

**±26,300 SF AVAILABLE**  
**4713 CARLISLE PIKE**  
**MECHANICSBURG, PA 17050**

## PRIME RETAIL OPPORTUNITY



CARLISLE PIKE (ROUTE 11)

23,168 ADT

### SITE HIGHLIGHTS:

- 26,300 SF +/- Available
- 28,380 SF, Multi Unit
- Neighborhood Strip Center
- Prominent Signage Available
- Will Sub Divide
- 85+ Surface Spaces

### LOCATION HIGHLIGHTS:

- Strong Retail Market
- Great Visibility with Over 23,000 CPD
- Dense Demographics

### Contact:

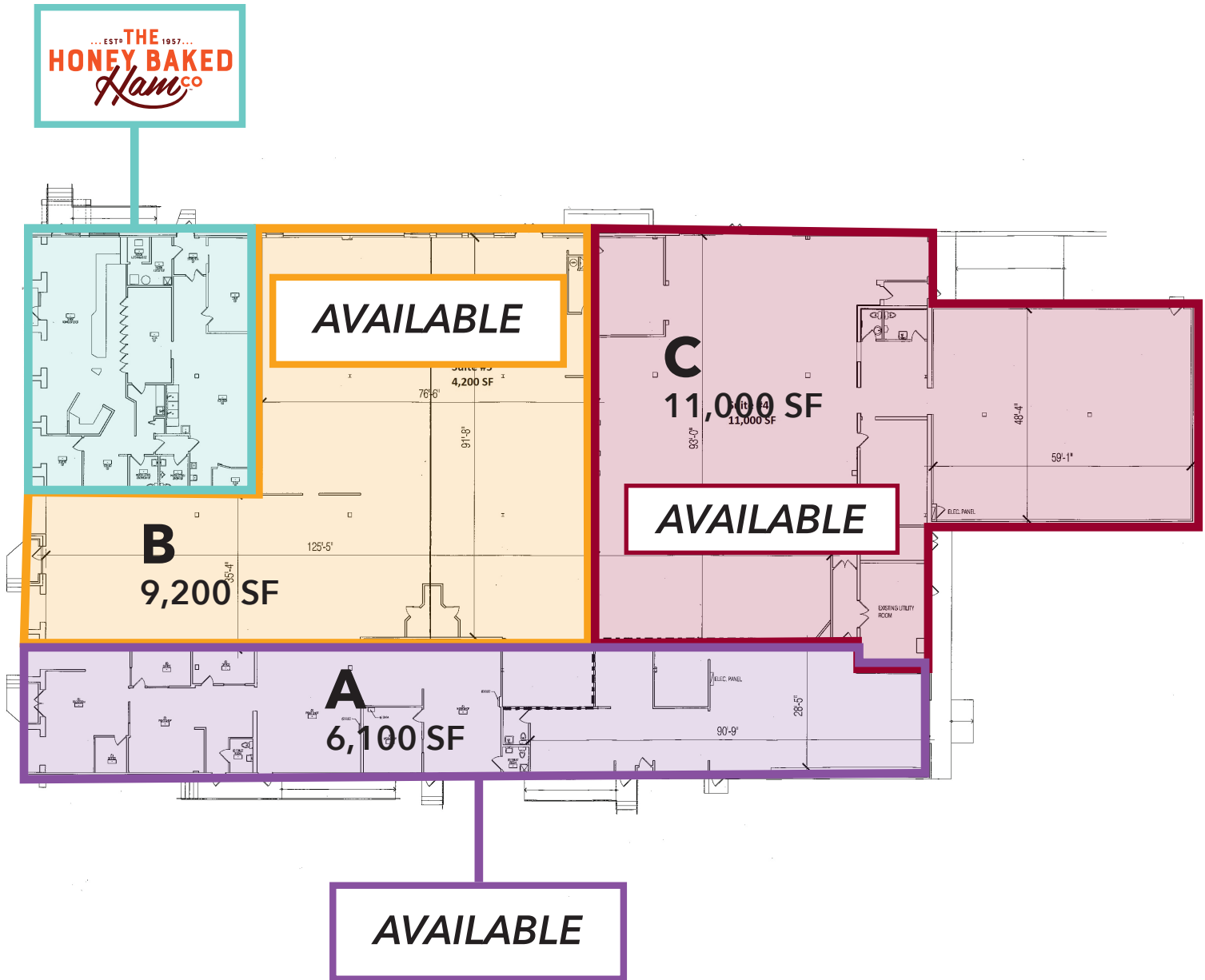
Brad Swidler  
bswidler@lee-associates.com  
D 717.208.8669



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## FLOOR PLANS



### Contact:

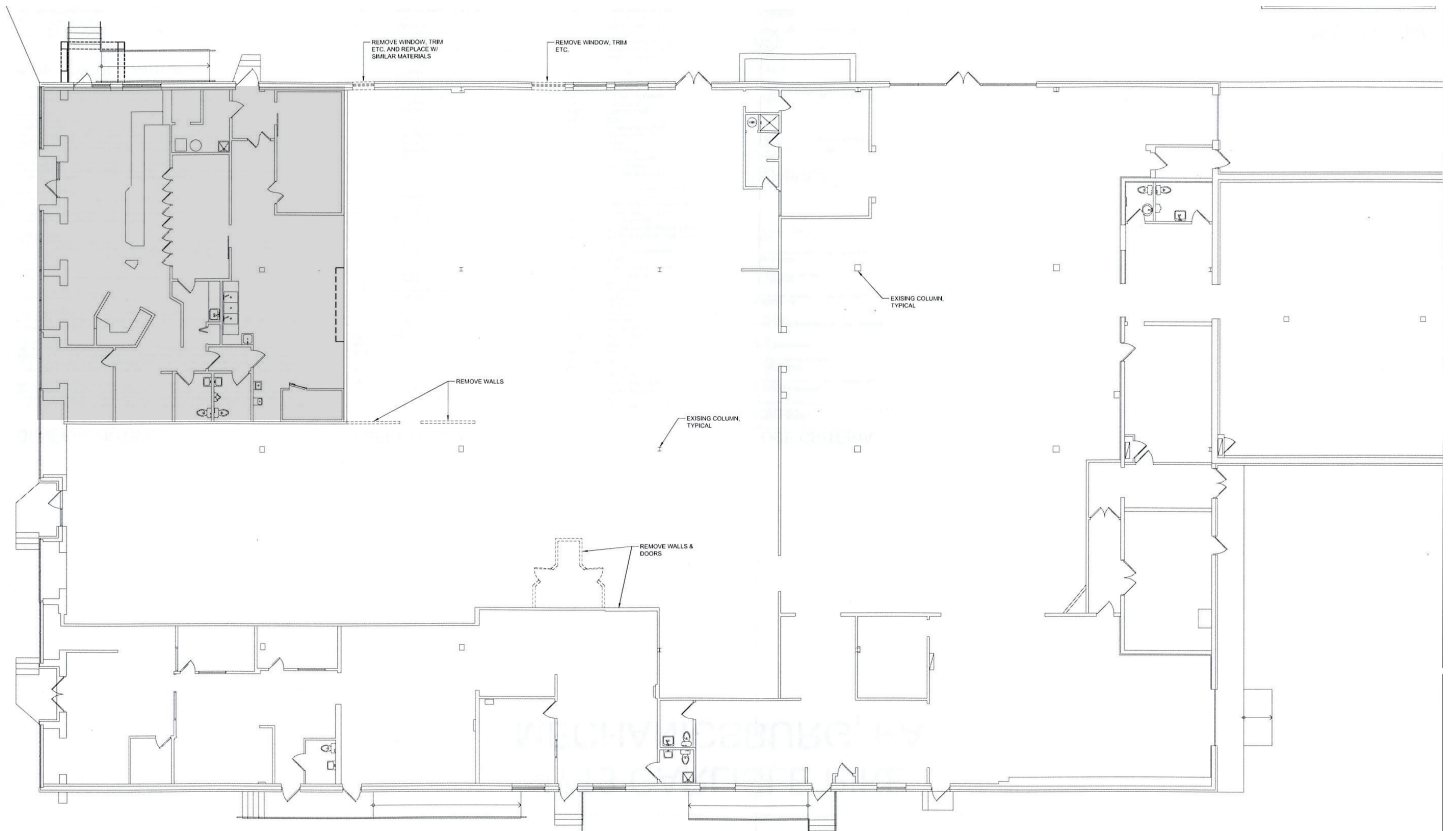
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## FLOOR PLANS

### SUITE B



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## RETAIL MAP

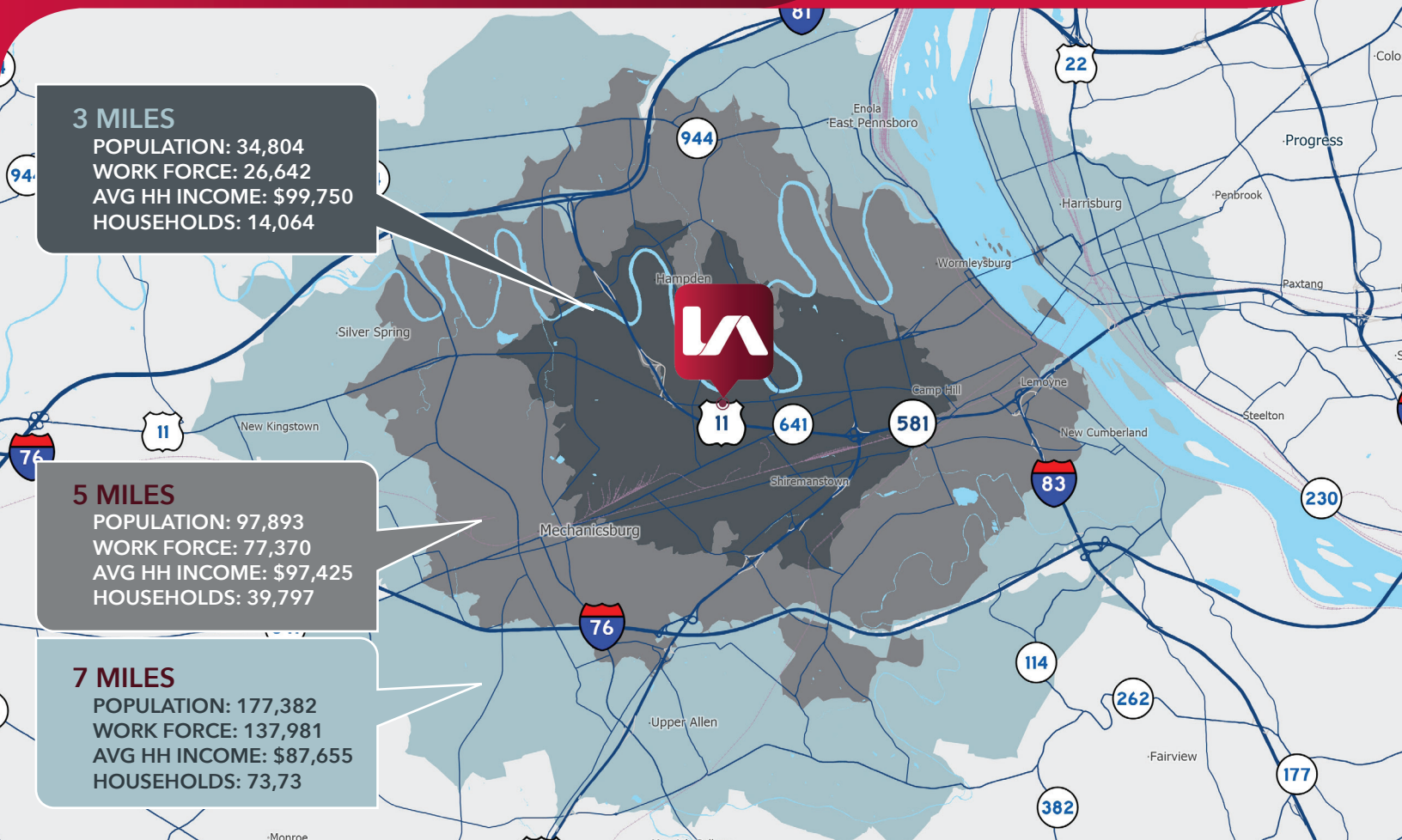


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## PROPERTY DETAILS:

APN:	10-21-0279-018
County:	Cumberland
Zoning:	C-L Hampden Township
Vacancy:	Suite A: 6,100 SF Suite B: 9,200 SF Suite C: 11,000 SF
Year Built:	1960 - Renovated 2010
Business Sign:	Available - Facia, 1 Pylon Signs

Lot Size:	4.50 Acres
Utilities:	Public
Tenants:	Honeybaked Ham, Fast Signs
Sprinkler System:	Yes
Electric:	400 amp
Parking:	3/1000
Sale Price:	\$5,000,000
Lease Rates:	Suite A: \$21.95 Suite B: \$20.95 Suite C: \$17.95
Lease Type:	NNN \$4.50 / SF

## EXISTING TENANTS:

American Tower	Ground Lease
Honey Baked Ham	3,000 SF