

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$600,000
Building Size:	6,275 SF
Lot Size:	3.58 Acres
Number of Units:	1
Price / SF:	\$95.62
Year Built:	1996
Zoning:	Mixed Use Neighborhood

PROPERTY OVERVIEW

6,275 SF Office Building on 3.58 Acres

PROPERTY HIGHLIGHTS

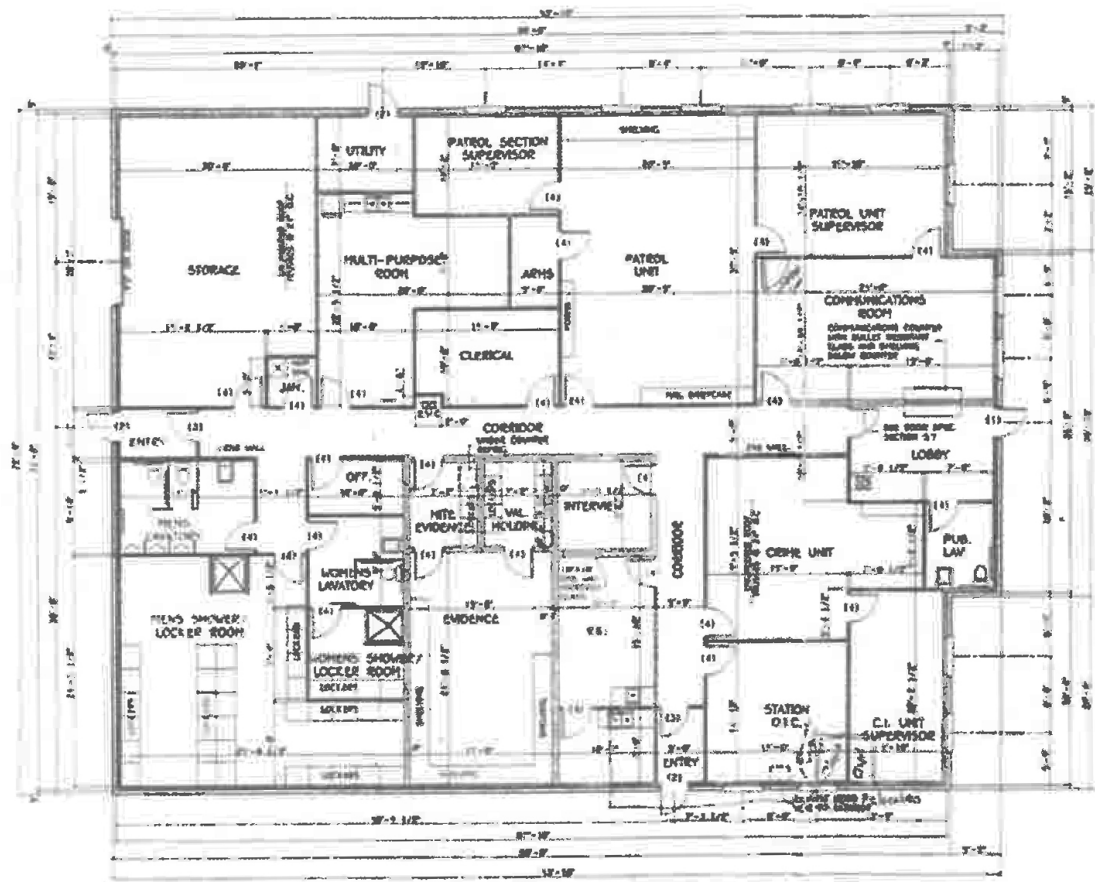
- Great opportunity to purchase a well situated office/commercial building in South Central PA.
- Located in Historic Gettysburg, Adams County, PA and just minutes off of Route 15.
- Well maintained, clear span, masonry office building built in 1996 for the PA State Police.
- Secure facility offering an efficient interior fit out including locker and shower facilities.
- Property is a great owner-occupied opportunity.
- Excellent parking with 50 spaces. The property is serviced by well and septic.



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FLOOR PLAN



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BUSINESS AERIAL



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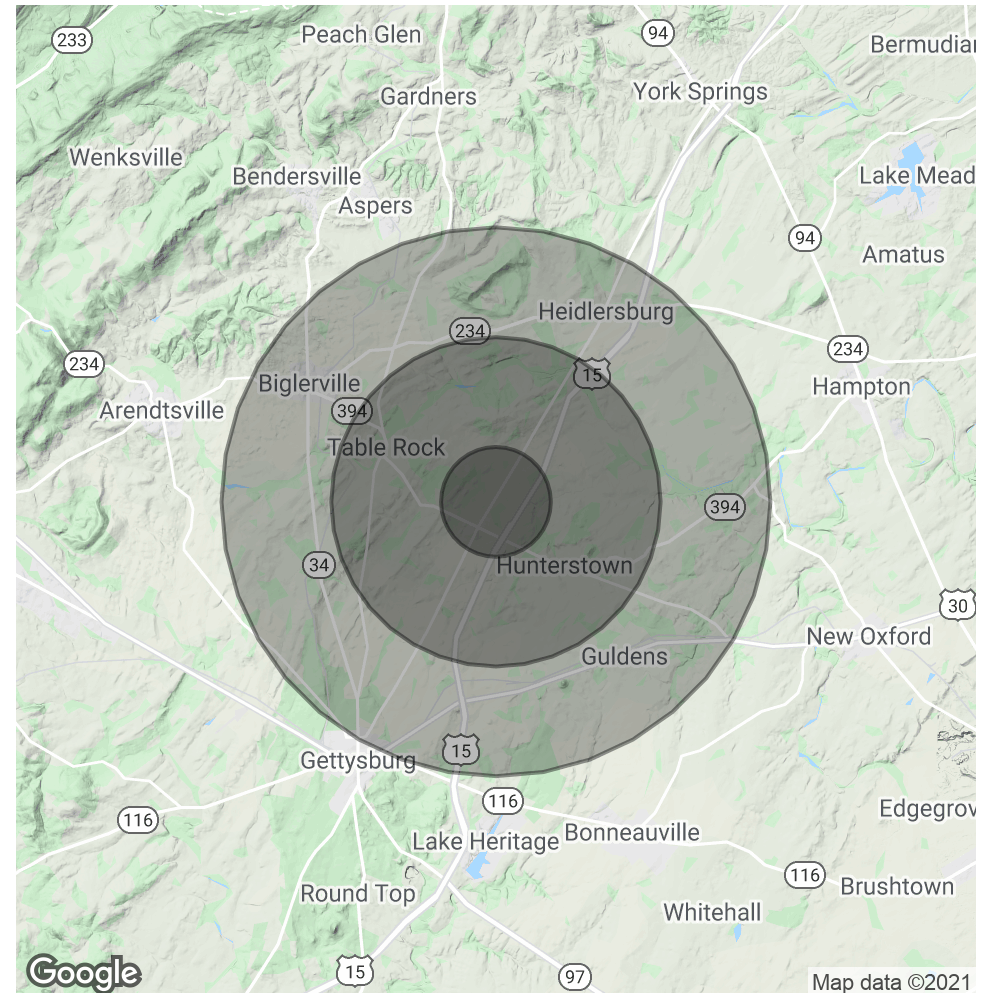
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,803	15,034	23,020
Average age	28.2	35.0	38.7
Average age (Male)	28.0	34.6	38.2
Average age (Female)	28.5	35.7	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,992	5,015	8,063
# of persons per HH	3.3	3.0	2.9
Average HH income	\$56,310	\$61,110	\$64,878
Average house value	\$232,071	\$252,450	\$255,575

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

David Remmel, P.E., SIOR, Associate Broker and founder of Landmark Commercial Realty, Inc. specializing in commercial, industrial and office facilities, site selection, land development and investment consulting. David established Landmark Commercial Realty, Inc. in 1988 after several years as an Associate Broker. During his time as an Associate Broker, he helped facilitate the site selection and development of several local shopping centers: Capital City Plaza, Eastgate Shopping Center and Wesley Plaza. Prior to entering the commercial real estate field, David served as a civil engineer, working on the design and construction management for various commercial, industrial and institutional developments. His experience and expertise allowed him to serve prominent clients such as, AMP, Roadway Express, Penn DOT, PA DER, PA National Guard, Saudi Arabian Naval Command, FEMA, Department of Housing and Urban Development, US Army Corp of Engineers and various Pennsylvania municipalities. David's background in engineering, site selection and brokerage has been a true benefit to our clientele and instrumental in the continued success of Landmark Commercial Realty.

EDUCATION

Penn State University – B.S. Civil Engineering

Landmark Commercial Realty

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ADVISOR BIO 2



CHUCK HELLER

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PROFESSIONAL BACKGROUND

For nearly two decades with Landmark Commercial Realty, Inc, Chuck has negotiated complex sales and lease transactions for retail properties, office buildings, manufactured home communities, warehouses and development land throughout the Pennsylvania Region. He has proven himself a leader in the investment real estate world, publishing an extensive market study on evaluating rental rates and occupancy. It is Chuck's dedication, attention to detail and proactive mindset that has sustained many strong relationships between he and prominent property owners throughout the market.

HIGHLIGHTS:

- Hershey Plaza Apartments, Hershey, PA • 216 Apts., 20,000 SF • \$15,250,000
- Bard Townhomes, Shippensburg, PA • 460 Bed Student Housing • \$15,200,000
- Blue Course Commons, State College, PA • 276 Bed Student Housing • \$13,320,388
- Catalina Apartments, Harrisburg, PA • 233 Apartments • \$13,000,000
- Marion Terrace Townhomes • 200 Townhomes HUD, Wilkes Barre, PA • \$12,400,000

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