



3,000 SF Flex / Office Space

AVAILABLE FOR LEASE

111 S 10TH STREET, LEMOYNE, PA

111 S 10TH STREET · LEMOYNE, PA 17043

3,000 SF FLEX | OFFICE SPACE

FOR LEASE



OFFERING SUMMARY

Available SF for Lease	3,000 SF
Lease Rate	\$14.00 per SF/yr
Lease Type	Modified Gross*
CAM	None
Zoning	Commercial General
Municipality	Lemoine Borough
County	Cumberland County

**Tenant is responsible for all OPEX for the building except property insurance and taxes. Landlord is responsible for lawn maintenance. Tenant is responsible for snow removal.*

PROPERTY OVERVIEW

Located at 111 S. 10th Street in Lemoine, PA, this 3,000 square foot flex/office space is suited for businesses requiring a combination of office space and functional warehouse or distribution capabilities. The property delivers both versatility and operational efficiency being conveniently situated in the Lemoine/West Shore submarket with easy access for box trucks and larger delivery vehicles. This space is move-in ready for a wide range of users including light distributors, contractors, service companies, and businesses needing a hybrid work environment.

PROPERTY HIGHLIGHTS

- Rare standalone flex/office building offering exceptional versatility
- Features a covered dock (5.5' x 7') & Drive-in door (10' x 11.5') with 12' clear span ceiling height
- Designed for easy access by box trucks & large delivery vehicles

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

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PROPERTY DETAILS

Number of Buildings	1
Building Size	3,000 SF
Lot Size	2.40 Ac
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	2
Parking	6 spaces Off-Street
Year Built	1982

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat Rubber
Ceiling Height	12' Clear Span
Drive-in Door	1
Dock Door	1
Power	3-Phase/240 high leg 200 Amp
HVAC	Gas Heat & thru-wall AC (office) Gas Modine heaters (warehouse)
Sprinklers	No
Security	No
Signage	Building

MARKET DETAILS

Cross Streets	Hummel Ave & S 10th St
Traffic Count at Intersection	8,199 VPD
Municipality	Lemoyne Borough
County	Cumberland County
Zoning	Commercial General
Permitted Uses	Light Industrial, Contractor Shop, Retail Business, Personal Services, Automotive repair/service/sales, business services

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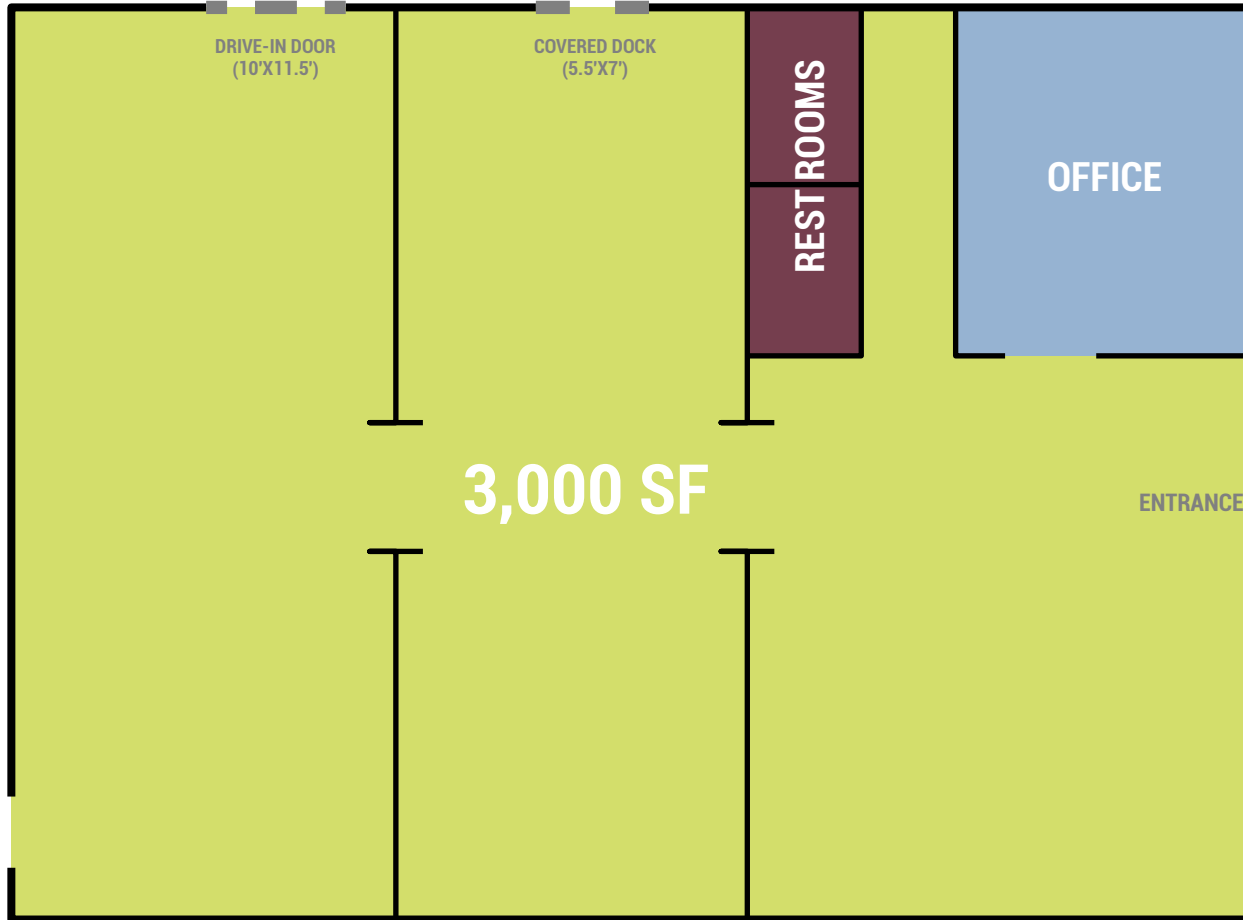
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FLOORPLAN



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire Building	3,000 SF	Modified Gross*	\$14.00 per SF/yr	Tenant is responsible for all OPEX for the building except property insurance and taxes. Landlord is responsible for lawn maintenance. Tenant is responsible for snow removal.

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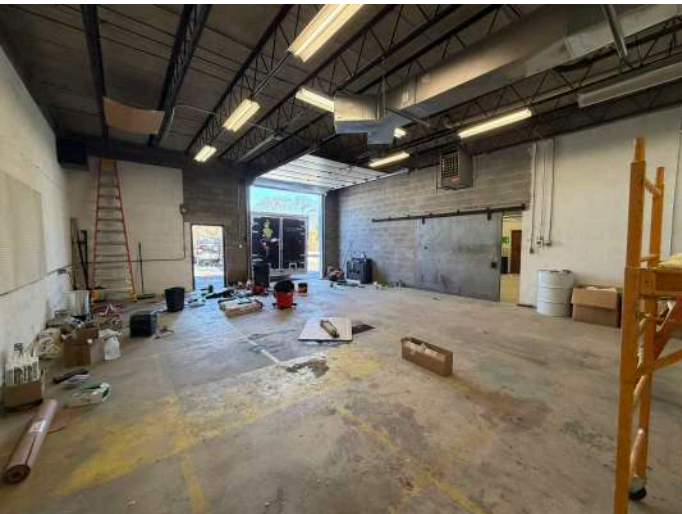
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ADDITIONAL PHOTOS



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LOCATION AERIAL




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LEMOYNE
3,000 SF

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REGIONAL AERIAL



111
S 10TH ST
LEMOYNE
3,000 SF

West Shore Plaza

CVS pharmacy
FINE WINE & GOOD SPIRITS
JOANN
DOLLAR TREE
Domino's
metro

581

INTERSTATE
83

INTERSTATE
83

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LOCATION & DEMOGRAPHICS

LEMOYNE BOROUGH offers businesses an ideal blend of small-town charm and big-market accessibility. With a stable and growing population of approximately 4,700 residents and a prime location just across the Susquehanna River from Harrisburg, Lemoyne provides direct access to the region’s economic and employment centers. The community features a well-educated, predominantly working-age population with a median age of 42.3 and a median household income of \$65,995, supporting strong consumer purchasing power and workforce stability. Known for its safe, friendly neighborhoods, active local amenities, and convenient commute times averaging under 20 minutes, Lemoyne delivers both quality of life and operational efficiency for businesses. Its proximity to major transportation corridors, growing West Shore communities, and an expanding county population further positions Lemoyne as a strategic, high-value location for companies seeking visibility, accessibility, and long-term growth potential.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,562	89,560	192,570
Households	5,099	37,530	79,968
Average Household Income	\$103,951	\$94,544	\$100,657
Businesses	817	4,876	8,908
Employees	6,363	73,290	129,356

CUMBERLAND COUNTY is one of Pennsylvania’s fastest-growing regions, offering a highly educated workforce, strong household incomes, and exceptional quality of life. With a population of over 259,000 and a median household income of \$91,164, the county provides a prosperous and stable economic base for businesses. The area benefits from a diverse economy supported by more than 6,500 employer establishments and a consistently low unemployment rate, making it an attractive location for companies seeking growth and dependable talent. Its strategic location near Harrisburg, convenient transportation access, and reputation as a low-cost, business-friendly community further position Cumberland County—and Lemoyne specifically—as an ideal setting for commercial success.

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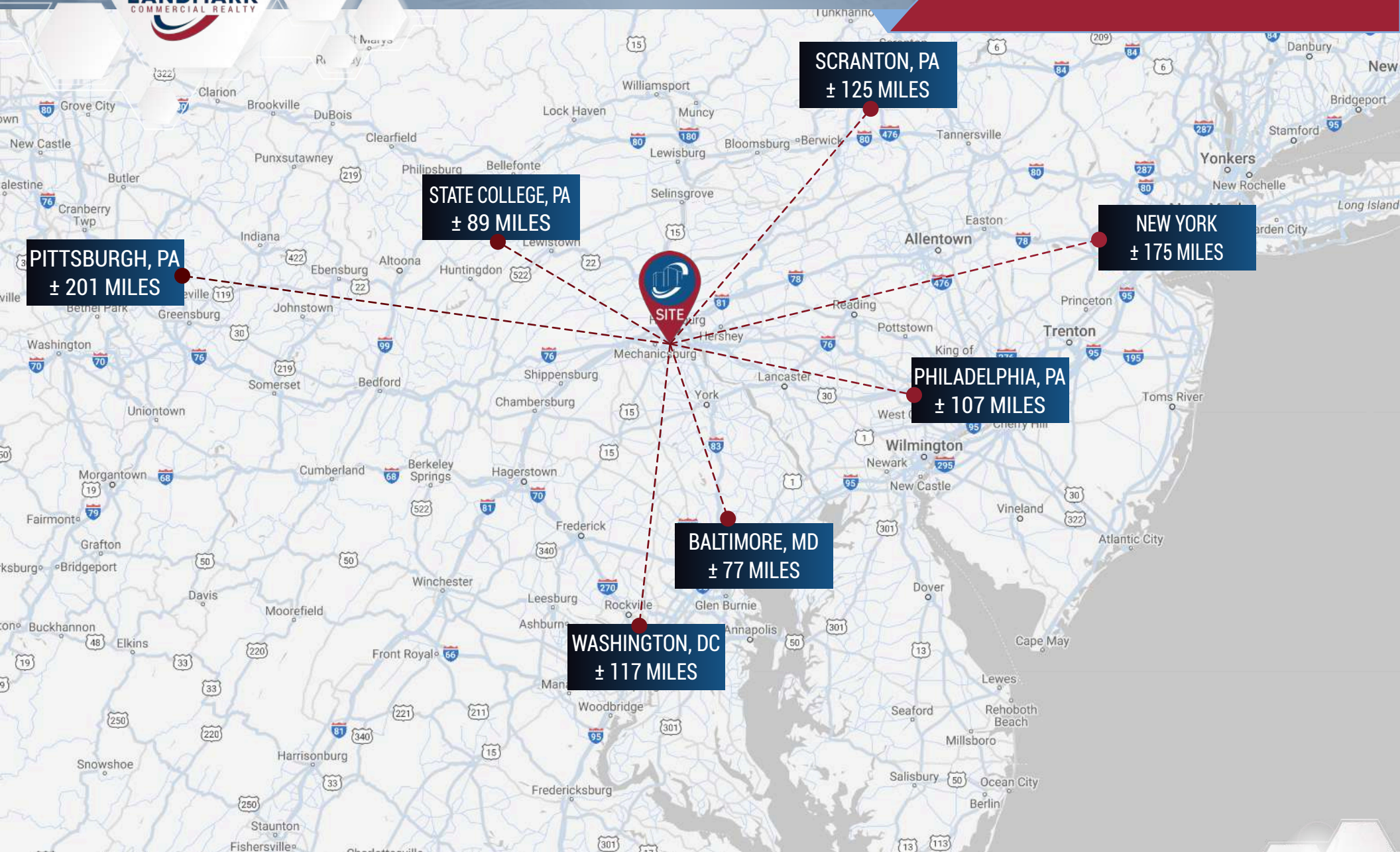


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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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