

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,350,000
Lease Rate:	\$12.00 SF/yr (Gross)
Building Size:	24,400 SF
Available SF:	2,531 SF
Lot Size:	1.5 Acres
Price / SF:	\$96.31
Zoning:	Commercial-Office

PROPERTY OVERVIEW

West Shore office building available for the first time in over 10 years. Excellent investment opportunity to purchase 24,400 SF office building in Wormleysburg, Pa. Building offers efficient space and ample parking. Located just off the Erford Road exit of the Camp Hill Bypass, 1 mile from the City of Harrisburg.

PROPERTY HIGHLIGHTS

- 2,531 SF office space for lease in Wormleysburg
- Building offers efficient space, ample parking, below market rents
- Public water and sewer
- Located off Erford Road exit of the Camp Hill Bypass right outside of Harrisburg City
- 24,400 sq. ft. office building for sale.
- Spectacular visibility for your business.



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

LANDMARKCR.com

1011 MUMMA ROAD

OFFICE PROPERTY FOR SALE / LEASE

1011 Mumma Road Wormleysburg, PA 17043

ADDITIONAL PHOTOS

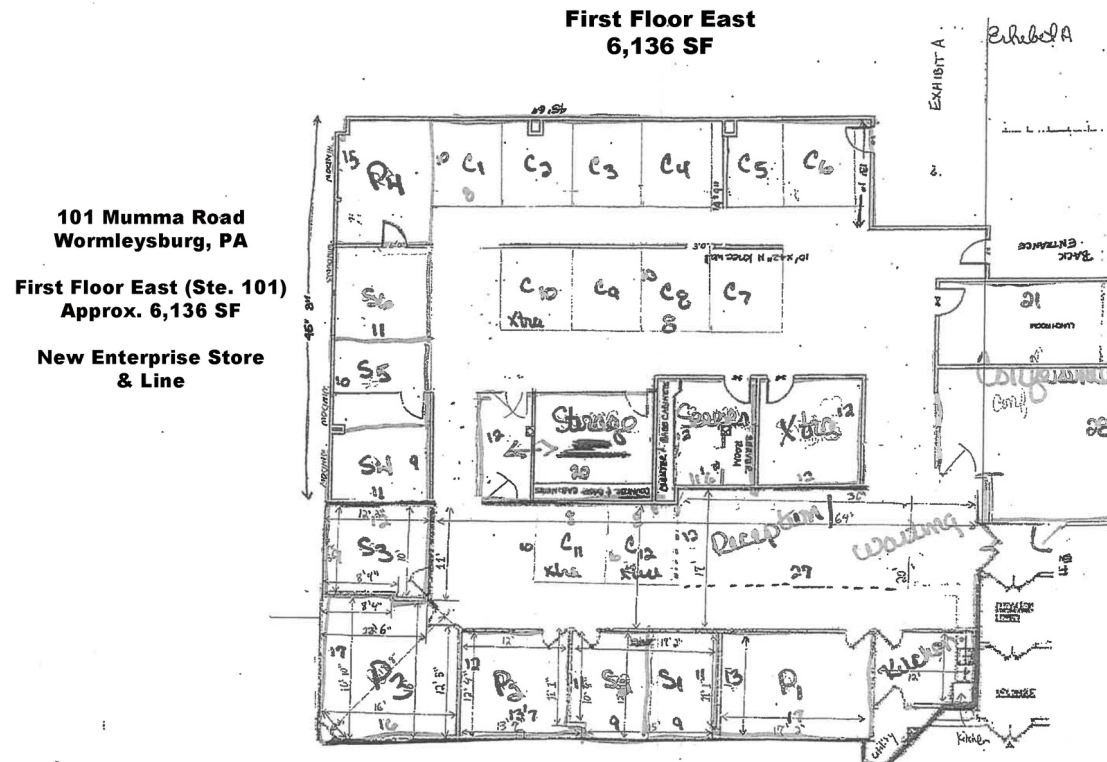


Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

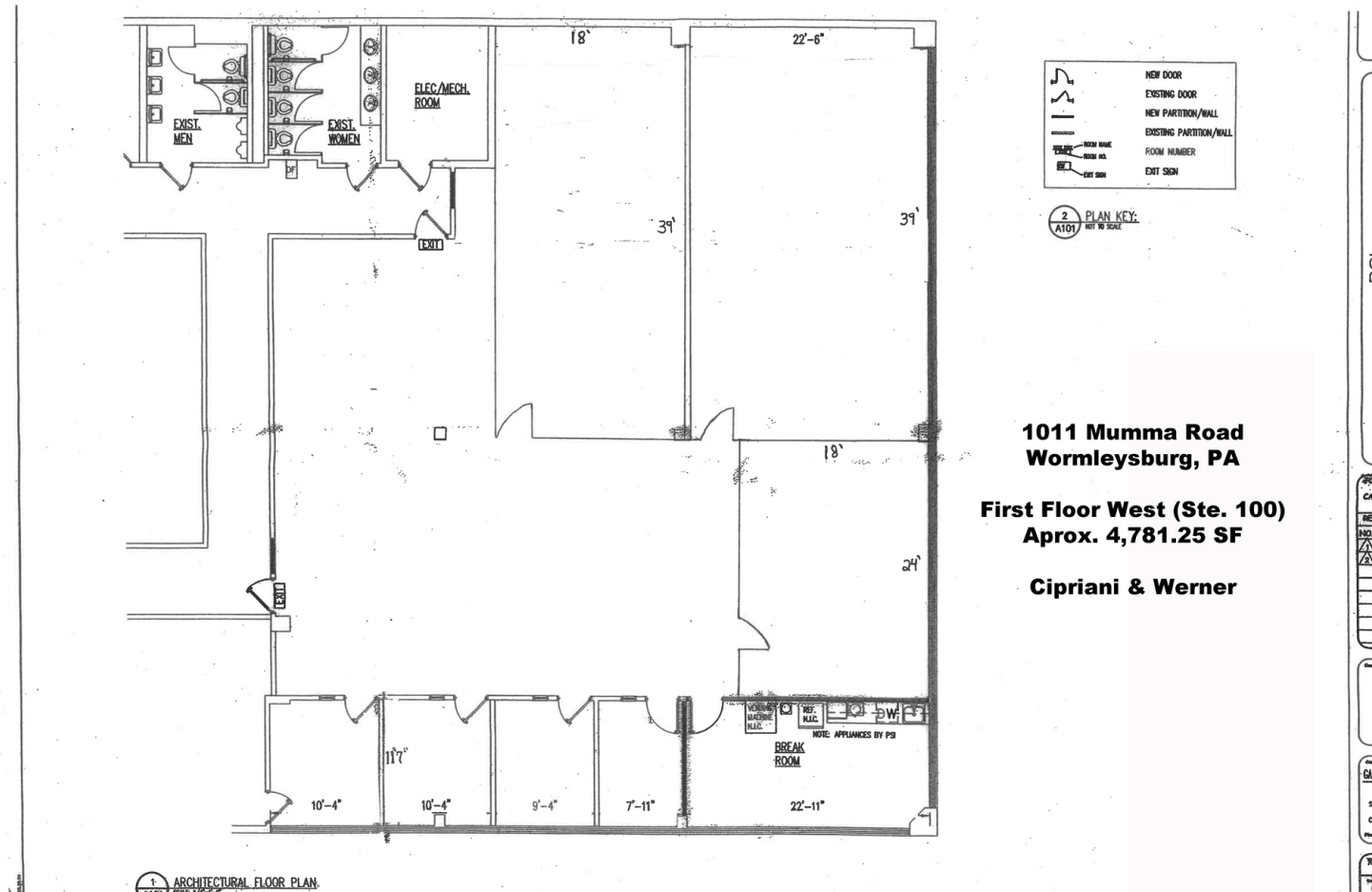
Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

LANDMARKCR.com

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

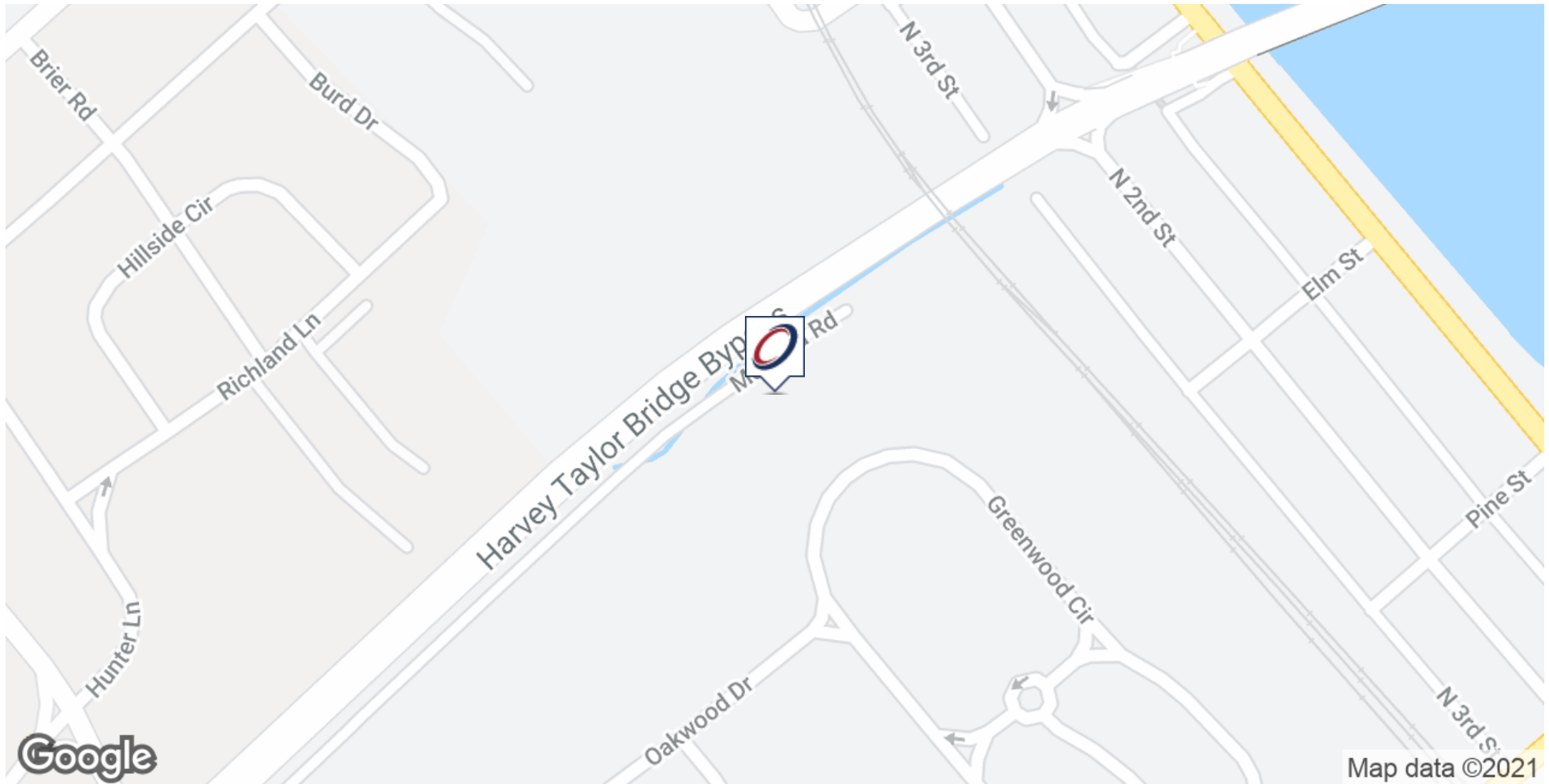


1011 MUMMA ROAD

OFFICE PROPERTY FOR SALE / LEASE

1011 Mumma Road Wormleysburg, PA 17043

LOCATION MAP



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

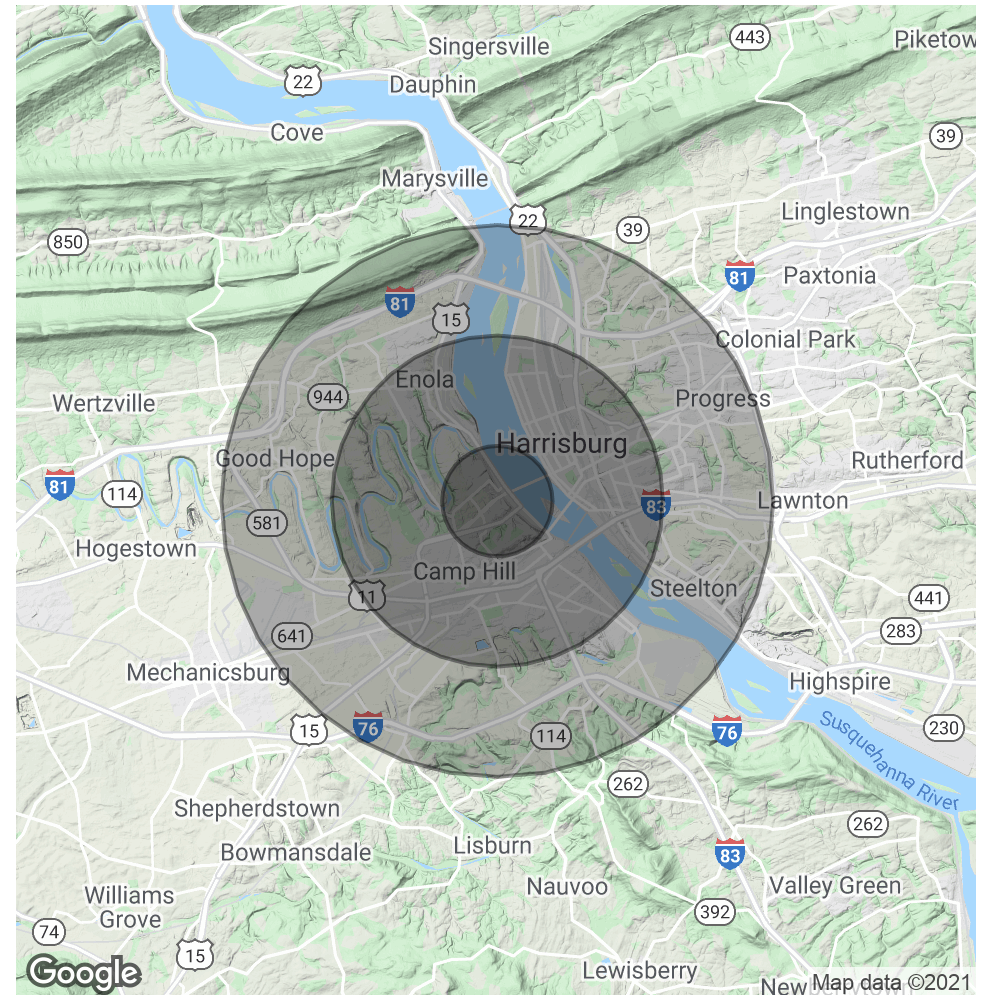
LANDMARKCR.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,637	85,769	189,513
Average age	38.3	37.7	37.8
Average age (Male)	37.4	35.2	35.6
Average age (Female)	39.9	39.2	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,652	37,816	79,246
# of persons per HH	2.1	2.3	2.4
Average HH income	\$58,555	\$57,979	\$61,668
Average house value	\$188,436	\$162,428	\$161,789

* Demographic data derived from 2010 US Census



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

LANDMARKCR.com