



High Visibility from I-83

PRIME OFFICE SPACE FOR LEASE

310 S 10th STREET, LEMOYNE, PA

310 S 10TH STREET, LEMOYNE, PA 17043

PRIME OFFICE SPACE

FOR LEASE



OFFERING SUMMARY

Available SF	680-1500 SF
Lease Rate	\$14.00 per SF/Yr
Lease Type	Modified Gross
CAM	None
Zoning	Commercial General
Municipality	Borough of Lemoyne
County	Cumberland County

PROPERTY OVERVIEW

Available for lease, prime office suites that boast excellent visibility from I-83, just a quarter mile from New Cumberland interchange and under 2 miles from the 2nd Street exit in Harrisburg. Suite 100 (814 SF) and Suite 101 (682 SF) can be leased individually or together, offering open layouts and shared restrooms. These spaces offer flexible layouts, ideal for businesses seeking convenience and high visibility.

PROPERTY HIGHLIGHTS

- High visibility from I-83
- Suites 100 & 101 can be leased together or separately.

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

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PROPERTY DETAILS

Building Size	7,891 SF
Lot Size	0.32 Ac
Tenancy	Multi
Number of Floors	2
Restrooms	In-Common
Parking	In Common 10 Spaces

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat Rubber
Ceiling Height	9'
Sprinklers	Yes
Security	Security cameras outside building
Signage	Building

MARKET DETAILS

Cross Streets	S 10 th St & I-83
Traffic Count at Intersection	6,333 ADT
Municipality	Borough of Lemoyne
County	Cumberland County
Zoning	Commercial General

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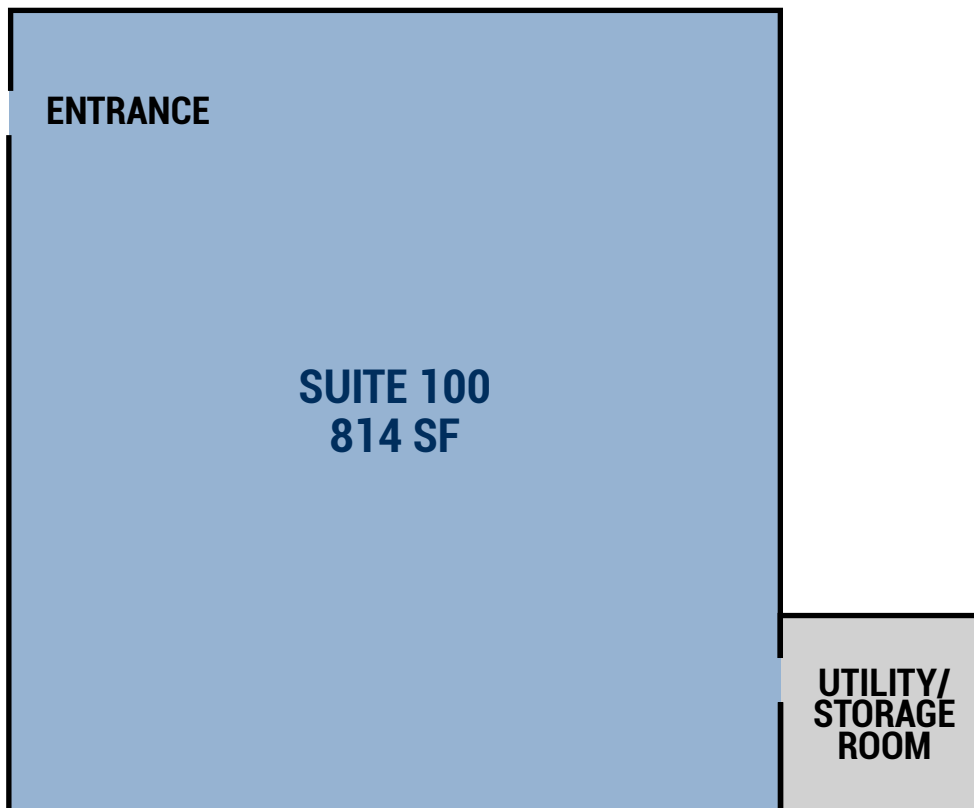
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SUITE 100 FLOORPLAN



SUITE	AVAILABLE SF	MAX CONTIGUOUS	LEASE PRICE	DETAILS
100	814 SF	814 SF	\$14.00 per SF/yr	Utility Storage Room; In-Common Restrooms Can be leased separately or with Suite 101
101	682 SF	682 SF	\$14.00 per SF/yr	In Common Restrooms; Can be leased separately or with Suite 100



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[ADDITIONAL PHOTOS](#)



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LOCATION



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AREA



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DEMOGRAPHICS



POPULATION

1 MILE	11,442
2 MILE	86,251
3 MILE	184,687

HOUSEHOLDS

1 MILE	5,091
2 MILE	36,317
3 MILE	77,364

AVERAGE HOUSEHOLD INCOME

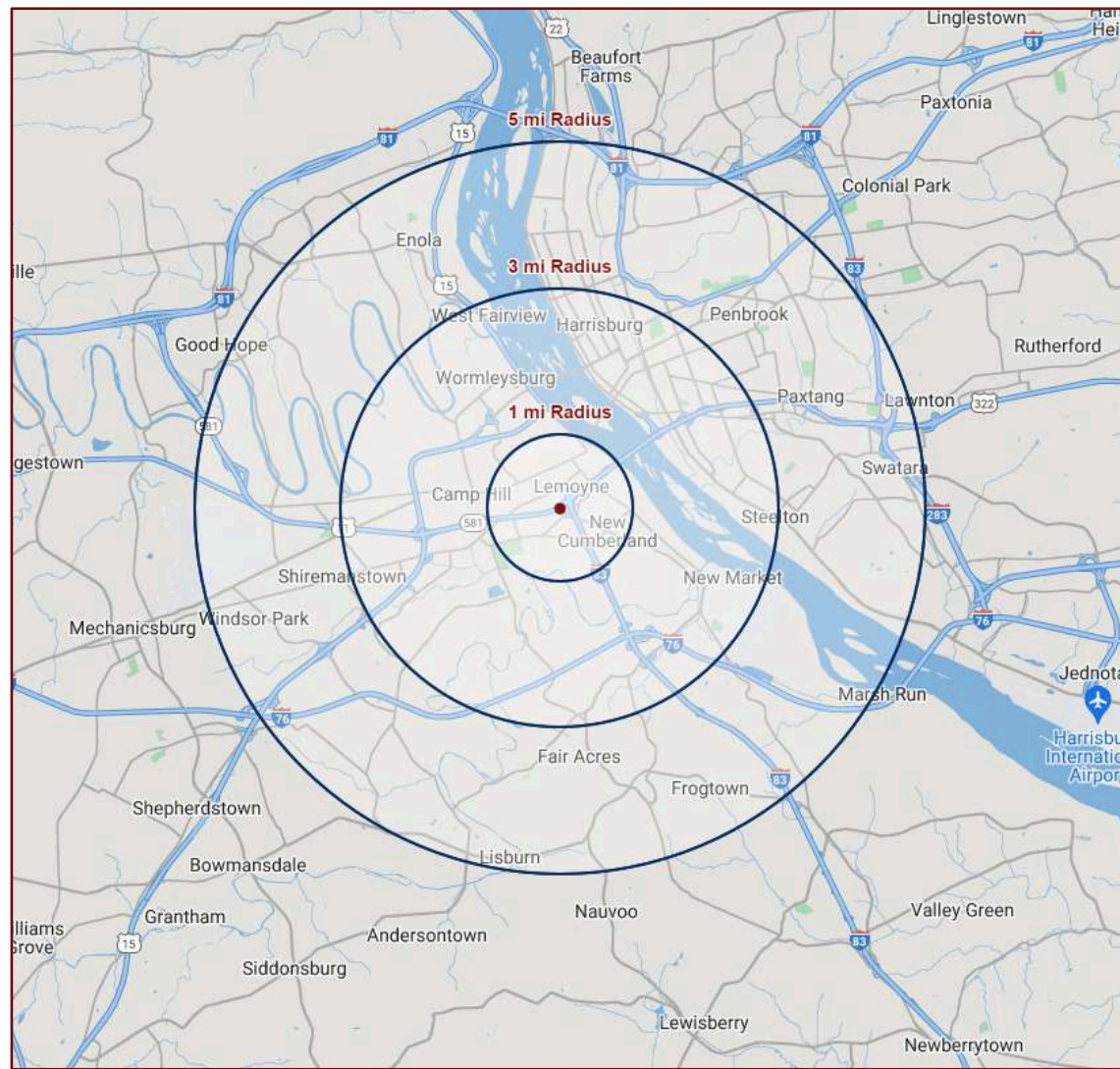
1 MILE	\$104,959
2 MILE	\$93,783
3 MILE	\$98,204

TOTAL BUSINESSES

1 MILE	653
2 MILE	4,668
3 MILE	8,647

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	4,784
2 MILE	76,559
3 MILE	136,989





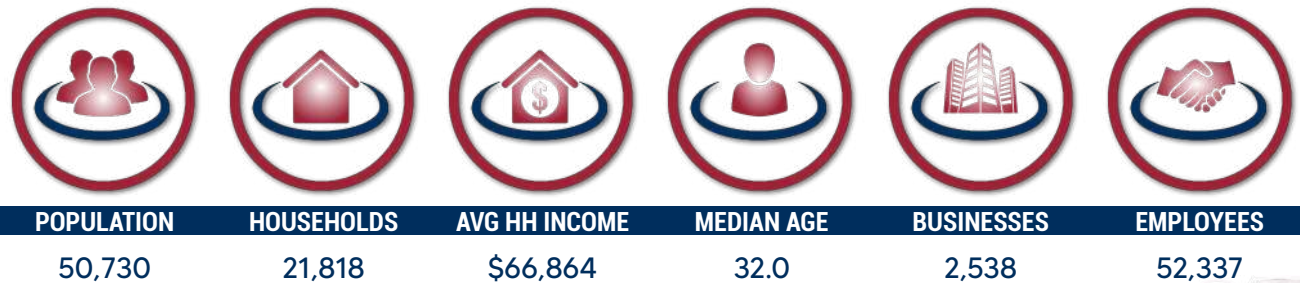
AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



HARRISBURG
DEMOGRAPHICS



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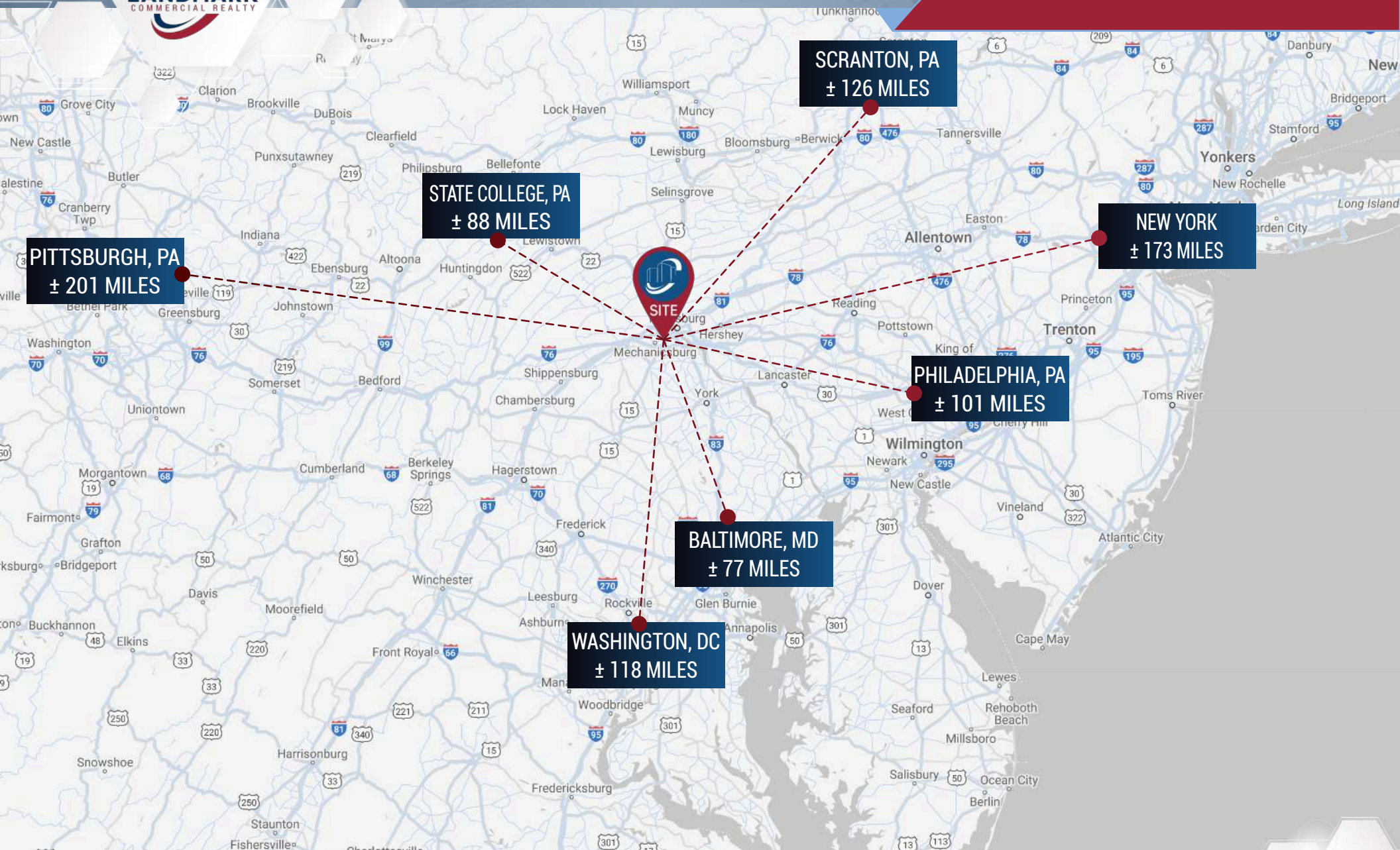
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