



# COMMERCIAL FLEX SPACE FOR LEASE

219 S. 10TH STREET, LEMOYNE, PA 17043 - CUMBERLAND COUNTY



## OFFERING SUMMARY

Available SF:	4,000
Lease Rate:	\$8.95 SF/yr (NNN)
Opex (2021):	\$2.95/SF/yr
Lot Size:	2.18 Acres
Building Size:	14,400 SF
Ceiling Height:	11'
Dock Doors:	(1) one
Drive In Doors:	(1) 10'x10'
Accessibility:	I-83 & PA 581
Signage:	Building & Pylon

## PROPERTY OVERVIEW

Hard to find small footprint commercial space with dock and drive in loading. Great "in fill" location with immediate access to I-83, PA Turnpike (I-76) and Rt. 581 Capital Beltway. Location allows for access to both East and West Shore core business markets and Harrisburg CBD. Flexible zoning allows for wide range of retail/commercial uses.

## PROPERTY HIGHLIGHTS

- Lemoyne Borough serves as the "Gateway to the West Shore" and is a pro-business community.
- Signage Available with visibility from PA 581 (82,000 VPD)
- Immediate access to I-83 and PA 581 interchanges
- 2021 operating expenses breakdown:
  - CAM: \$1.50/PSF
  - Insurance: \$0.10/PSF
  - RE Taxes: \$1.35/PSF

JASON GRACE, CCIM, SIOR  
 CEO & Managing Principal  
 717.731.1990  
 jgrace@landmarkcr.com

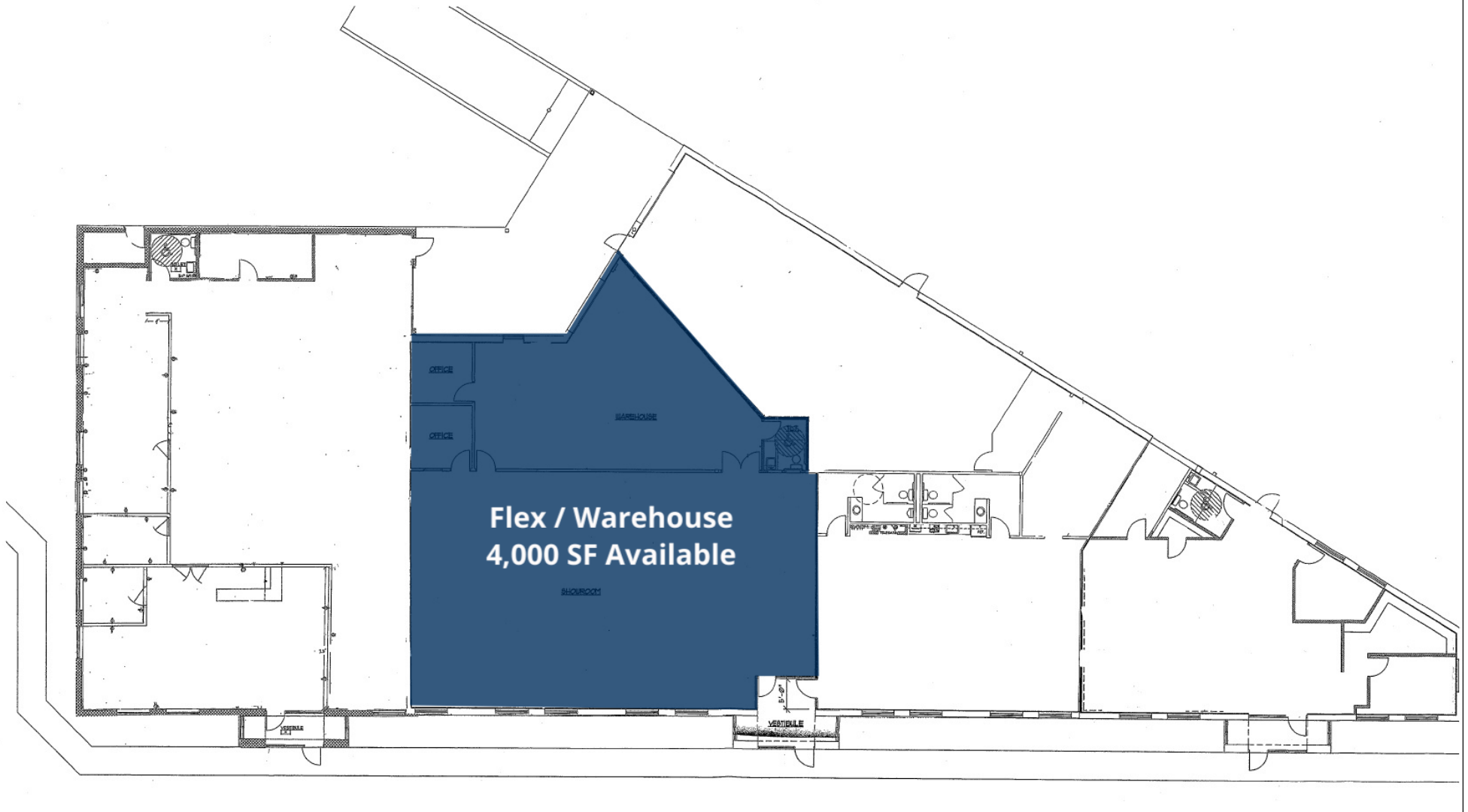
DAN DUTCAVICH  
 Operations Manager  
 717.731.1990  
 dan@landmarkcr.com





# COMMERCIAL FLEX SPACE FOR LEASE

219 S. 10TH STREET, LEMOYNE, PA 17043 - CUMBERLAND COUNTY



JASON GRACE, CCIM, SIOR  
CEO & Managing Principal  
717.731.1990  
jgrace@landmarkcr.com

DAN DUTCAVICH  
Operations Manager  
717.731.1990  
dan@landmarkcr.com





# COMMERCIAL FLEX SPACE FOR LEASE

219 S. 10TH STREET, LEMOYNE, PA 17043 - CUMBERLAND COUNTY



JASON GRACE, CCIM, SIOR  
CEO & Managing Principal  
717.731.1990  
jgrace@landmarkcr.com

DAN DUTCIVICH  
Operations Manager  
717.731.1990  
dan@landmarkcr.com



The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



# COMMERCIAL FLEX SPACE FOR LEASE

219 S. 10TH STREET, LEMOYNE, PA 17043 - CUMBERLAND COUNTY



JASON GRACE, CCIM, SIOR  
CEO & Managing Principal  
717.731.1990  
jgrace@landmarkcr.com

DAN DUTCAVICH  
Operations Manager  
717.731.1990  
dan@landmarkcr.com

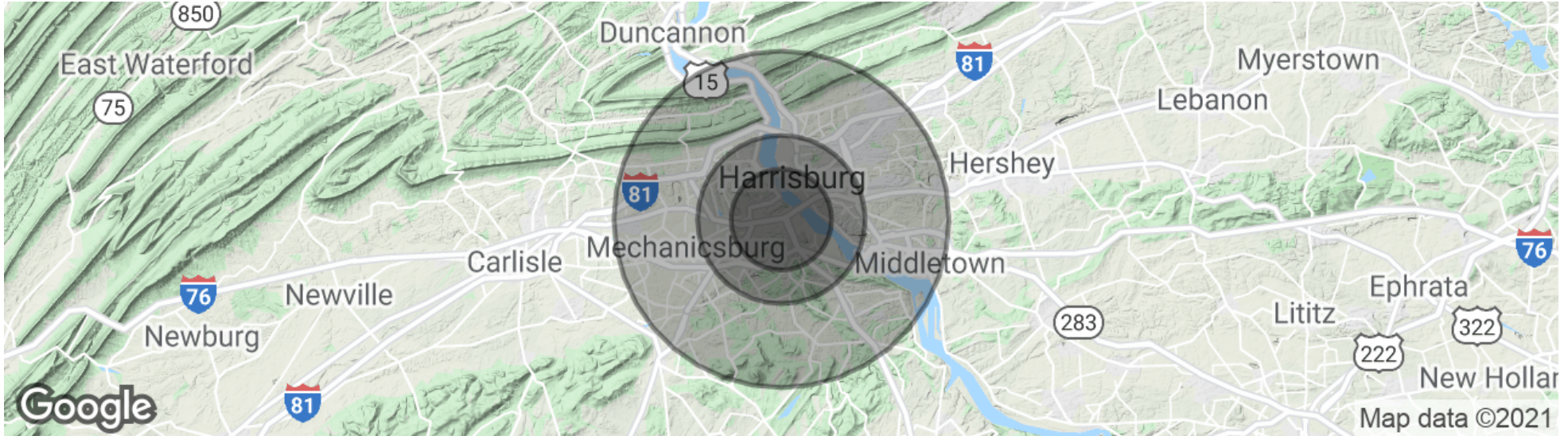


The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



# COMMERCIAL FLEX SPACE FOR LEASE

219 S. 10TH STREET, LEMOYNE, PA 17043 - CUMBERLAND COUNTY



## POPULATION

	3 MILES	5 MILES	10 MILES
Total population	81,722	179,948	384,809
Median age	38.1	37.7	39.4
Median age (Male)	35.6	35.4	37.7
Median age (Female)	38.5	38.7	40.4

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	35,617	75,071	159,852
# of persons per HH	2.3	2.4	2.4
Average HH income	\$57,702	\$59,988	\$68,974
Average house value	\$168,049	\$163,415	\$184,162

\* Demographic data derived from 2010 US Census

JASON GRACE, CCIM, SIOR  
 CEO & Managing Principal  
 717.731.1990  
 jgrace@landmarkcr.com

DAN DUTCAVICH  
 Operations Manager  
 717.731.1990  
 dan@landmarkcr.com

