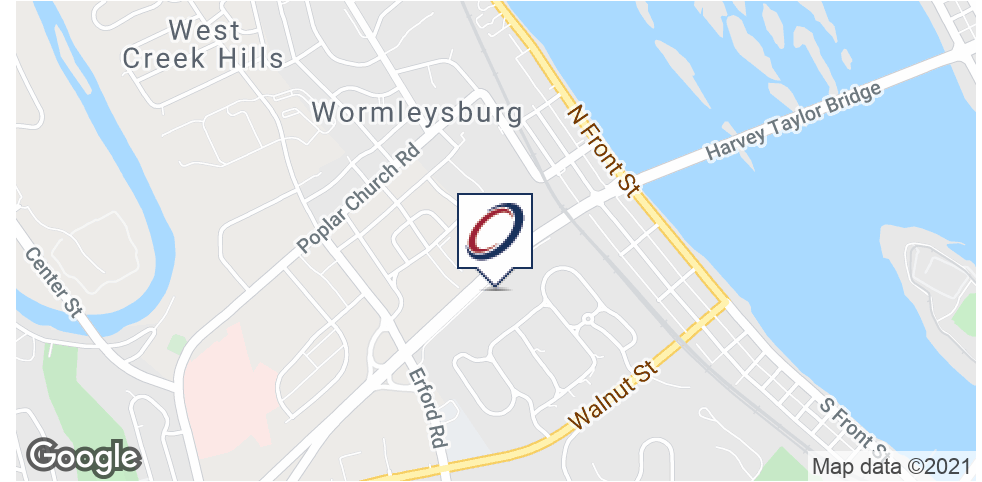


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Building Size:	11,000 SF
Available SF:	1,500 SF
Lot Size:	1.15 Acres
Year Built:	1980
Zoning:	Office
Submarket:	Wormleysburg Borough

PROPERTY OVERVIEW

Small turnkey suite available in a highly desirable location on Mumma Road, just minutes from both Downtown Harrisburg and Camp Hill/Mechanicsburg. Second floor space features up to 5 private offices, open/reception area, and server room.

PROPERTY HIGHLIGHTS

- 1,500 SF space available
- Flexible office configurations with both private and open areas
- Great location and excellent visibility on Mumma Road



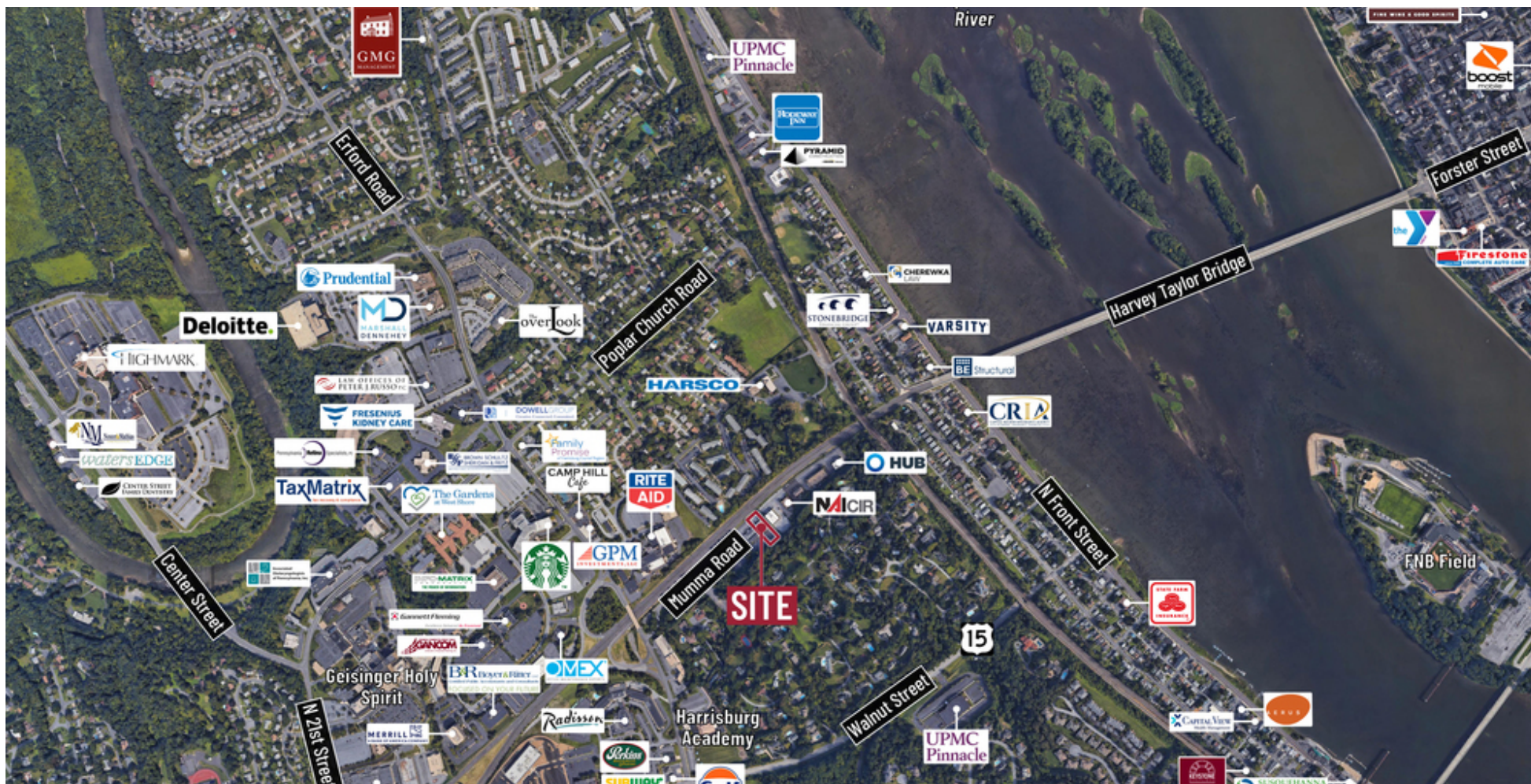
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ADDITIONAL PHOTOS



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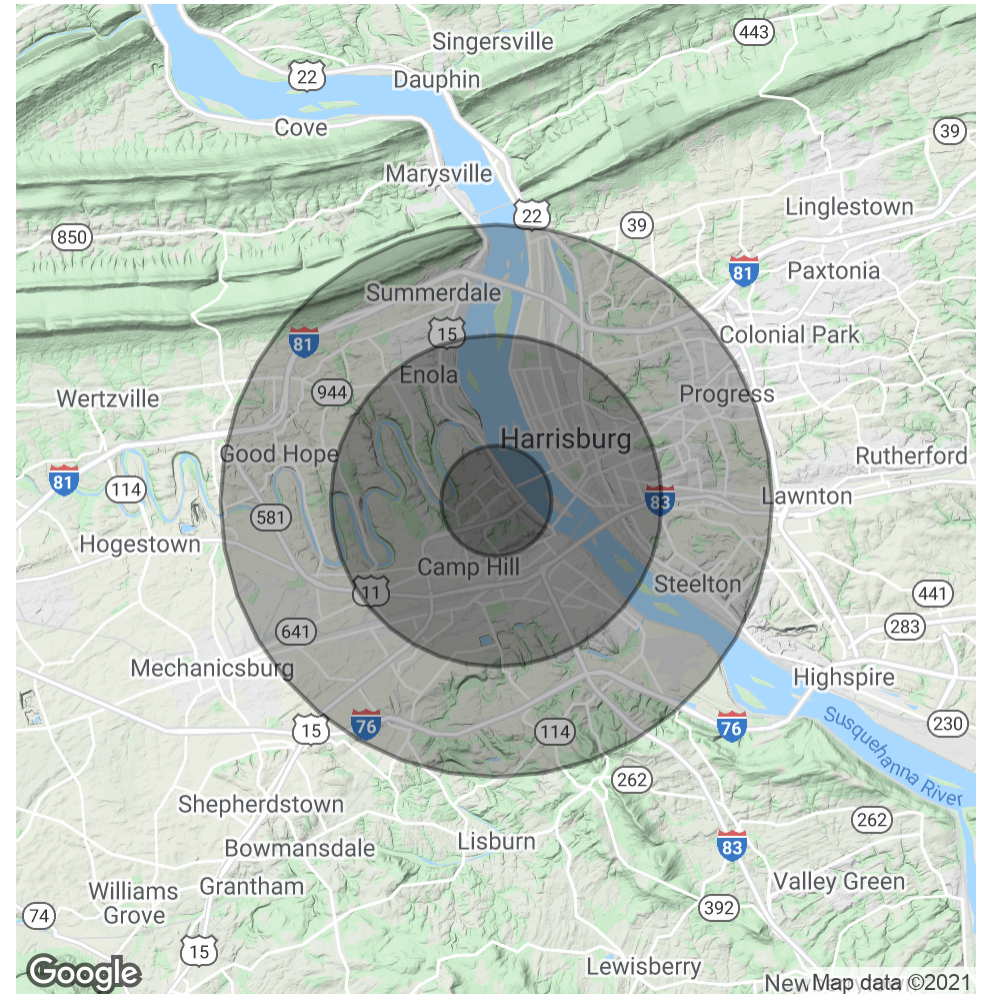
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,873	84,683	187,075
Average age	38.7	38.1	37.8
Average age (Male)	37.6	35.6	35.5
Average age (Female)	40.3	39.4	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,697	37,312	78,258
# of persons per HH	2.1	2.3	2.4
Average HH income	\$60,527	\$58,979	\$61,876
Average house value	\$189,860	\$165,498	\$162,319

* Demographic data derived from 2010 US Census



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