



For Lease  
**Office Building**  
 \$10.50 SF/yr Modified Gross

# 217 Linden Street

217 Linden St  
 Columbia, Pennsylvania 17512

## Property Highlights

- A split level office space with a large private parking lot
- 2 open office spaces and 4 private offices
- First floor conference room

## Property Description

Asking \$10.50 PSF Modified Gross. Seeking tenants interested in 3-5 year terms.

### OFFERING SUMMARY

<b>Lease Rate</b>	\$10.50 SF/yr (NN)
<b>Available SF</b>	3,200 - 6,400 SF
<b>Lot Size</b>	0.53 Acres
<b>Building Size</b>	6,400 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	8,080	\$54,334
<b>5 Miles</b>	48,946	\$76,726
<b>10 Miles</b>	223,970	\$83,212

For more information

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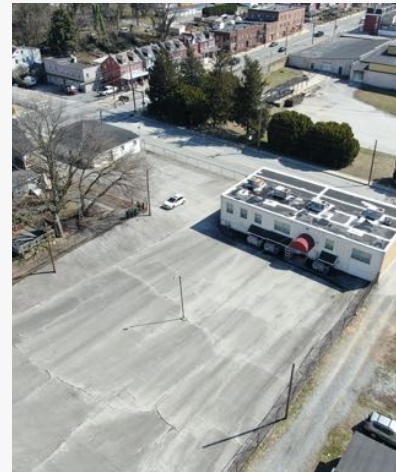
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# Office Building

Negotiable



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Google

Department of Conservation and Natural Resources-PAMAPI/USGS, U.S. Geological Survey, USDA/FPAC/GEO

**NAI**Keystone

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## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	8,080	48,946	223,970
MEDIAN AGE	38.8	41.4	41.9
MEDIAN AGE (MALE)	37.5	40.9	40.8
MEDIAN AGE (FEMALE)	39.4	41.2	42.9

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	3,622	20,553	91,664
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$54,334	\$76,726	\$83,212
AVERAGE HOUSE VALUE	\$126,309	\$205,512	\$211,590

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	84.5%	93.0%	91.0%
% BLACK	13.1%	4.0%	4.2%
% ASIAN	0.3%	0.7%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.0%	0.1%
% OTHER	2.1%	2.3%	2.6%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	16.6%	9.7%	9.1%

\* Demographic data derived from 2020 ACS - US Census

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