

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$295,000
Lease Rate:	\$2,000.00 per month (NNN)
Building Size:	2,000 SF
Municipality:	Silver Spring Township
County:	Cumberland
Lot Size:	0.7 Acres
Zoning:	Industrial
Taxes:	\$1,319.80

PROPERTY OVERVIEW

2,000 +/- SF Industrial building for sale or lease.

PROPERTY HIGHLIGHTS

- This is a perfect building for any small contractor or landscaper, including rear lot for outdoor storage.
- Located near Cumberland Valley High School.
- Just minutes away from I-81.



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ADDITIONAL PHOTOS



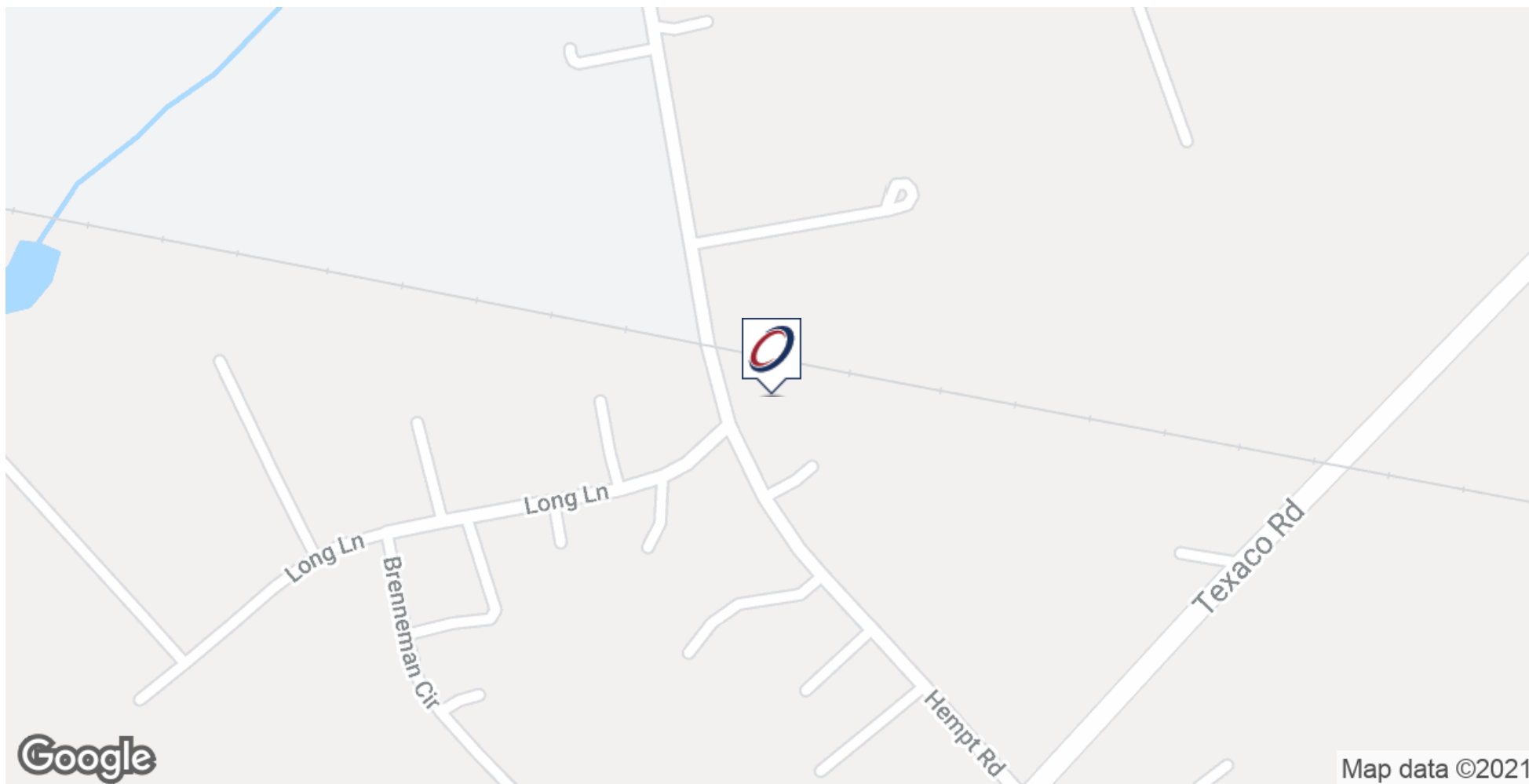
RETAILER AERIAL



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LOCATION MAP



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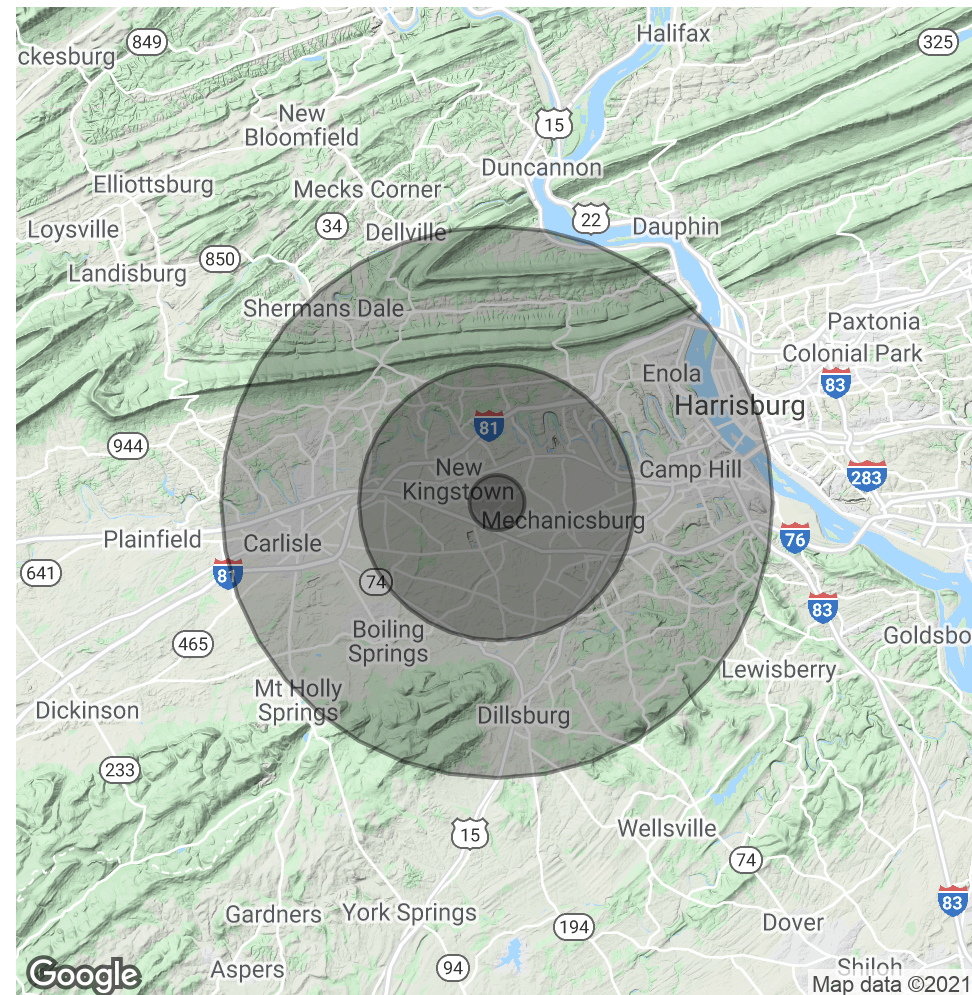
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,004	48,488	209,343
Average age	42.6	41.9	41.0
Average age (Male)	39.0	40.5	39.9
Average age (Female)	45.4	43.5	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	796	20,520	85,097
# of persons per HH	2.5	2.4	2.5
Average HH income	\$86,662	\$82,512	\$78,902
Average house value		\$246,481	\$196,073

* Demographic data derived from 2010 US Census



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