

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (MG)
Building Size:	14,220 SF
Available SF:	4,300 SF
Lot Size:	2.5 Acres
Year Built:	1950
Renovated:	2015
Zoning:	Commercial
Traffic Count:	80,000

PROPERTY OVERVIEW

Outstanding location at Reeser Summit, Exit 38 along I-83. 2 miles from PA Turnpike. Retail or office of 1,800 SF plus large warehouse or repair. Storage building connected to retail or office.

PROPERTY HIGHLIGHTS

- Retail or showroom office
- Large open warehouse, shop or storage
- Great location at Reeser Summit exit on I-83
- Previous tenant was "Carvana"
- 2 miles from PA Turnpike



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ADDITIONAL PHOTOS



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326 PLEASANT VIEW ROAD

RETAIL PROPERTY FOR LEASE

326 Pleasant View Road New Cumberland, PA 17070

ADDITIONAL PHOTOS



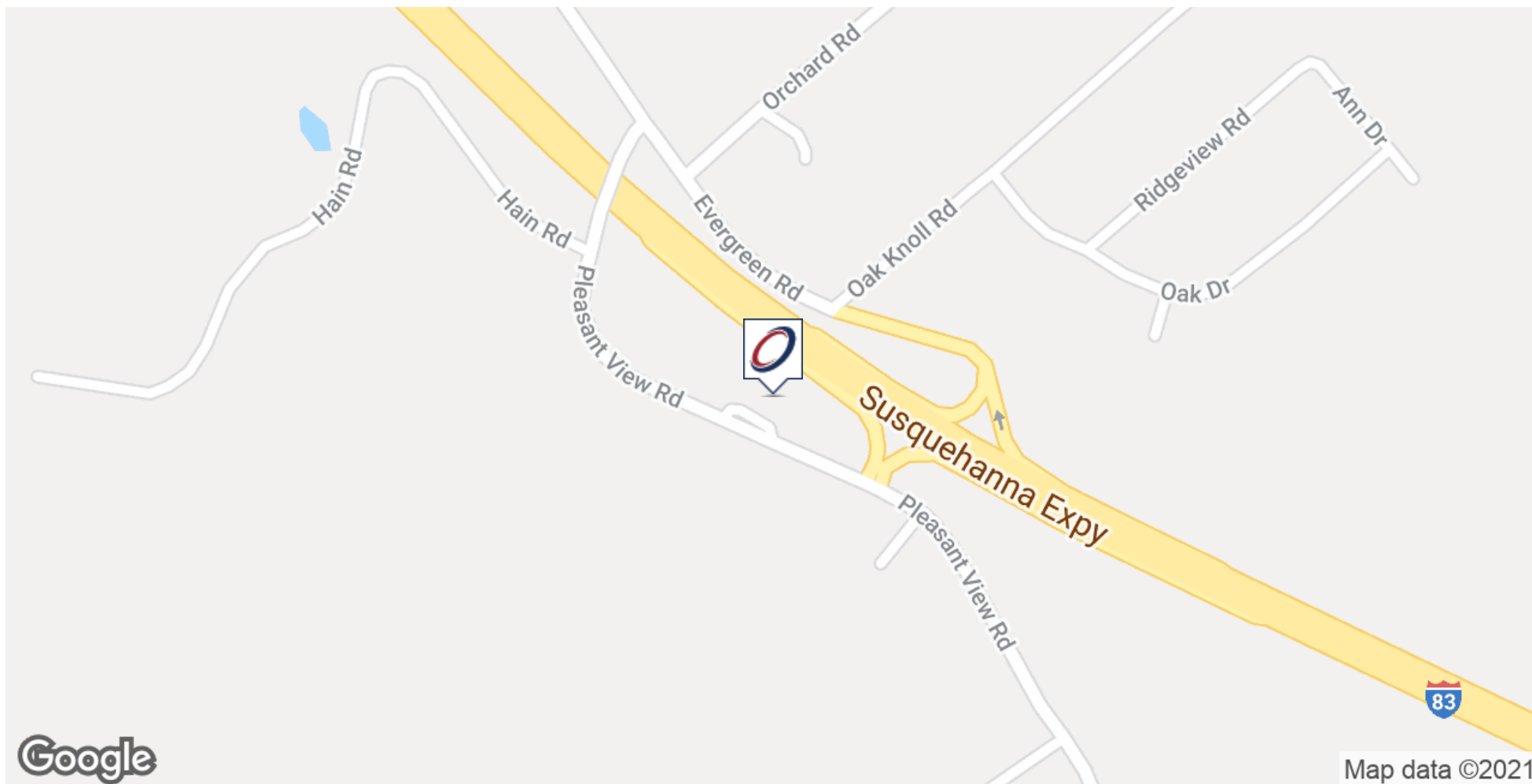
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BUSINESS AERIAL



LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,888	104,877	387,590
Average age	42.8	37.5	38.9
Average age (Male)	42.2	35.3	37.1
Average age (Female)	43.0	37.9	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	727	41,585	159,743
# of persons per HH	2.6	2.5	2.4
Average HH income	\$84,045	\$58,620	\$66,291
Average house value	\$215,713	\$175,529	\$178,119

* Demographic data derived from 2010 US Census

