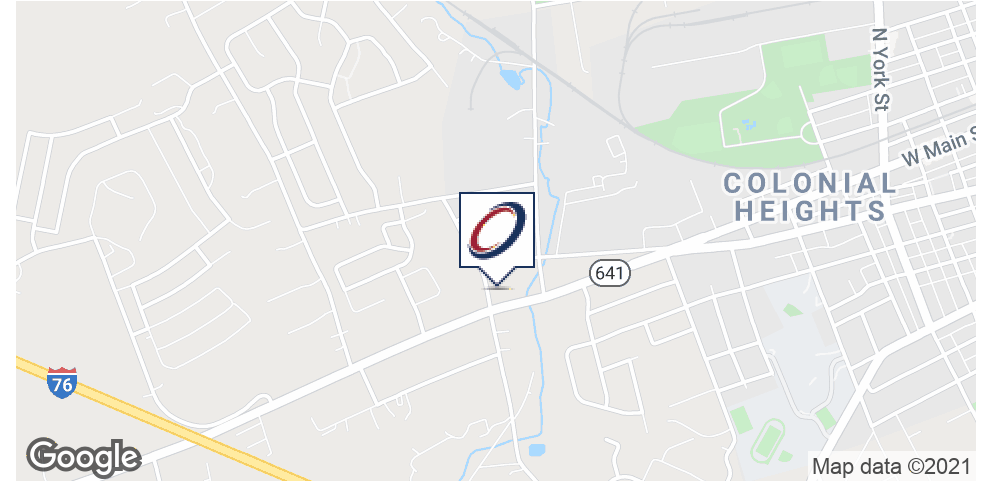


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,056,000
Lease Rate:	\$8.50 SF/yr (NNN)
Building Size:	40,000 SF
Available SF:	1,260 - 7,000 SF
Lot Size:	2 Acres
Price / SF:	\$76.40
Year Built:	1980
Renovated:	1999
Zoning:	Commercial

PROPERTY OVERVIEW

Partially leased commercial facility ideal for an investor or owner occupied investment, etc.

PROPERTY HIGHLIGHTS

- Great Visibility and flexible retail/office space on Trindle Road.
- Store front with natural light and deliveries from rear of building.
- Located a few blocks from Downtown Mechanicsburg and minutes to the Carlisle Pike and Route 15.
- Ample front and back parking.
- Ceiling heights from 9' to 13'.
- Dock doors available with some units.



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Flexible office/retail 40,000 SF building right on Trindle Road in Mechanicsburg, PA.

PROPERTY HIGHLIGHTS

- * Overhead doors with removable railings.
- * Flooring: Carpet / 6" concrete.
- * Suites from 1,260 SF to 7,000 SF.
- * Church up to 7,000 with sanctuary seating of 250+, administrative office, upgraded kitchen and bathrooms will be available June 2022.

Municipality: Silver Springs Township
County: Cumberland County
Tax ID: 38-23-0569-004
Property Tax: \$36,720.90
Cross Streets: W. Trindle and State Road



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ADDITIONAL PHOTOS



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AERIAL

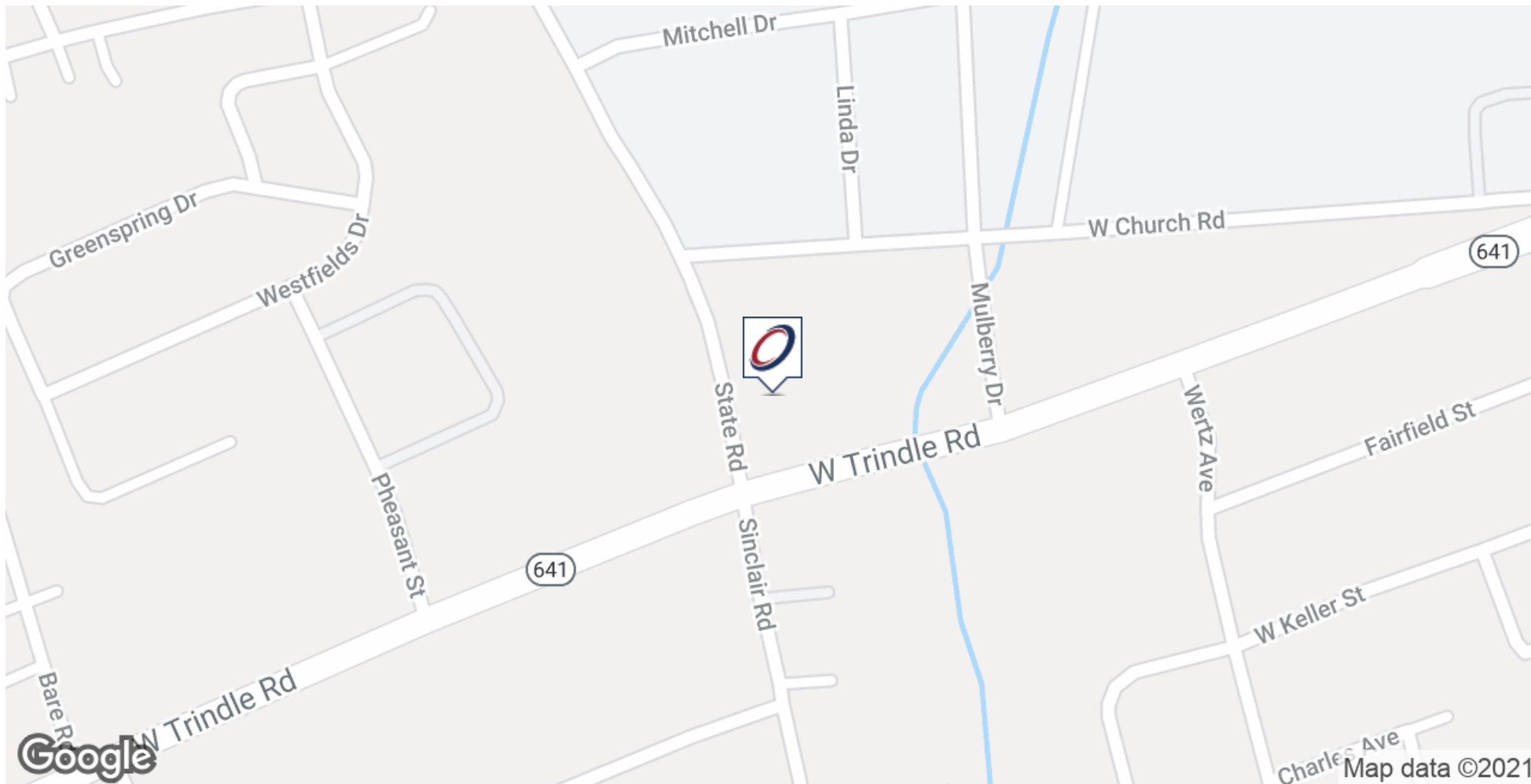


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BUSINESS AERIAL



LOCATION MAP



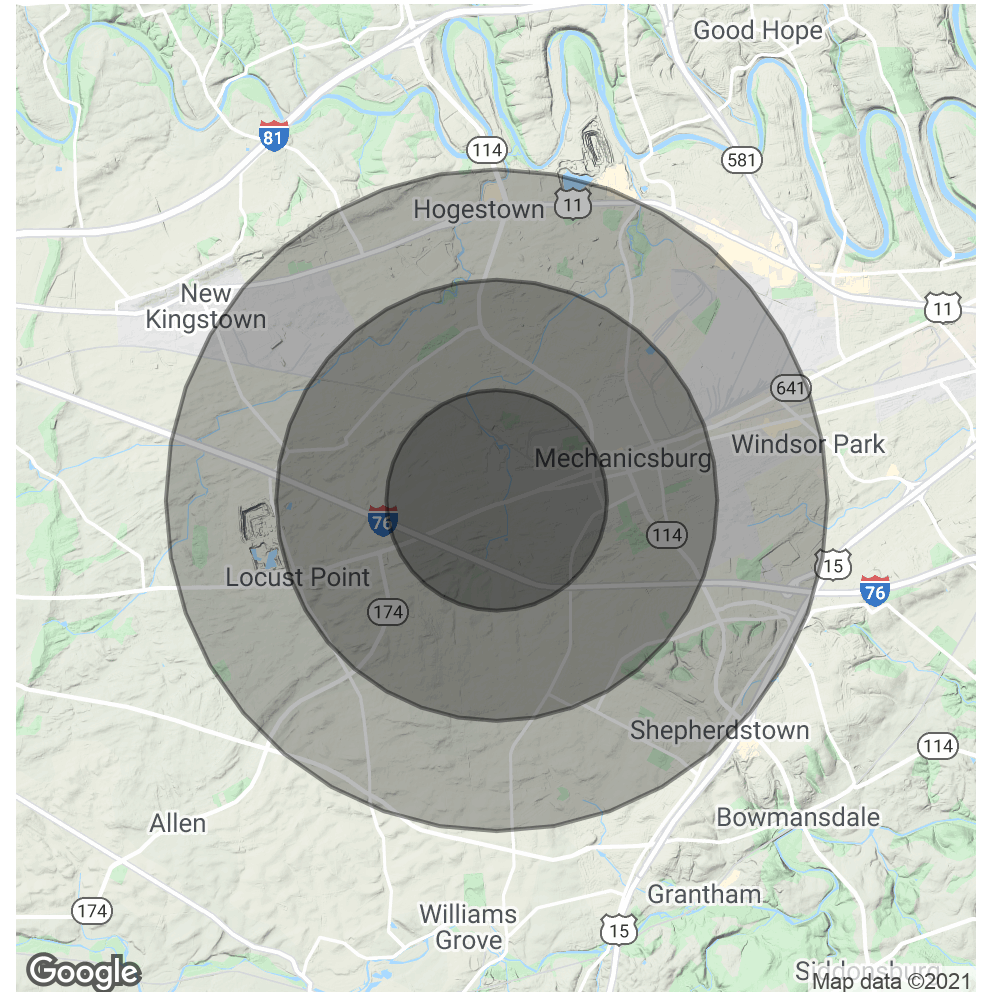
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,076	13,834	26,702
Average age	38.2	39.8	41.2
Average age (Male)	35.8	37.5	39.4
Average age (Female)	41.3	42.5	43.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,938	6,325	11,705
# of persons per HH	2.1	2.2	2.3
Average HH income	\$60,481	\$66,669	\$74,327
Average house value		\$295,048	\$294,887

* Demographic data derived from 2010 US Census



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