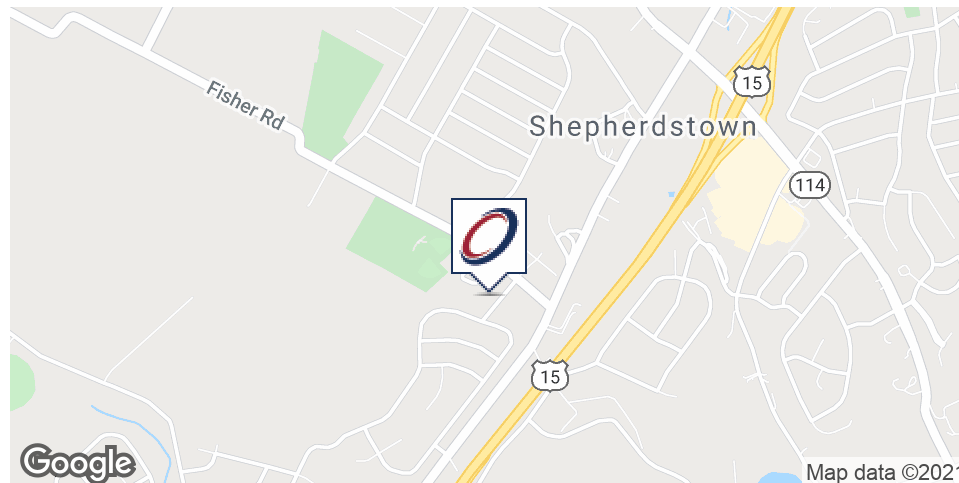


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	3,456 SF
Available SF:	2,200 SF
Lot Size:	0.93 Acres
Price / SF:	-
Year Built / Renovated:	1968 / 2015
Zoning:	Office
Submarket:	Upper Allen Township

PROPERTY OVERVIEW

Outstanding quality construction. First time offered. Perfect for any professional use including medical, dental, engineer, accounting, non-profit. Two existing tenants plus a well designed 2,200 +/- SF office space. Very low expenses with no water or sewer fees. Close to PA Turnpike & Routes 11/15.

PROPERTY HIGHLIGHTS

- Professional or medical office - Very competitive lease rate
- Excellent office layout - Move in condition
- Great location, close to Rt. 11/15 and PA Turnpike
- Additional lower level for rent with garages and office space
- Outstanding condition, low maintenance, large lower level, perfect for trade use or storage. Rentable.



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550 COVENTRY DRIVE

OFFICE PROPERTY FOR SALE / LEASE

550 Coventry Drive Mechanicsburg, PA 17055

BUSINESS AERIAL



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ADDITIONAL PHOTOS

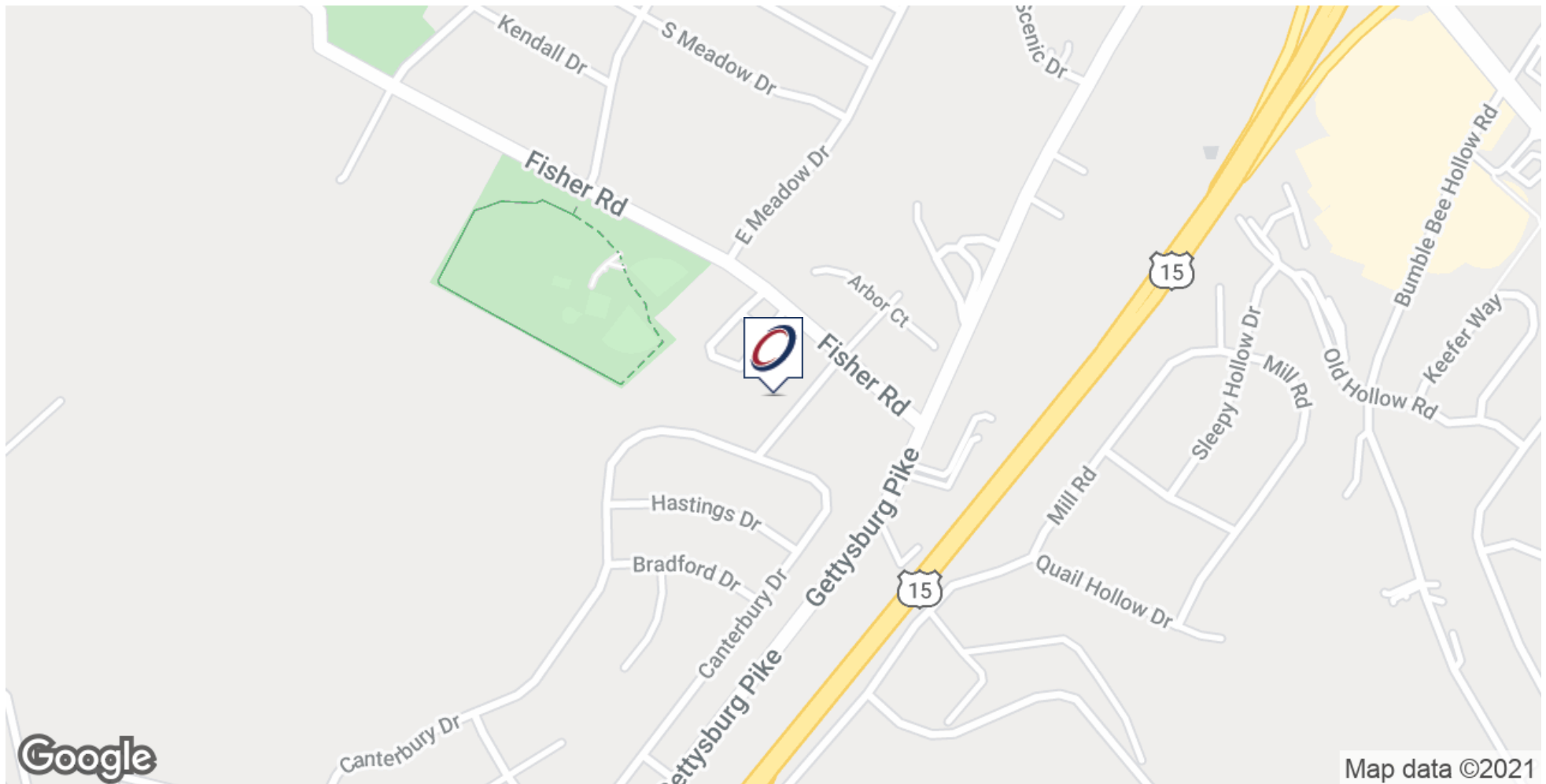


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,246	29,341	67,166
Average age	43.7	40.8	41.2
Average age (Male)	43.1	40.0	39.5
Average age (Female)	44.3	41.9	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,225	11,128	27,991
# of persons per HH	2.6	2.6	2.4
Average HH income	\$103,169	\$77,137	\$73,908
Average house value	\$268,226	\$258,898	\$224,923

* Demographic data derived from 2010 US Census

