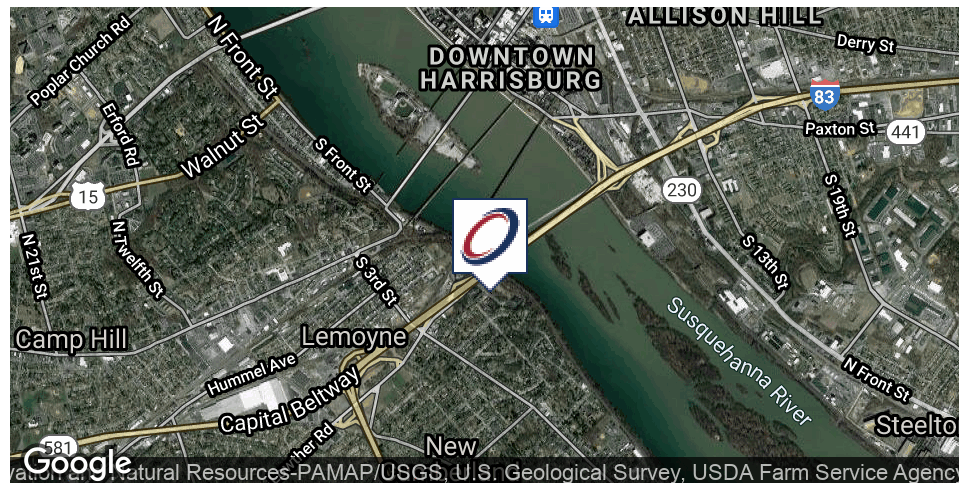


### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	7.53 Acres
Price / Acre:	\$278,884.00 / AC
Zoning:	Office (OFF)
Borough:	Lemoyne
County:	Cumberland
Utilities:	Public
Real Estate Taxes (2021):	\$16,763.71

#### PROPERTY OVERVIEW

Mixed use office development site for sale on 7.53 acres with magnificent riverfront views on the West Shore of Cumberland County, PA. Level topography with unparalleled visibility to I-83's South Bridge provides a great opportunity to any developer or corporate occupier looking for HQ signature exposure with market-making presence in South Central PA.

#### PROPERTY HIGHLIGHTS

- High visibility land development site in Lemoyne Borough.
- Immediate access to I-83 with quick connection to the PA 581 Capitol Beltway, I-81/78, I-283, and the PA Turnpike (I-76).
- Commanding views of the Susquehanna River and downtown Harrisburg iconic skyline.
- Rare opportunity to purchase and self-develop site in Harrisburg West submarket.
- Unique opportunity for significant market exposure to approximately 125,000 VPD.

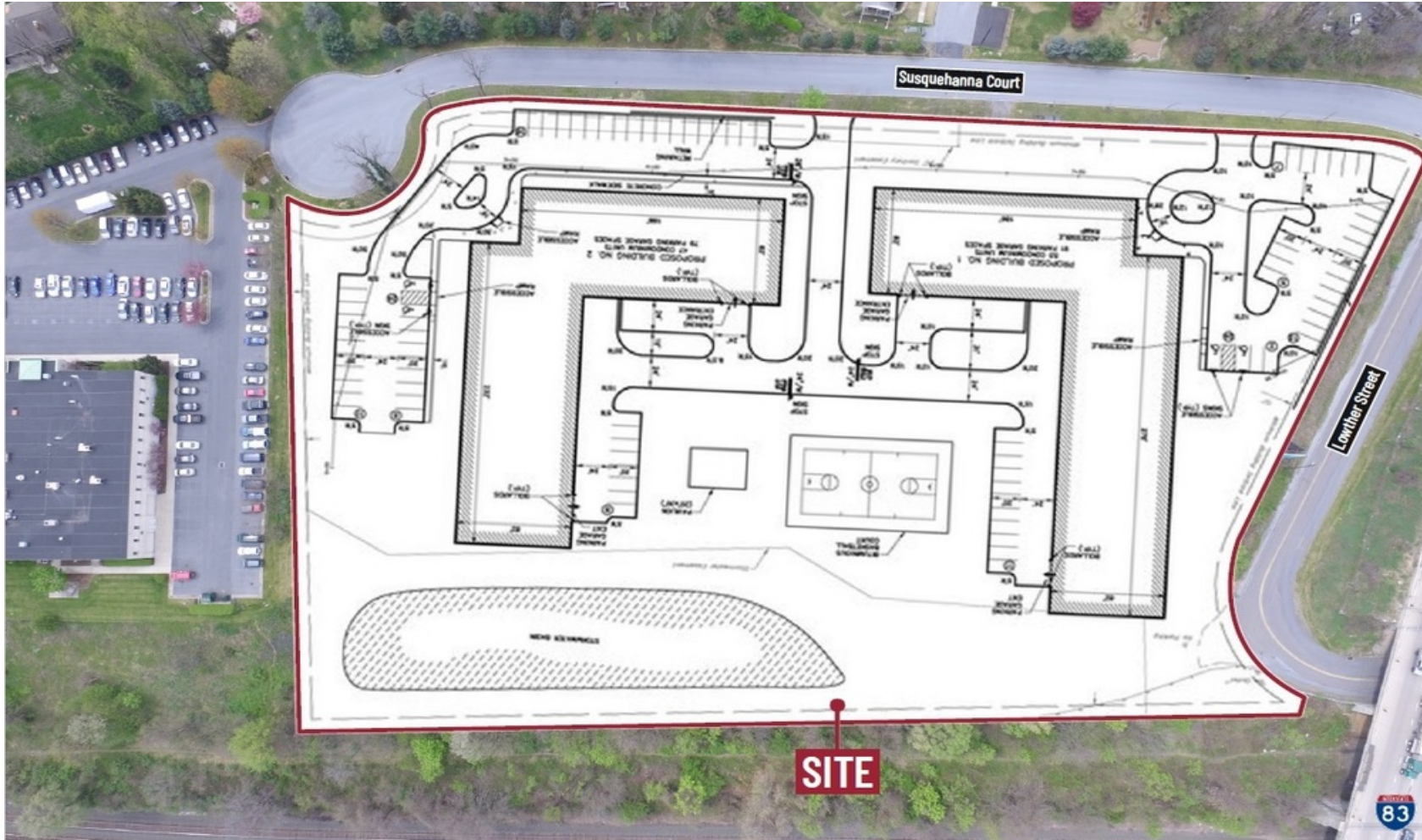


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### SITE PLAN





### AERIAL



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### CORPORATE NEIGHBORS



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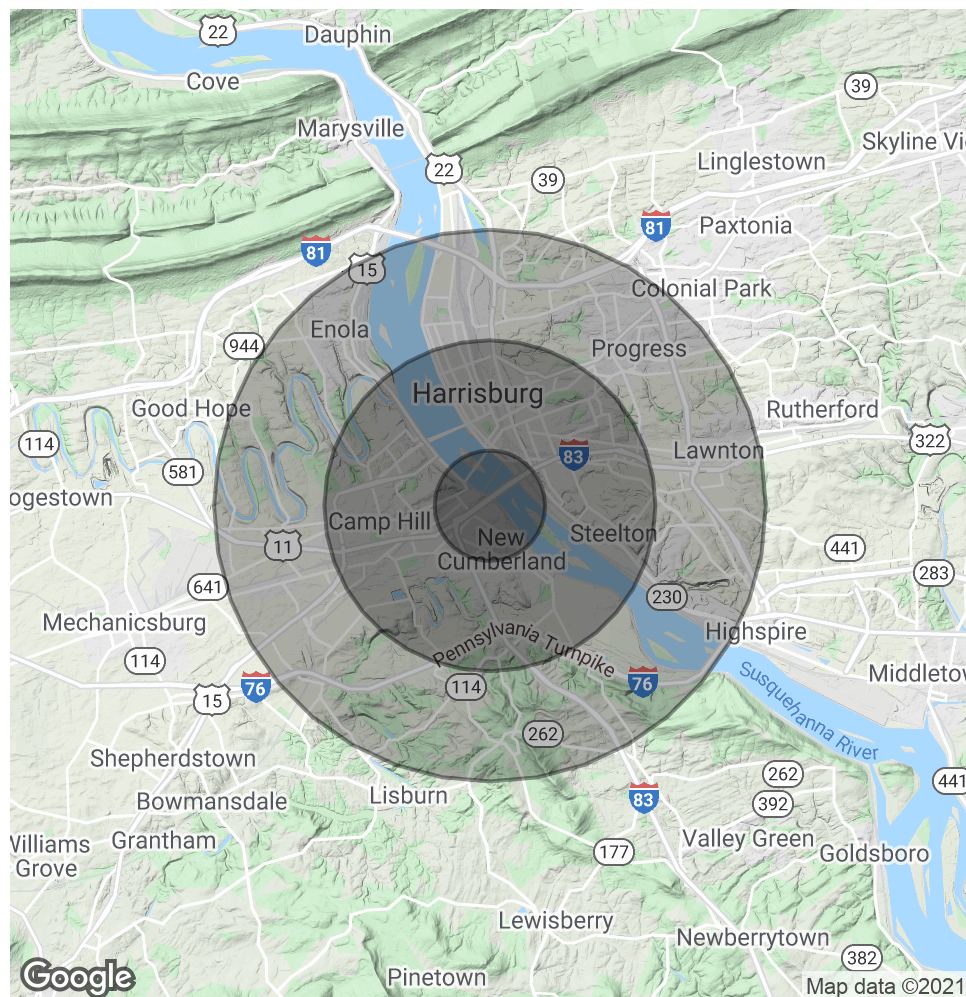


### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,824	40,496	82,542
Average age	41.7	42.1	41.0
Average age (Male)	41.2	41.7	39.8
Average age (Female)	42.4	42.7	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,334	16,036	33,312
# of persons per HH	2.5	2.5	2.5
Average HH income	\$59,979	\$68,943	\$66,319
Average house value	\$160,213	\$165,536	\$158,028

\* Demographic data derived from 2010 US Census



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