

PROFESSIONAL OFFICE SUITE FOR LEASE



304 THIRD STREET
NEW CUMBERLAND, PA 17070





OFFERING SUMMARY

Available SF for Lease	820 SF
Lease Rate	\$12.00 per SF/yr
Lease Type	Full Service
CAM	N/A
Zoning	C-1 Commercial
Municipality	New Cumberland Borough
County	Cumberland County

PROPERTY OVERVIEW

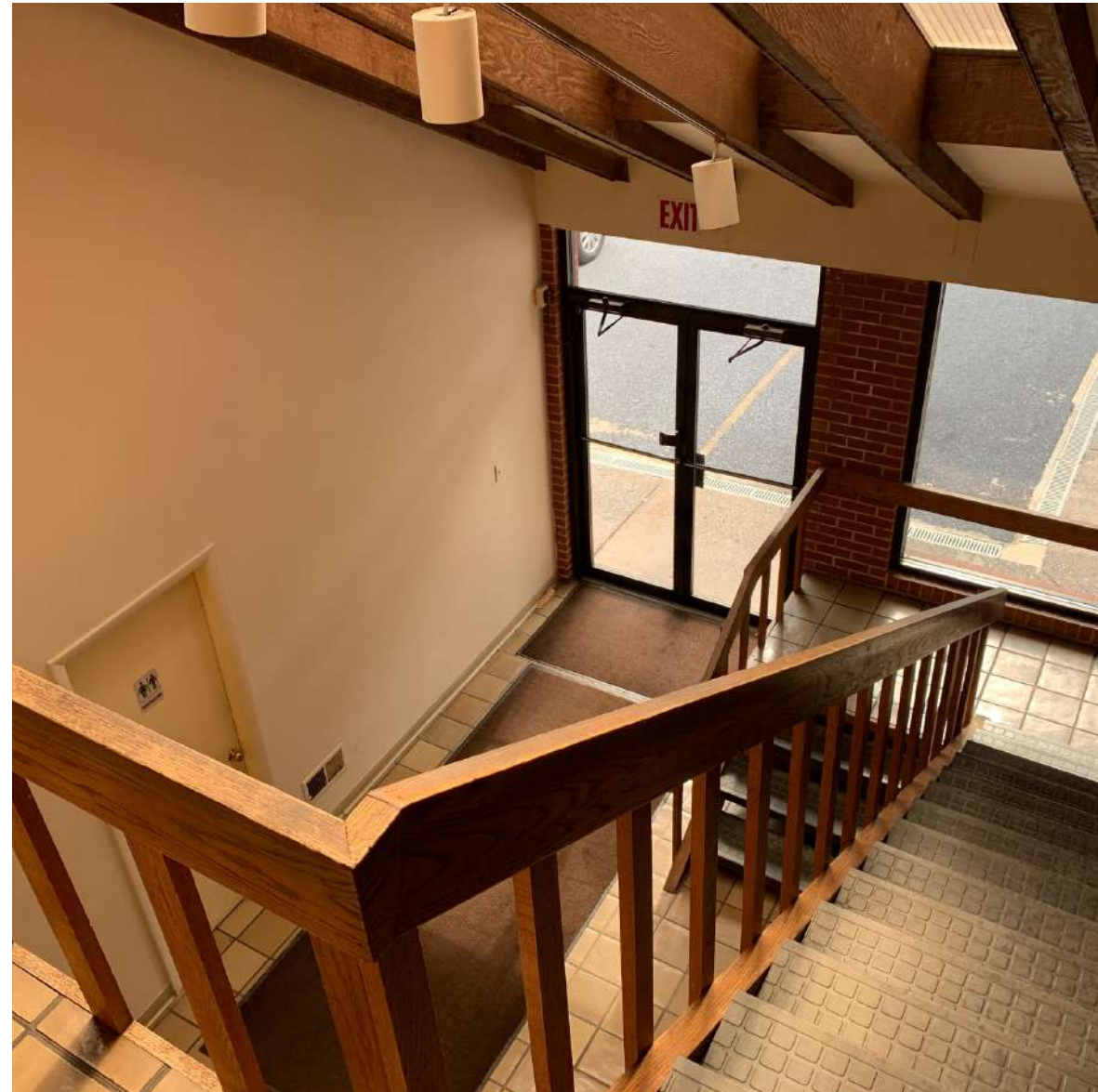
Discover exceptional value in this office space located at a highly recognizable building in the heart of New Cumberland. Tailored for versatility, this space is ideal for a wide range of professional services businesses, including counseling, massage therapy, and more. Benefit from a strategic location that not only enhances visibility but also provides convenient access to key amenities and services in the vibrant New Cumberland community.

PROPERTY HIGHLIGHTS

- Located in the heart of downtown New Cumberland, a fast-growing walkable community with a focus on local business.
- Small office suites available in a highly visible location at a prime signaled intersection.
- Commercial zoning allows for a wide variety of in-demand uses
- Off street parking available.

PROPERTY DETAILS

Building Size	10,000 SF
Lot Size	.34 Ac
Property Subtype	Office/Retail
Building Class	B
Tenancy	Multi
Occupancy	92%
Number of Floors	2
Number of Buildings	2
Average Floor Size	3,000 SF
Year Built	1980
Year Renovated	2007
Traffic Counts	11,415
Restrooms	(4) In-Common
Parking Type	On-site
Parking Count	6
Ceiling Height	9'
Ceiling Type	Drop
Construction	Masonry
Roof	Flat Rubber
Lighting	Fluorescent
Power	Electric
HVAC	Central Heating/Cooling
Sprinklers	No
Security	Yes
Signage	Yes
Submarket	New Cumberland Business District



ADDITIONAL IMAGES



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

SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

PROPERTY AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
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PROPERTY LOCATION



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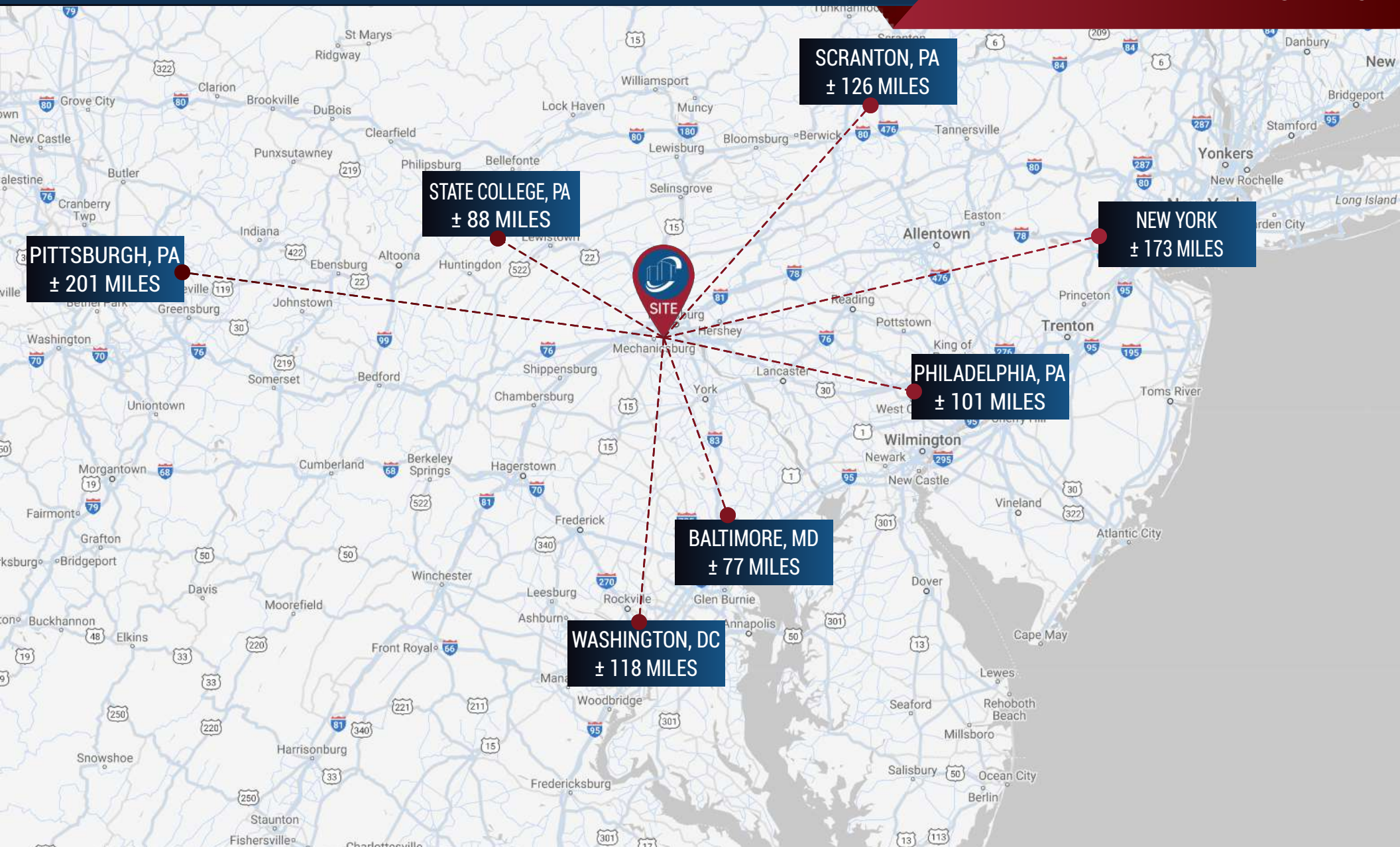
REGIONAL AERIAL



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DEMOGRAPHICS

POPULATION

1 MILE	7,258
2 MILE	71,489
3 MILE	167,559

HOUSEHOLDS

1 MILE	3,253
2 MILE	29,020
3 MILE	68,848

AVERAGE HOUSEHOLD INCOME

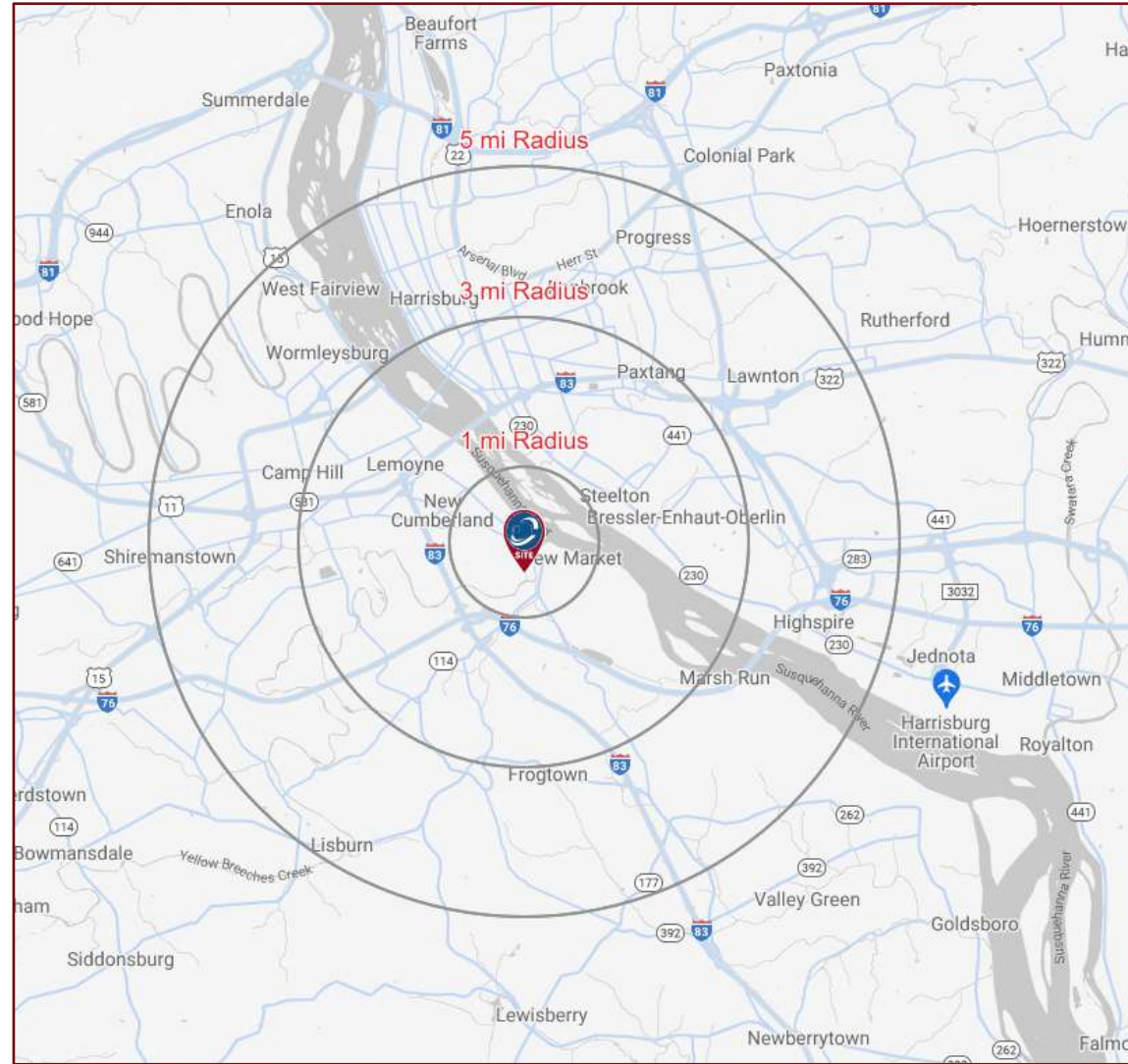
1 MILE	\$116,660
2 MILE	\$90,598
3 MILE	\$97,934

TOTAL BUSINESSES

1 MILE	290
2 MILE	3,172
3 MILE	7,821

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,276
2 MILE	52,116
3 MILE	128,932





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