

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	40,000 SF
Available SF:	5,000 - 40,000 SF
County:	Cumberland
Township:	Hampden
Zoning:	Commercial Park Limited
Signage:	On Building Available
Parking:	5.30/1,000 SF

PROPERTY HIGHLIGHTS

- Situated in Hampden Marketplace, home to the newest Giant Food Flagship store in Central PA.
- Located directly between UPMC's West Shore Hospital + Penn State Health's new Hampden Hospital.
- Perfect for any retail, hospitality, office, and medical uses.
- Unparalleled visibility to high traffic I-81 with over 80,000 VPD.
- Neighbors include Giant Food, Weis Markets, Penn State Health Hampden Medical Center, UPMC Pinnacle West Shore Hospital, Holiday Inn Express, Novitas Solutions, The Patriot News, Harmony Retirement Community, Sunbelt Rentals, Tender Years Daycare and more.



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4540 Marketplace Way

OFFICE DEVELOPMENT SITE BUILD TO SUIT

4540 Marketplace Way Enola, PA 17025

AERIAL



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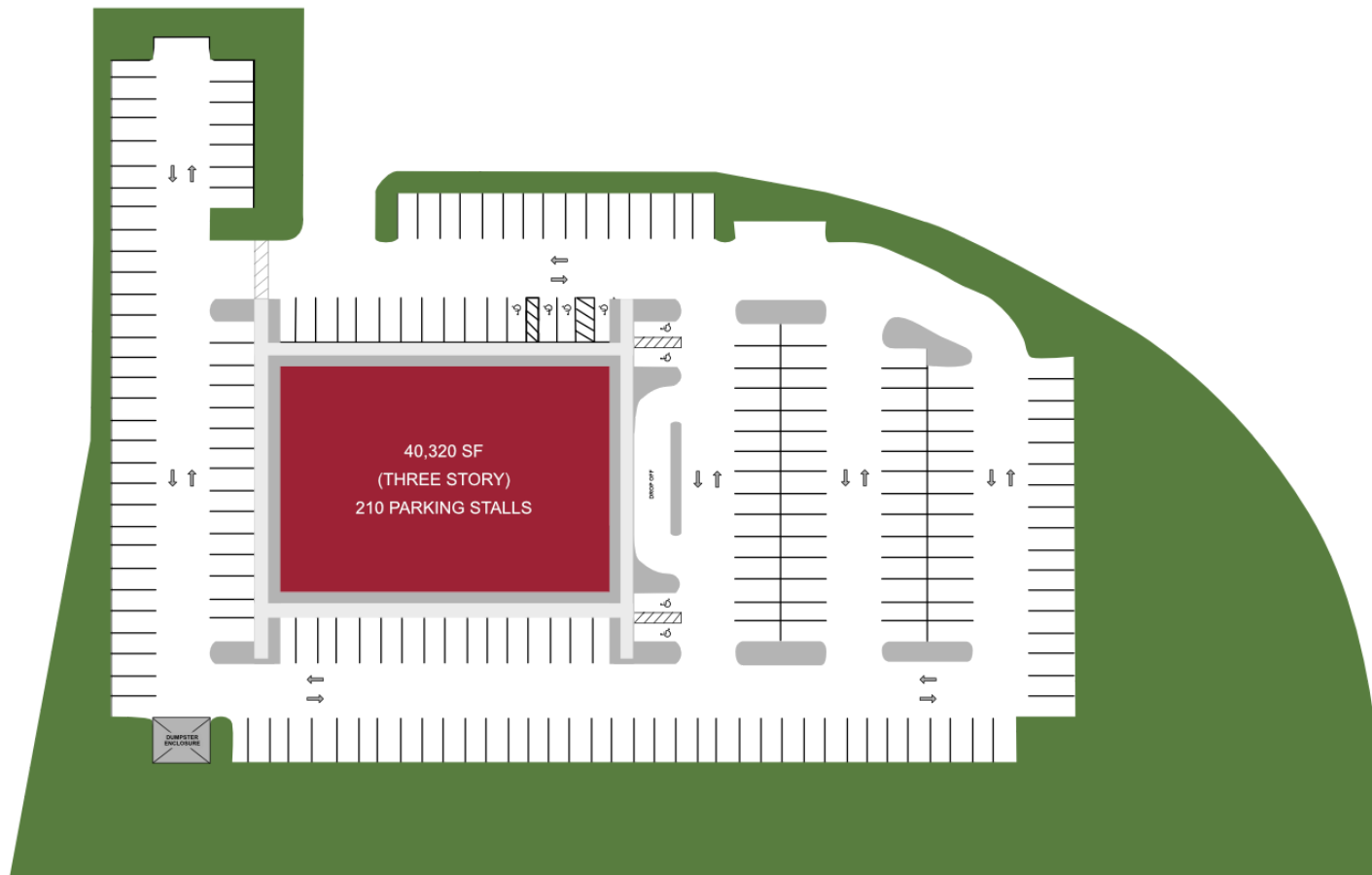
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SITE PLAN



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OFFICE PROPERTY FOR LEASE
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ADDITIONAL PHOTOS



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LOCATION MAP



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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

