

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,195,000
Available SF:	1,000 - 12,000
Lease Rate	\$9.00 SF/year (NNN)
Building Size:	12,000 SF
Lot Size:	1.77 Acres
Location:	Silver Spring Township
Price / SF:	\$99.58
Zoning:	Industrial
Traffic Counts:	Carlisle Pike 16,638 VPD

PROPERTY OVERVIEW

Conveniently located two miles from I-81 and minutes from numerous business parks in Silver Spring Township and Cumberland Valley High School. Hard to find flex space in Silver Spring Township. Numerous configuration options for office, industrial, showroom with ample on-site parking. The suite features approximately 1,376 square feet of office space and an adjacent 720+/- square feet of warehouse space. Former use was office for transportation company.

PROPERTY HIGHLIGHTS

- Newly constructed office suites suites available from 200 - 1,500 SF
- Industrial / Showroom spaces from 1,000 SF
- New office finishes available with ample parking; 2 drive-in doors available
- Small industrial storage spaces and shop access from 2,000 SF



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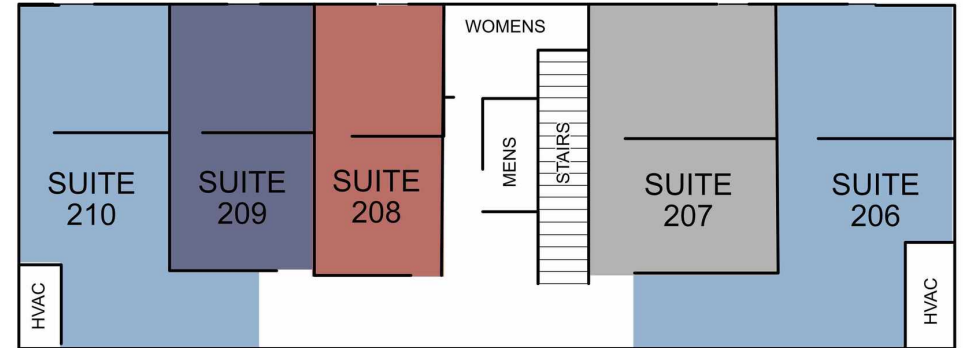
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425 N. 21st Street, Suite 302, Camp Hill, PA 17011

FLOOR PLANS



1st FLOOR PLAN



NEWLY CONSTRUCTED SECOND FLOOR OFFICE SUITES

FIRST FLOOR PLAN



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ADDITIONAL PHOTOS



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28 E Main Street

FLEX USE SPACE FOR LEASE

28 E Main Street New Kingstown, PA 17072

SITE AERIAL



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TWO MILE TRADE AERIAL



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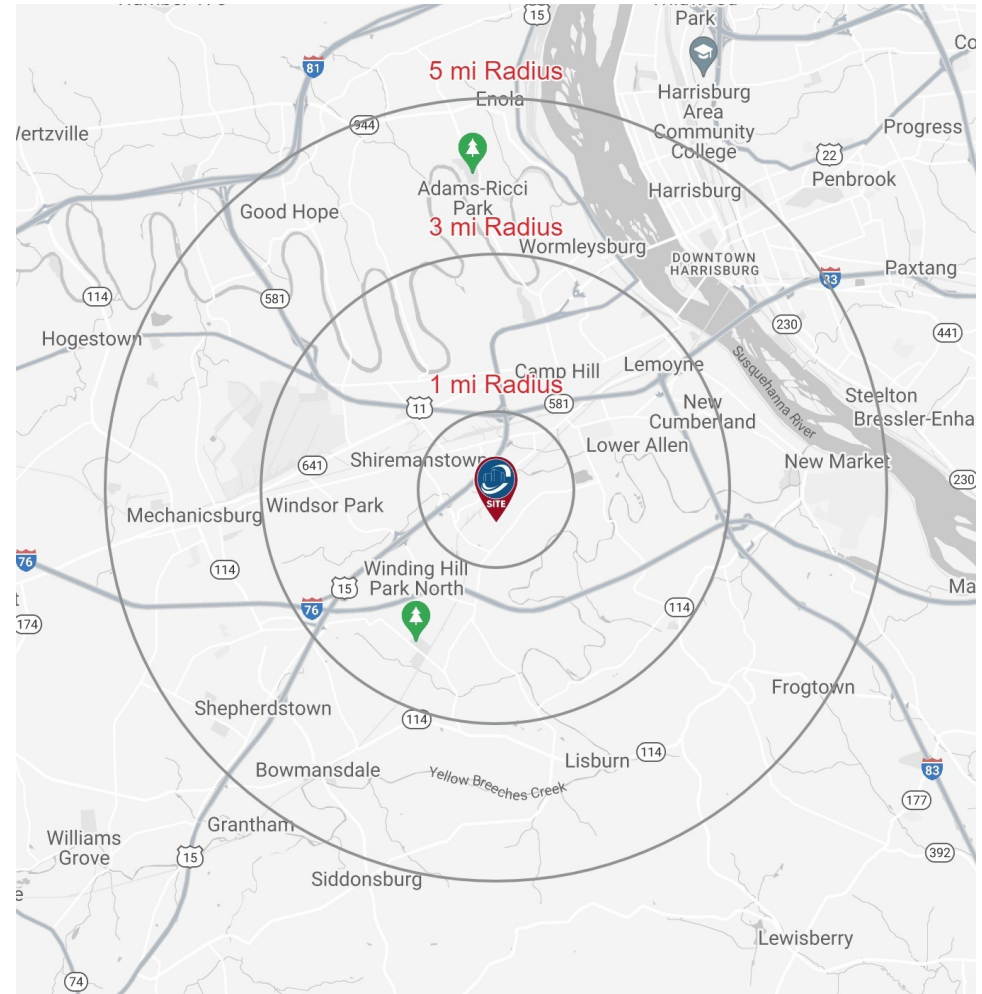
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,733	30,873	186,275
Average Age	42.7	42.5	41.2
Average Age (Male)	39.6	41.1	40.2
Average Age (Female)	45.1	44.1	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	691	12,974	77,052
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$87,741	\$79,117	\$77,843
Average House Value		\$155,362	\$194,001

* Demographic data derived from 2020 ACS - US Census



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