

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	75,000 SF
Available SF:	25,000 - 75,000
County:	Dauphin
Township:	Susquehanna
Zoning:	BOR - Business/Office/Residential
Signage:	Available
Parking:	6.6/1,000 SF

PROPERTY HIGHLIGHTS

- Situated in Commerce Park, home to Mid Penn Bank HQ, MI Windows, Philadelphia Insurance, Ritter Insurance, Crump Insurance, and BL Companies.
- Located directly off I-81 at Progress Avenue exit near Shoppes of Susquehanna Marketplace.
- Susquehanna Center is perfect for any corporate office or medical office users.
- Unparalleled visibility to high traffic I-81 with over 80,000 VPD w/ signage available.
- Build to Suit opportunity fully approved and permitted for up to 75,000 SF addition to corporate campus subject to construction delivery.



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2552 INTERSTATE DRIVE

OFFICE DEVELOPMENT SITE BUILD TO SUIT

2552 Interstate Drive, Harrisburg, PA 17110

RENDERING

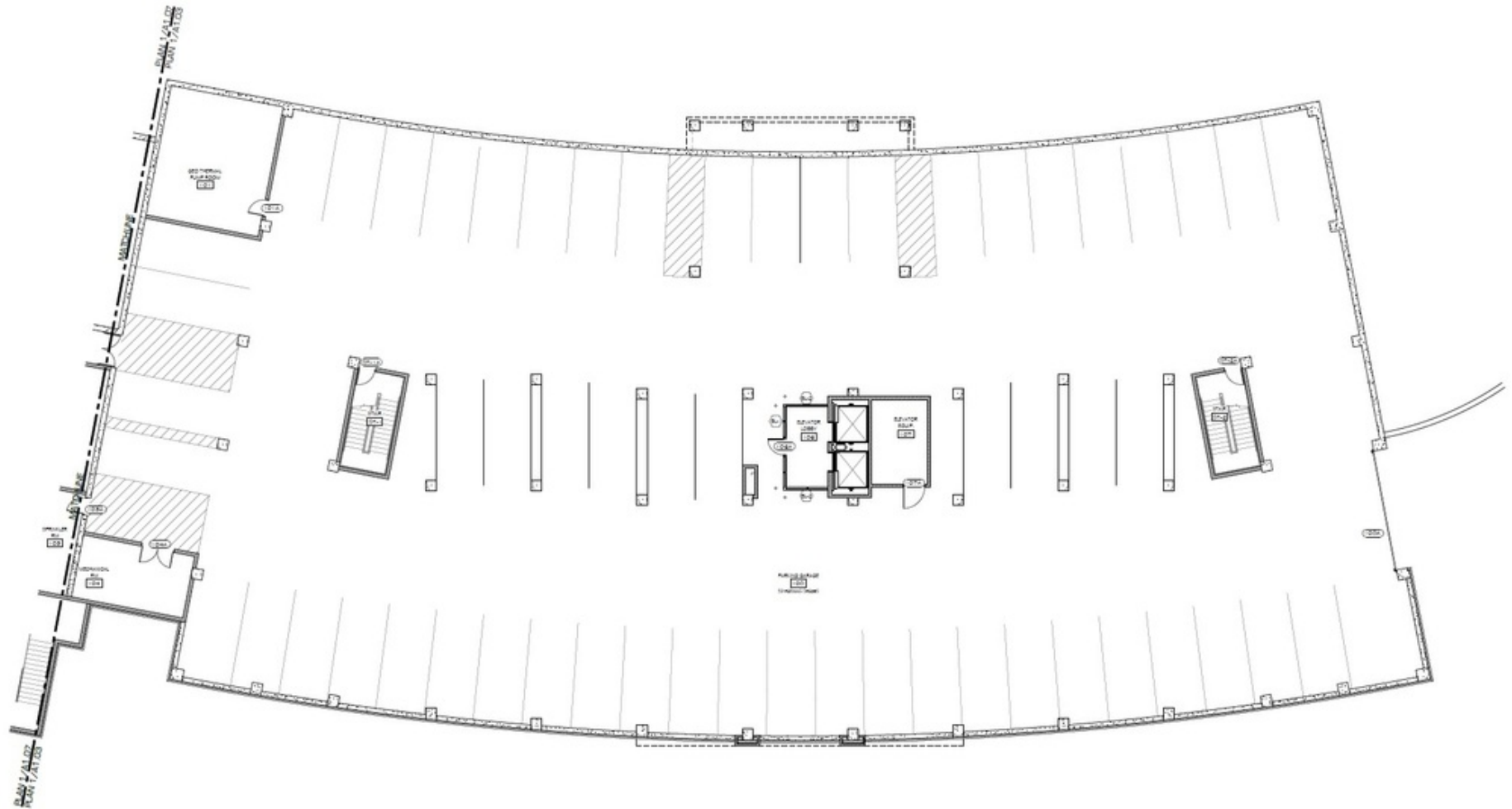


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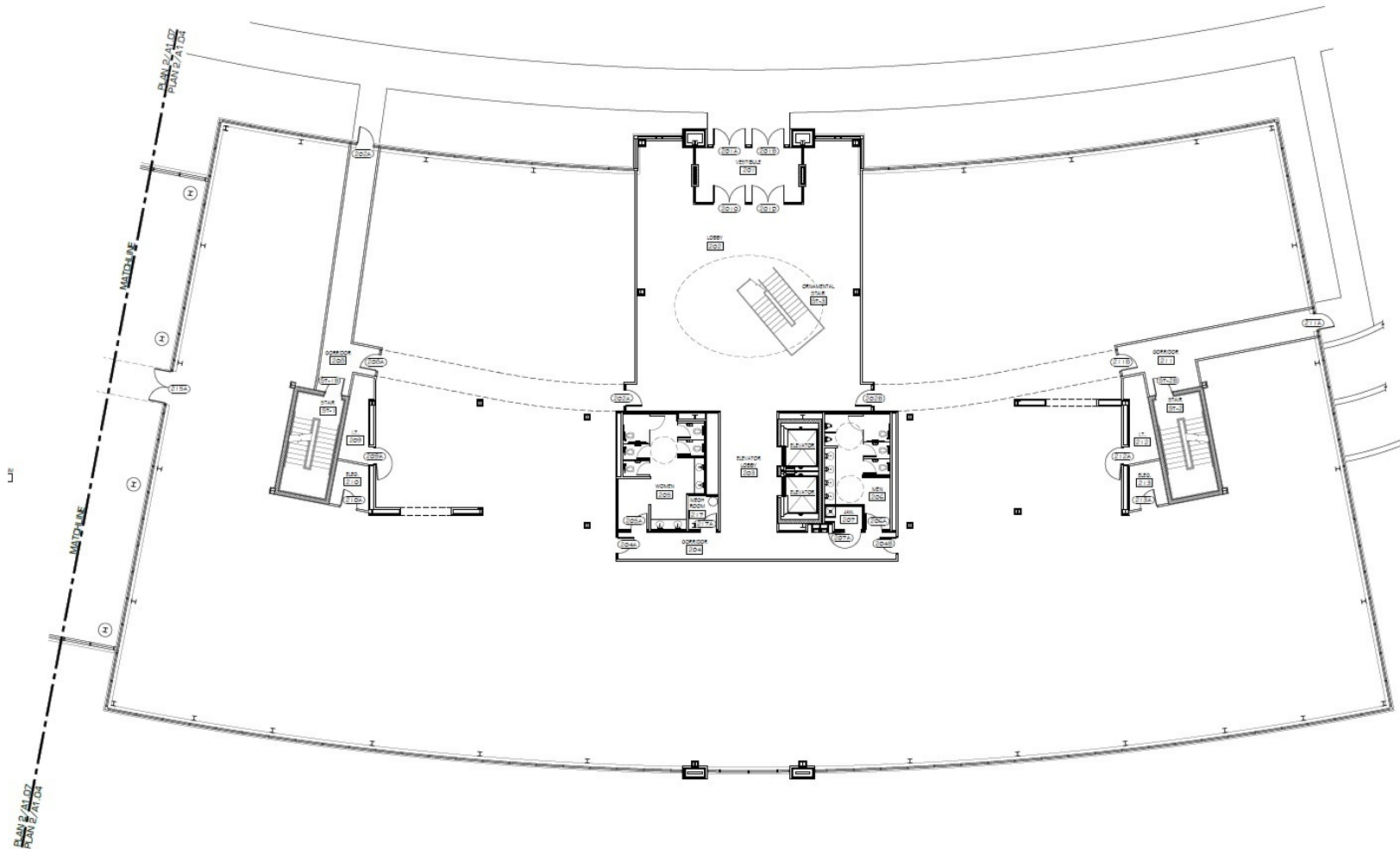
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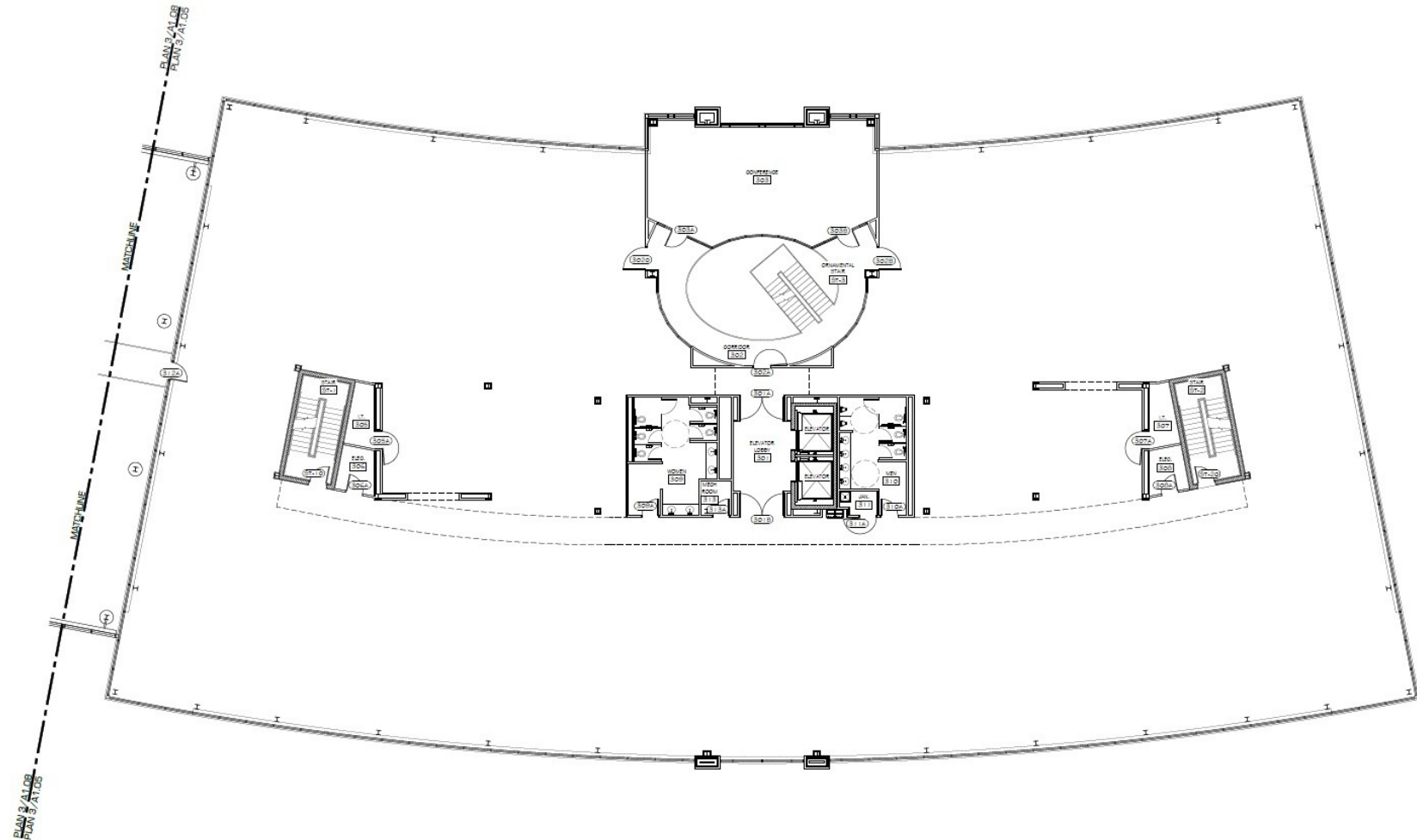
1ST FLOOR / COVERED PARKING GARAGE



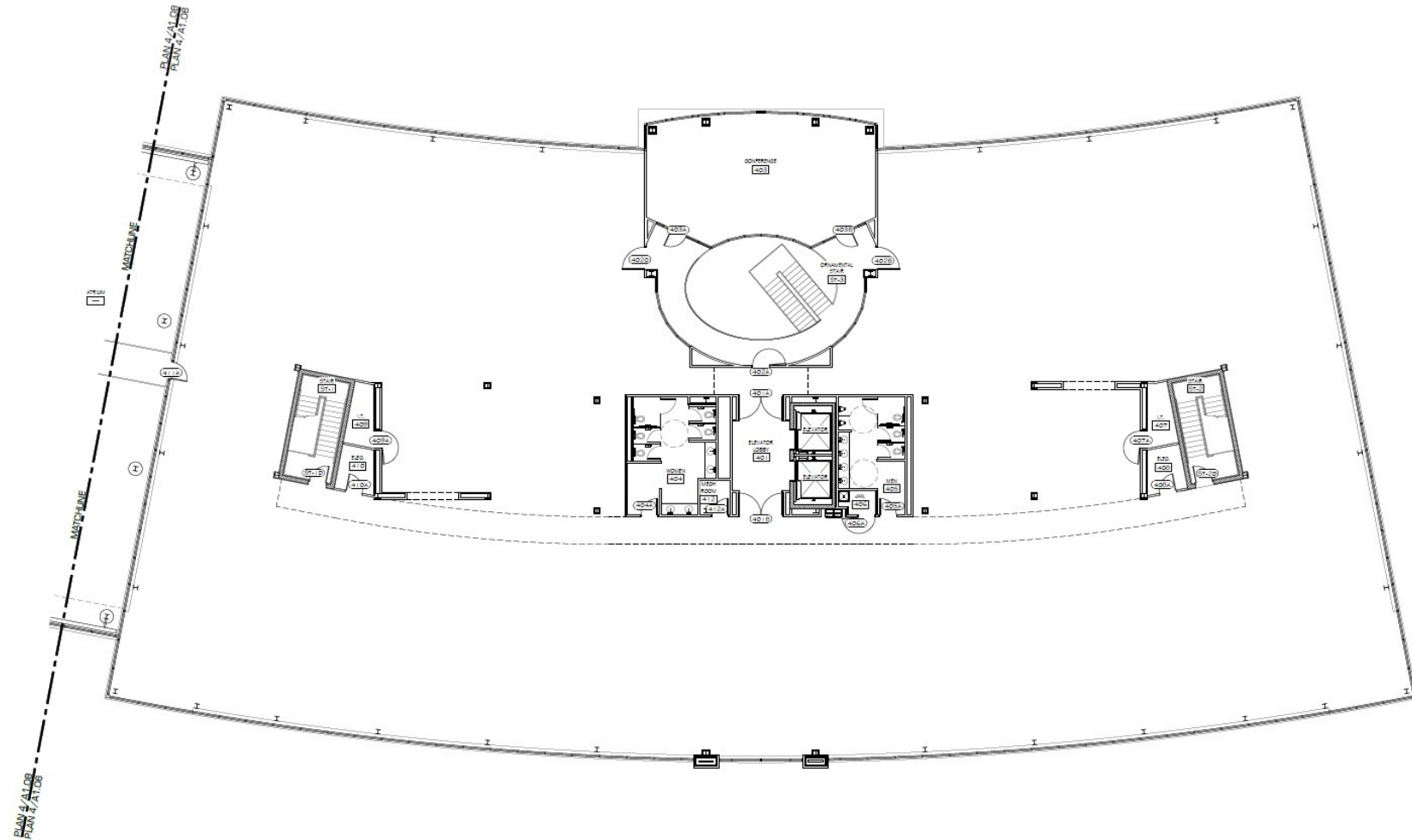
2ND FLOOR



3RD FLOOR



4TH FLOOR



REGIONAL AERIAL

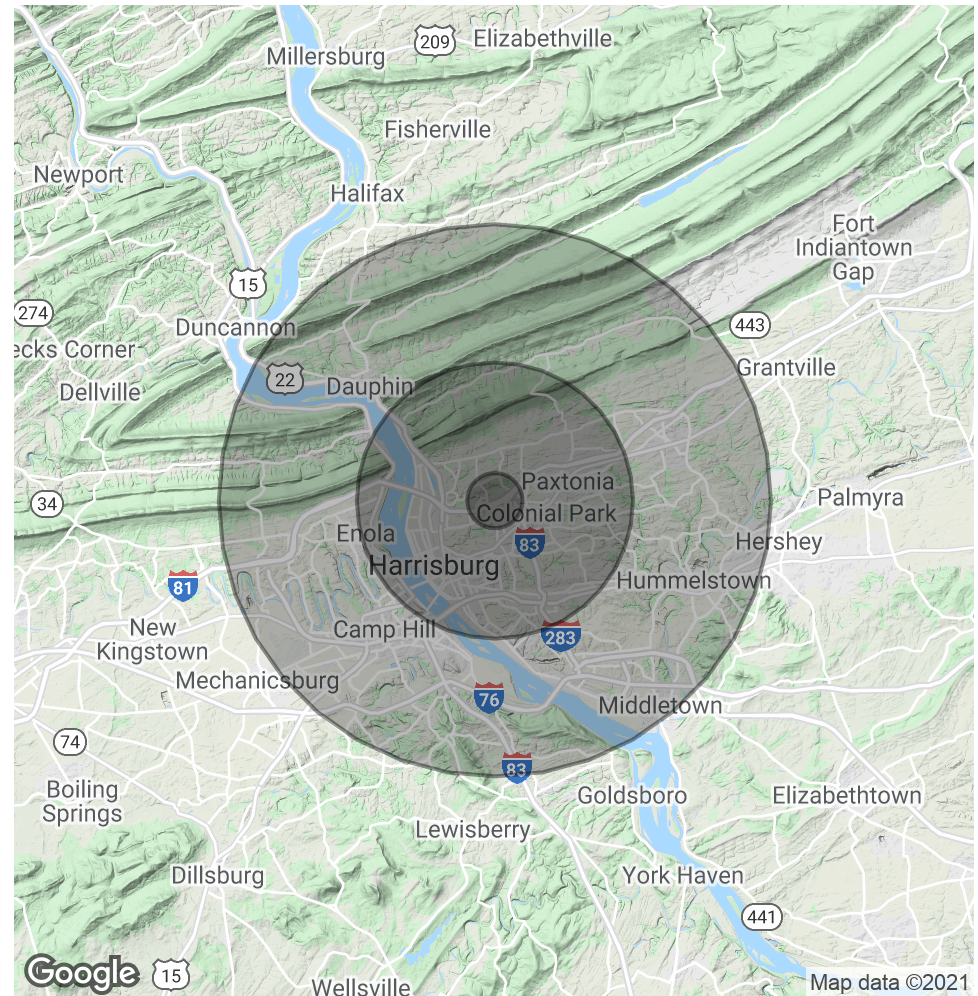


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,518	83,050	300,727
Average age	39.6	40.1	39.4
Average age (Male)	39.4	39.3	37.6
Average age (Female)	40.0	41.0	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,048	34,440	126,010
# of persons per HH	2.4	2.4	2.4
Average HH income	\$115,234	\$85,192	\$68,950
Average house value	\$193,511	\$180,424	\$175,790

* Demographic data derived from 2010 US Census



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