



57 S. 3RD ST.

LEMOYNE, PA 17043



OFFERING SUMMARY

Available SF:	8,000 - 19,000 SF
Lease Rate:	\$7.95 SF/yr (NNN)
Lot Size:	2.4 Acres
Year Built/Renovated:	1987/2014
Building Size:	36,044 SF
Renovated:	2014
OPEX:	\$1.95 PSF
Municipality:	Lemoyne Borough
County:	Cumberland
Gas/Water/Sewer/Power:	UGI/Public/Public/PPL

PROPERTY OVERVIEW

Hard to find low cost, small industrial space with dock and drive in loading. Great "in fill" location with immediate access to I-83, PA Turnpike (I-76) and Rt. 581 Capital Beltway. Location allows for access to both East and West Shore core business markets and Harrisburg CBD while taking advantage of below market rent structure and operating expenses. Property is served by Capitol Area Transit (Cat). Flexible zoning allows for wide range of uses. Showroom and office space to be built to tenants specs. Flexible suite configurations from 8,000 SF up to 19,000 SF.

Property is served by public utilities and has abundant on site parking. Signage available. Second Generation Flex warehouse suits available for lease. New lighting, overhead doors, parking surface, exterior facade and roof in 2014. Front loaded facility with ample dock and drive-in capabilities. Low operating expenses estimated at \$1.95/PSF. Lemoyne Borough serves as the "Gateway to the West Shore" and is a pro-business community with low taxes.

JASON GRACE, CCIM, SIOR

CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com





57 S. 3RD ST.

LEMOYNE, PA 17043



JASON GRACE, CCIM, SIOR

CEO & Managing Principal
717.731.1990

jgrace@landmarkcr.com



The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



57 S. 3RD ST.

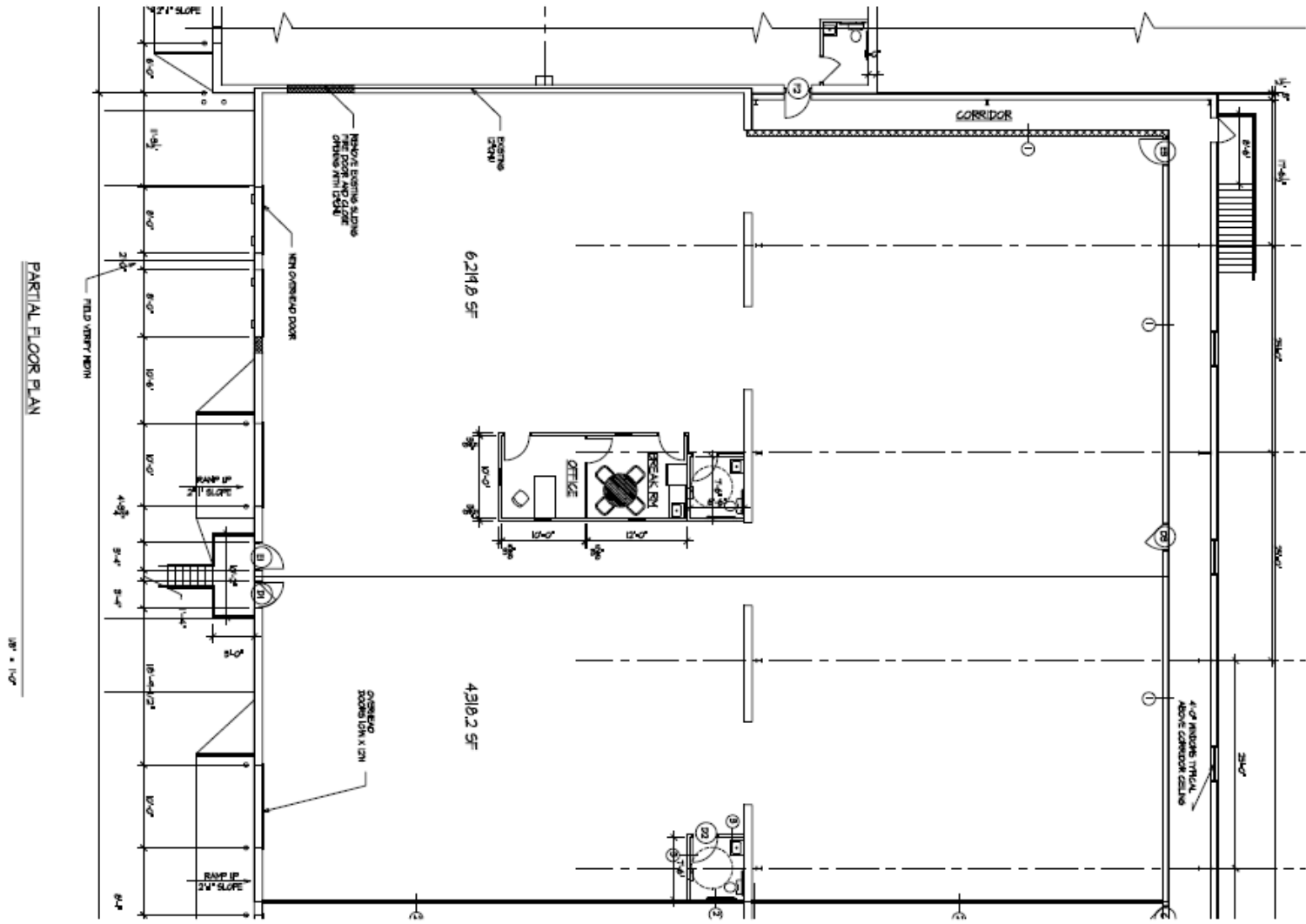
LEMOYNE, PA 17043



JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com



The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



Suite D / E - 11,000 SF

JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com



57 S. 3RD ST.

LEMOYNE, PA 17043



JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

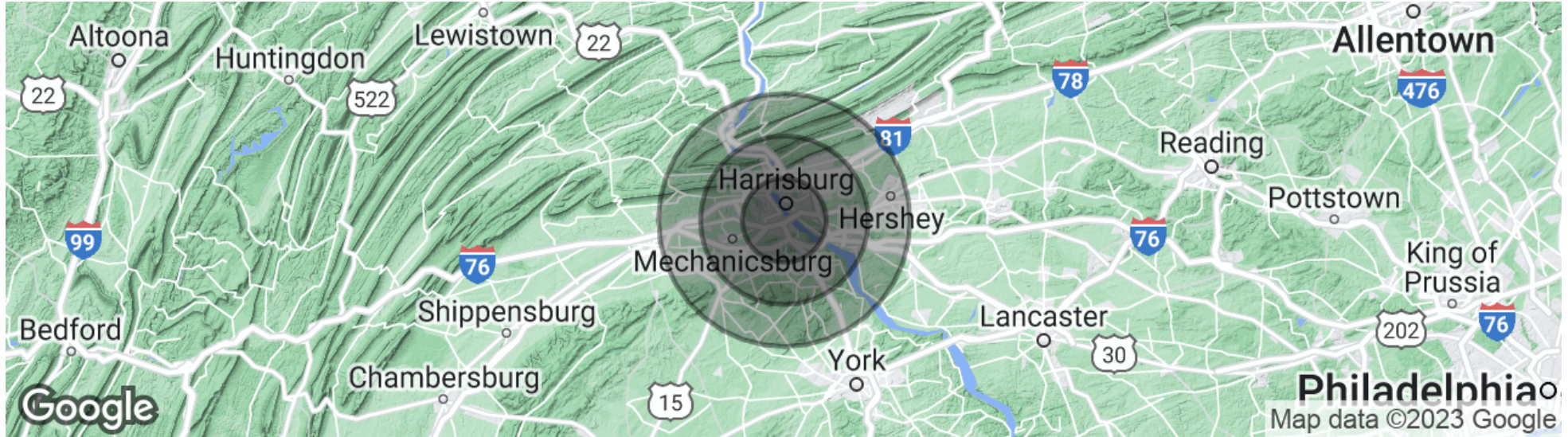


The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



57 S. 3RD ST.

LEMOYNE, PA 17043



POPULATION

	5 MILES	10 MILES	15 MILES
Total population	185,570	393,229	531,009
Median age	37.6	39.3	39.5
Median age (Male)	35.3	37.6	37.9
Median age (Female)	38.5	40.4	40.7

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	77,165	163,052	216,859
# of persons per HH	2.4	2.4	2.4
Average HH income	\$59,030	\$69,069	\$71,140
Average house value	\$159,442	\$184,088	\$185,084

* Demographic data derived from 2020 ACS - US Census

JASON GRACE, CCIM, SIOR

CEO & Managing Principal
717.731.1990

jgrace@landmarkcr.com

