



LEASE
Rockville Center

600 SOUTH STATE ROAD

Marysville, PA 17053

PRESENTED BY:

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PA #RM419784



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,000.00 per month (MG)
BUILDING SIZE:	30,000 SF
AVAILABLE SF:	600 SF
LOT SIZE:	1.52 Acres
ZONING:	C-2 Commercial
MARKET:	Central Pennsylvania
TRAFFIC COUNT:	19,170

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PROPERTY OVERVIEW

One suite remaining for lease in the Rockville Center, located on the highly traveled Route 15 in Marysville, PA.

PROPERTY HIGHLIGHTS

- Lower-Level Suite – 600 SF potential office suite or salon
- Brand new store front space
- Great frontage & visibility - faces Route 15
- Plus electric, janitorial & sewer
- Join existing tenants – Dollar General, Susquehanna Beer & Soda, Liquid Noise Brewing Co & State Farm
- Last space available

ADDITIONAL PHOTOS



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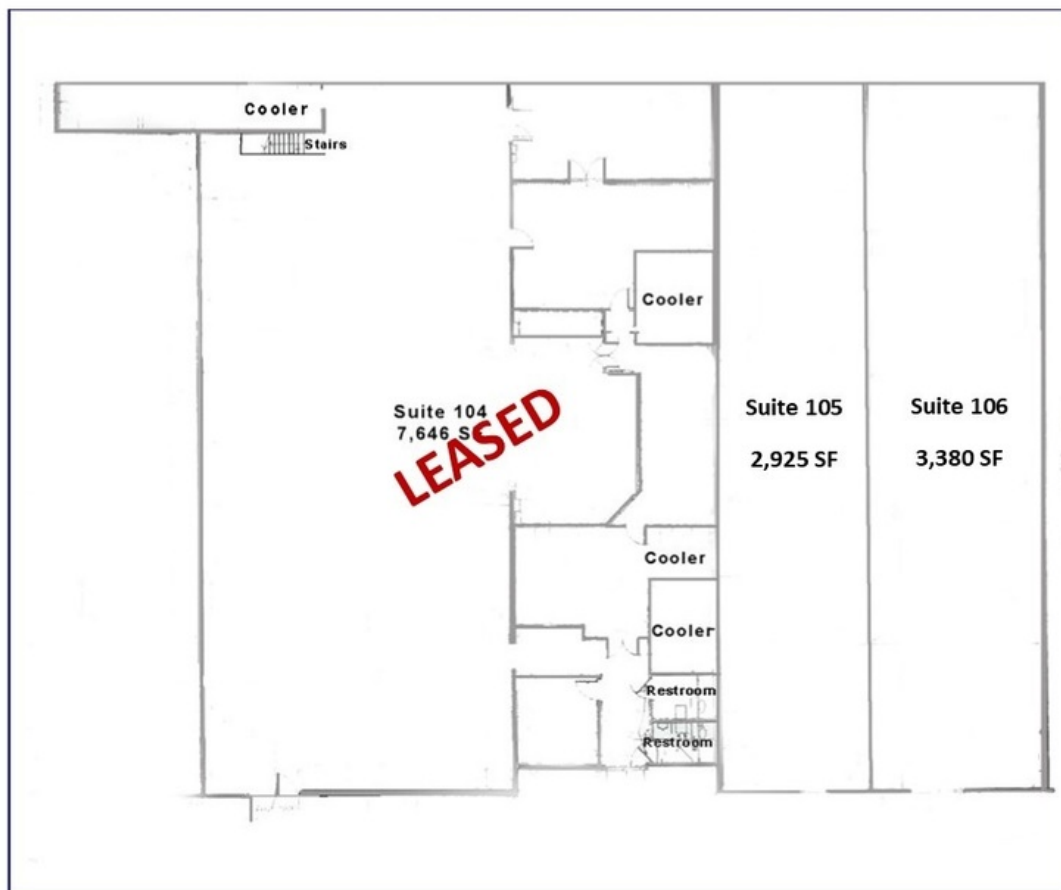
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SUITE 105 & SUITE 106



Suites 105 & 106

Note: Not drawn to scale

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LOCATION MAP



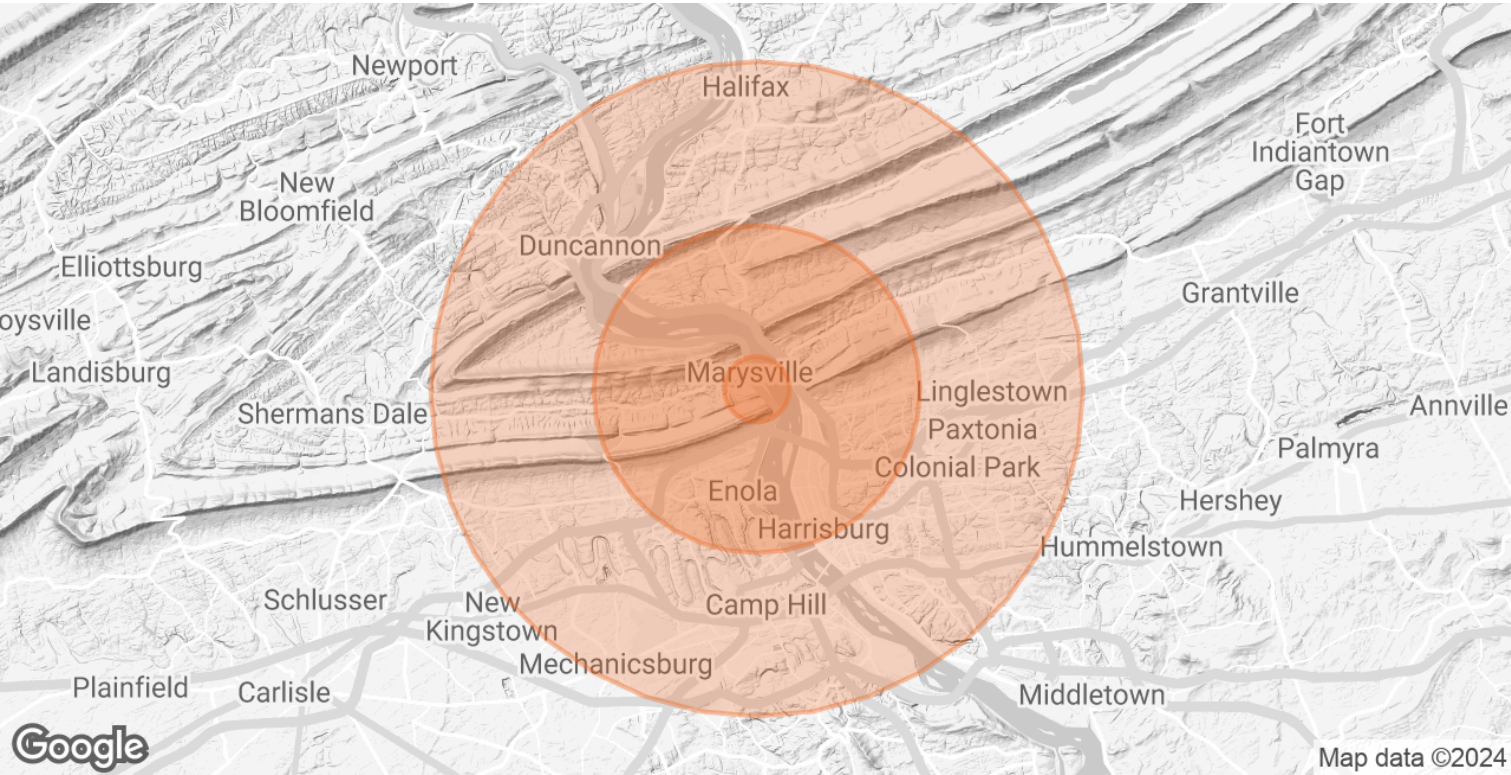
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,138	65,380	310,859
AVERAGE AGE	42.5	38.0	39.4
AVERAGE AGE (MALE)	41.8	36.9	37.6
AVERAGE AGE (FEMALE)	43.0	38.6	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	499	26,947	130,873
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$75,478	\$68,822	\$67,694
AVERAGE HOUSE VALUE	\$180,029	\$168,569	\$174,233

* Demographic data derived from 2020 ACS - US Census

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