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Central PA Commercial Lease

665 Market Street, Lemoyne, PA 17043

Cumberland County

Join Classic Drycleaners at this desirable commercial location. Open floorplan allows for good retail space.



Contact Information

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Availability Information

Sq Ft Available	1,000 SF
Max Contiguous SF	1,000 SF
Availability	Immediately
Rooms & Sizes	See attached floorplan

Building Information

Total Bldg Sq Ft	5,570+/-
Construction	Masonry and brick
Year Constructed	1955
Basement	None
Restrooms	One; uni-sex
No. Of Floors	One
Ceiling Height	8'2"
Sprinklers	None
Electrical Capacity	200 amp
HVAC	Gas boiler, electric a/c
Roof	Rubber
Ceiling Type	2x4 suspended acoustic tile
Walls	Drywall
Floor Type	Concrete
Lighting	2x4 recessed fluorescent
Business ID Sign	Yes

Land Information

Tax Parcel #	21-267-249
Acres	0.380 AC
Sq. Ft.	16,553+/-
Frontage	115' on Market Street
Fencing	None
Parking	On-street parking
Parking Restrictions	none
Topography	Gentle grade

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	Village Mixed Use (VMU); permits art gallery, copy shop/business service, craftsman/artisan studio, financial service, food service, office (business, professional and medical), personal service, restaurant, retail business, tattoo parlor, therapeutic massage facility, veterinary office, daycare and much more.

Retail Information

Demographics

Radius	Population	Households	Household Income
1	9,583	4,375	\$72,654
3	94,122	38,649	\$67,241
5	185,762	77,245	\$72,869
Traffic Count	ADT 13,000 along Market Street		

Leasing Information

Price per SF	\$13.95	
Price per SF (notes)	NNN	
Monthly Payments	\$1,162.50	
Annual Rent	\$13,950.00	
Rentable or Useable	Rentable	
Real Estate Taxes	Paid monthly by tenant in CAM: \$1.39/SF	
Operating Expenses	Paid by Tenant	
Insurance	Paid monthly by tenant in CAM	
Finish Allowance	None	
Lease Term	3+ years	
Options	Negotiable	
Escalation	3% annual increases	
Possession	At lease commencement	
Building Hours	Unlimited	
Security Deposit	Amount equal to first months' rent	
CAM	\$2.50	
Landlord/Tenant	Heat: Tenant	Taxes: *
Service	Trash Removal: Tenant	Electric: Tenant
Responsibilities	Insurance: *	Janitorial: Tenant
	Air Conditioning: Tenant	Structural Repairs: Landlord
	HVAC Repairs: Tenant	Parking Lot Maint: *
	Interior Repairs: Tenant	Light bulbs: Tenant
	Water & Sewer: *	Plumbing Repairs: Tenant
	Supplies: Tenant	Roof Repairs: Landlord

* Tenant pays part of CAM fee. Total CAM fee is \$2.50/SF.

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Additional Images

Picture 2:



Plan 1:

