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Central PA Vacant Commercial Land Lease

VCS14095

Bent Creek Boulevard, Mechanicsburg, PA 17050

**Cumberland County
Silver Spring Township**

Highly visible corner at the entrance of one of the West Shore's most prominent business parks. Being at a corner with a traffic light and within close proximity to the Wal-Mart and Giant shopping centers, this tract offers a great location for a variety of retail/commercial uses.



Contact Information

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Availability Information

Acres Available	2.020 AC
Max Contiguous AC	2.020 AC
Availability	Immediately
Lots Available	Lot 2
Additional Info	See attached site plan

Land Information

Tax Parcel #	Lot 2: 38-07-0459-056
Acres	2.020 AC
Acres (notes)	Lot 2: 2.02 +/- acres
Sq. Ft.	87,991 +/-
Frontage	462' on Route 114

Dimensions	Irregular
Fencing	None
Parking	To be determined
Topography	Level

Utilities & Zoning Information

Water	Public available
Sewer	Public available
Gas	Available
Zoning	Community Commercial (C2): permits office, retail, hotels, restaurants, health clubs and more.

Retail Information

Demographics

Radius	Population	Households	Household Income
1	3,702	1,594	\$113,247
3	31,237	12,464	\$111,258
5	80,600	33,912	\$98,502
Traffic Count	Average daily traffic on Route 114 - 24,000		

Leasing Information

Price per AC (notes)	\$90,000.00/year		
Monthly Payments	\$7,500.00		
Annual Rent	\$90,000.00		
Rentable or Useable	Rentable		
Real Estate Taxes	TBD		
Landlord/Tenant Service Responsibilities	Heat: Tenant	Taxes: Tenant	
	Trash Removal: Tenant	Electric: Tenant	
	Insurance: Tenant	Janitorial: Tenant	
	Air Conditioning: Tenant	Structural Repairs: Tenant	
	HVAC Repairs: Tenant	Parking Lot Maint: Tenant	
	Interior Repairs: Tenant	Light bulbs: Tenant	
	Water & Sewer: Tenant	Plumbing Repairs: Tenant	
	Supplies: Landlord	Roof Repairs: Tenant	

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Additional Images

Plan 1: Site Plan

