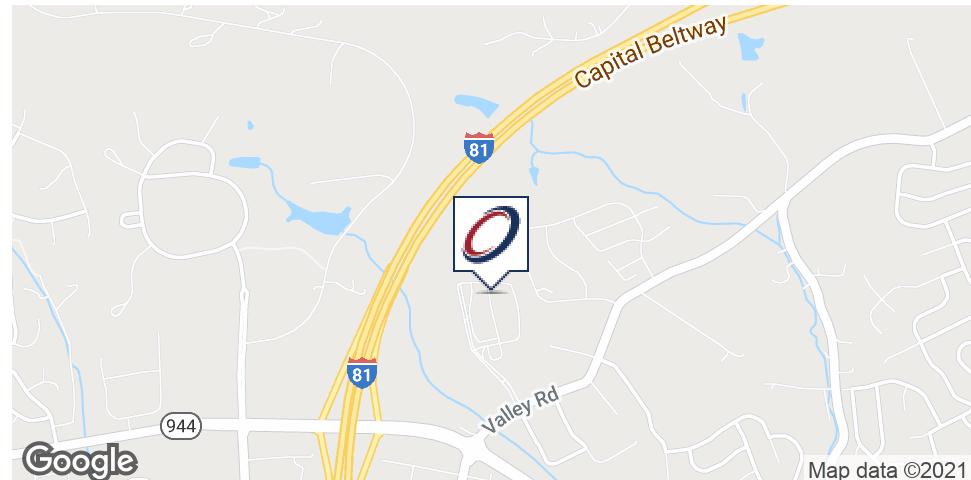
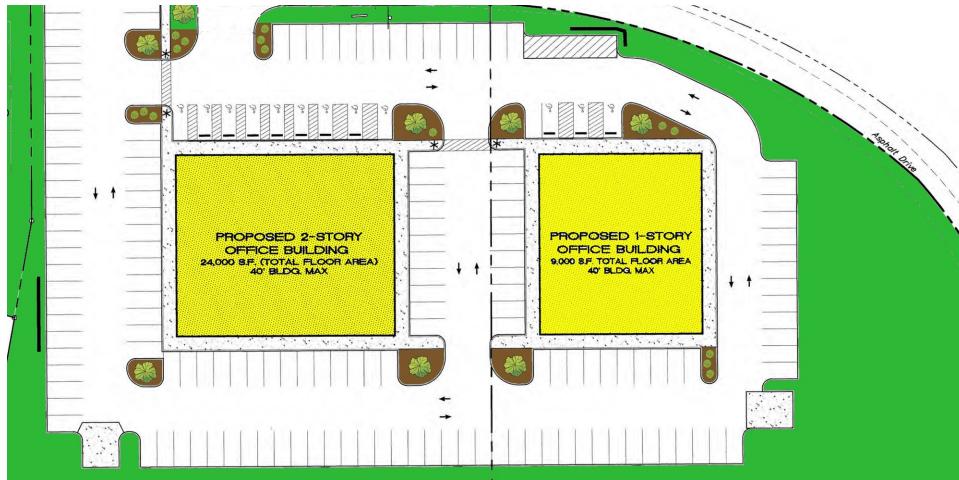


EXECUTIVE SUMMARY



Map data ©2021

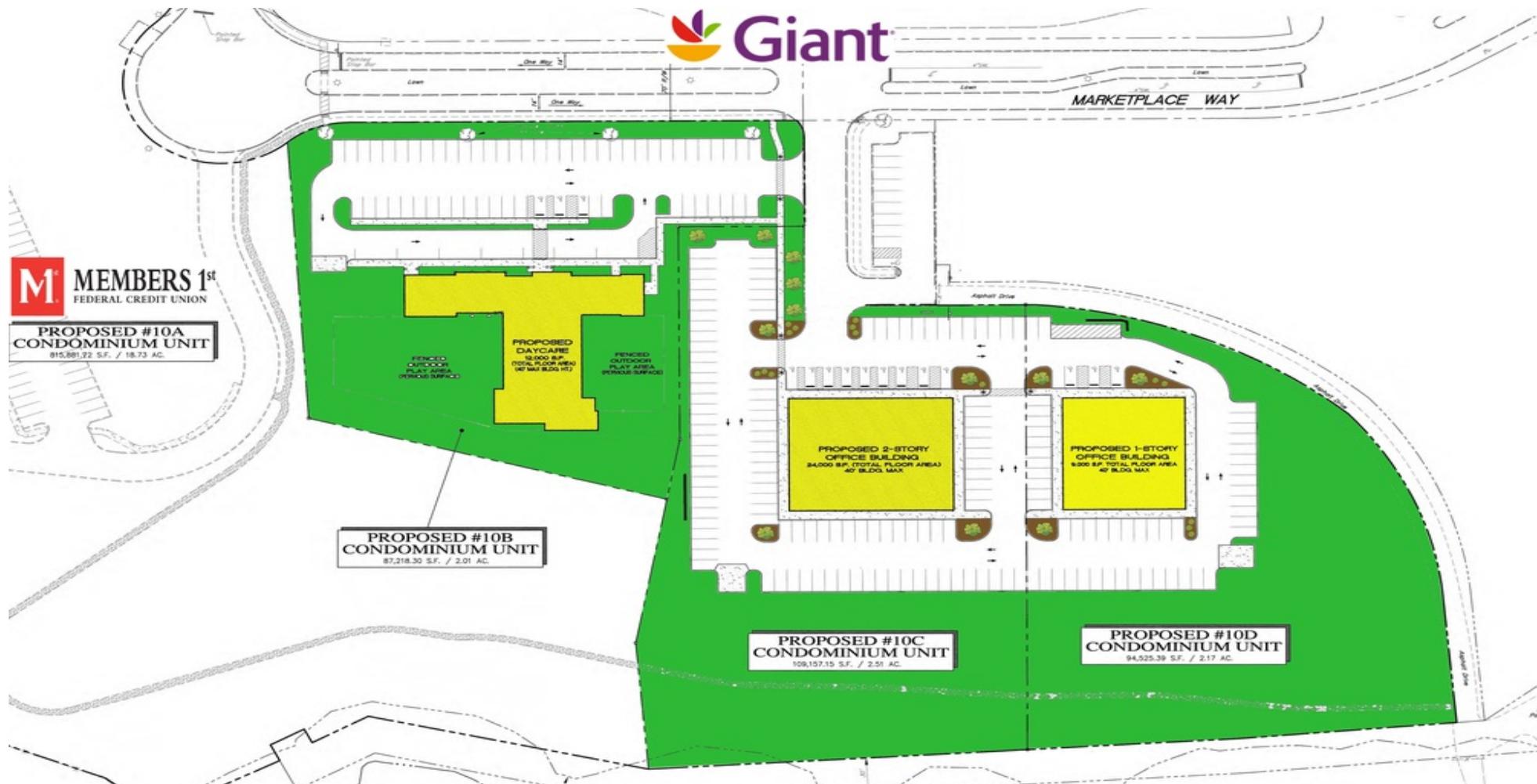
OFFERING SUMMARY

Lease Rate:	\$21.95 SF/yr (NNN)
Building Size:	Bldg 10B: 24,000 SF Bldg 10C: 9,000 SF
Available SF:	Bldg 10B: 12,000 - 24,000 Bldg 10C: 9,000
County:	Cumberland
Township:	Hampden
Zoning:	Commercial Park Limited
Signage:	On Building
Parking:	5.30/1,000 SF

PROPERTY HIGHLIGHTS

- Situated in Hampden Marketplace, home to the newest Giant Food 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, and more.
- Build to Suit options for stand alone single story 9,000 SF retail/office and stand along (2) story 24,000 SF office.

SITE PLAN



RETAIL 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

