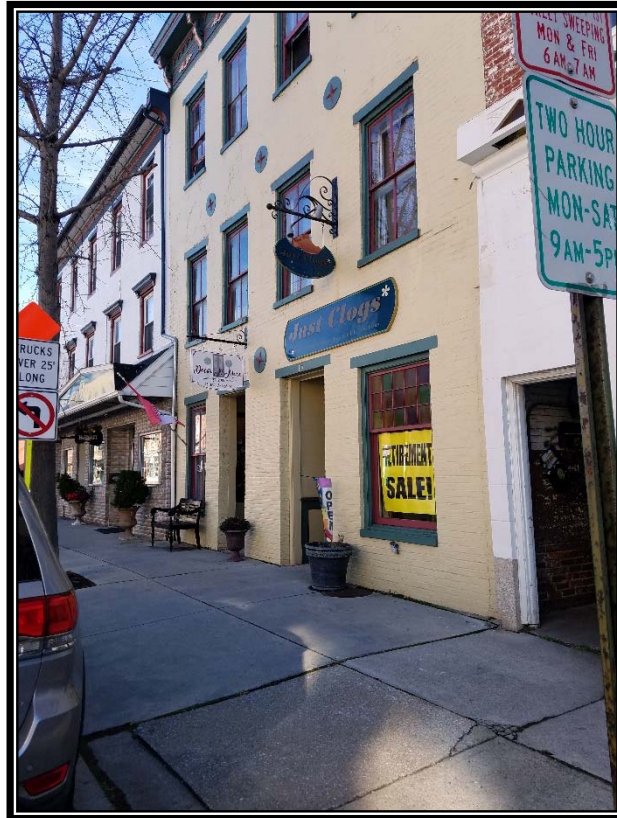


For Lease

717.697.2422



15 W. MAIN STREET
MECHANICSBURG, PA 17055

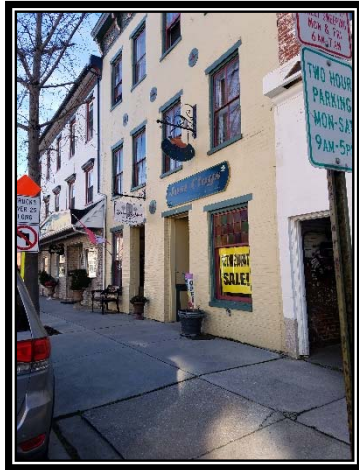
iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

- Property Information Sheet
- Photos
- Location Maps



► *Retail/Office*



Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

*15 W. Main Street
Mechanicsburg, PA 17055*

Available Square Feet:

750 square feet

Lease Price:

\$750 per mo. -- \$12/SF

Rent includes taxes, insurance, trash, sewer & water

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.

BUILDING INFORMATION

Total Building Square Feet	750 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 ‘
Sprinklers	No
Heating	Electric

For Lease

15 W. Main Street
Mechanicsburg, PA 17055

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 – track 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
Topography	Flat
Road frontage/access	27' front & rear
Parking	On street parking
Date available	December 25, 2019
Signage	Yes-on front of building

For Lease

15 W. Main Street
Mechanicsburg, PA 17055

Geography information

Township/City	Borough of Mechanicsburg
County	Cumberland
Location	Surrounded by businesses, retail & restaurants

Lease information

Pricing	\$750/Mo. No use of basement.
Terms	3-5 years
Rentable	750 SF

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

Electric heat averages \$300/mo. in the winter and \$100/mo. in summer.

Traffic Counts

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

Demographics

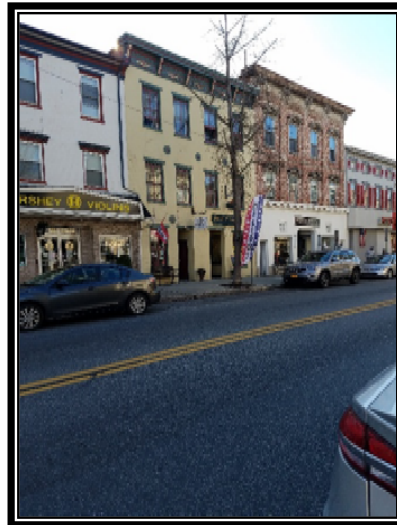
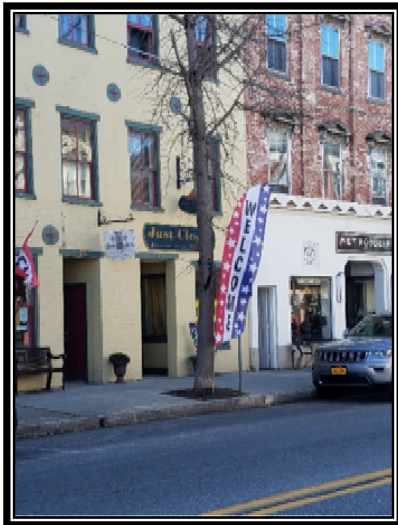
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,266	44,157	98,187
Households	4,471	19,442	39,158
Avg. HH Income	\$75,036	\$85,096	\$97,634

Comments

Nice space for either retail or office at a reasonable rental rate.

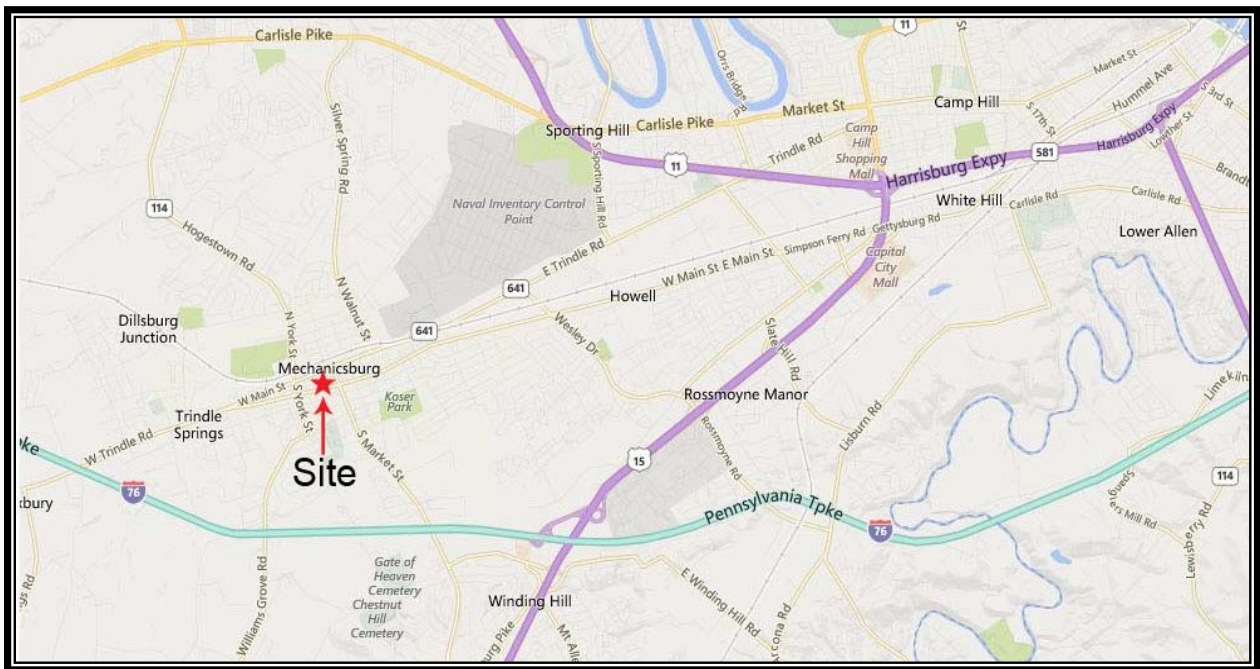
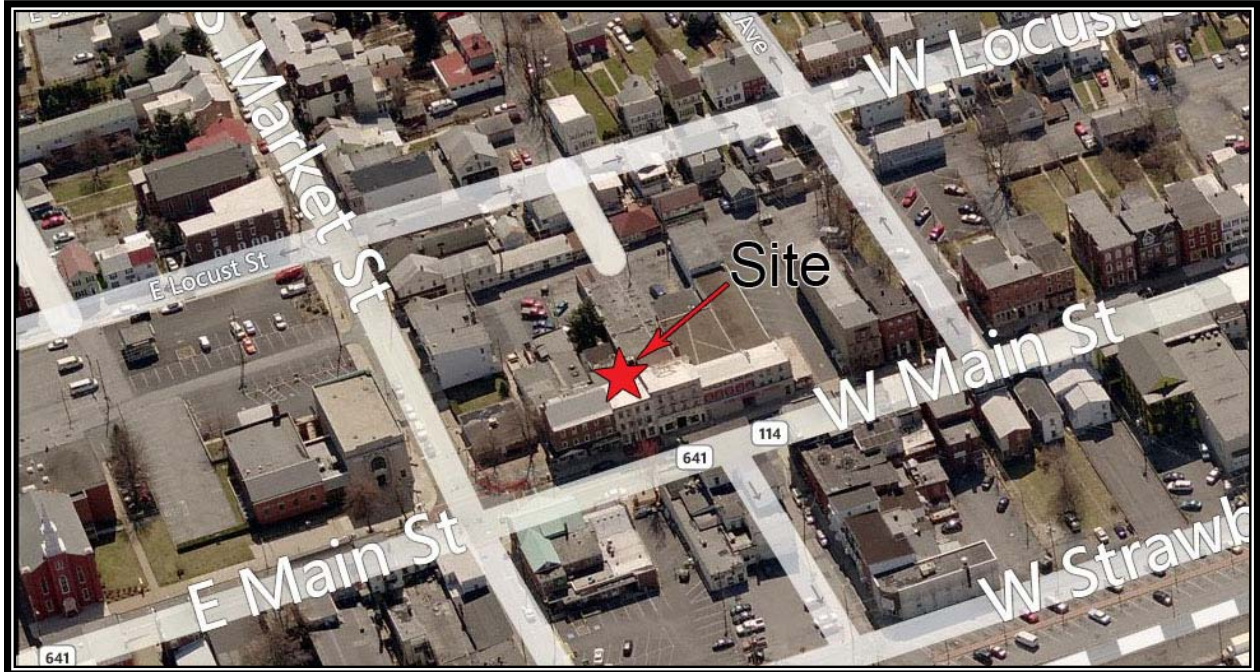
Photos

15 W. Main Street
Mechanicsburg, PA 17055



Location Maps

15 W. Main Street
Mechanicsburg, PA 17055



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