



HIGHLY VISIBLE COMMERCIAL FLEX NNN INVESTMENT PROPERTY

1000 MARKET ST | LEMOYNE, PA





OFFERING SUMMARY

Address	1000 Market St Lemoyne, PA 17043
Sale Price	\$595,000
Current NOI	\$48,000.00
CAP Rate	8.07%
Lease Type	NNN
Tenant	Quality Cleaners Inc.
Building Size	4,500 SF
Building Type	Commercial Flex
Floors	2
Lot Size	0.91 Acres
Tenancy	Single
Municipality	Lemoyne Borough
County	Cumberland
Submarket	Harrisburg West
Zoning	Commercial (C)
APN	12-21-0267-315 12-21-0267-316

PROPERTY HIGHLIGHTS

- Prime single tenant NNN leased commercial flex property for sale on Market Street in Lemoyne, PA
- Excellent location along primary corridor (+/- 13,000 VPD) with easy access to East and West shore CBD's
- Long term lease in place through May 2038 with minimal Landlord responsibility
- Highly visible property is situated on over-sized 0.91 acre parcel
- Close to popular amenities such as State Street Plaza, West Shore Farmers Market, and West Shore Plaza (Karns Foods, Sherwin Williams, Goodwill Store, M&T Bank, Fine Wine & Good Spirits, and Isaac's Craft Kitchen & Brewery)
- Excellent access to



PROPERTY DESCRIPTION

Invest in a high quality, income-producing asset with this high-visibility commercial property at 1000 Market Street, Lemoyne, PA. This well-maintained, two-story flex building occupied by long time tenant Quality Cleaners—offers a rare opportunity to acquire a stabilized investment with a long-term tenant in place through May 2038.

Positioned along Market Street, one of Lemoyne’s primary commercial corridors with over 13,000 vehicles per day (VPD), the property enjoys strong visibility, prominent signage opportunities, and convenient access to major highways including US-15, I-76 (PA Turnpike), I-83, I-81, PA-581, and US-11, providing excellent regional connectivity.

Situated on a generous 0.91-acre parcel, the site offers ample on-site parking and significant flexibility. The oversized lot allows for potential future expansion or additional development, adding long-term value for investors seeking both secure income and upside potential.

The property is surrounded by popular retail and service destinations including West Shore Farmers Market, State Street Plaza, and West Shore Plaza, home to national and regional brands like Karns Foods, Sherwin Williams, M&T Bank, and Isaac’s Craft Kitchen & Brewery.

With a triple net (NNN) lease structure in place, investors benefit from minimal landlord responsibilities and predictable, passive income through May 2038. This is an ideal opportunity for those looking to add a stable, low-maintenance asset to their portfolio in a high-demand Central Pennsylvania location.

PROPERTY DETAILS

Property Type	Commercial Flex
Tenancy	Single
Building Size	4,500 SF
Lot Size	0.91 Acres
Year Built	1970
Floors	2
Parking	+/- 25 Spaces
Construction	Block & Masonry
Roof	Rubber Membrane
HVAC	Gas
Power	Heavy
Frontage	+/- 105' on Market St
Submarket	Harrisburg West
County	Cumberland
Municipality	Borough of Lemoyne
Zoning	Commercial (C)
APN	12-21-0267-315 12-21-0267-316
Taxes	\$12,492 (2025)



LEASE DETAILS

Tenant	Quality Cleaners Inc.
Leased SF	4,500 SF
Current NOI	\$48,000.00
Current Base Rent	\$4,000.00 /month
Lease Type	NNN
Lease Commencement	June 1, 2018
Lease Expiration	May 31, 2038
Rent Increases	3% every 5 years
Next Rent Increase	June 1, 2028
Remaining Options	None

PARCEL MAP



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1000 MARKET STREET LEMOYNE, PA

INVESTMENT PROPERTY
FOR SALE

AERIAL



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TRADE AERIAL



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1000 MARKET STREET LEMOYNE, PA

INVESTMENT PROPERTY
FOR SALE

AREA OVERVIEW

LEMOYNE, located just across the Susquehanna River from Harrisburg, is a vibrant community in Central Pennsylvania that offers the perfect blend of small-town charm and urban convenience. With a population of around 4,500, Lemoyne is strategically positioned just minutes from downtown Harrisburg, providing easy access to major highways like I-83 and Route 581. This prime location makes it ideal for residents who want a peaceful suburban atmosphere while remaining close to the capital region's business and cultural hubs. Professionals and businesses alike are drawn to the area due to its proximity to Harrisburg's financial district and government centers.

Lemoyne prides itself on being a community-oriented borough, with annual events like fairs and holiday parades fostering a close-knit, welcoming environment. Residents enjoy access to well-maintained parks and recreational spaces, including Negley Park, which offers one of the most picturesque views of the Harrisburg skyline. The borough's local economy thrives thanks to a mix of small businesses, restaurants, and services, making it a prime spot for commercial growth. Ongoing revitalization efforts aim to further enhance the business district, presenting opportunities for new ventures to flourish.

In addition to its business-friendly environment, Lemoyne offers a high quality of life, with affordable housing, excellent schools, and a low crime rate. The borough's peaceful neighborhoods, scenic parks, and easy access to both nature and entertainment make it an ideal place to live, work, and raise a family. Whether you're looking for a charming place to settle or a strategic location to grow your business, Lemoyne Borough stands out as a community that combines the best of suburban living with the advantages of urban accessibility.



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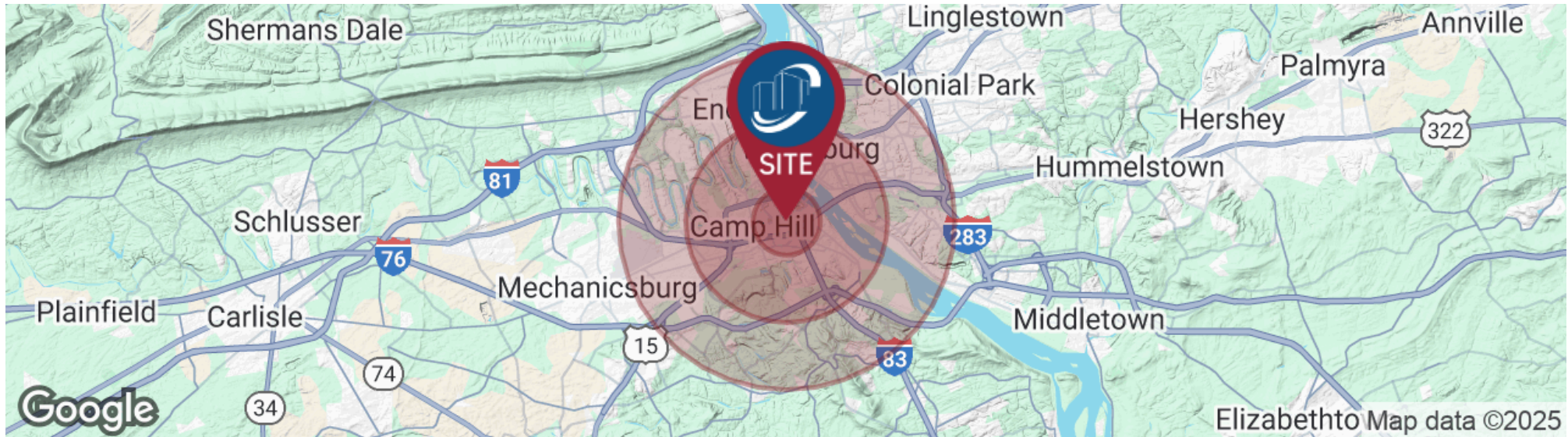
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,172	90,621	184,986
Median age	42	40	41
Median age (Male)	41	39	40
Median age (Female)	43	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,960	37,747	76,733
# of persons per HH	2.3	2.4	2.4
Average HH income	\$102,375	\$93,650	\$96,430
Average house value	\$271,333	\$239,227	\$242,021



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