

OFFICE/RETAIL FOR LEASE

41 W. MAIN STREET

MECHANICSBURG, PENNSYLVANIA 17055 PROFILE #3659 COSTAR #12559311

PROPERTY SUMMARY

County:	Cumberland
Township:	Mechanicsburg
Available SF:	1,800 SF
Lease Rate:	\$1,995/Month(MG)
Lot Size:	0.25 Acres
Building Size:	4,500 SF
Building Class:	B
Year Built:	1876
Renovated:	2005
Zoning:	Business Commercial District
Cross Streets:	Pear Alley



PROPERTY HIGHLIGHTS

- Unique turn-of-the-century office/retail space in the Heart of Mechanicsburg with parking in rear lot & on Main Street.
- Originally used as a bank featuring marble, high ceilings, wonderful wood finishes and distinctive walk-in vault.
- Great Main Street visibility, perfect for professional office space, retail use, restaurant, cafe, etc.
- Tenant pays for gas & electric to their space only.

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Lease Rate:

\$1,995 PER MONTH (MG)

Lease Type:

Modified Gross

Total Space

1,800 SF

Lease Term:

Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
41	Office/Retail Building	\$1,995 PER MONTH	Modified Gross	1,800 SF	Negotiable	From rear parking lot, walk into a new lobby or office area. There are also two additional offices and 3 private restrooms and a total of 4 exit doors. Tenant pays for electric & gas for their own space only.



ANDREW KOHR

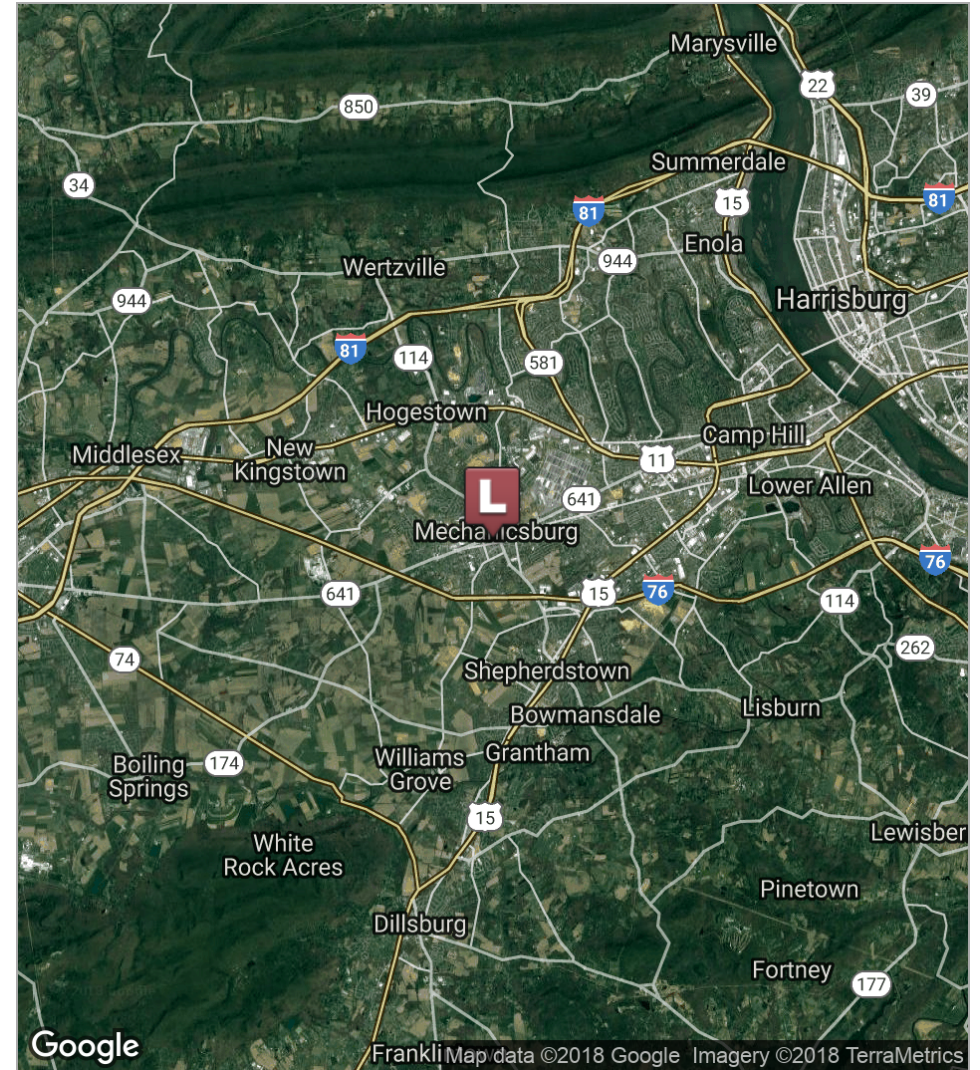
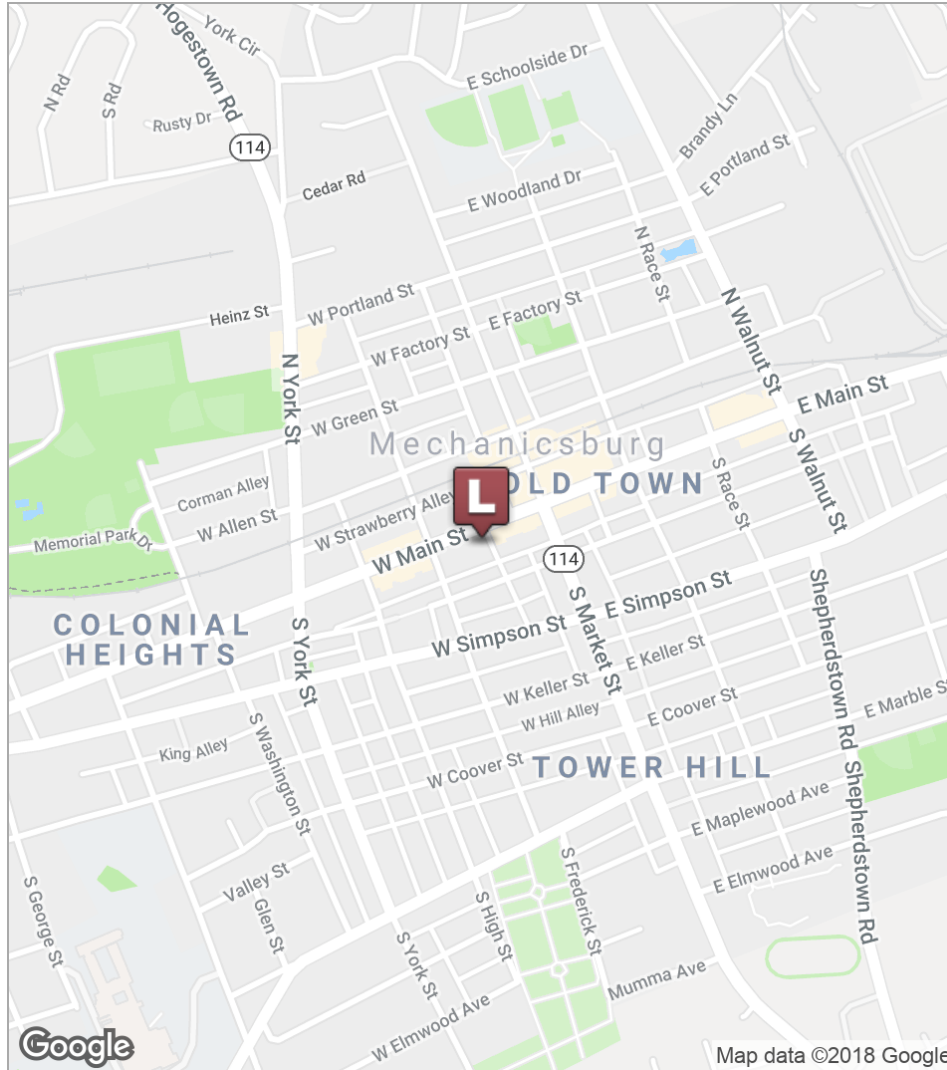
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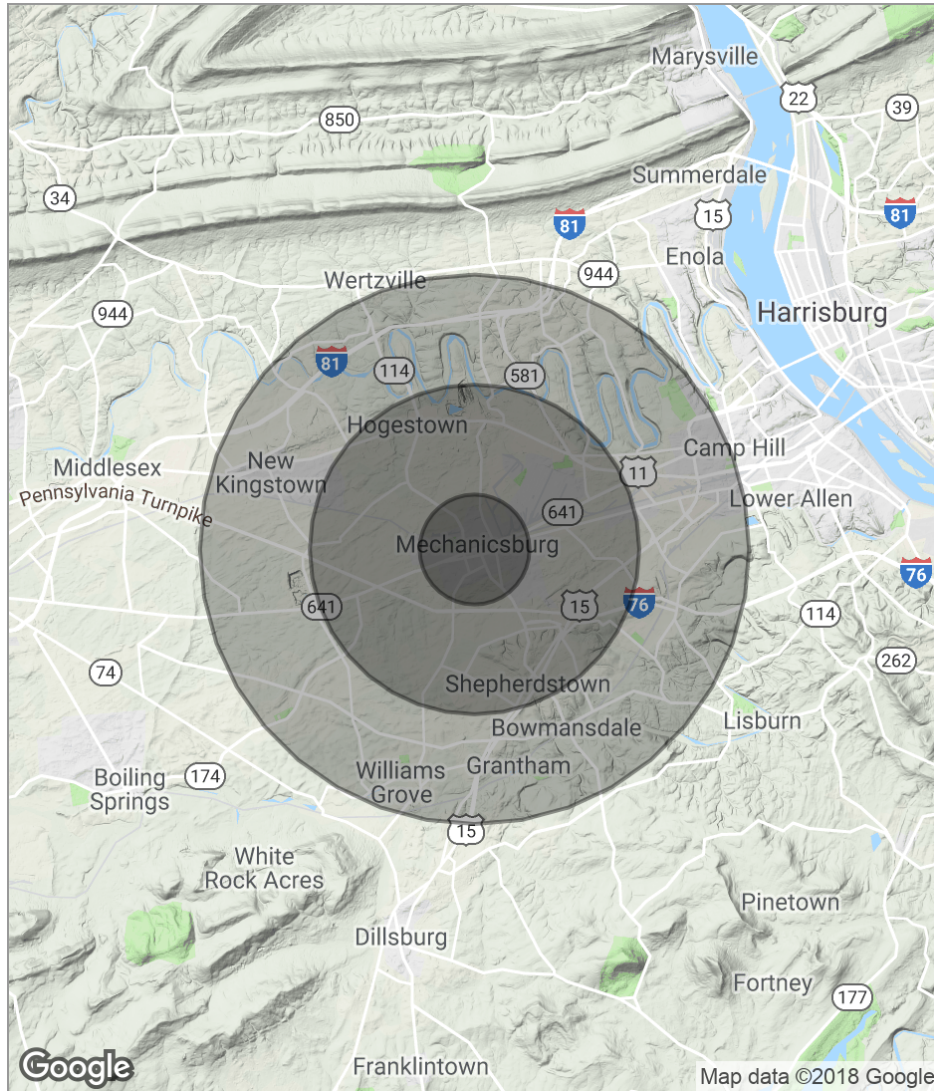
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	1 Mile	3 Miles	5 Miles
Total Population	8,986	36,386	84,846
Population Density	2,860	1,287	1,080
Median Age	38.5	42.0	41.8
Median Age (Male)	36.9	40.0	39.8
Median Age (Female)	41.0	44.2	44.0
Total Households	4,376	16,339	35,624
# of Persons Per HH	2.1	2.2	2.4
Average HH Income	\$57,120	\$72,472	\$81,330
Average House Value		\$241,900	\$215,838

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.