



5521 CARLISLE PIKE

MECHANICSBURG, PA 17055



OFFERING SUMMARY

Lease Rate:	\$15.00 - \$19.95 SF/yr (MG)
Building Size:	16,000 SF
Available SF:	1,372 SF, 2nd Fl, \$19.95 PSF 750 SF LL, \$15.00 PSF
Lot Size:	3.39 Acres
Zoning:	Commercial
Township:	Hampden Township
County:	Cumberland County

PROPERTY OVERVIEW

Excellent office location on the Carlisle Pike with great visibility. Easy access from Route 11 & I-81 on the busiest commercial highway in Mechanicsburg.

PROPERTY HIGHLIGHTS

- Plenty of on-site parking
- Excellent signage along Route 11
- New security card system has been installed.
- The 1,372 SF 2nd floor office includes: lobby, 3 partitioned offices, 4 private offices and supply room.
- The 750 SF, large open office space on the lower level has been recently renovated with new carpeting - a must see!
- Landlord pays all utilities, taxes, snow removal and common area janitorial
- Tenant pays for phone, internet, insurance on contents and in-suite janitorial

ANDREW KOHR

Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com





Great Signage



Private Offices

ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com



Lower Level 750 SF Office Space



750 SF Suite F



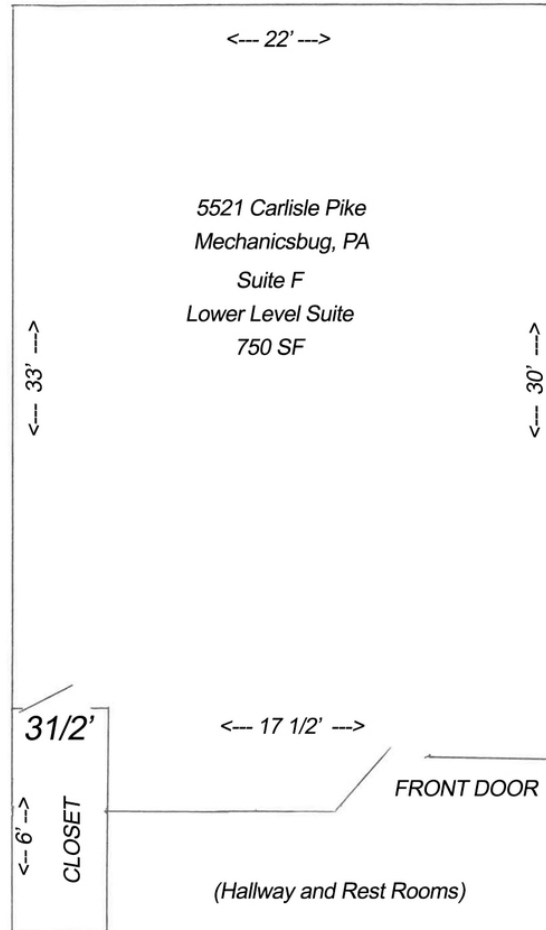
750 SF Suite F

ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com



5521 CARLISLE PIKE

MECHANICSBURG, PA 17055

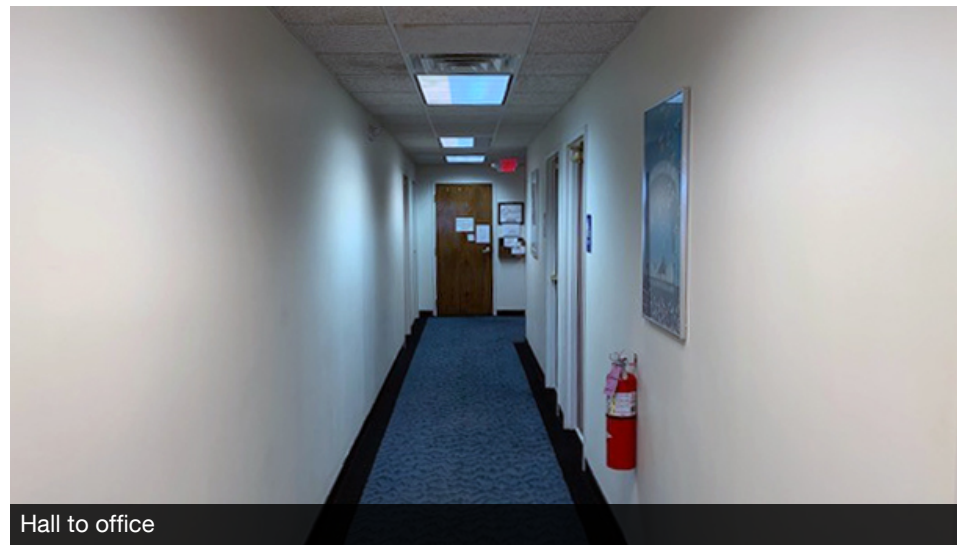


ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com

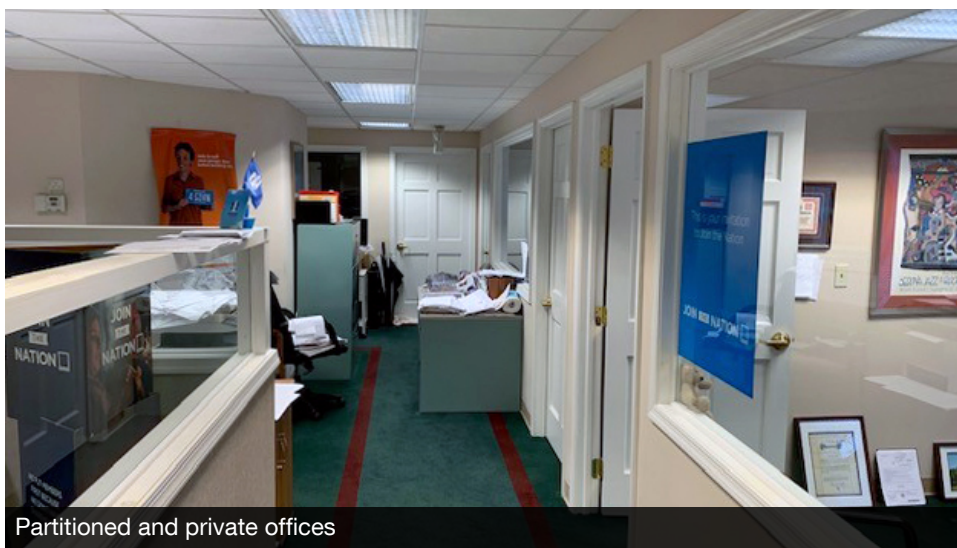




2nd Floor Left Side Rear - 1,372 SF



Hall to office



Partitioned and private offices



Reception area

ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com

Silver Spring Square

 **TARGET**
 **KOHL'S**
 **CVS pharmacy**
 **ULTA**
 **Advance Auto Parts**
 **BEST BUY**
 **Wegmans**
 **MATTRESS FIRM**
 **ROSS**
 **BED BATH & BEYOND**
 **petco**
 **Panera BREAD**
 **Chick-fil-A**
 **LONGHORN STEAKHOUSE**
 **chili's**

Capital Beltway

 **ALDI**

 **Jersey Mike's**
 **CHIPOTLE**
 **Starbucks**

 **Holiday Inn Express**

11

 **HARBOR FREIGHT**
QUALITY TOOLS. LOWEST PRICES.

 **Applebee's**
 **Wendy's**

SITE

 **STAPLES**
 **OLLIE'S OUTLET**
 **DICK'S SPORTING GOODS**
 **PET SMART**

Hampden Centre

 **goodwill**
 **KARN'S FOODS**
 **ups**
 **DOLLAR TREE**
 **FIVE GUYS**
 **planet fitness**
 **CVS pharmacy**

 **enterprise**

 **CHEVROLET**

 **verizon**
 **MATTRESS Warehouse**

 **DUCK DONUTS**

 **PEPBOYS AUTO**
 **SHEETZ**

Carlisle Pike

 **THE HOME DEPOT**

 **Marshall's**
 **HOBBY LOBBY**
 **HomeGoods**

 **LOWE'S**

 **Tuesday Morning**
 **Firestone**
 **MIDAS**
 **Little Caesars**
 **Sprint**
 **RITE AID**

 **T.J. maxx**
 **GameStop**
 **CARRABBA'S**
 **OUTBACK STEAKHOUSE**
 **PLATO'S CLOSET**

Gateway Square

Naval Support Activity Mechanicsburg



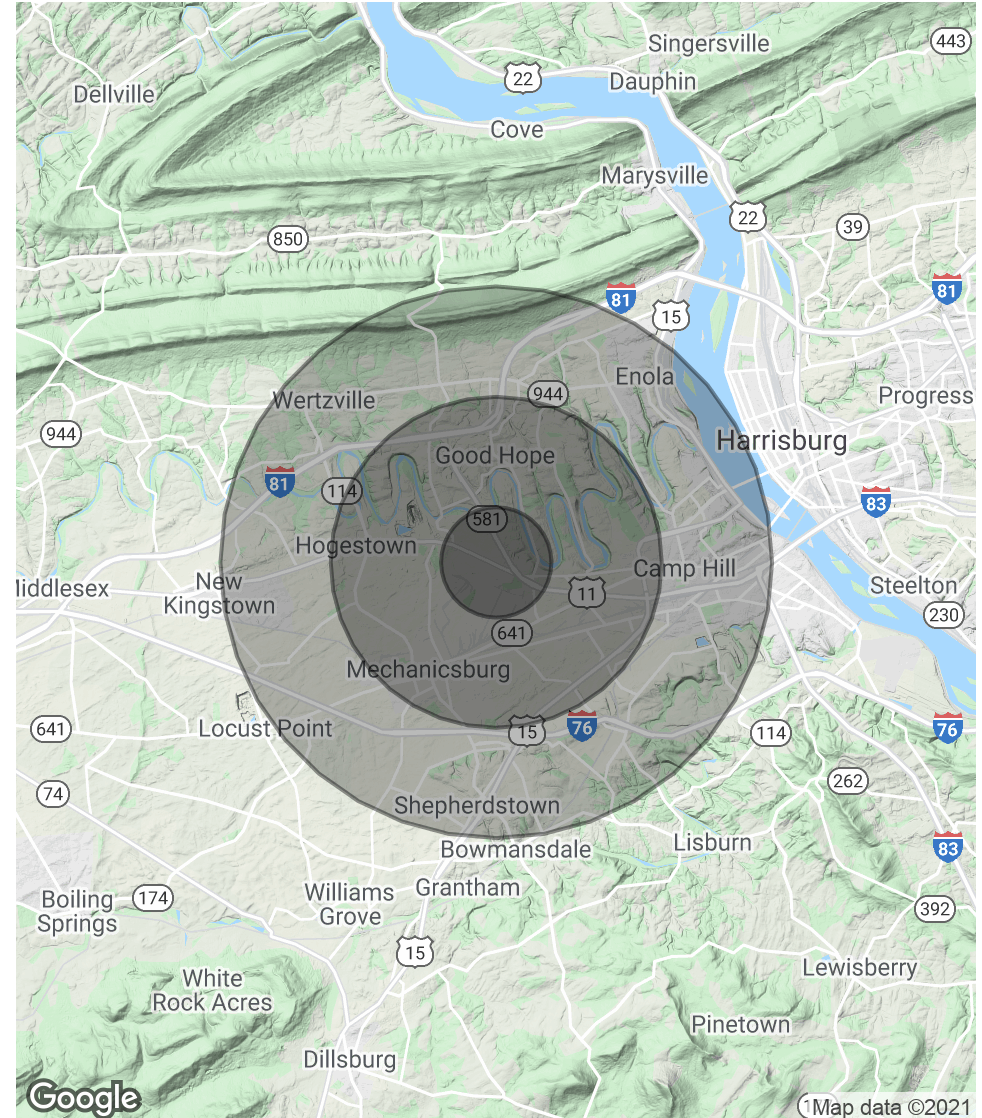
5521 CARLISLE PIKE

MECHANICSBURG, PA 17055

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,165	51,101	111,413
Average age	40.3	42.4	42.1
Average age (Male)	39.7	40.0	40.0
Average age (Female)	40.6	44.9	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,764	22,643	47,547
# of persons per HH	2.4	2.3	2.3
Average HH income	\$93,965	\$82,895	\$82,300
Average house value	\$246,941	\$178,805	\$206,729

* Demographic data derived from 2010 US Census



ANDREW KOHR
 Director - Sales & Leasing
 717.731.1990 X3008
 akohr@landmarkcr.com

