

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$6.95 SF/yr (NNN)
Building Size/Available SF:	4,910 SF
Lot Size:	0.45 Acres
Year Built:	1970
County:	Cumberland
Township / Municipality:	Borough of Mechanicsburg
Zoning:	RM - Residential Medium

PROPERTY OVERVIEW

Single story commercial flex building available immediately for lease. Located in the heart of Mechanicsburg. Easy access with ample on-site parking. Excellent visibility and signage. Flexible layout perfect for any flex user.

PROPERTY HIGHLIGHTS

- 17 parking spaces
- One (10' X 10') drive-in door
- Gas Heat
- Air conditioning
- Flat rubber roof

512 W Simpson Street

COMMERCIAL FLEX PROPERTY FOR LEASE

512 W Simpson Street Mechanicsburg, PA 17055

PHOTOS



Roy H. Brenner
Vice President Corporate Services Group
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rbrenner@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

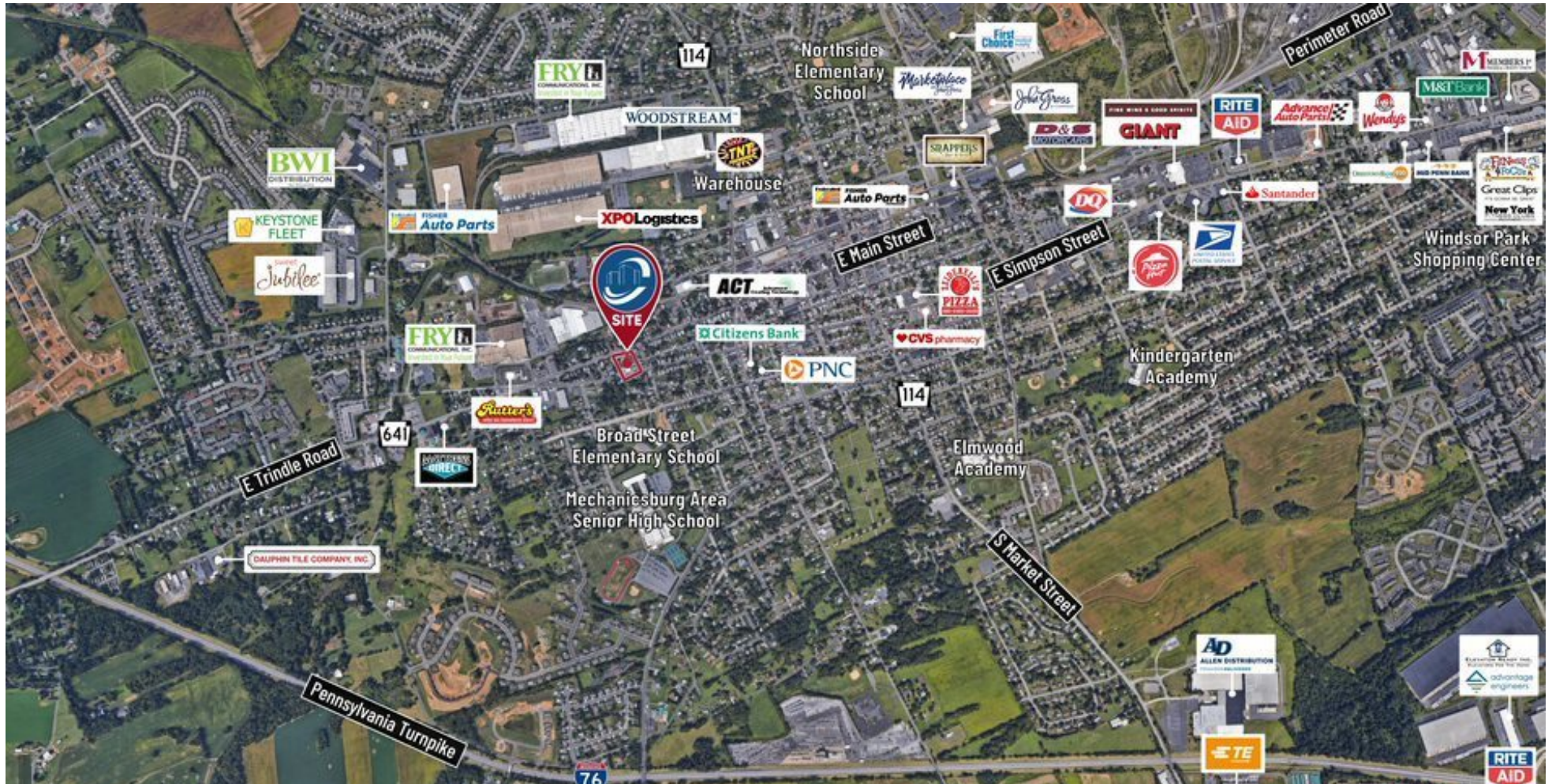
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TRADE AERIAL



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	593	2,415	8,413
Average Age	44.0	42.1	43.0
Average Age (Male)	39.1	37.7	40.8
Average Age (Female)	46.7	44.3	44.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	283	1,190	3,835
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$61,788	\$60,266	\$74,874
Average House Value	\$1,296,162	\$482,688	\$370,913

* Demographic data derived from 2020 ACS - US Census

