

For Lease

717.697.2422



13 W. MAIN STREET  
MECHANICSBURG, PA 17055

 **HIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors

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- Property Information Sheet
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▶ *Retail/Office*



*13 W. Main Street  
Mechanicsburg, PA 17055*

**Available Square Feet:**

1,500 square feet

**Lease Price:**

\$1,000 per mo.

**Description:**

Nice space for either retail or office.  
Large rear office overlooks courtyard & has a cathedral ceiling with mezzanine.

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**BUILDING INFORMATION**

Total Building Square Feet	4,188 square feet
Construction	Masonry
Condition	Good
Year constructed	N/A
Floor type	Wood & carpet
Elevator	No
Numbers of floors	1 <sup>st</sup> floor available – 3 floors
Ceiling height	8 ½ ' & cathedral in rear
Sprinklers	No
Heating	Electric

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Air conditioning	Window units
Electric	PPL
Roof	Flat rubber
Ceiling type	Drywall
Wall finishes	Drywall/paneling
Floor finishes	Wood & carpet
Lighting	Fluorescent, ceiling fans w/lights – truck lighting
Security system	No

## **Utilities**

Water	United
Sewer	Borough of Mechanicsburg
Gas	Not available
Electric	PPL
Internet Available	Yes

## **Land information**

Zoning	C-2 Commercial Business
Acres	.12 ac 27x197
Frontage	16-23-0565-006
Typography	Flat
Road frontage/access	27' front & rear
Parking	4 to 5 in rear and on street
Date available	July 2018
Signage	Yes-on front of building

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## Geography information

Township/City	Borough of Mechanicsburg
County	Cumberland
Location	Surrounded by businesses, retail & restaurants
Distance to airports	18.8 mi. to Harrisburg International Airport

## Lease information

Pricing	1 <sup>st</sup> floor 1,500 SF at \$1,000/mo. With an annual rent of \$12,000
Terms	3-5 years
Rentable	1,500 SF

<u>Utilities</u>	<u>Landlord</u>	<u>Tenant</u>
Snow removal	_____	__X__
Window washing	_____	__X__
Trash	_____	__X__
Janitorial	_____	__X__
Electric	_____	__X__
Heat	_____	__X__
Options	Yes	
Escalations	3%	
Building hours	Unlimited	
Security deposit	One month's rent	

## Traffic Counts

AADT 8,057 both Dir on Main Street  
AADT 13,632 both Dir on Market Street

## Demographics

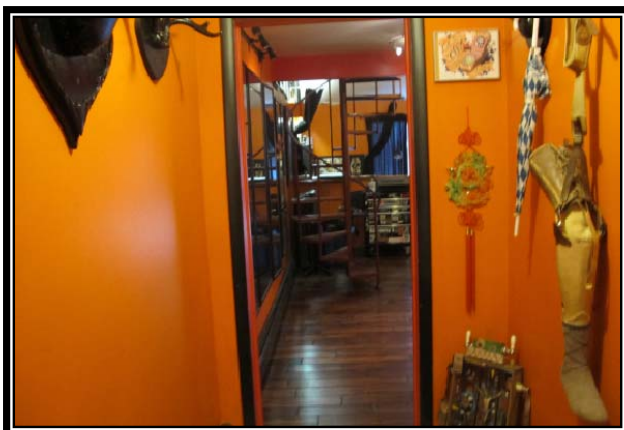
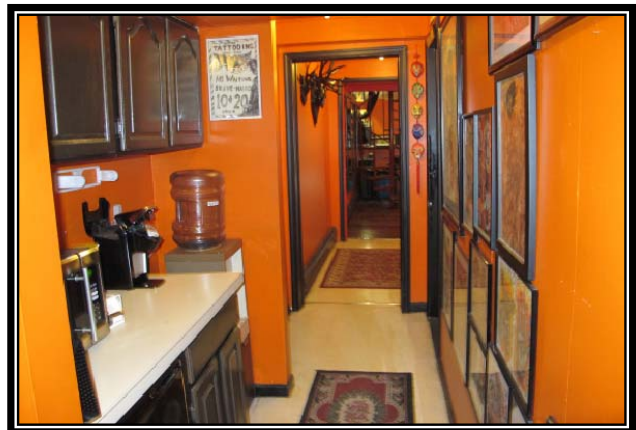
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,266	44,157	98,187
Households	4,471	19,442	39,158
Avg. HH Income	\$75,036	\$85,096	\$97,634

## Comments

Nice space for either retail or office at a reasonable rental rate. Rear large room overlooks courtyard and has a cathedral ceiling & mezzanine.

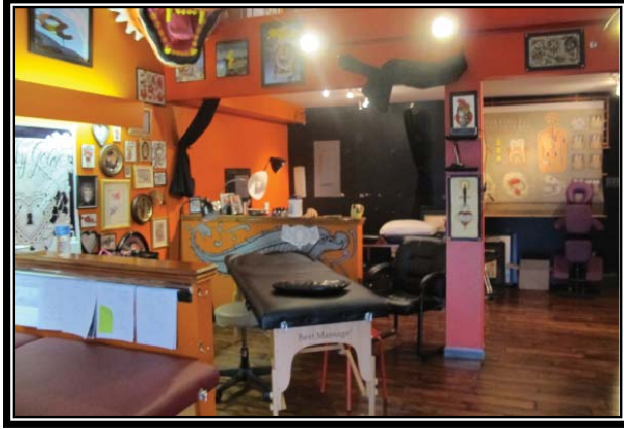
Photos

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# Photos

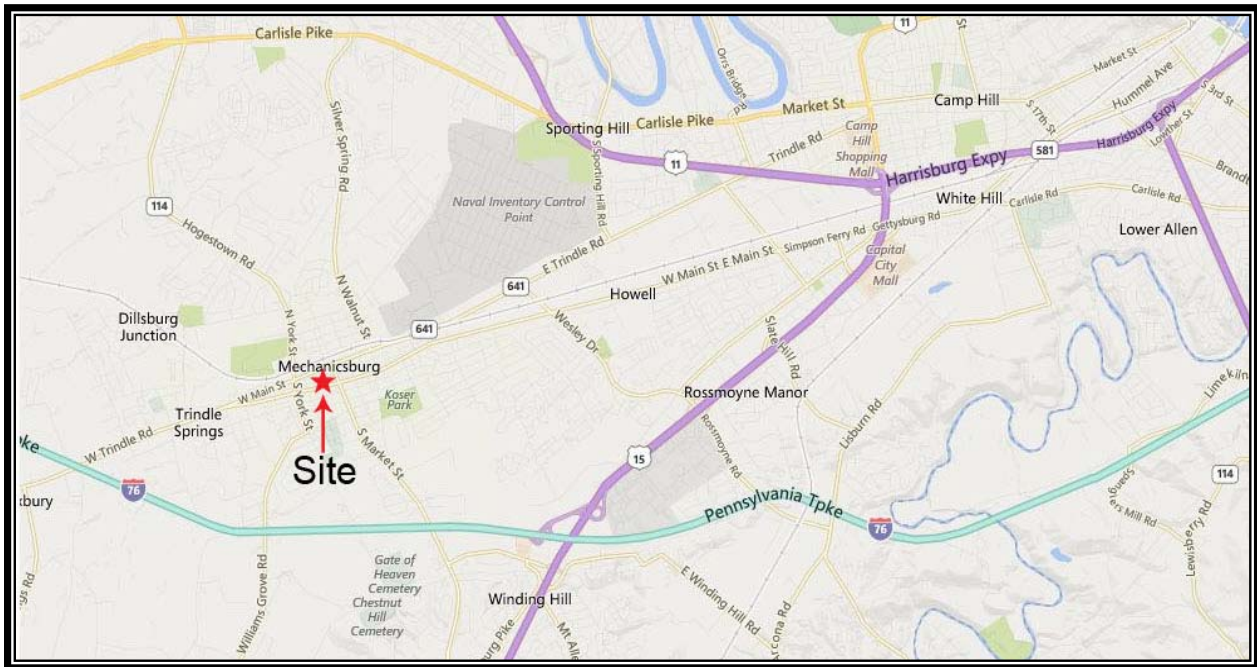
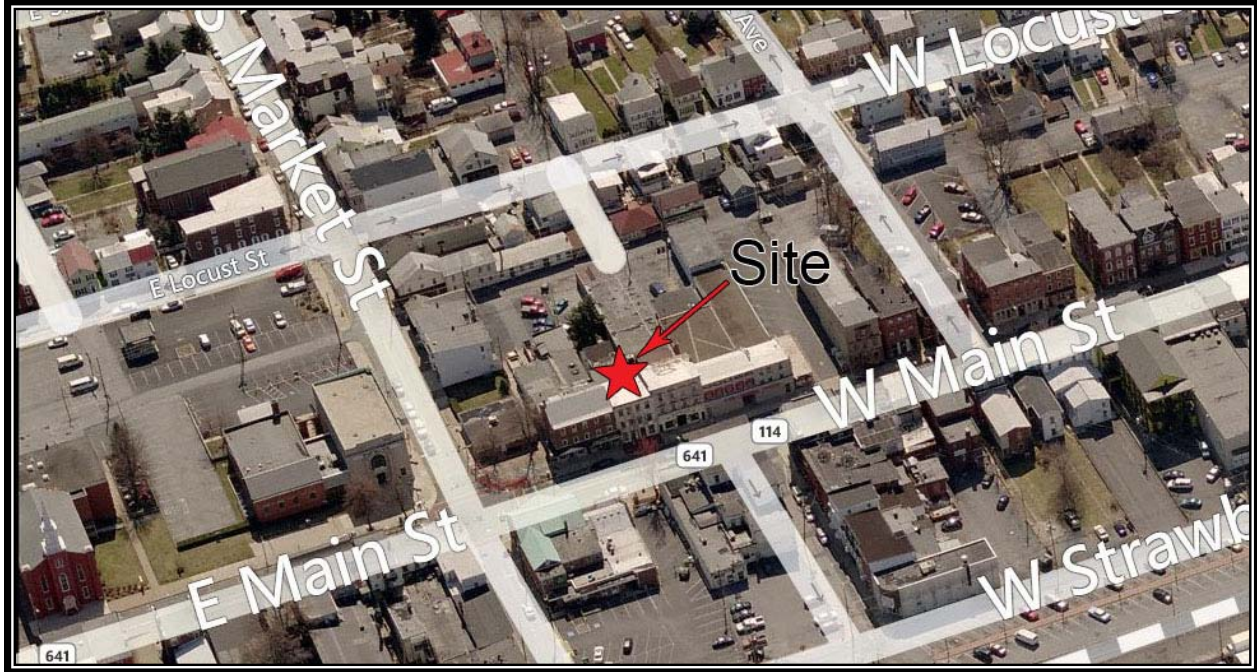
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\*Photos may not be the colors or décor of current space.

# Location Maps

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