



MEDICAL OFFICE SPACE AVAILABLE

MOUNT JOY PROFESSIONAL CENTER



WWW.LANDMARKCR.COM
(717) 731.1990





OFFERING SUMMARY

Available Space	3,946 SF
Lease Rate	Negotiable
Lease Type	NNN
Building Name	Mount Joy Professional Center
Building Size	13,345 SF
Floors	2
Lot Size	3.84 Acres
Year Built	2008
Municipality	Mount Joy Borough
County	Lancaster
Zoning	Campus Industrial (CI)
Corridor	PA-230

PROPERTY HIGHLIGHTS

- Excellent opportunity to lease a turn-key medical office suite in Mount Joy Professional Center
- The well maintained suite offers:
 - Highly functional 3,946 SF space ideal layout for variety of medical practices
 - Private exterior main entrance
 - Six (6) exam rooms, two (2) private offices, X-Ray room, and reception area/waiting room
 - In suite private restroom, staff kitchenette, and storage space
- Highly visible location along E Main St (**230**) with easy access to **283** **30** **76** **TURN PIKE**
- Neighboring amenities and corporate neighbors include: Giant Foods, Stauffers of Kissel Hill Fresh Foods, Whitmoyer Ford & Chevrolet, & Penn Medicine LG Health Physicians Family Medicine
- Join Tenants Everence Financial and Federal Credit Union, & Lehman Insurance Agency, Inc



960 E MAIN ST MOUNT JOY, PA

MEDICAL OFFICE SPACE FOR LEASE

PROPERTY OVERVIEW

This is an excellent opportunity to lease a turn-key medical office suite at Mount Joy Professional Center. Offering 3,946 square feet of highly functional space, the suite is designed with an ideal layout for a variety of medical practices. It features a private exterior main entrance, six exam rooms, two private offices, an X-ray room, and a spacious reception/waiting area. Additionally, the suite includes an in-suite private restroom, staff kitchenette, and ample storage space.

The property is situated along the highly visible **230** corridor just off **283** the property offers easy access to neighboring amenities such as Giant Foods, Stauffers of Kissel Hill Fresh Foods, Whitmoyer Ford & Chevrolet, and Penn Medicine LG Health Physicians Family Medicine. Join other prominent tenants like Everence Financial, Federal Credit Union, and Lehman Insurance Agency, Inc. in this thriving business hub.



AVAILABLE SPACE

LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
1 st Floor	970	3,946 SF	Negotiable	NNN

What's nearby?



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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

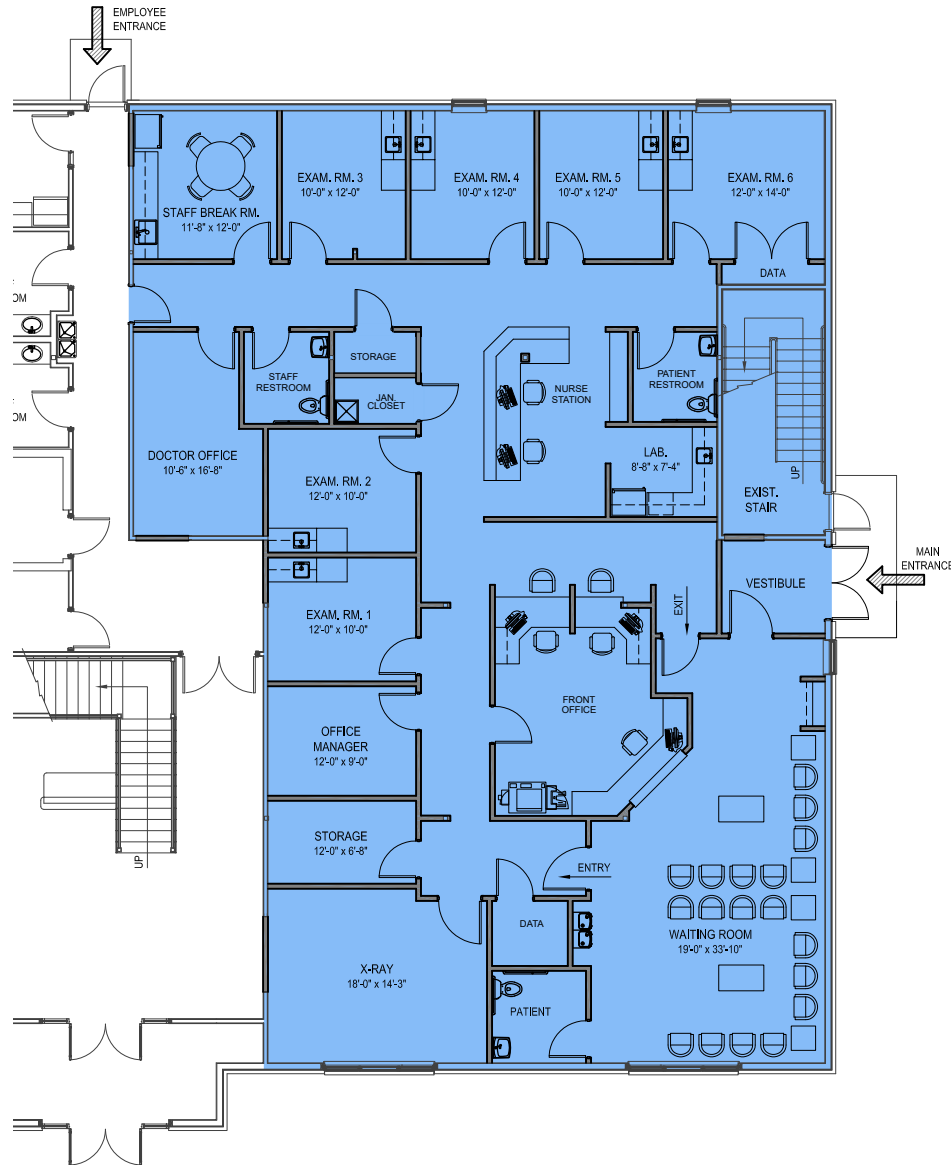
JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

KEVIN AGNEW
ASSOCIATE
KAGNEW@LandmarkCR.com
C: 717.592.9996



LANDMARKCR.COM

FLOORPLAN





960 E MAIN ST
MOUNT JOY, PA

MEDICAL OFFICE SPACE
FOR LEASE



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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

KEVIN AGNEW
ASSOCIATE
KAGNEW@LandmarkCR.com
C: 717.592.9996

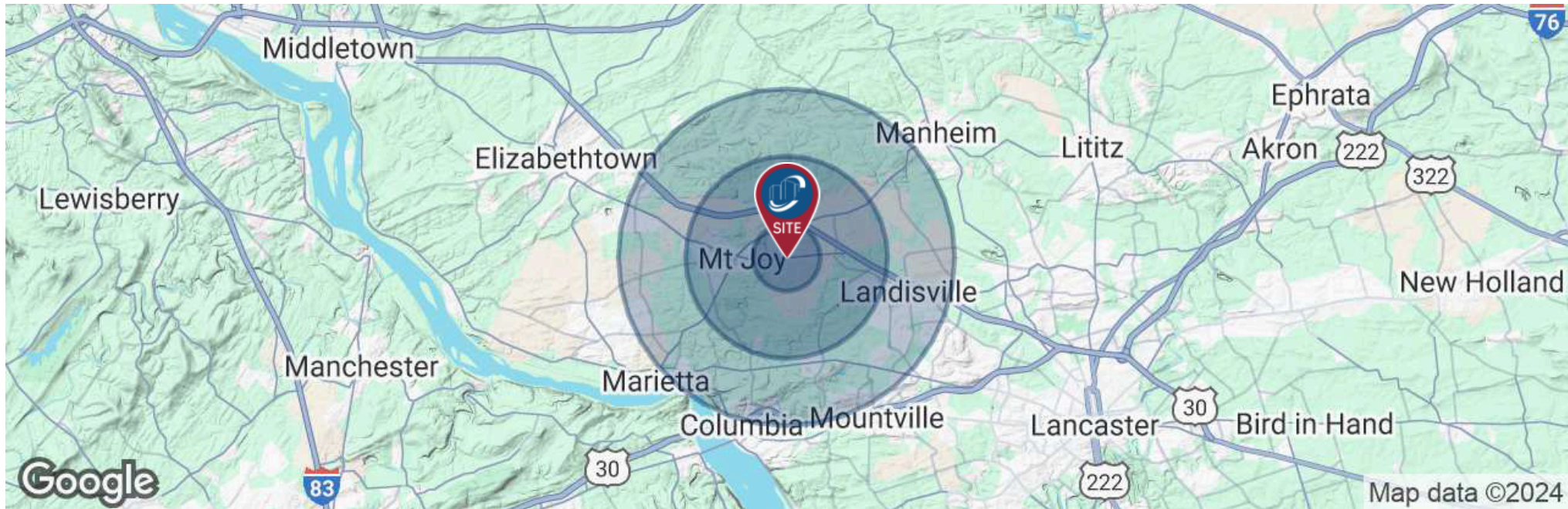


LANDMARKCR.COM

TRADE AERIAL



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	4,778	18,175	57,888
Population Density	1,521	643	737
Median Age	49	44	42
Median Age (Male)	48	43	41
Median Age (Female)	50	45	43
Total Households	2,258	7,732	22,824
# of Persons Per HH	2.1	2.4	2.5
Average HH Income	\$109,880	\$104,926	\$107,308
Average House Value	\$316,637	\$313,982	\$320,708



960 E MAIN ST
MOUNT JOY, PA

MEDICAL OFFICE SPACE
FOR LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.

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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

KEVIN AGNEW
ASSOCIATE
KAGNEW@LandmarkCR.com
C: 717.592.9996



LANDMARKCR.COM



MEDICAL OFFICE SPACE FOR LEASE

For More Information Contact:

MICHAEL CURRAN, SIOR

PRESIDENT & EXECUTIVE MANAGING DIRECTOR

E: MCURRAN@LANDMARKCR.COM

C: 717.805.9277

JESSICA LILLY, MBA

SENIOR ASSOCIATE

E: JLILLY@LANDMARKCR.COM

C: 717.571.4324

KEVIN AGNEW

ASSOCIATE

E: KAGNEW@LANDMARKCR.COM

C: 717.592.9996

LANDMARK COMMERCIAL REALTY

425 N 21st STREET, SUITE 302

CAMP HILL, PA 17011

P: 717.731.1990

F: 717.731.8765

