



Professional Office Space

FOR LEASE IN FAIRVIEW TOWNSHIP

720 LIMEKILN RD, NEW CUMBERLAND, PA



720 LIMEKILN ROAD, NEW CUMBERLAND, PA PROFESSIONAL OFFICE SUITE

FOR LEASE



OFFERING SUMMARY

Building Size	9,000 SF
Available SF for Lease	1,837 SF
Lease Rate	\$16.50 per SF/yr
Lease Type	Modified Gross Lease
CAM	N/A
Zoning	Commercial Office
Municipality	Fairview Township
County	York County

PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present the last remaining suite at 720 Limekiln Road—an ideal location for a wide range of professional uses. Located just off I-83 and seconds from the PA Turnpike (Harrisburg West Interchange), this first-floor suite offers a convenient and accessible setting in the heart of the West Shore. This suite is a turnkey opportunity – move-in ready with existing improvements.

LOCATION HIGHLIGHTS

- Outstanding visibility and access
- Quick connections to I-83, PA Turnpike, and surrounding business corridors
- Professional office setting in a highly desirable location

PROPERTY HIGHLIGHTS

- **±1,837 SF of functional, first-floor office space** – Ideal for a variety of uses, including medical, administrative, or service-based businesses.
- **Private, ADA-compliant restroom** – Convenient and accessible for clients, patients, and staff.
- **In-suite kitchenette** – Perfect for employee break times or light food prep.
- **Flexible layout** – Includes a combination of private offices, open work areas, and reception space to accommodate different team structures.
- **Bright, inviting interior** – Large windows allow for ample natural light throughout the space, enhancing the professional atmosphere.
- **Ample parking** – 14 spaces available directly outside the suite.

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	9,000 SF
Lot Size	1.48 AC
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	2
Parking	14 spaces In-common
Year Built	2003

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Shingle
Power	Standard
HVAC	Unit-controlled Thermostat
Sprinklers	N/A
Signage	Monument

MARKET DETAILS

Access	Near immediate access to
Traffic Counts	35,080 ADT 26,651 ADT
Municipality	Fairview Township
County	Cumberland County
Zoning	Commercial Office

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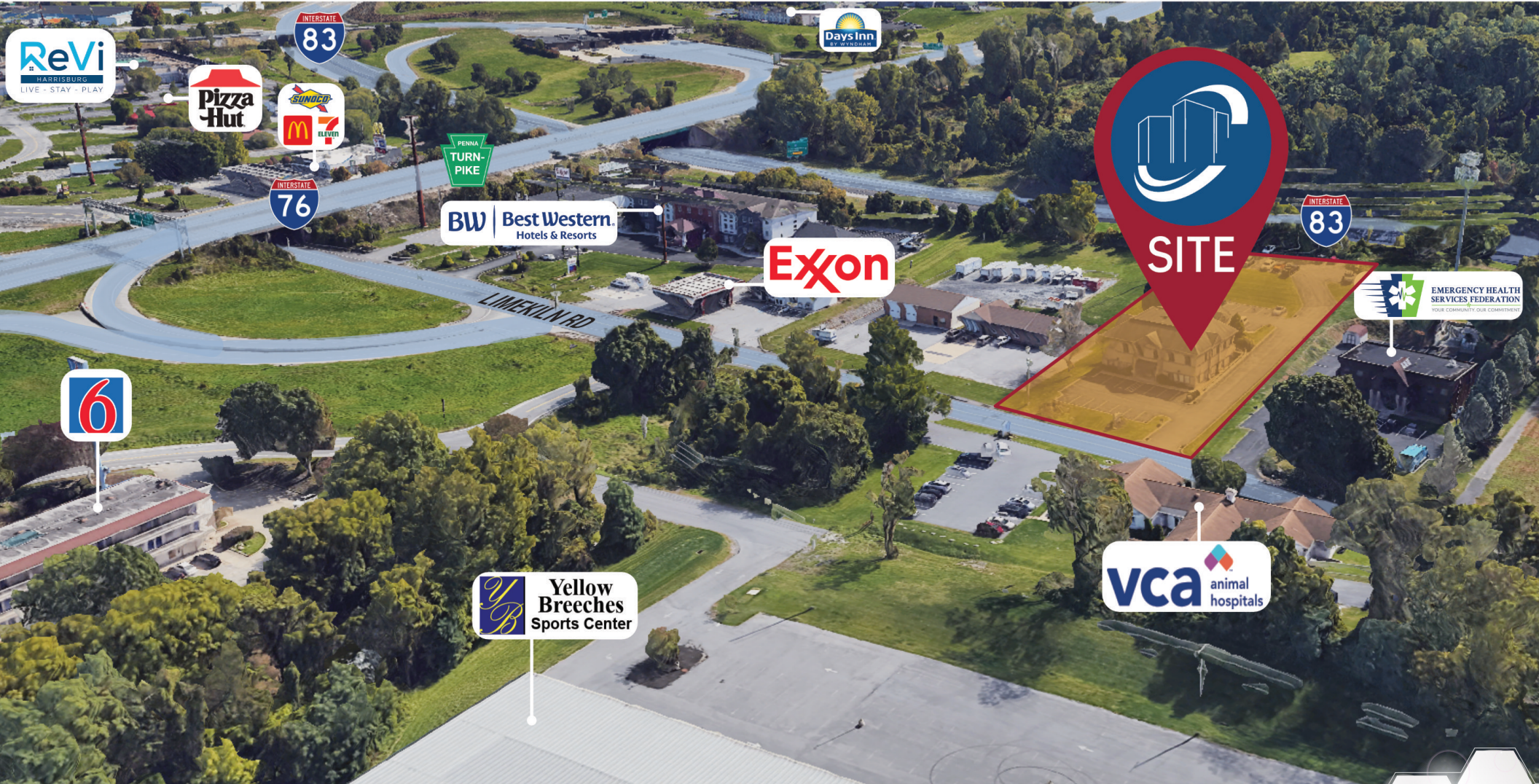
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LOCATION



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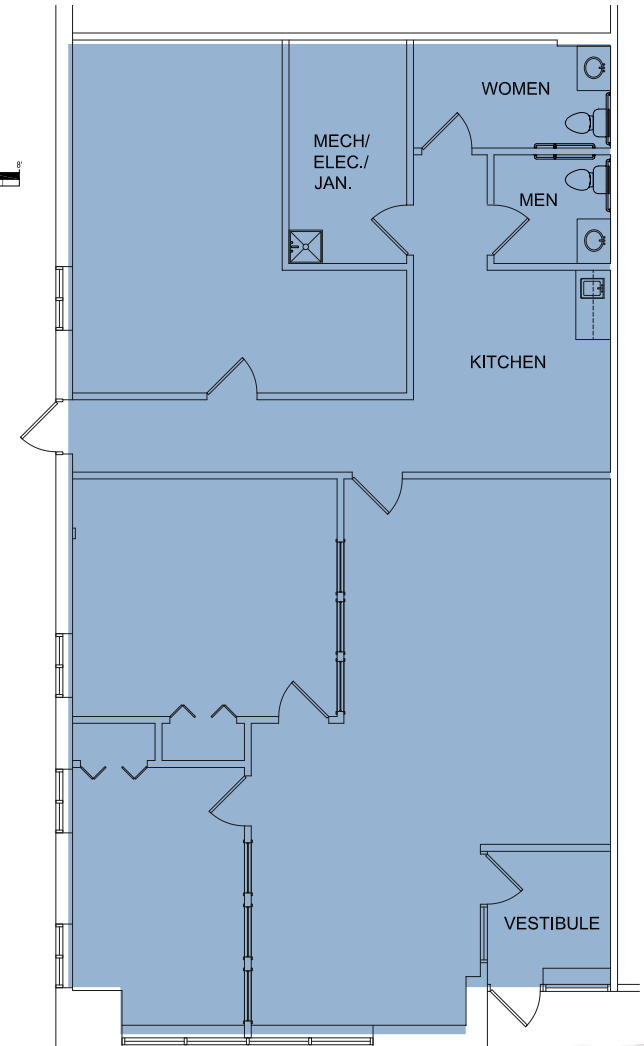
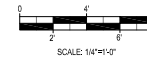
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LEASE AVAILABILITY



SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
1,837 SF	Modified Gross	\$16.50 per SF/yr	As-built suite which includes private restrooms, both ADA compliant. A kitchenette and ample workspace.

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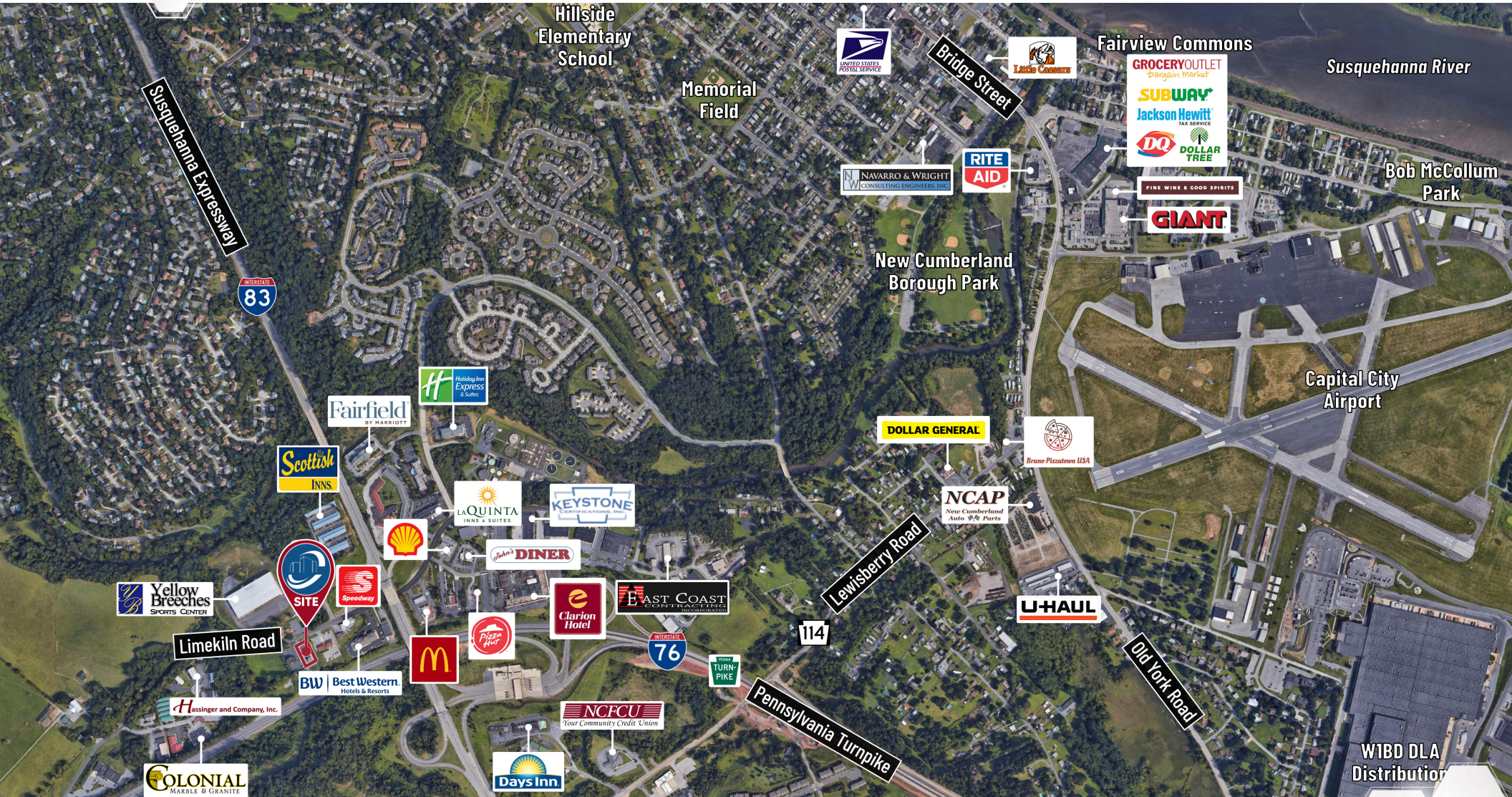




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AREA



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DEMOGRAPHICS

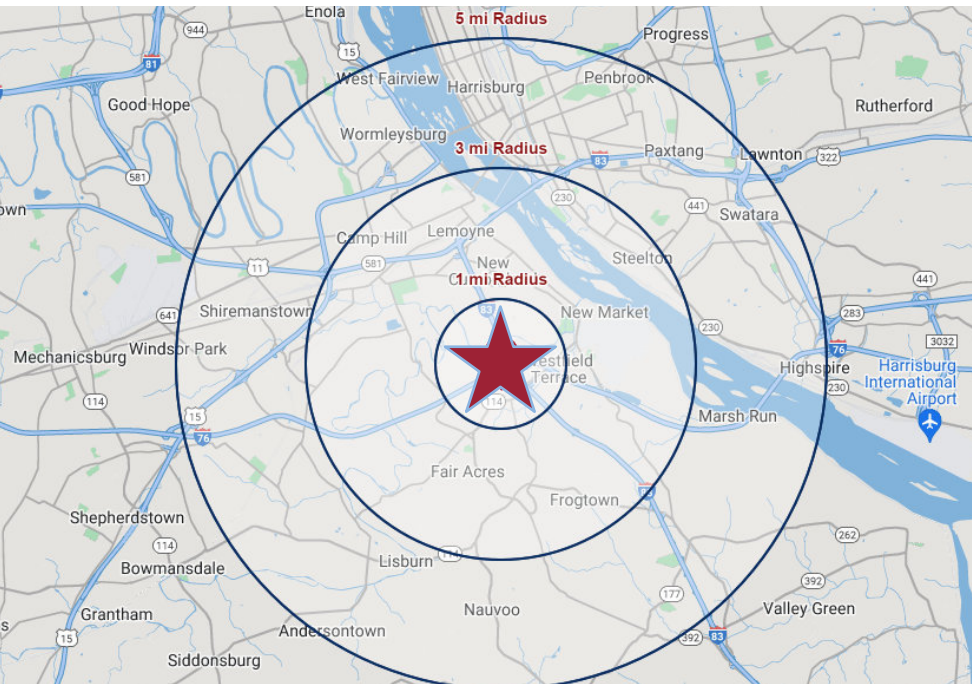
Population	5,296	45,108	152,041
Households	2,184	18,065	63,526
Average Household Income	\$152,868	\$104,308	\$95,875
Businesses	142	1,816	7,197
Employees	1,161	19,280	114,337

Demographics and Trade Area

Fairview Township, located in New Cumberland, PA, offers a prime Central Pennsylvania location with excellent regional connectivity and access to key transportation infrastructure. The area sits just minutes from downtown Harrisburg, providing close proximity to the State Capitol and major business centers.

Positioned near the convergence of Interstate 83, the PA Turnpike (I-76), and Route 581, the location allows for seamless travel throughout the region, including direct connections to Interstate 81, U.S. Route 11/15, and surrounding metro areas such as York, Carlisle, and Lancaster.

Air travel is easily accessible with Harrisburg International Airport (MDT) just 15 minutes away, offering commercial service to major U.S. destinations. In addition, the property is in close proximity to Capital City Airport (CXY)—a regional airport catering to corporate, private, and general aviation needs.



HIGHLIGHTS

- **Strong Workforce Access** - Over 250,000 residents within a 10-mile radius, with a diverse and skilled labor pool.
- **Growing Population** - Fairview Township has experienced steady population growth, contributing to increased demand for services and amenities.
- **Central to Major Markets** - Conveniently located within 2 hours of Baltimore, Philadelphia, and Washington, D.C.
- **Established Business Environment** - Surrounded by healthcare, professional office, industrial, and retail users in a well-developed commercial corridor.

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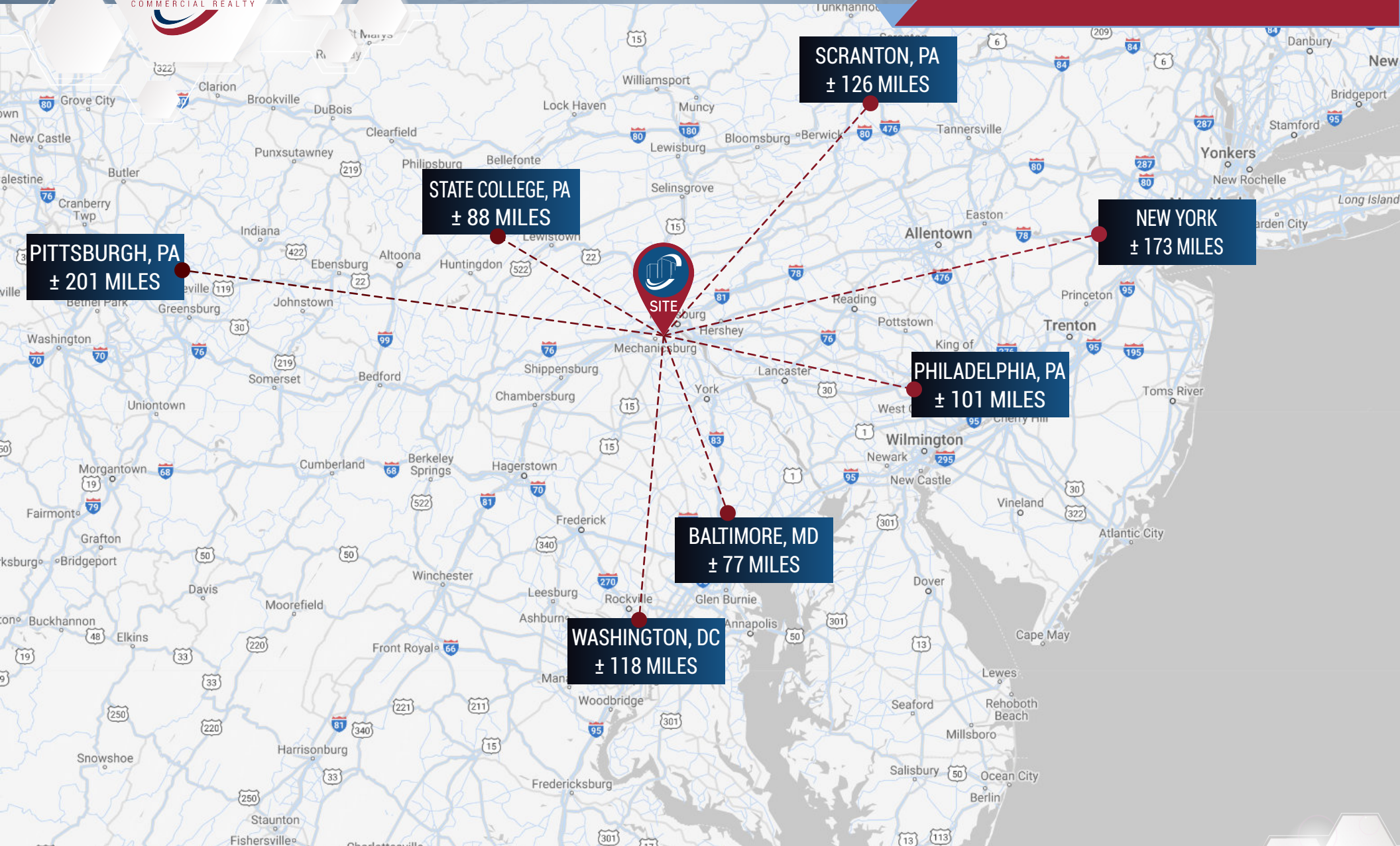
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