



SALE

400 E Main St

400 E MAIN ST

Mechanicsburg, PA 17055

PRESENTED BY:

ELLIE HOJNACKI

O: 717.737.2422 x1007

ellie.hojnacki@svn.com

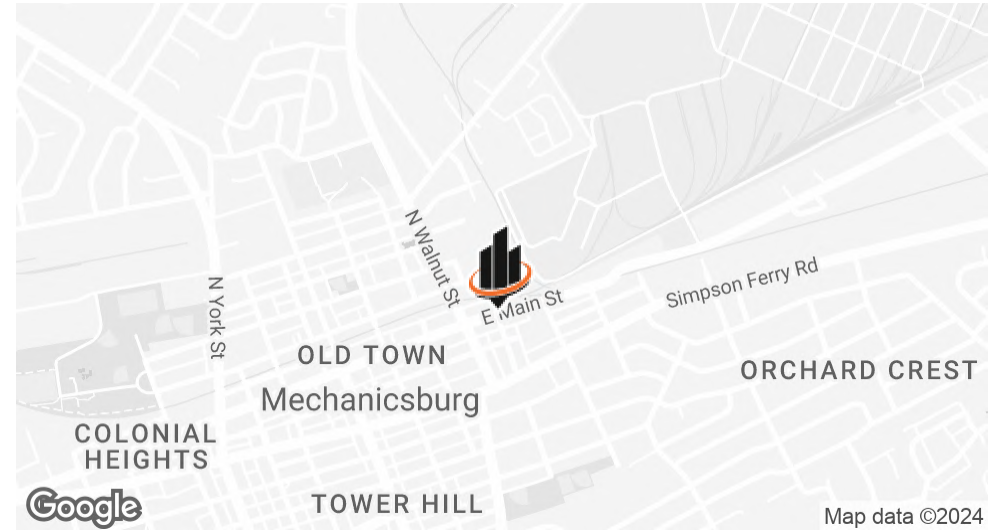
PA #RS351538

TIANA ARTER

O: 717.737.2422

tiana.arter@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
BUILDING SIZE:	12,000 SF
COUNTY:	Cumberland
TOWNSHIP:	Mechanicsburg Borough
ZONING:	Old Town

PROPERTY DESCRIPTION

Located in downtown Mechanicsburg, sits a prime mixed-use investment opportunity with flexible zoning. Boasting a +/-5,000 SF former operating orthodontist office, with three second floor fully leased multi-family rental units, ample parking for tenants and clients to use. Great owner/occupier or investment property to add to your portfolio.

PROPERTY HIGHLIGHTS

- Great investment opportunity or owner/occupier
- +/-5,000 SF medical space available for lease
- Flexible zoning permits various uses
- Additional income from fully leased rental units

ELLIE HOJNACKI
O: 717.737.2422 x1007
ellie.hojnacki@svn.com
PA #RS351538

TIANA ARTER
O: 717.737.2422
tiana.arter@svn.com

ADDITIONAL PHOTOS



ELLIE HOJNACKI
O: 717.737.2422 x1007
ellie.hojnacki@svn.com
PA #RS351538

TIANA ARTER
O: 717.737.2422
tiana.arter@svn.com

FLOOR PLAN



ALL IMAGES, DIMENSIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY, AND SHALL NOT BE RELIED UPON BY ANY PARTY. NEXT DOOR PHOTOS MAKES NO REPRESENTATIONS OR WARRANTIES, AND DISCLAIMS ANY AND ALL LIABILITY ARISING FROM USE OF THIS INFORMATION. ALL INFORMATION HEREIN SHALL BE SUBJECT TO THE TERMS AND CONDITIONS FOUND AT [NEXTDOORPHOTOS.COM/TC](https://nextdoorphotos.com/TC).

ELLIE HOJNACKI
 O: 717.737.2422 x1007
 ellie.hojnacki@svn.com
 PA #RS351538

TIANA ARTER
 O: 717.737.2422
 tiana.arter@svn.com

ADDITIONAL PHOTOS



ELLIE HOJNACKI
O: 717.737.2422 x1007
ellie.hojnacki@svn.com
PA #RS351538

TIANA ARTER
O: 717.737.2422
tiana.arter@svn.com

LOCATION MAP



ELLIE HOJNACKI
O: 717.737.2422 x1007
ellie.hojnacki@svn.com
PA #RS351538

TIANA ARTER
O: 717.737.2422
tiana.arter@svn.com

DEMOGRAPHICS MAP & REPORT

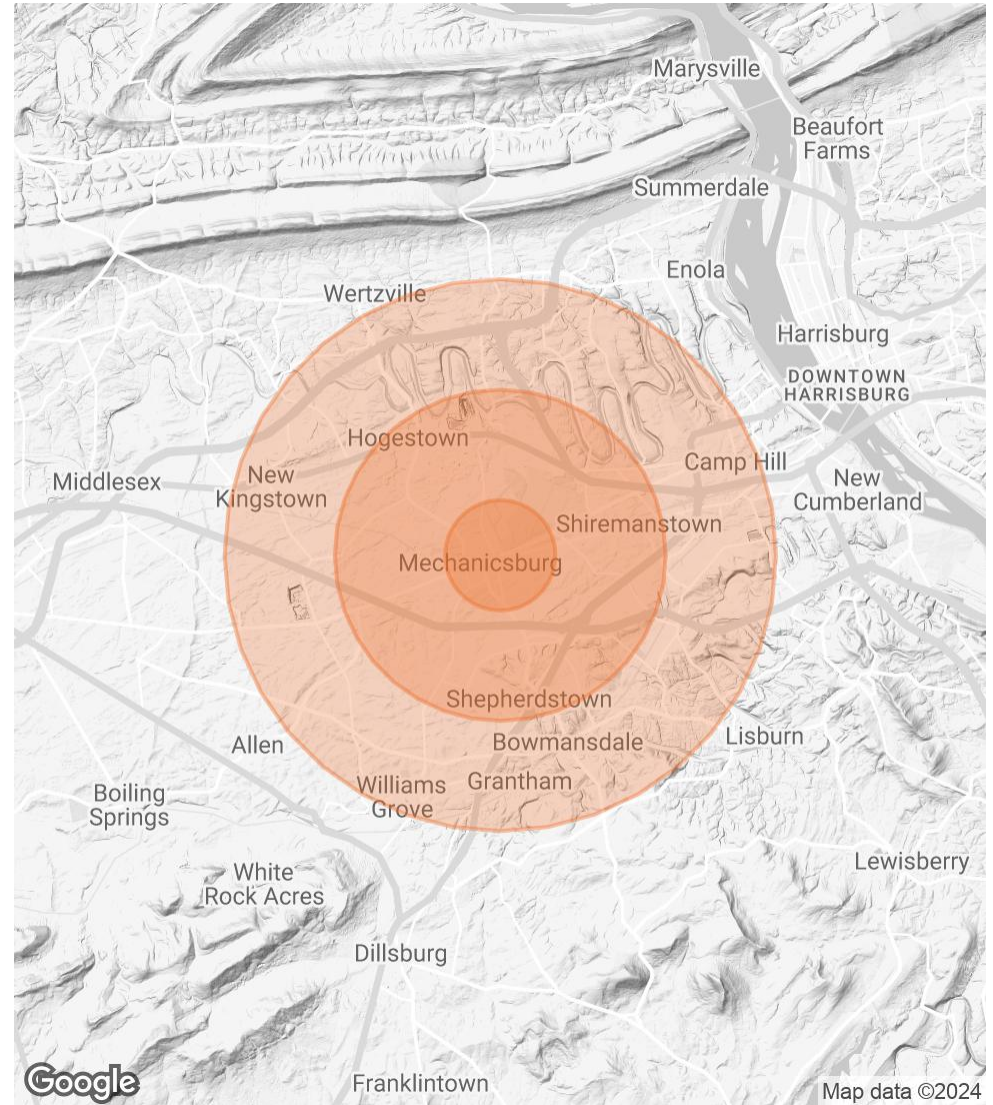
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,804	55,728	116,934
AVERAGE AGE	41	43	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	42	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,182	23,258	45,112
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$102,927	\$120,030	\$132,031
AVERAGE HOUSE VALUE	\$255,756	\$318,542	\$387,303

Demographics data derived from AlphaMap



ELLIE HOJNACKI
 O: 717.737.2422 x1007
 ellie.hojnacki@svn.com
 PA #RS351538

TIANA ARTER
 O: 717.737.2422
 tiana.arter@svn.com