



For Lease

# Office Building

\$1,275.00 per month

## 47 West Main Street

Mechanicsburg, Pennsylvania 17055

### Property Highlights

- Second floor office suite available for lease
- 2 private offices
- 3 large rooms/ workspace/ conference room
- Surrounded by retailers, restaurants & various office users
- Minutes from the Carlisle Pike, I-81, I-83 and I-76 (PA Turnpike)
- Average Daily Traffic Volume: 8,683 VPD both directions on West Main Street

### Property Description

+/-1,170 SF office suite available for lease located in the Borough of Mechanicsburg. The suite offers a unique floor plan that can be attractive to various office users.

### OFFERING SUMMARY

<b>Available SF</b>	1,170 SF
<b>Lease Rate</b>	\$1,275.00 per month (MG)
<b>Lot Size</b>	0.11 Acres
<b>Building Size</b>	5,037 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	8,944	\$57,050
<b>3 Miles</b>	36,190	\$72,636
<b>5 Miles</b>	85,009	\$81,289

For more information

**Amber Corbo**

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NAICIR, 1015 Mumma Road, Lemoyne, PA 17043  
PA License #RB02432DA

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# Property Details



ADDRESS:	47 West Main Street Mechanicsburg, PA 17055
COUNTY:	Cumberland
TAX PARCEL #:	16-23-0565-015
PARCEL SIZE:	0.11 Acres
ZONING:	Commercial Market Main & Historic District
PARKING:	2 spaces per suite in back lot & street parking
TOTAL BUILDING SF:	5,037 SF
AVAILABLE SF:	1,170 SF
CONSTRUCTION:	Brick
SIGNAGE:	Yes, sign above main entrance
HANDICAP:	No
BASEMENT:	Yes
NUMBER OF FLOORS:	3

CEILING HEIGHT / TYPE:	7 - 9 ft / Drop ceiling tile
ROOF:	Rubber
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Carpet and hardwood
LIGHTING:	Varies
UTILITIES:	Water & Sewer: Public Gas: Available
ELEVATORS:	No
RESTROOMS:	1 in suite
SECURITY:	No
HVAC:	Gas heat & central air conditioning
SPRINKLERS:	No
LEASE TYPE:	Modified Gross
LEASE TERM:	Negotiable
RENTAL RATE:	\$1,275.00 per month (MG)



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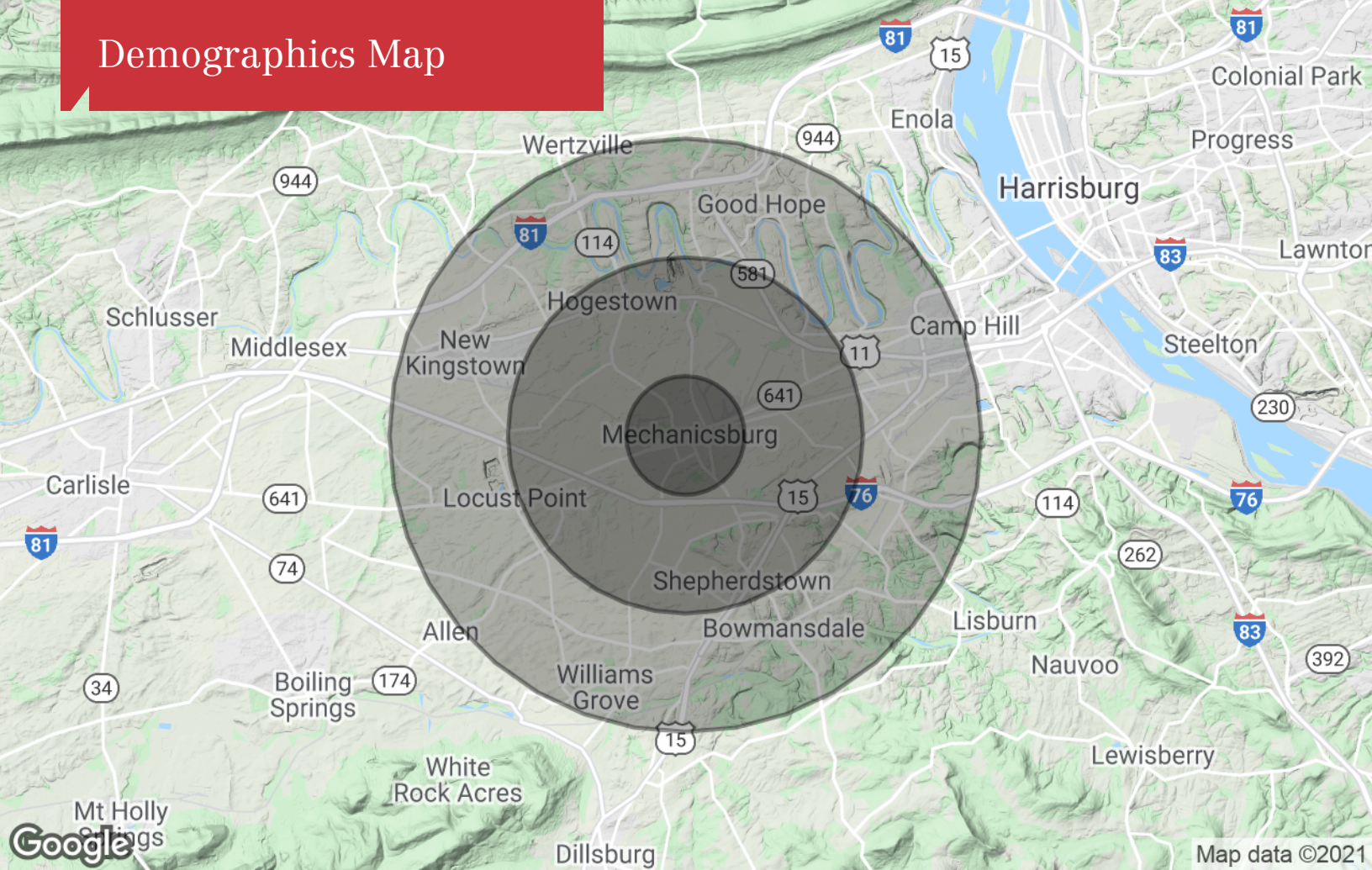
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# Additional Photos





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,944	36,190	85,009
MEDIAN AGE	38.4	41.9	41.8
MEDIAN AGE (MALE)	36.8	40.0	39.8
MEDIAN AGE (FEMALE)	41.0	44.2	44.0

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,358	16,237	35,696
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$57,050	\$72,636	\$81,289
AVERAGE HOUSE VALUE		\$242,700	\$215,545

\* Demographic data derived from 2010 US Census



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