



Flex / Warehouse in Lemoyne

FOR LEASE

310 S 10th STREET, LEMOYNE, PA

310 S 10TH STREET, LEMOYNE, PA 17043



FLEX | WAREHOUSE SPACE

FOR LEASE



OFFERING SUMMARY

Available SF	2,000-2,450 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 flex/warehouse building boasts 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 103 (±2,450 SF) features an open floorplan, 3 drive-in doors, 10' ceilings, and a private bathroom, ideal for businesses seeking convenience and high visibility. Ownership is willing to subdivide the space down to 2,000 SF.

PROPERTY HIGHLIGHTS

- High visibility from I-83
- Flexibility in subdividing the suite to 2,000 SF if needed
- Billboard signage opportunity from landlord at an additional cost

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	10'
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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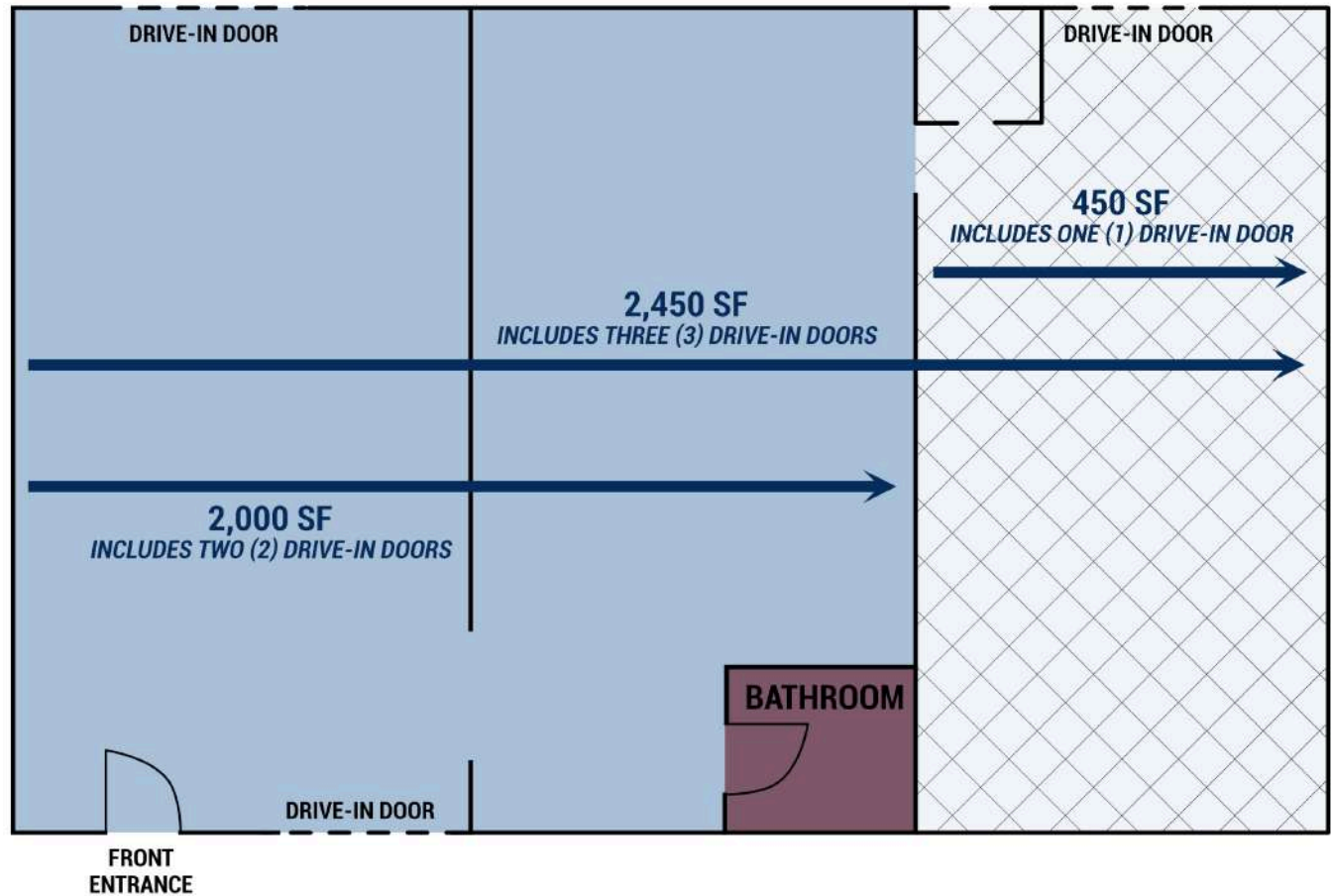
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SUITE 103 FLOORPLAN



SUITE	AVAILABLE SF	LEASE PRICE	LEASE TYPE	DETAILS
103	2,450 SF	\$14.00 per SF/Yr	Modified Gross	In-suite Restroom; Three (3) Drive-in Doors

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LOCATION



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AREA



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TCN WORLDWIDE REAL ESTATE SERVICES

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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

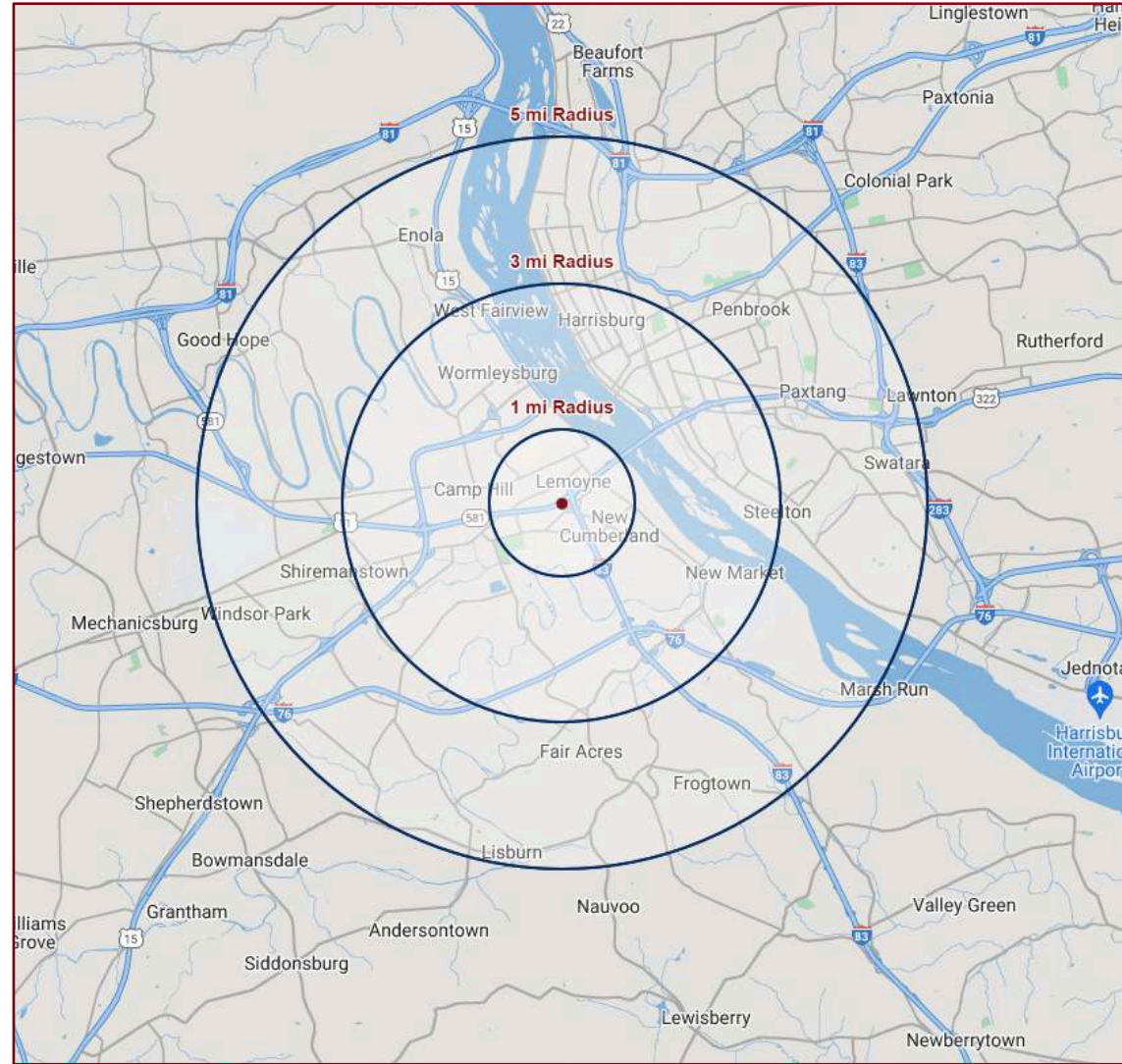
1 MILE	\$104,959
2 MILE	\$93,783
3 MILE	\$98,204

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



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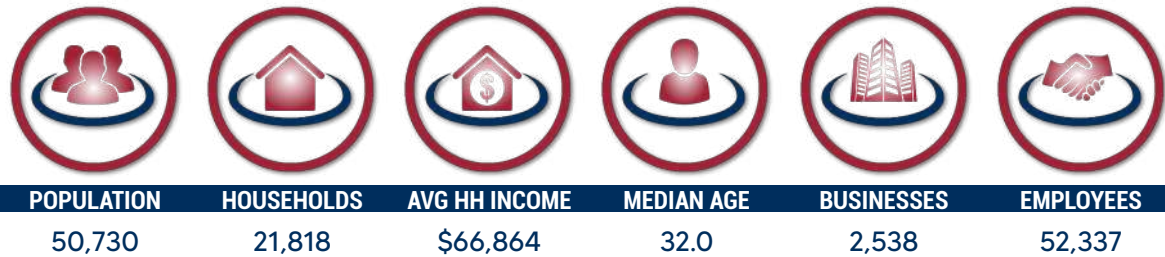
AREA OVERVIEW

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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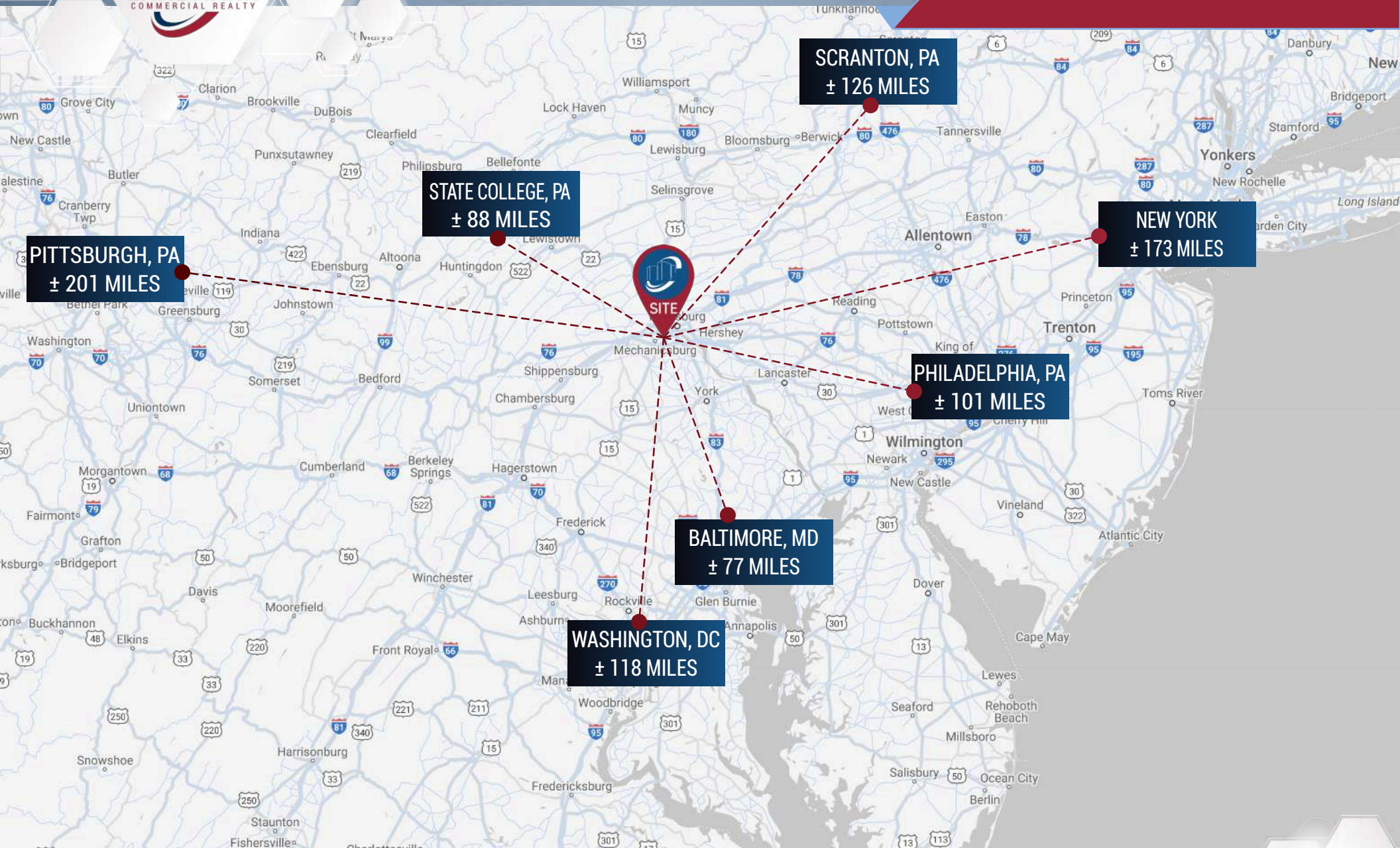


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

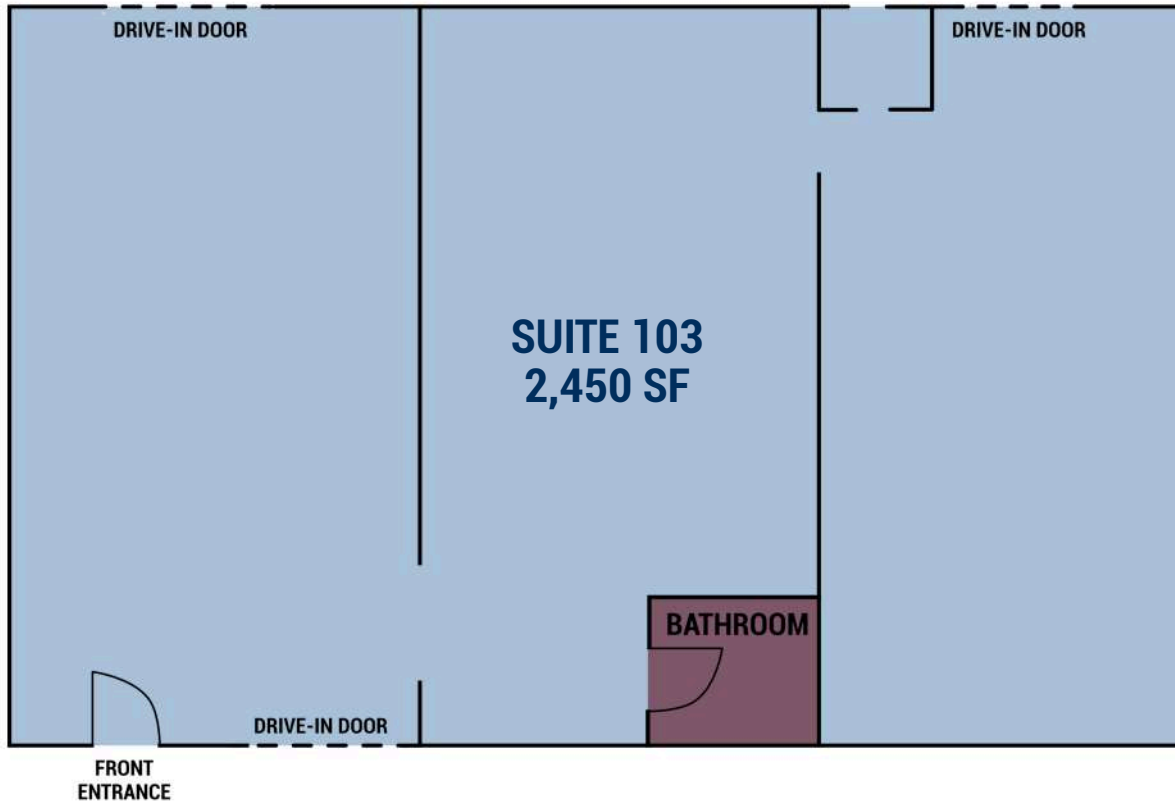
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