



OFFICE SPACE AVAILABLE

850 STATE STREET | LEMOYNE, PA




WWW.LANDMARKCR.COM
(717) 731.1990





PROPERTY HIGHLIGHTS

- Opportunity to lease turn-key office space in Lemoyne, PA
- Excellent location just off Market St with easy access to East and West shore CBD's
- The well maintained two-story property offers ample on-site parking
- Highly visible with excellent signage opportunity
- Close to popular amenities such as State Street Plaza, West Shore Farmers Market, and West Shore Plaza (Karns Foods, Sherwin Williams, Goodwill Store, M&T Bank, Fine Wine & Good Spirits, and Isaac's Craft Kitchen & Brewery)
- Excellent access to 

OFFERING SUMMARY

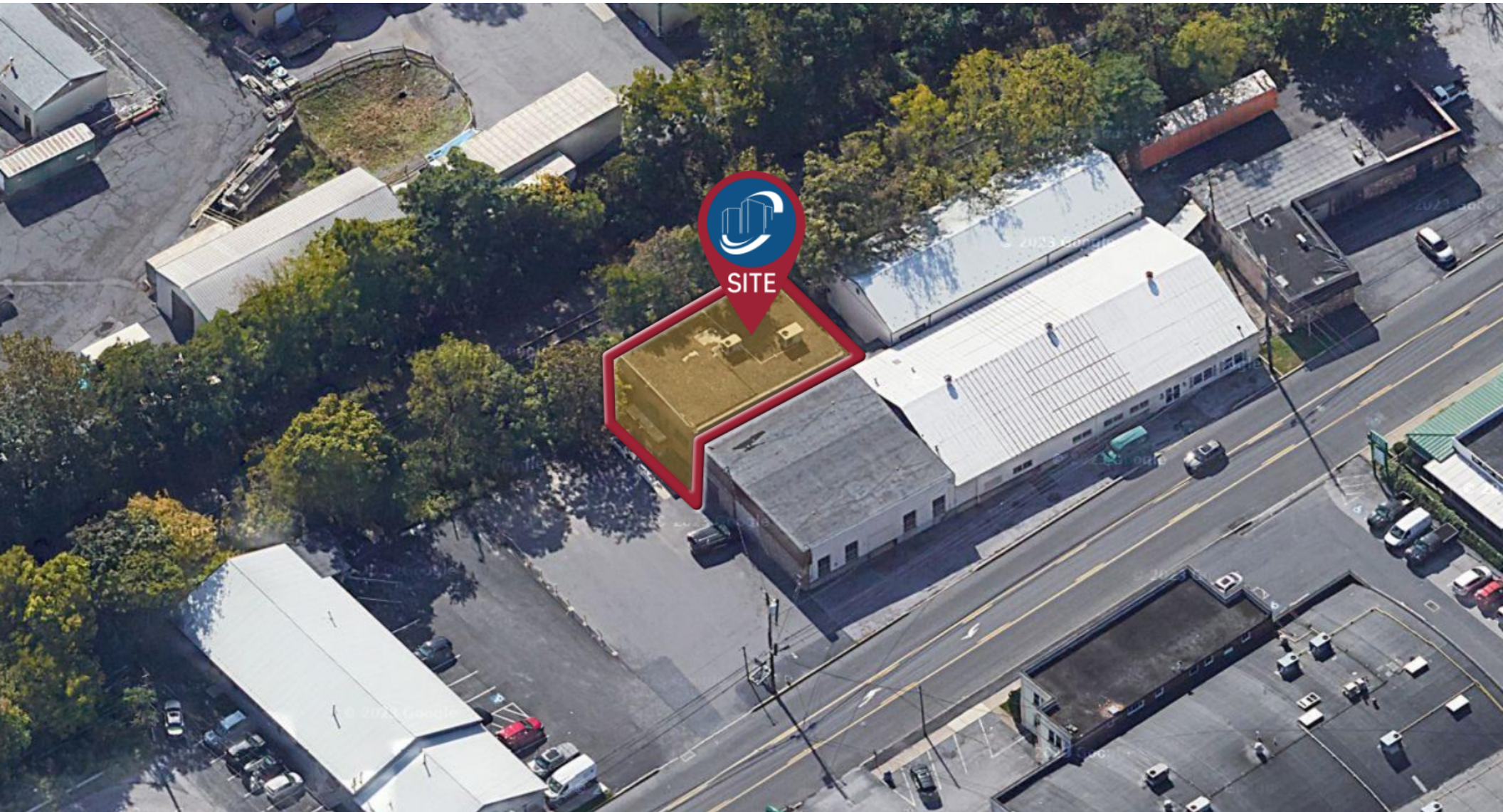
Address	850 State St Lemoyne, PA 17043
Building Size	4,800 SF
Building Type	Office
Year Built/Renovated	1960 / 2019
Stories	2
Parking	20 Spaces
Lot Size	0.74 Acres
Available Space	2,400 - 4,800 SF
Lease Rate	\$14.00 /SF
Lease Type	Full Service
Submarket	Harrisburg West
County	Cumberland
Municipality	Lemoyne Borough
Zoning	Commercial (C)
APN	12-21-0267-371



850 STATE ST
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FOR LEASE

AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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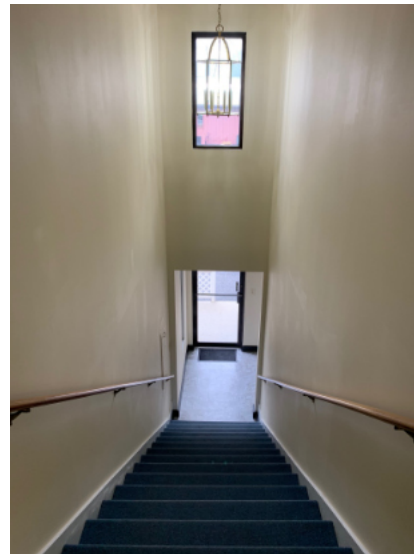
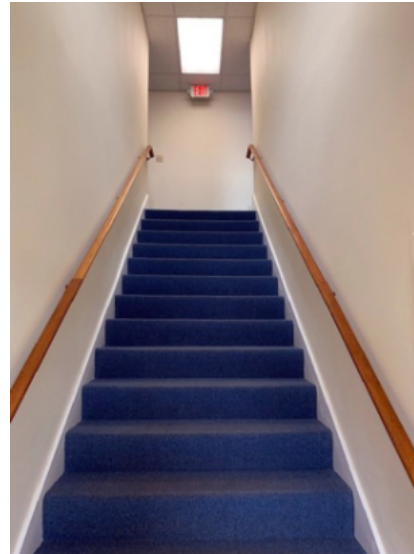
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PHOTOS



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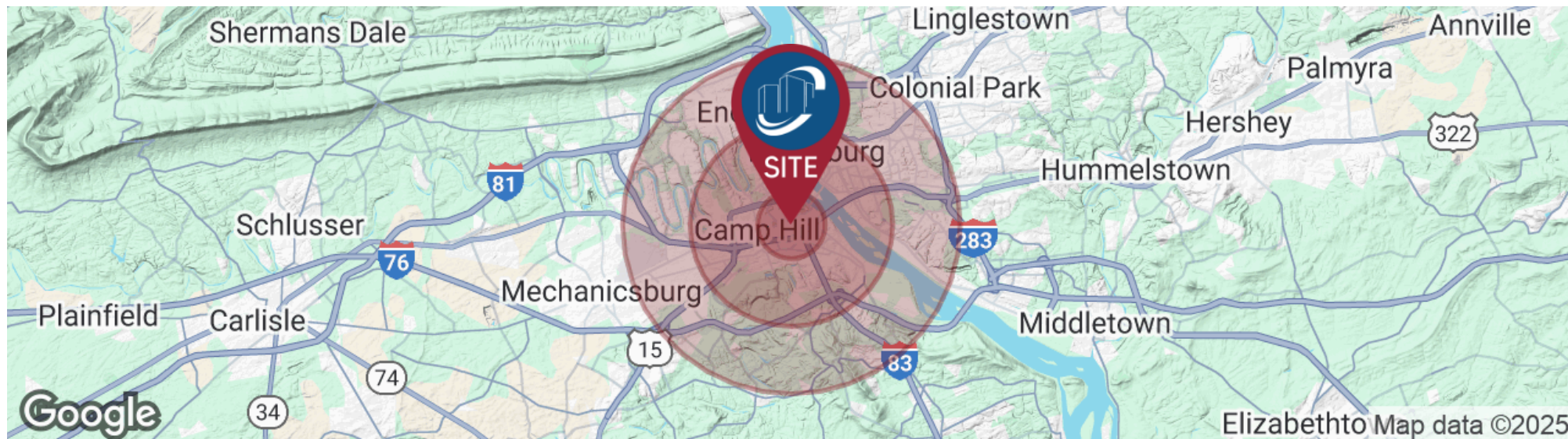
TCN
WORLDWIDE
REAL ESTATE SERVICES

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TRADE MAP AERIAL



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,172	90,621	184,986
Median age	42	40	41
Median age (Male)	41	39	40
Median age (Female)	43	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,960	37,747	76,733
# of persons per HH	2.3	2.4	2.4
Average HH income	\$102,375	\$93,650	\$96,430
Average house value	\$271,333	\$239,227	\$242,021



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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 or 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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