

**LEASE**

# 400 E Main St

**400 E MAIN ST**

Mechanicsburg, PA 17055

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19.00 SF/yr (MG)
<b>AVAILABLE SF:</b>	5,000 SF
<b>BUILDING SIZE:</b>	12,000 SF
<b>COUNTY:</b>	Cumberland
<b>TOWNSHIP:</b>	Mechanicsburg Borough
<b>ZONING:</b>	Old Town

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### PROPERTY DESCRIPTION

Prime leasing opportunity located in downtown Mechanicsburg, PA. +/-5,000 SF former orthodontist space available for a new or additional practice, dentist or medical use. Ample parking for staff and clients.

### PROPERTY HIGHLIGHTS

- Medical space available for lease
- Former orthodontist space
- Private off street parking
- Conveniently located along Main Street in Mechanicsburg
- Centrally located amongst the Carlisle, Mechanicsburg and Camp Hill markets

**ADDITIONAL PHOTOS**



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**ADDITIONAL PHOTOS**

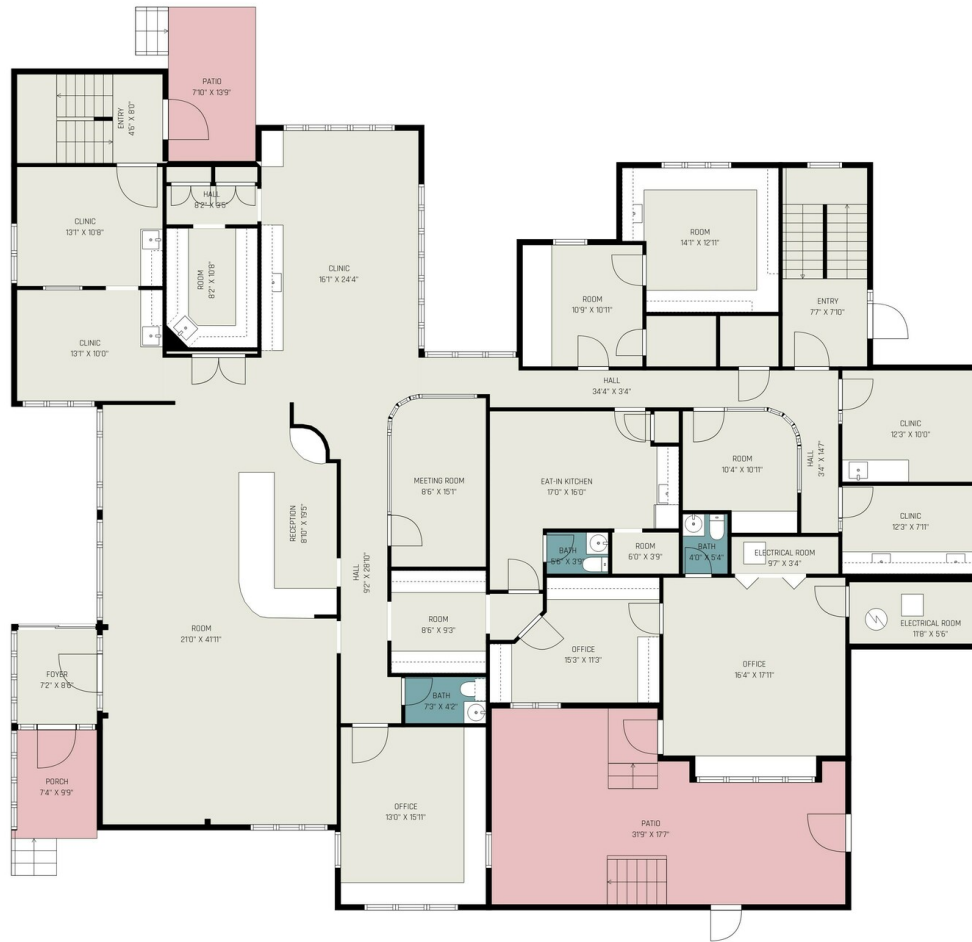


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# FLOOR PLAN



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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

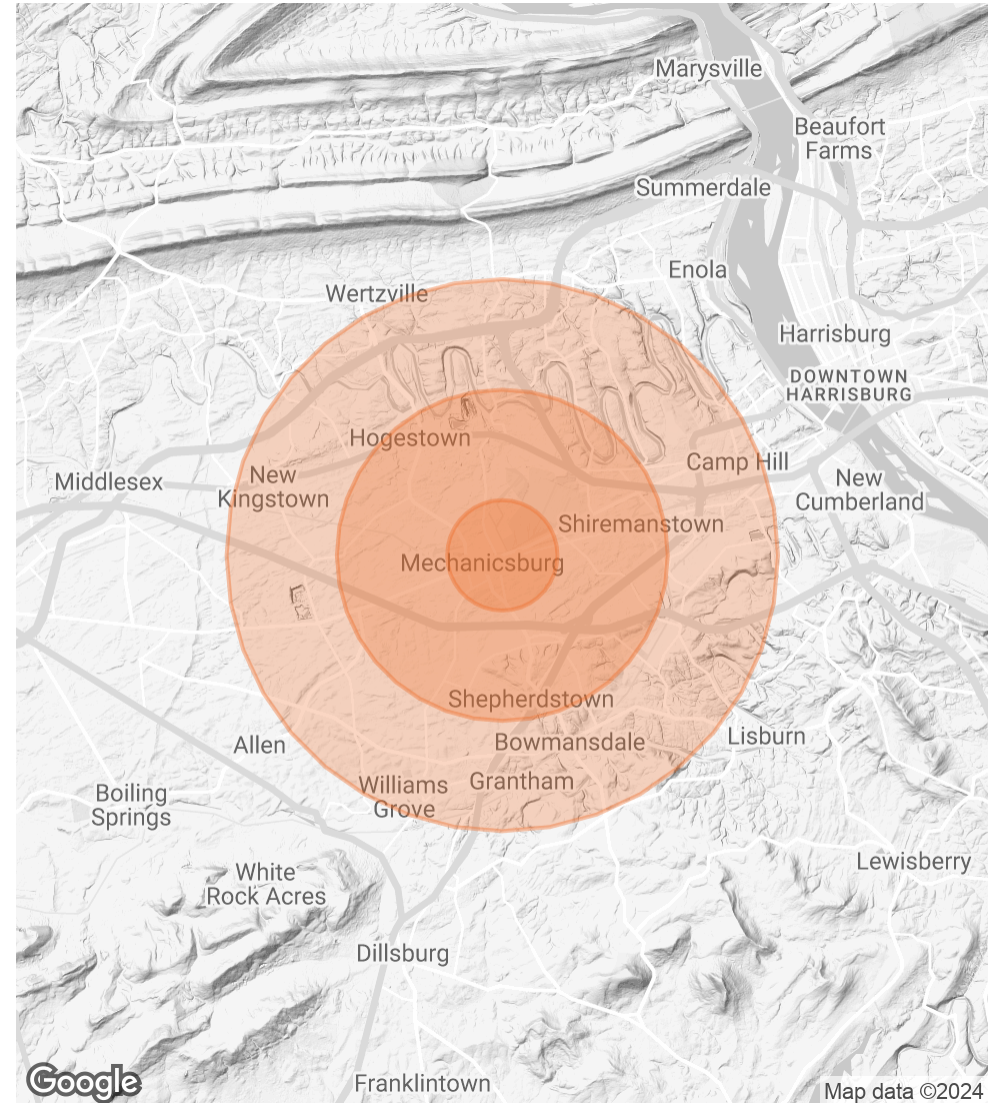
## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap



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