



# Single Story Professional Office

BUILDING FOR LEASE



## 23 W MAIN STREET, SHIREMANSTOWN, PA

23 W MAIN STREET · SHIREMANSTOWN, PA 17011

# SINGLE STORY PROFESSIONAL OFFICE BUILDING

# FOR LEASE



## OFFERING SUMMARY

Building Size	1,344 SF
Lease Price	\$2,000 per Month
Lease Type	NNN
CAM	\$225 per Month
Zoning	A-O   Apartment Office
Municipality	Shiremanstown Borough
County	Cumberland County

## PROPERTY OVERVIEW

Welcome to 23 W Main Street - a single-tenant standalone professional office building offering a total of 1,344 square feet of functional workspace ideal for small businesses, professional services, or satellite offices. Fully finished lower level provides additional space for storage. Positioned perfectly on W Main Street, a highly visible corridor offering prime signage exposure with easy access to Route 15, I-83, and I-76. This well maintained property offers off-street parking and is near high-foot-traffic amenities like Capital City Mall, AMC Theaters, and many other restaurants and hotels.

## PROPERTY HIGHLIGHTS

- Turnkey standalone professional office building for lease with off-street parking.
- Well maintained building improvements including a finished basement
- Lease premise **does not** include garages.
- Excellent W Main St location near

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425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P: 717.731.1990

MIKE ROHM, CCIM, MAI  
SENIOR ASSOCIATE  
MROHM@LandmarkCR.com  
C: 717.400.1819

NICK TALLEY  
SENIOR ASSOCIATE  
NTALLEY@LandmarkCR.com  
C: 717.578.0195



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### PROPERTY DETAILS

Number of Buildings	1
Building Size	1,344 SF
Lot Size	0.2 Acres
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	1
Parking	Off-street   4 spaces
Year Built	1983

### BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat Rubber
Power	200 Amp
HVAC	Gas Heat   Electric
Sprinklers	No
Signage	Monument

### MARKET DETAILS

Cross Streets	W Main St & N Eberly Avenue
Traffic Count at Intersection	11,084 ADT
Municipality	Shiremanstown Borough
County	Cumberland County
Zoning	A-O-Apartment Office

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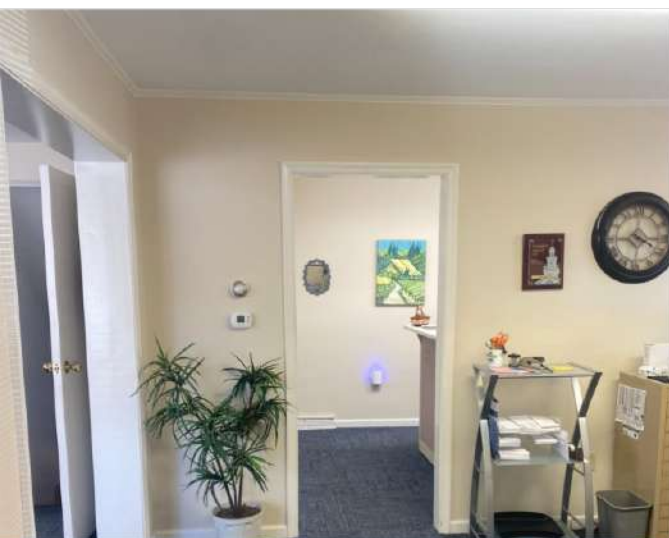
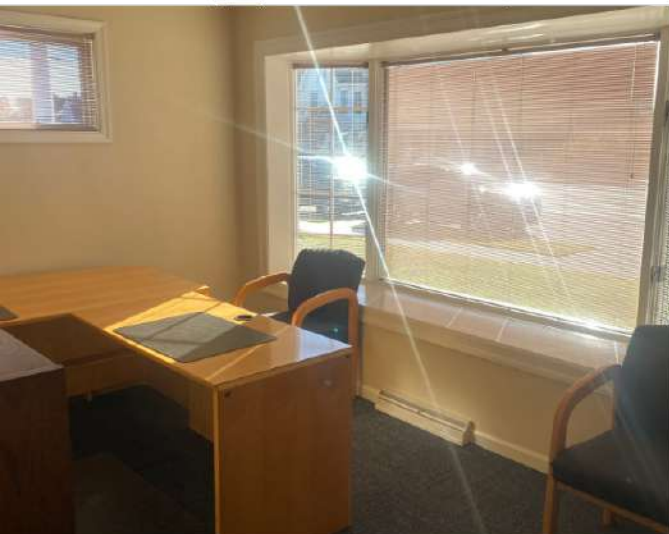
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ADDITIONAL PHOTOS



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LOCATION



WEST SHORE  
CHRISTIAN ACADEMY

23  
W MAIN ST  
1,344 SF

SHIREMANSTOWN  
FIRE



S EBERLY AVENUE

W MAIN STREET

THE CHILDREN'S GARDEN  
OF ST. JOHN'S

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AREA



DOWNTOWN  
HARRISBURG

PennState Health  
HOLY SPIRIT HOSPITAL



CAPITAL CITY MALL

FOREVER 21 YANKEE CANDLE   
HOLLISTER AÉROPOSTALE   
PANDORA Bath & Body Works

Foot Locker

TRINITY  
HIGH SCHOOL



CAMP HILL SHOPPING CENTER



23  
W MAIN ST  
1,344 SF

SHIREMANSTOWN

LOWER ALLEN COMMONS

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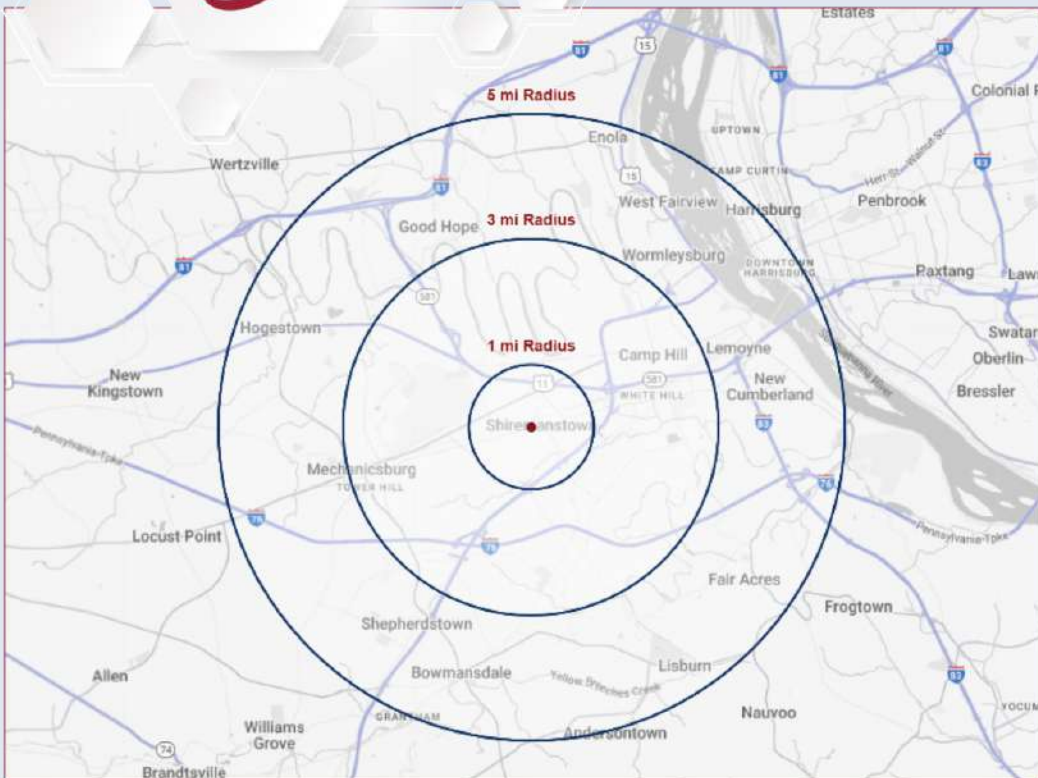
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## AREA OVERVIEW

Ideally situated between Harrisburg and Carlisle, **SHIREMANSTOWN** offers a quiet, small-town atmosphere with quick access to major regional amenities. The borough lies just 6 miles west of downtown Harrisburg and benefits from proximity to Interstate 83, Route 15, and the Pennsylvania Turnpike (I-76) – making it a convenient location for commuters, residents, and businesses alike.

Covering only 0.3 square miles, Shiremanstown blends a walkable neighborhood setting with easy access to surrounding suburban conveniences in Lower Allen, Camp Hill, and Mechanicsburg. The area features a mix of long-established homes, local shops, and community parks, creating a welcoming and stable environment.

Residents enjoy access to highly regarded West Shore School District schools, nearby retail and dining corridors, and short drive times to employment hubs across the Harrisburg–Carlisle metro. With its central location, historic character, and small-borough charm, Shiremanstown continues to attract both homeowners and investors seeking a well-connected, community-oriented setting.

## DEMOGRAPHICS

POPULATION		HOUSEHOLDS		TOTAL BUSINESSES	
<b>1 MILE</b>	8,658	<b>1 MILE</b>	4,283	<b>1 MILE</b>	566
<b>3 MILE</b>	67,452	<b>3 MILE</b>	27,830	<b>3 MILE</b>	3,506
<b>5 MILE</b>	159,080	<b>5 MILE</b>	65,871	<b>5 MILE</b>	7,022

TOTAL EMPLOYEES (DAYTIME POPULATION)		AVERAGE HOUSEHOLD INCOME	
<b>1 MILE</b>	7,446	<b>1 MILE</b>	\$96,498
<b>3 MILE</b>	47,355	<b>3 MILE</b>	\$121,850
<b>5 MILE</b>	95,879	<b>5 MILE</b>	\$122,674

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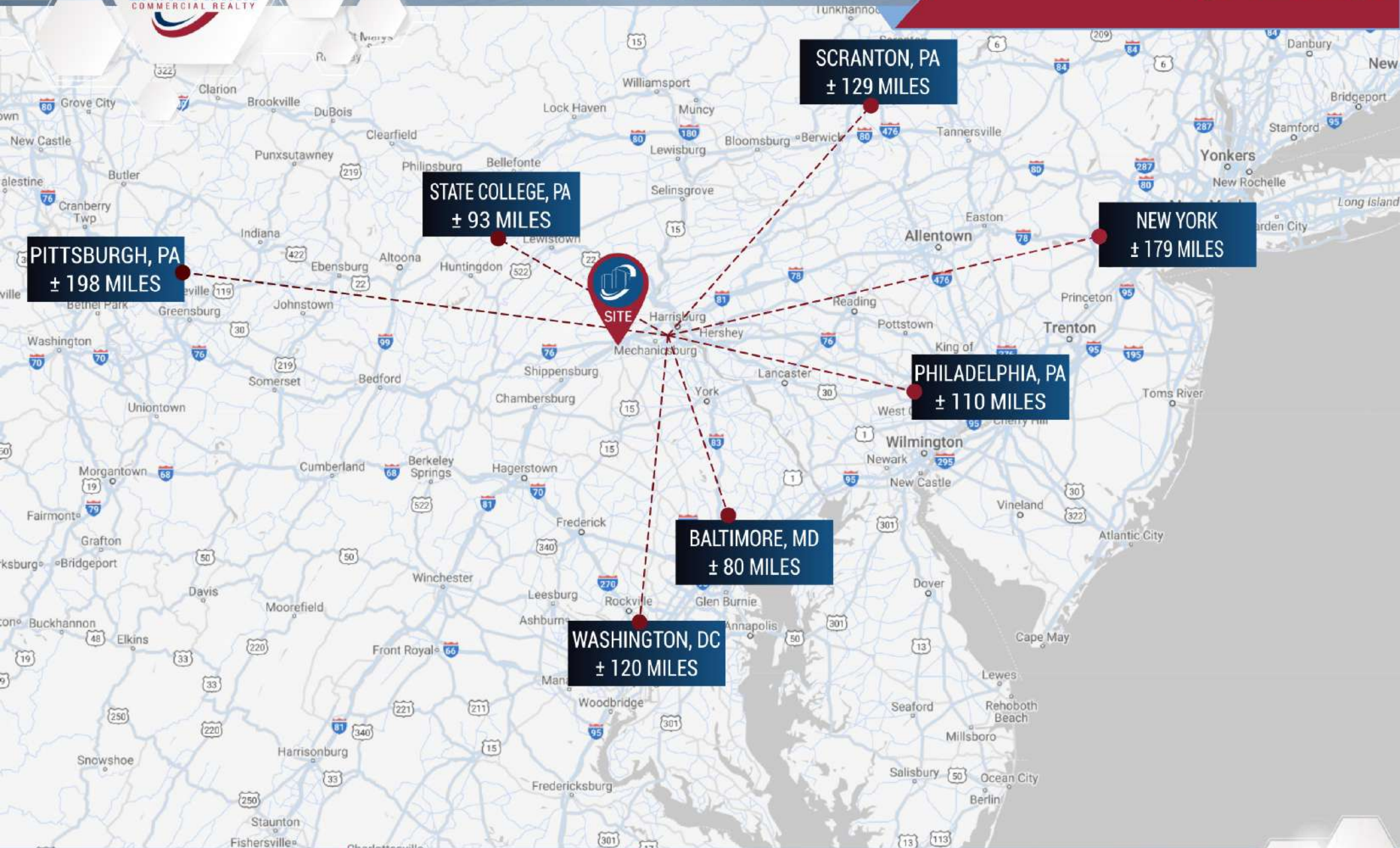
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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