

For Lease

717.697.2422



13 W. MAIN STREET
MECHANICSBURG, PA 17055

 **HIGH ASSOCIATES** LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

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- Property Information Sheet
- Photos
- Location Maps

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▶ Retail/Office



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Available Square Feet:

1,500 square feet

Lease Price:

\$895 per mo.

Description:

Join the charming collection of shops and eateries in historic downtown Mechanicsburg. This sweet space sits in a beautiful old brick building that is part of the fabric of this thriving small town. The available space in this post civil war structure is typical of the time - long and somewhat narrow. The right business will be able to take advantage of the good foot and vehicle traffic. Nice space for either retail or office. Large rear office overlooks courtyard & has a cathedral ceiling with mezzanine.

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BUILDING INFORMATION

Total Building Square Feet	4,188 square feet
Construction	Masonry
Condition	Good
Year constructed	N/A
Floor type	Wood & carpet
Elevator	No
Numbers of floors	1 st floor available – 3 floors
Ceiling height	8 ½ ' & cathedral ceiling in rear addition
Sprinklers	No
Heating	Electric

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Air conditioning	Window units
Electric	PPL
Roof	Flat rubber
Ceiling type	Drywall
Wall finishes	Drywall/paneling
Floor finishes	Wood & carpet
Lighting	Fluorescent, ceiling fans w/lights – truck lighting
Security system	No

Utilities

Water	United
Sewer	Borough of Mechanicsburg
Gas	Not available
Electric	PPL
Internet Available	Yes

Land information

Zoning	C-2 Commercial Business
Acres	.12 ac 27x197
Frontage	16-23-0565-006
Typography	Flat
Road frontage/access	27' front & rear
Parking	On street parking
Signage	Yes-on front of building

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Geography information

Township/City	Borough of Mechanicsburg
County	Cumberland
Location	Surrounded by businesses, retail & restaurants
Distance to airports	18.8 mi. to Harrisburg International Airport

Lease information

Pricing	1 st floor 1,500 SF at \$895/mo. With an annual rent of \$10,740
Terms	3-5 years
Rentable	1,500 SF

<u>Utilities</u>	<u>Landlord</u>	<u>Tenant</u>
Snow removal	_____	__X__
Window washing	_____	__X__
Trash	_____	__X__
Janitorial	_____	__X__
Electric	_____	__X__
Heat	_____	__X__
Options	Yes	
Escalations	3%	
Building hours	Unlimited	
Security deposit	One month's rent	

Traffic counts

AADT 8,057 both Dir on Main Street
AADT 13,632 both Dir on Market Street

Demographics

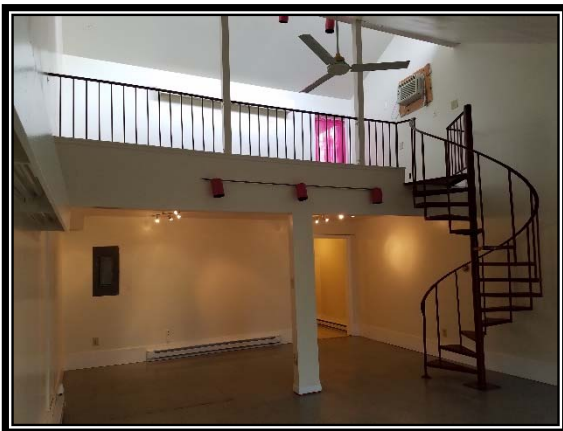
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,266	44,157	98,187
Households	4,471	19,442	39,158
Avg. HH Income	\$75,036	\$85,096	\$97,634

Comments

Nice space for either retail or office at a reasonable rental rate. Rear large room overlooks courtyard and has a cathedral ceiling & mezzanine.

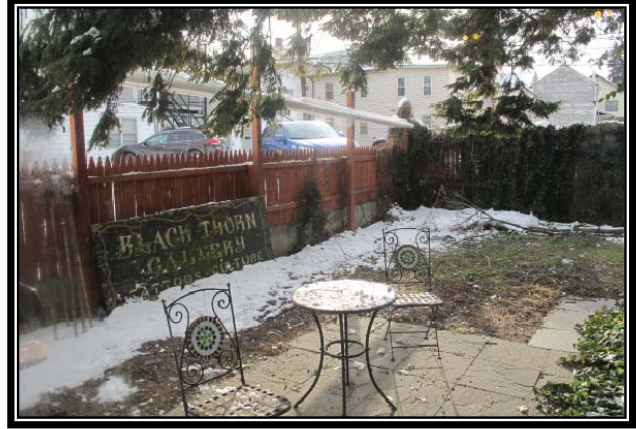
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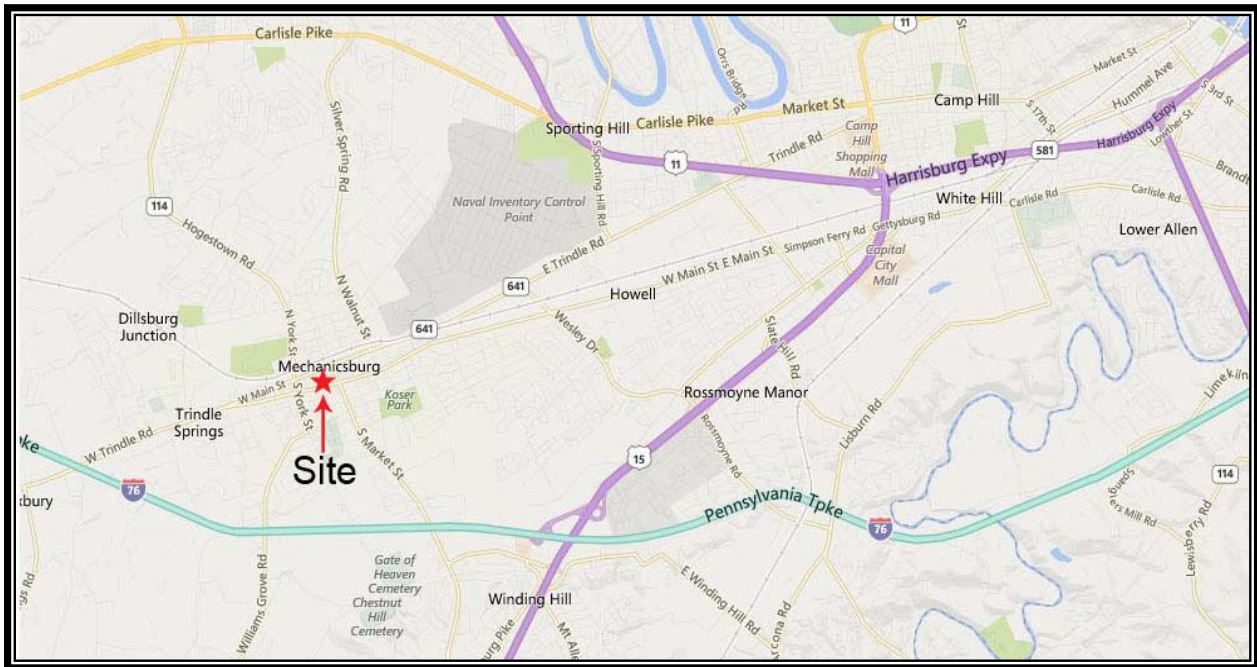
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Location Maps

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