

# 400

Sterling Parkway



**CBRE**

**BUILD-TO-SUIT CLASS A OFFICE SPACE  
36,239 RSF AVAILABLE FOR SALE & LEASE**

# The Opportunity

## PROPERTY HIGHLIGHTS



Fully-entitled land development and building construction plans



Located in the only premier class A office park in the area



Easily accessible to nearby amenities and highways



Offers an abundance of high-end standard building finishes



<b>SALE PRICE</b>	\$4,950,000
<b>LIST PRICE</b>	\$33.95/SF/Year - NNN
<b>ADDRESS</b>	400 Sterling Parkway, Mechanicsburg, PA 17050
<b>MUNICIPALITY</b>	Silver Spring Township
<b>BUILDING SIZE</b>	36,239 RSF
<b>ZONING</b>	Commercial (C-3)
<b>ACREAGE</b>	5.4
<b>PARKING</b>	5.0/1,000



# The Campus

## STERLING PLACE CORPORATE CENTER

- 52 acres of premier class A office park in the fastest growing county in Pennsylvania
- Home to Deloitte, Gannett Fleming, Dewberry, Modjeski & Masters, Erdman Anthony, Mass Mutual
- Proximate to I-81, Capital Beltway, and an abundance of local amenities



# Local Amenities and Demographics

1 | 3 | 5 MILE

## POPULATION

2024 Population	6,428   43,776   94,076
2029 Five-Year Projection	6,739   45,308   97,339
2024-2029 Annual Growth Rate	0.95%   0.69%   0.68%

## HOUSEHOLDS

2024 Households	2,387   17,301   39,101
2029 Five-Year Projection	2,515   18,034   40,793
2024-2029 Annual Growth Rate	1.05%   0.83%   0.85%

## INCOME

2024 Households	\$150,874   \$134,859   \$128,820
2029 Five-Year Projection	\$174,290   \$154,627   \$147,488
2024-2029 Annual Growth Rate	3.1%   2.9%   1.6%





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## Sterling Parkway



### CONTACT

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