

For Lease

717.697.2422



WESTOVER PLAZA
6 SKYPORT ROAD
MECHANICSBURG, PA 17050



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- Property Information Sheet
- Property & Area Photos
- Location & Retail Maps

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► *Neighborhood Center*



*Westover Plaza
6 Skyport Road
Mechanicsburg, PA 17050*

Available Square Feet:
2,520 SF

Lease Price:
\$13.50/SF plus utilities

Description:
Small neighborhood center that is situated by lots of retail & residential. Great rental rate.

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Building Information

Total Building Square Feet	9,478 +/- SF
Construction	Masonry
Year Constructed	1976
Restrooms	1
Sprinklers	None
Heating	Gas
Air Conditioning	Electric
Ceiling Height	9'

Geographical Information

Township	Hampden Township
County	Cumberland

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Roof Rubber Built Up
Electrical Capacity 200 Amp

Finishing Specifications

Ceiling Type Suspended Ceiling Tiles
Walls Drywall
Floor Type Carpet
Lighting Fluorescent
Business ID Sign Yes

Utilities

Water Public
Sewer Public
Gas UGI
Electric PPL

Leasing Information

Price Per SF – Rentable SF - 2,520 +/- SF \$13.50 \$2,835/Month \$34,020/Year

All Suites

Lease Term 3-5 Years
Options Negotiable
Escalation 3% Annually
Possession 60 days after signing of lease
Building Hours Unlimited
Security Deposit Equal to first month's rent

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Utilities & Services (L=Landlord; T=Tenant)

T Heat	L Taxes	T Trash Removal	L Parking Lot Maintenance
T Electric	L Insurance	T Janitorial	T Water & Sewer
T Air Conditioning	T Supplies	L HVAC Repair	T Light Bulbs
L Structural Repairs	T Interior Repairs	L Roof Repairs	T Plumbing Repairs

Land

Acres	1.16 Acres
Dimensions	144'x420'
Frontage	144'
Fencing	None
Parking	In Common
Parking Restrictions	Tenant must not have a high demand for parking. (No Restaurants Allowed)
Topography	Level

Zoning

Commercial Limited (C-L)

Traffic Counts

AADT 3,837 both directions @ Skyport Road
AADT 18,528 Northbound @ Carlisle Pike/Rte. 11
AADT 18,625 Southbound @ Carlisle Pike/Rte. 11

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,503	59,557	119,341
Households	2,675	25,434	49,415
Avg. HH Income	\$114,286	\$97,585	\$94,926

Local Amenities

Situated by office, retail and high end residential

Comments

Great retail location by retail, office and residential. An ideal site for a gift shop, jewelry store, hair salon or small office user. Situated by Wendy's and high end residential.

Property Photos & Area Photos

6 Skyport Road
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Property Photo



Property Photo



Next Door to Plaza



Across the Street from Plaza



Across the Street from Plaza



View outside 3,000 SF



Location Map & Retail Map

6 Skyport Road
Mechanicsburg, PA 17050



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