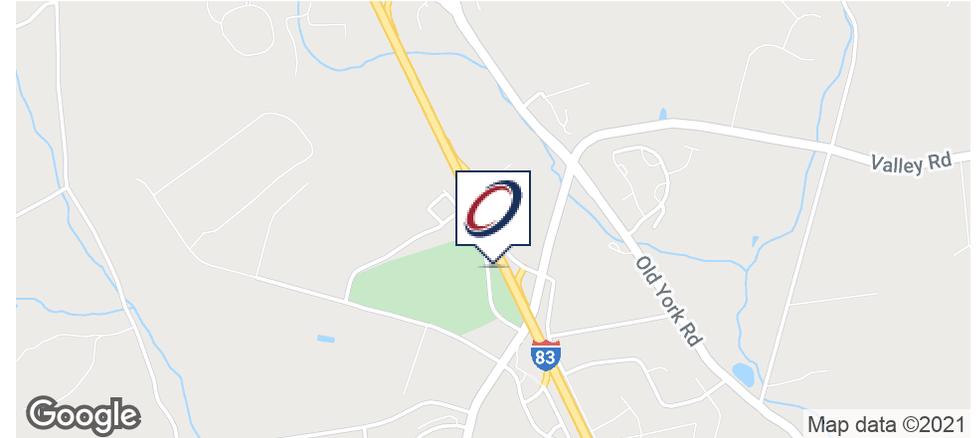


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Building Size:	5,000 SF
Available SF:	405 - 979 SF
Year Built:	1970
Renovated:	2003
Zoning:	Limited Industrial

PROPERTY OVERVIEW

The property is located off Exit 35 on I-83. Very visible and easily accessible. Landlord pays for all utilities, taxes, insurance, building and roof repairs - Gross Lease. Tenant pays for phone, internet and in-suite janitorial.

PROPERTY HIGHLIGHTS

- Office Suite A - 405 SF @ \$15.00 PSF = \$506.00 per month and consists of a large open office space.
- Office Suite B - 979 SF @ \$15.00 PSF = \$1,223.75 per month and consists of a large work area/lobby, 4 private offices, closet and supply room.
- Common restrooms and lobby. Common area is not included in Sq. Ft. of suite.



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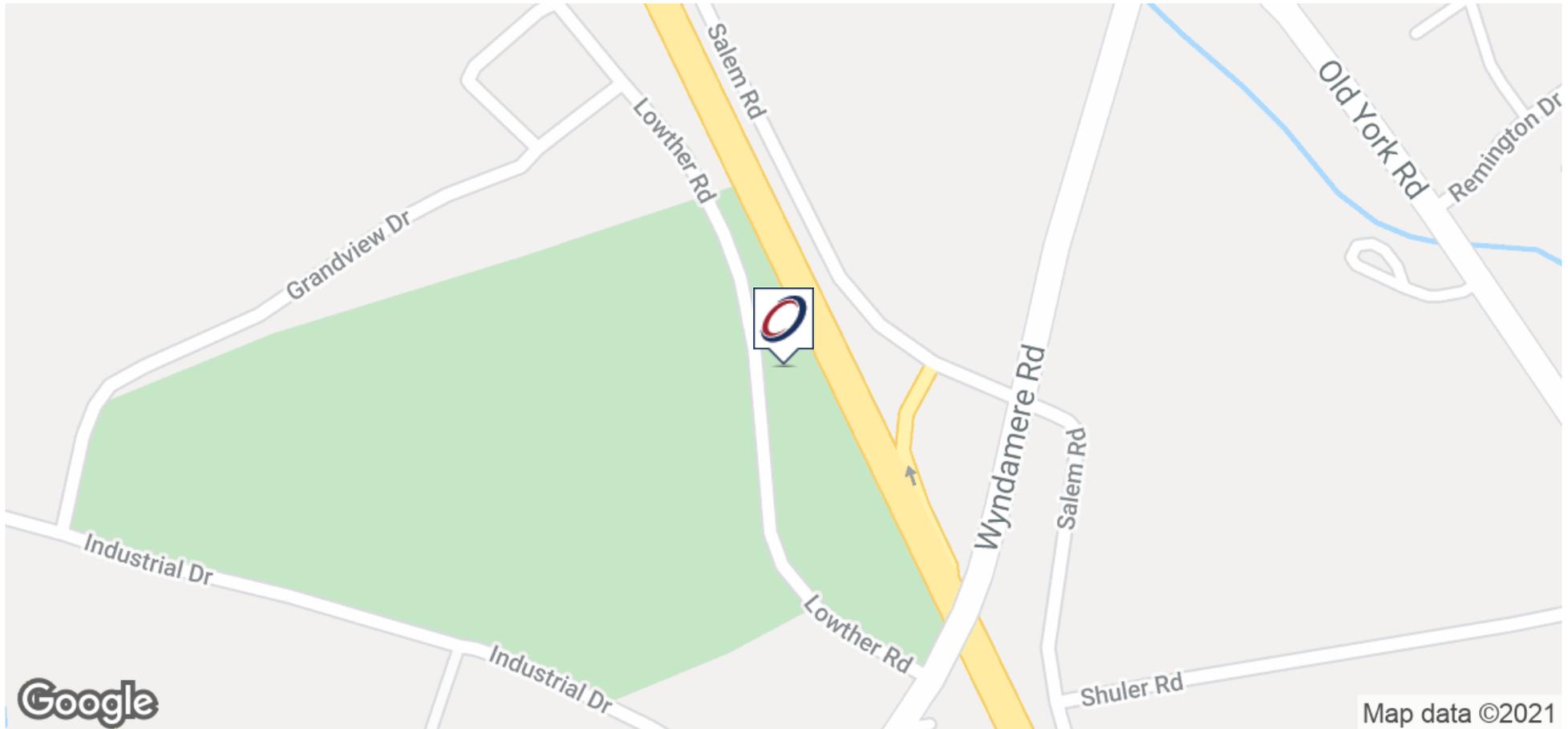
ADDITIONAL PHOTOS



RETAIL AERIAL



LOCATION MAP

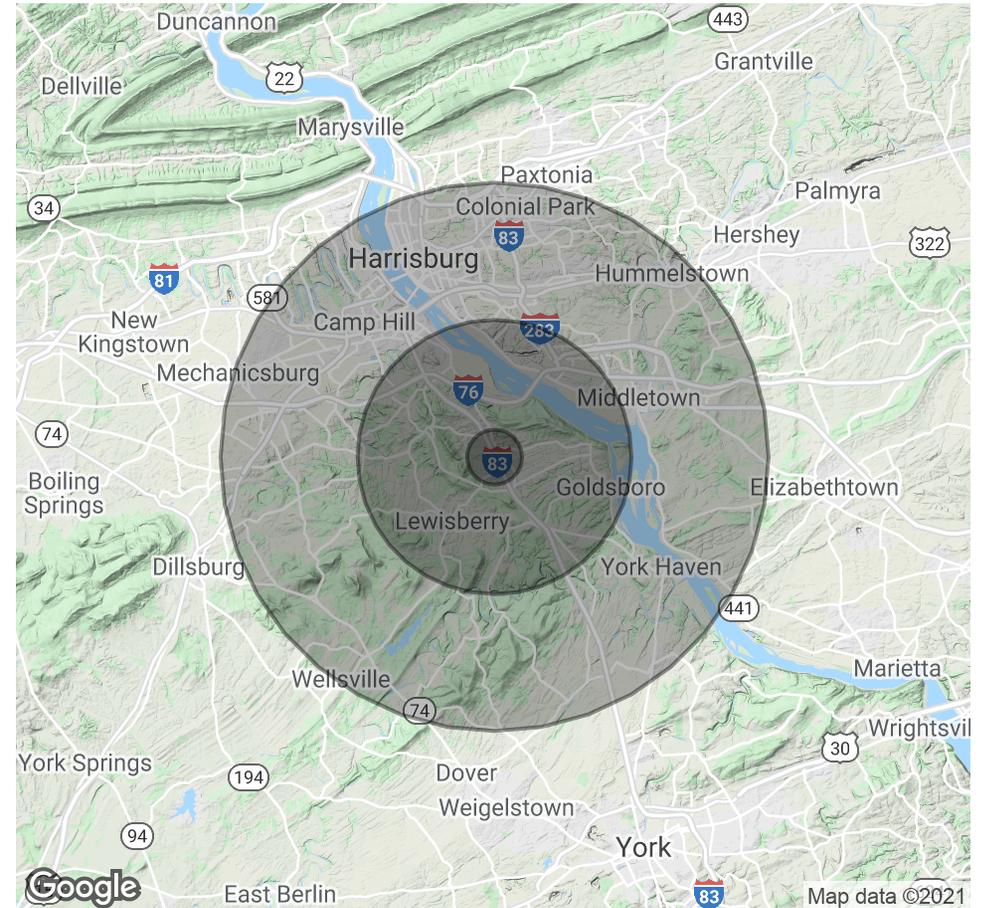


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,735	54,142	320,687
Average age	42.5	39.3	38.6
Average age (Male)	41.8	38.4	36.7
Average age (Female)	42.7	40.3	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	674	21,128	131,788
# of persons per HH	2.6	2.6	2.4
Average HH income	\$81,709	\$67,326	\$63,179
Average house value	\$212,773	\$196,840	\$171,302

** Demographic data derived from 2010 US Census*



ADVISOR BIO 1



ANDREW KOHR

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PROFESSIONAL BACKGROUND

As a tenured commercial real estate professional, Andrew brings 24 years of experience to our organization. He has negotiated various lease and sales transactions in the office, retail and investment markets. Andrew's strengths lie in his ability to understand and work with both buyer and seller to move deals forward and make transactions workable for both parties. His continued relationships with his earliest clients, is a testament to his ethics and ability to achieve favorable results.

Memberships

National Association of Realtors (NAR)

Pennsylvania Association of Realtors (PAR)

Greater Harrisburg Association of Realtors (GHAR)

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