

The Homestead Building

FOR LEASE

29 South Union Street
Middtown, PA 17057

FOR LEASE
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Offering Summary

| | |
|-----------------|------------------|
| APN: | 41-009-018 |
| Available SF: | 2,801 |
| Building Class: | B |
| Elevators: | Yes |
| Lease Rate: | \$11.00 SF + CAM |
| Lot Size: | 0.14 Acres |
| Parking: | Onsite |
| Rail Access: | Yes |
| Zoning: | C2 - Many Uses |

Property Overview

The Homestead Building, well situated in downtown Middletown, PA, currently has 2,801SF available for a new build out (new construction). This building has been meticulously maintained and has received many major capital improvements. Available suite has kitchen, break room, restrooms, open or closed floor plan. Stairway and elevator access.

Location Overview

Newly remodeled train station within walking distance. Downtown location near local amenities. Penn State campus nearby. Easily accessible from PA Turnpike, Routes 22, 283, 422 and I-83. Minutes away from Capital and Harrisburg International Airport.

PROPERTY PHOTOS

Union St Lease
29 South Union Street | Middletown, PA 17057



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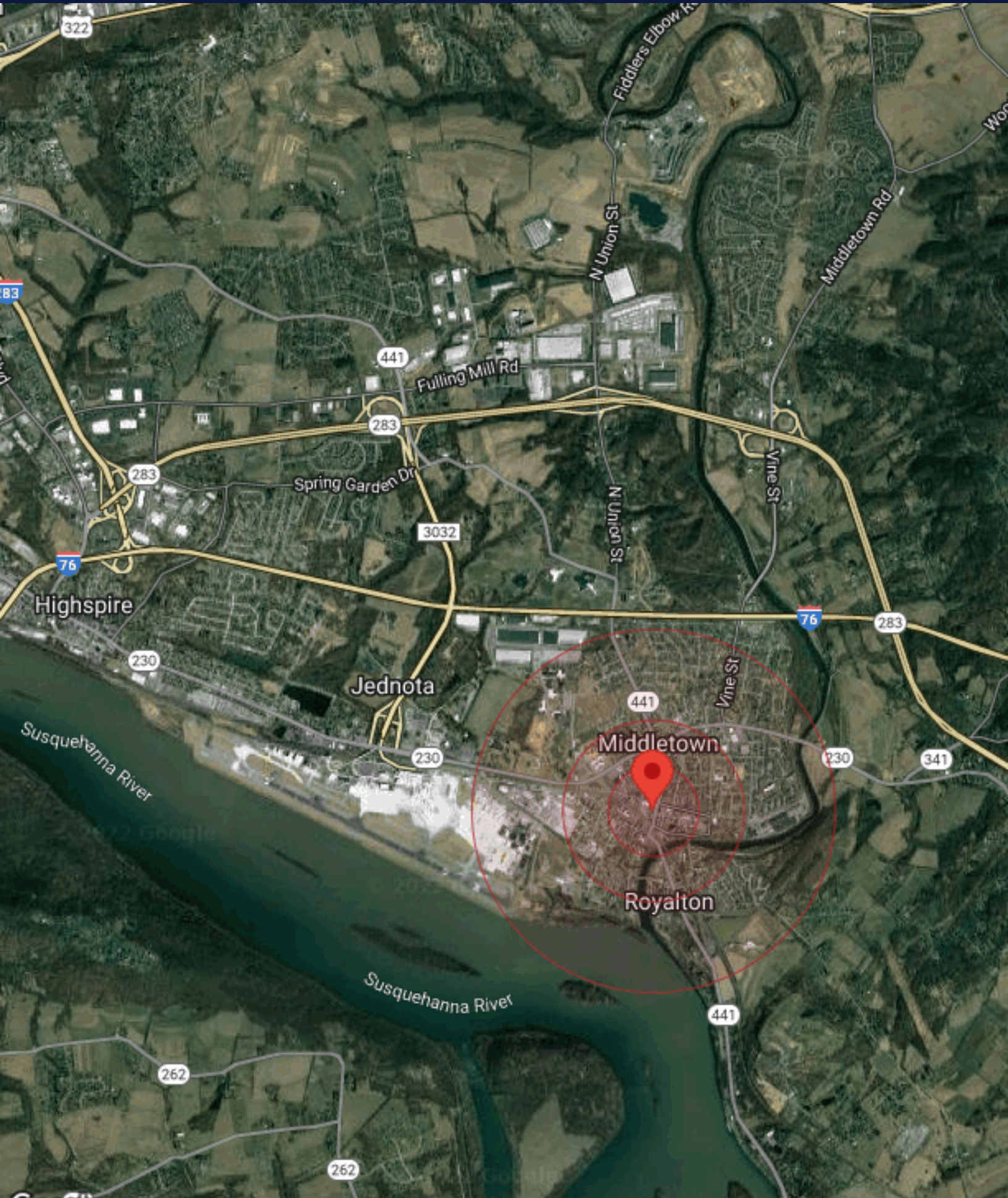
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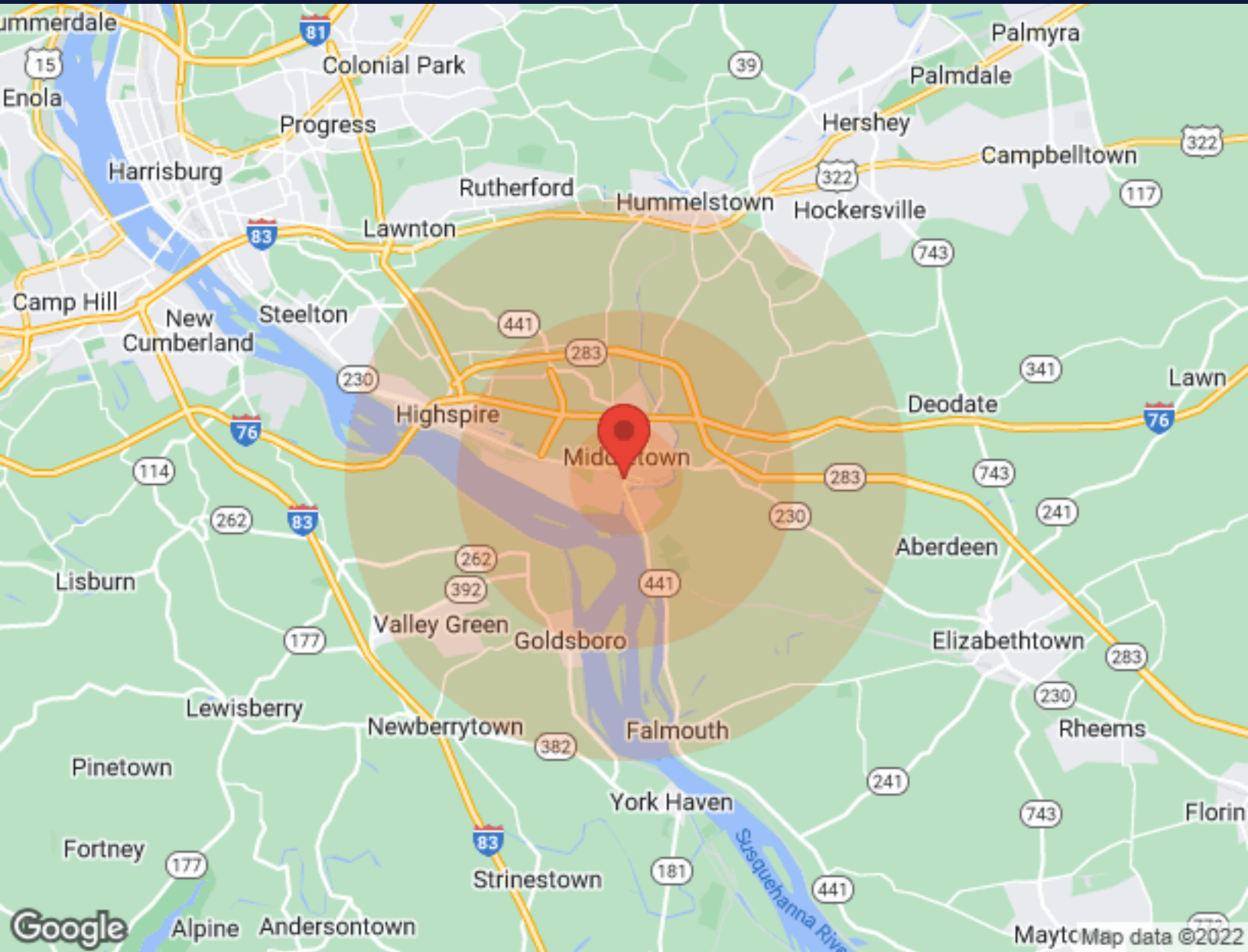
BUSINESS MAP

Union St Lease
29 South Union Street | Middletown, PA 17057



DEMOGRAPHICS

Union St Lease
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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,562 | 10,385 | 26,291 |
| Female | 3,933 | 11,124 | 28,065 |
| Total Population | 7,495 | 21,509 | 54,356 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 1,384 | 3,593 | 9,756 |
| Ages 15-24 | 925 | 2,629 | 7,060 |
| Ages 55-64 | 927 | 2,889 | 7,574 |
| Ages 65+ | 1,078 | 3,828 | 9,133 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 6,464 | 19,752 | 49,759 |
| Black | 514 | 920 | 1,944 |
| Am In/AK Nat | N/A | 1 | 5 |
| Hawaiian | N/A | N/A | 6 |
| Hispanic | 440 | 752 | 2,031 |
| Multi-Racial | 822 | 1,358 | 3,302 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$44,428 | \$55,130 | \$61,693 |
| < \$15,000 | 433 | 815 | 1,729 |
| \$15,000-\$24,999 | 385 | 826 | 1,636 |
| \$25,000-\$34,999 | 477 | 1,174 | 2,441 |
| \$35,000-\$49,999 | 431 | 1,191 | 2,804 |
| \$50,000-\$74,999 | 752 | 1,808 | 4,561 |
| \$75,000-\$99,999 | 515 | 1,606 | 3,849 |
| \$10,000-\$149,999 | 323 | 1,218 | 3,312 |
| \$150,000-\$199,999 | 46 | 175 | 869 |
| > \$200,000 | 36 | 137 | 763 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 3,861 | 9,810 | 23,856 |
| Occupied | 3,418 | 9,056 | 22,436 |
| Owner Occupied | 1,478 | 6,183 | 17,078 |
| Renter Occupied | 1,940 | 2,873 | 5,358 |
| Vacant | 443 | 754 | 1,420 |

