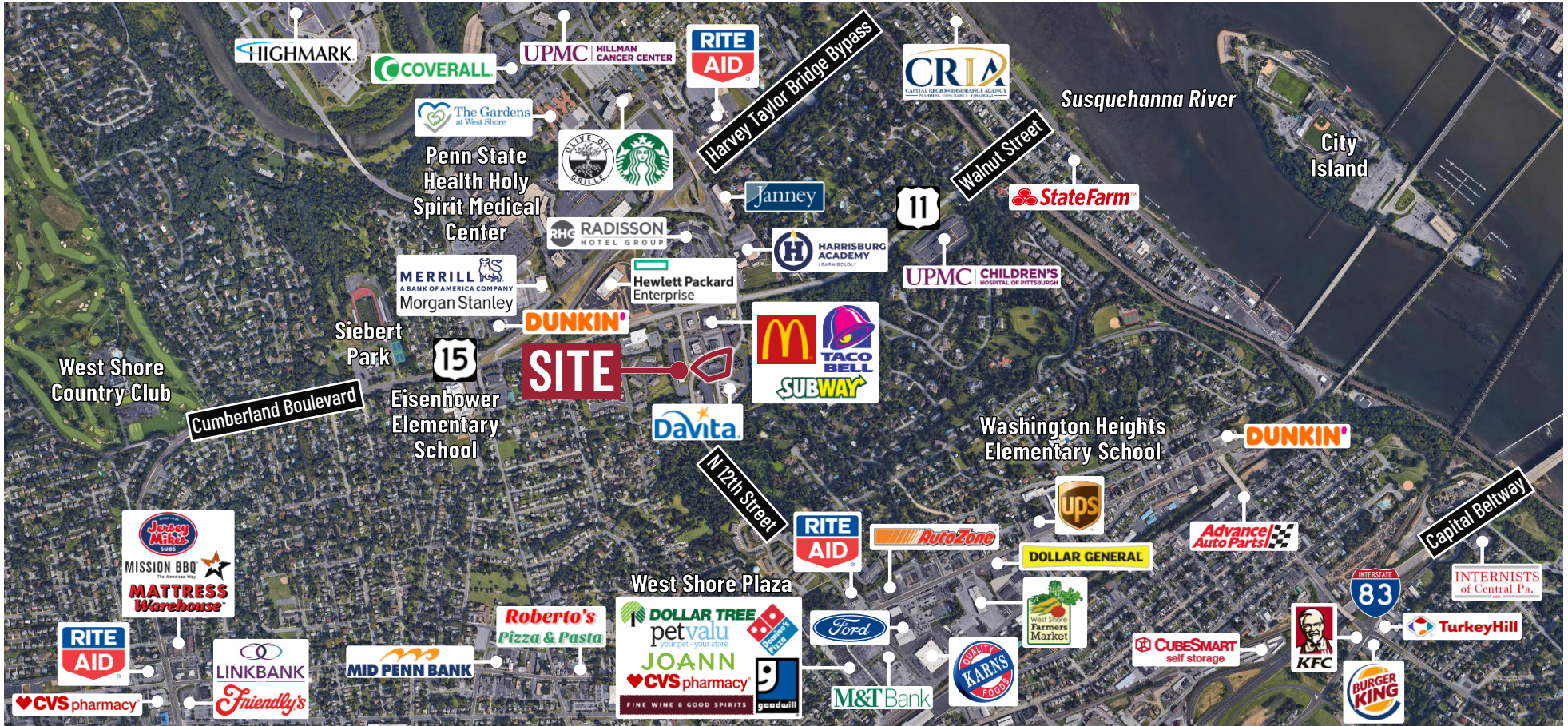
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ADDITIONAL PHOTOS



**600 N. 12th Street
Lemoyne, PA
Approx. 1,258 SF**

AERIAL

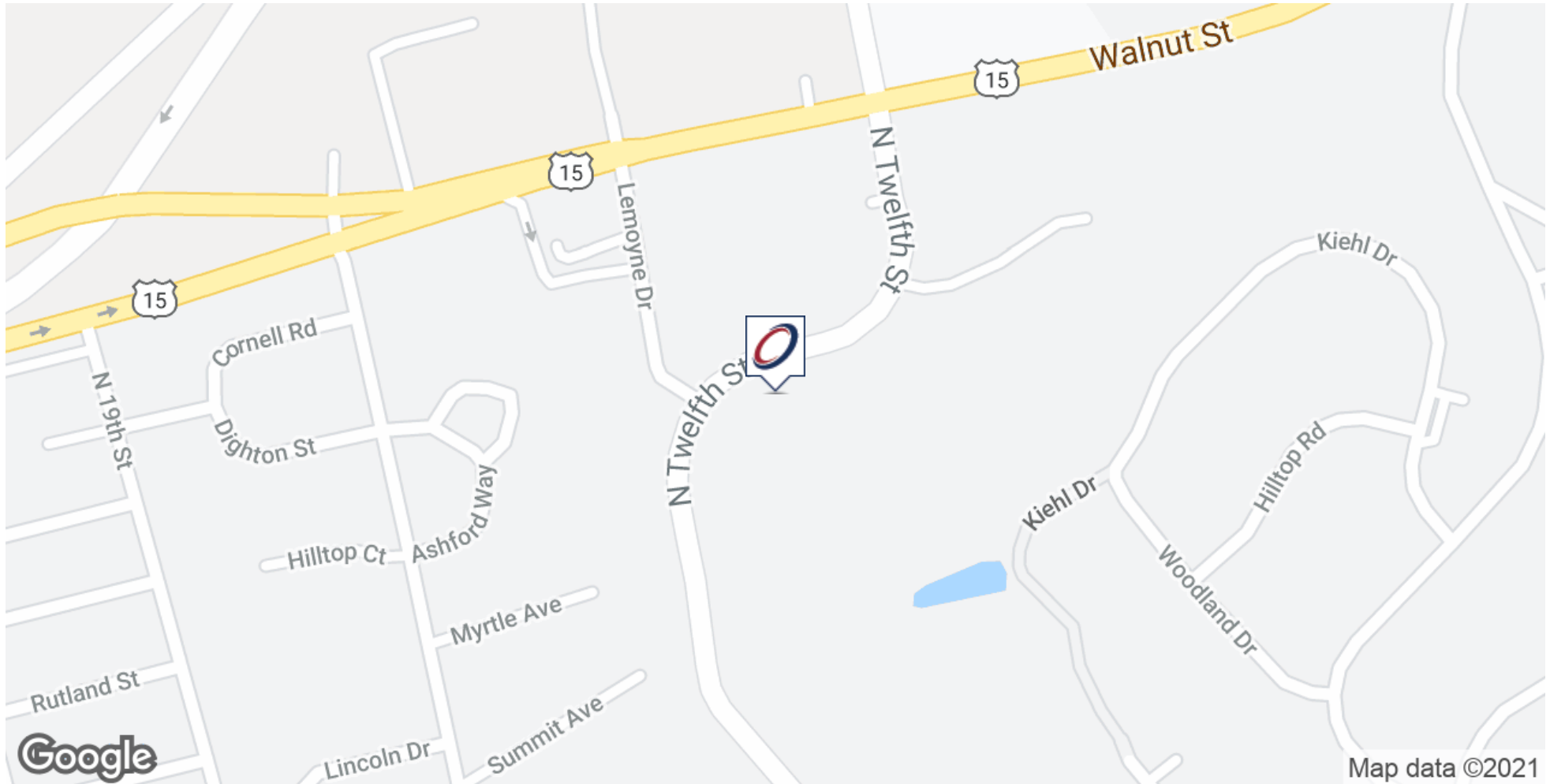


600 N. 12TH STREET

OFFICE PROPERTY FOR LEASE

600 N. 12th Street Lemoyne, PA 17043

LOCATION MAP



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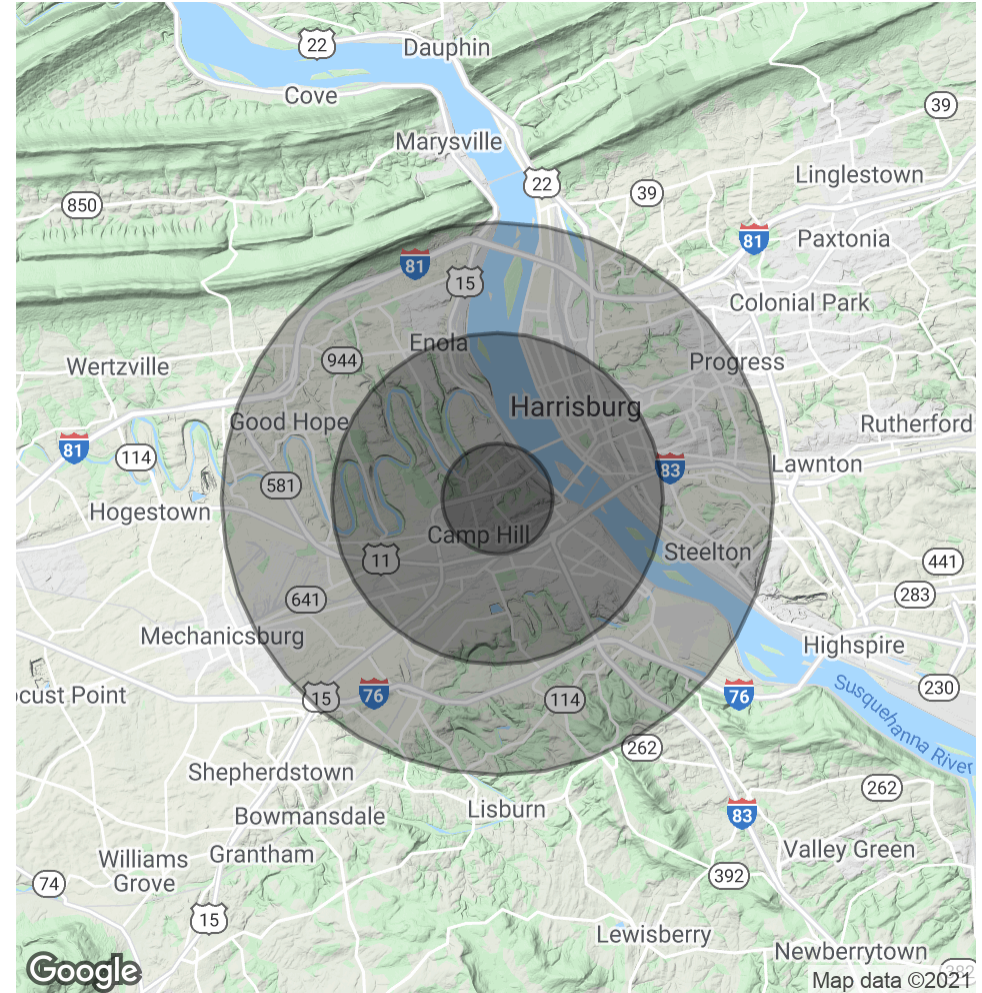
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,407	81,543	181,424
Average age	40.1	39.3	38.0
Average age (Male)	38.1	36.8	35.7
Average age (Female)	42.1	39.9	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,806	35,698	76,354
# of persons per HH	2.2	2.3	2.4
Average HH income	\$67,495	\$61,852	\$62,270
Average house value	\$205,011	\$175,537	\$163,412

** Demographic data derived from 2010 US Census*



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