

- Cover Sheet
- Property Information
- Area Map
- Site Plan

FEATURES

- A premier location, in the middle of everything, with a Mechanicsburg address located minutes from the Carlisle Pike, 1-81, 581, and Routes 11 and 15.
- Only businesses that fulfill our commitment to "shop small" are recruited and welcomed as a part of Crossroads.
- A thoughtful mix of businesses that support one another in what they do and how they operate are included to encourage people to visit Crossroads and your business.
- Award winning building designs with oversized windows ensuring plenty of natural light, comfortable interiors, and timeless architecture, providing more productive work spaces that make a statement about your business.
- Crossroads attracts people with quaint streets shaded by trees with wide walks to wander on, with interesting storefronts and plenty of windows to showcase your business, all surrounded by engaging spaces between what is built.

SALES DETAILS

For pricing information and questions, please contact Jim Christoffel at 717-490-8008.

SITE INFORMATION

Address: Walden Way, Mechanicsburg, PA 17050

County: Cumberland

Municipality: Silver Spring Township

Tax Parcel ID: _____

Uses:

Retail Store, Service Businesses

and Food Establishment

Visibility/Exposure: Woods Drive

Access: Woods Drive and Walden Way

Parking: Shared Parking

Common Shared Expenses: TBD

Utilites:

Water: Public (PA American Water) Sewer: Public (Silver Spring Township)

Natural Gas: UGI Electric: PP&L

Cable/Data: Verizon

BUILDING INFORMATION

Unit Sizes: 688 -3,048 SF Floor Levels: First Floor

Construction Type: Wood frame Demising Walls: Wood frame Exterior Walls: Brick | Siding

Roof: Asphalt Shingle Ceiling Height: 9-12' Floor Type: Concrete HVAC: Gas forced air

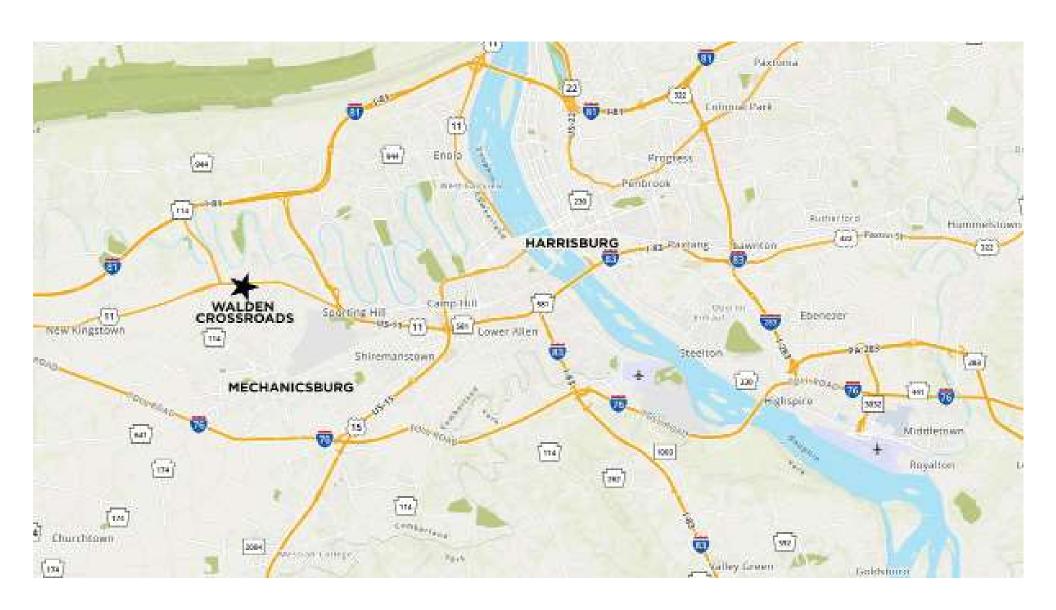
Electric: 200 Amp Service

Sprinkler: Yes

Interior Finishes: Painted Drywall

Tenant Improvement Allowance: TBD





CROSSROADS SPACES

100 WALDEN WAY | UNIT 801-802 | 846 SF

LEASED - SIMPLY FLAVORFUL

104 WALDEN WAY | UNIT 803-804 | 754 SF

AVAILABLE

112 WALDEN WAY | UNIT 805-808 | 1,502 SF

LEASED - BELLA SORELLE SALON & SPA

128 WALDEN WAY | UNIT 809-812 | 1,476 SF

LEASED - WALDEN ATHLETIC CLUB

132 WALDEN WAY | UNIT 813-815 | 1,002 SF

LEASED - ABSOLUTE PILATES

142, 144 WALDEN WAY | UNIT 816-817 | 842 SF

LEASED - PET BOYS

146, 148 WALDEN WAY | UNIT 818-819 | 869 SF

LEASED - HIGH ROAD TAPROOM

111, 113, 115, 117 WALDEN WAY | UNIT 861-864 | 1,476 SF

LEASED - HOME SLICE PIZZA

101, 103, 105, 107 WALDEN WAY | UNIT 820-823 | 1,476 SF

LEASED

129 WALDEN WAY | UNIT 860 | 3,048 SF

LEASED - SOPHIA'S AT WALDEN

121, 123 WALDEN WAY | UNIT 861-862 | 688 SF

LEASED - IDEA COFFEE



