

SALE

1900 Kaylor Road

1900 KAYLOR ROAD

Hummelstown, PA 17055

PRESENTED BY:

LAURA MARTIN, CCIM, CPM

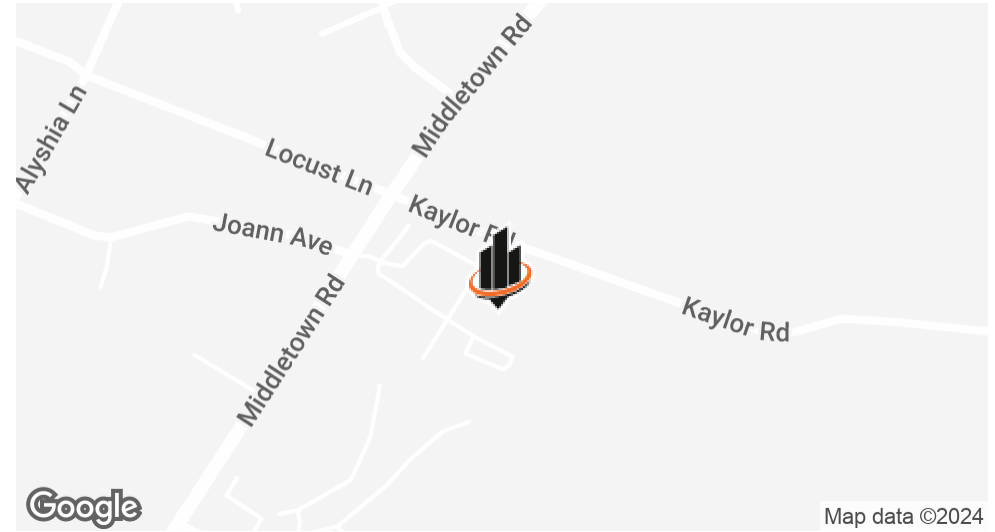
O: 717.737.2422 x1001

laura.martin@svn.com

PA #RM419784



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LOT SIZE:	1.34 Acres
BUILDING SIZE:	5,000 SF
COUNTY:	Dauphin
TOWNSHIP:	Derry

LAURA MARTIN, CCIM, CPM

O: 717.737.2422 x1001
laura.martin@svn.com
PA #RM419784

1900 KAYLOR ROAD | Hummelstown, PA 17055

PROPERTY DESCRIPTION

Great investment property located in Hummelstown, minutes from I-283 and I-76 (PA Turnpike). Two income producing businesses situated on one tax parcel, creating a diversified cash flow for owners.

PROPERTY HIGHLIGHTS

- Income producing investment property
- Quality property
- Long term tenant
- Close proximity to I-283 and I-76
- Excellent cap rate
- Kaylor Road Average Traffic Count: 14,328 VPD - both directions

ADDITIONAL PHOTOS



LAURA MARTIN, CCIM, CPM

O: 717.737.2422 x1001

laura.martin@svn.com

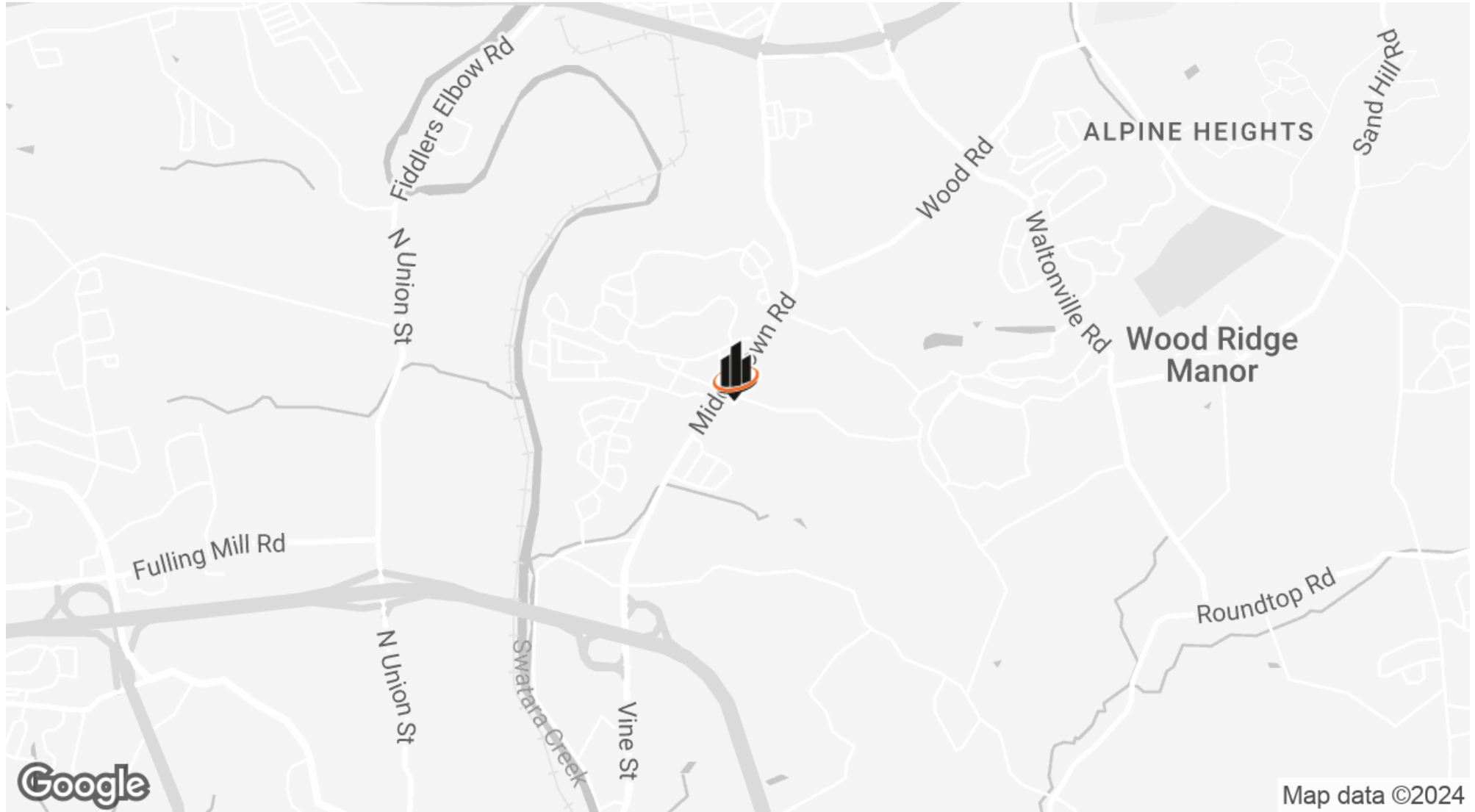
PA #RM419784

1900 KAYLOR ROAD | Hummelstown, PA 17055

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SVN | LATUS 3

LOCATION MAP



LAURA MARTIN, CCIM, CPM

O: 717.737.2422 x1001

laura.martin@svn.com

PA #RM419784

1900 KAYLOR ROAD | Hummelstown, PA 17055

SVN | LATUS 4

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

DEMOGRAPHICS MAP & REPORT

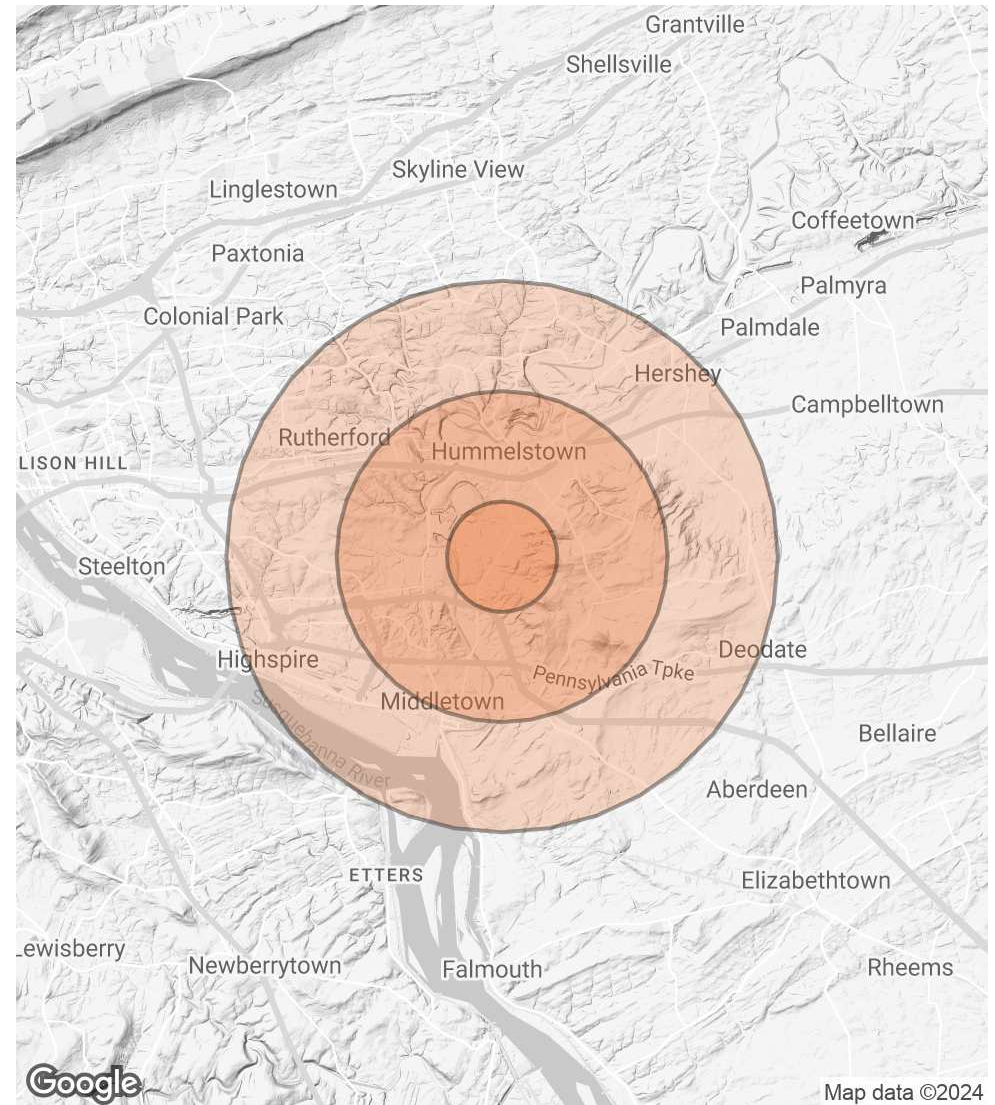
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,903	30,630	82,071
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	41	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,876	12,363	32,781
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$141,206	\$110,480	\$108,900
AVERAGE HOUSE VALUE	\$379,397	\$305,381	\$301,738

Demographics data derived from AlphaMap



LAURA MARTIN, CCIM, CPM

O: 717.737.2422 x1001
 laura.martin@svn.com
 PA #RM419784

1900 KAYLOR ROAD | Hummelstown, PA 17055

SVN | LATUS 5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.