



700 BENT CREEK BOULEVARD

MECHANICSBURG, PA 17050

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OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr [Full Service]
Building Size:	12,000 SF
Available SF:	2,011 - 4,812 RSF
County:	Cumberland
Township:	Silver Spring
Zoning:	C-2 Office

PROPERTY OVERVIEW

Two suites available for lease in a well-maintained office located in Bent Creek Business Park. Great location with access to Carlisle Pike and close to I-81.

PROPERTY HIGHLIGHTS

- Great property
- Owner occupied
- Move in ready
- Single story
- Ample parking
- Shared conference room
- Restroom & kitchen in common
- Private offices
- Open work space

Lease Spaces



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,011 - 4,812 SF	Lease Rate:	\$18.50 SF/yr

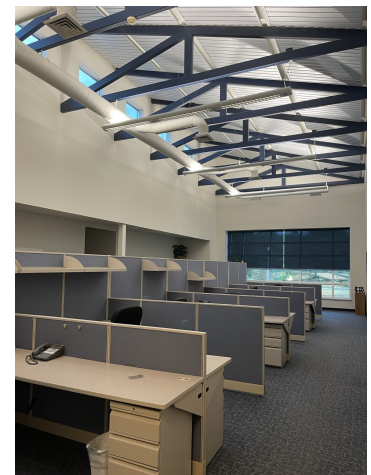
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1 - 2,011 SF	Available	2,011 SF	Full Service	\$18.50 SF/yr	-
Suite 2 - 4,812 SF	Available	4,812 SF	Full Service	\$18.50 SF/yr	Can be subdivided into two suites

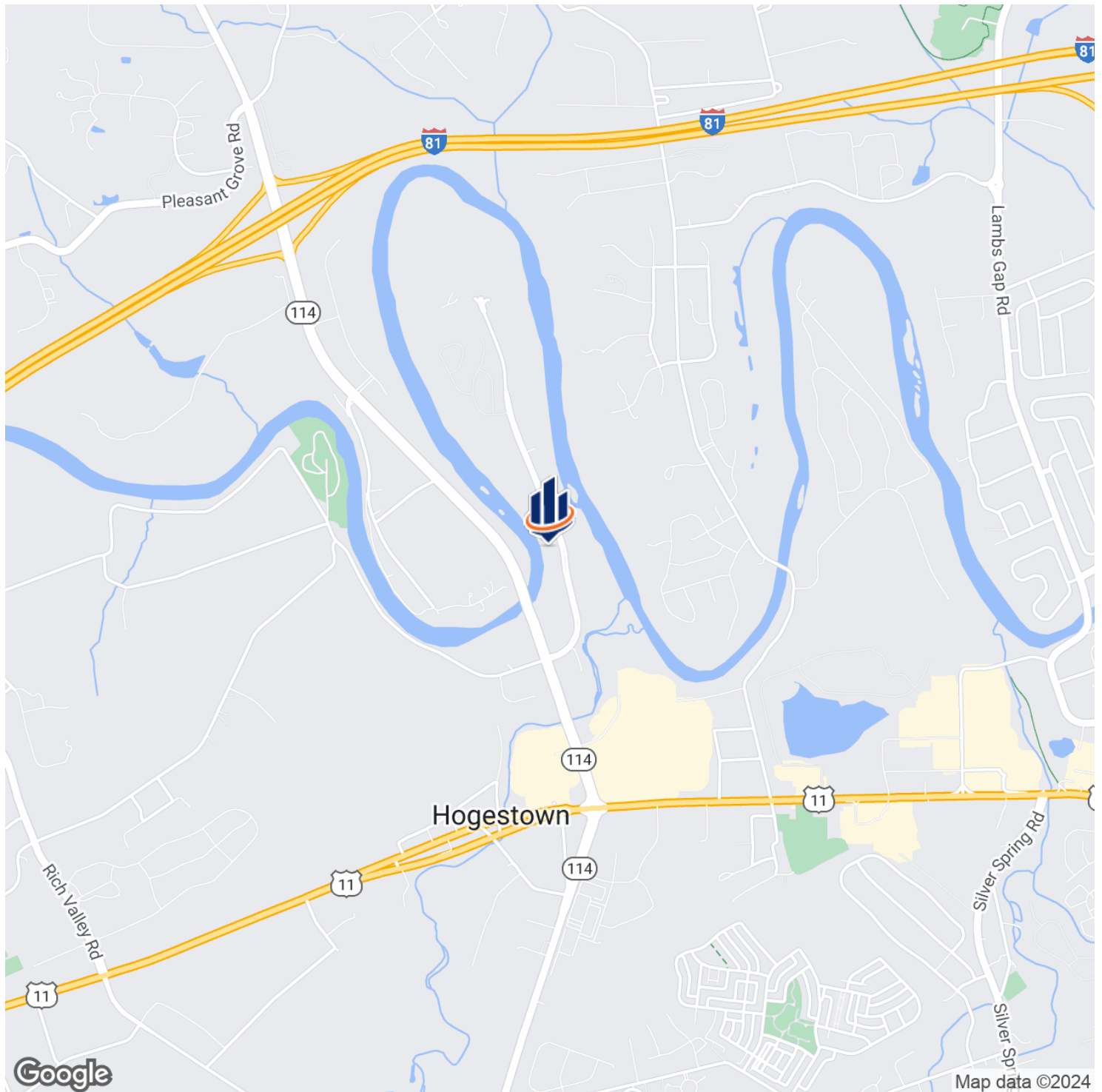
Available Suites



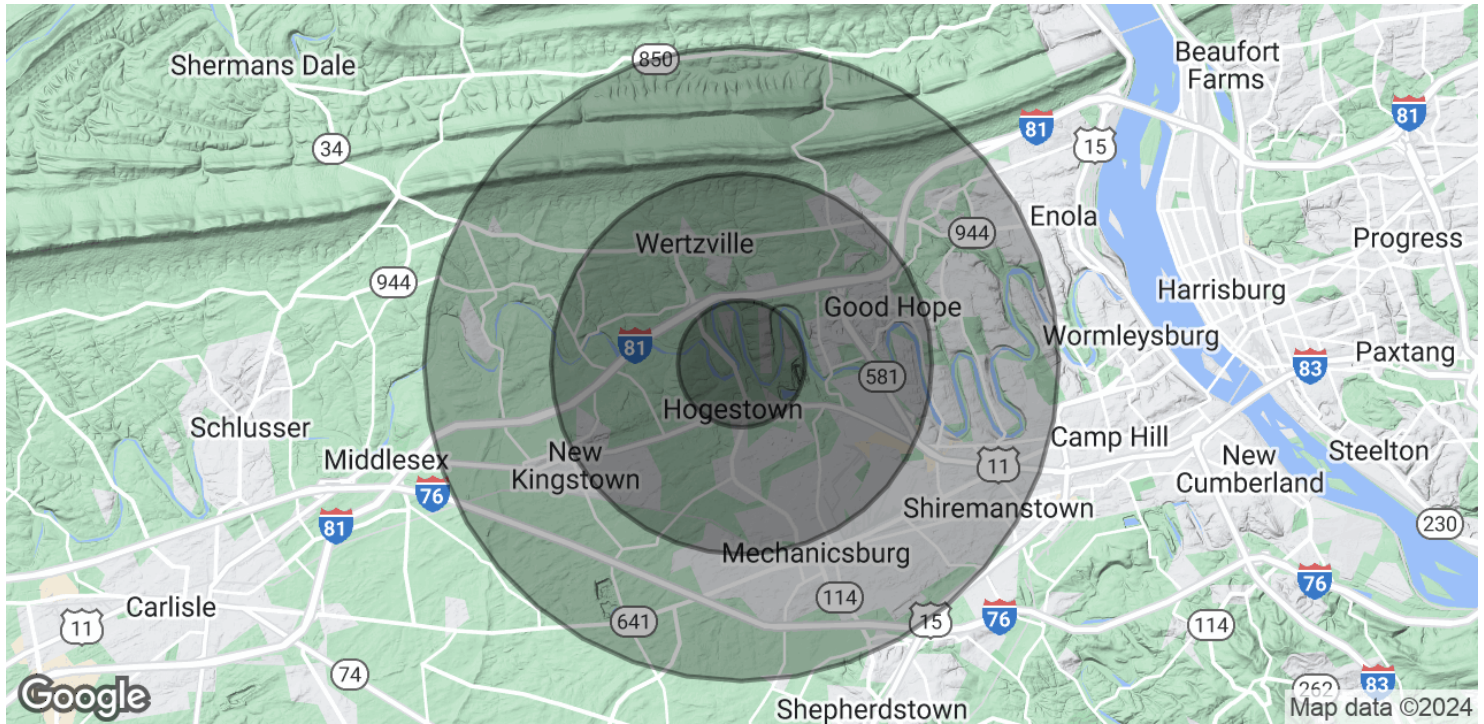
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,435	29,893	75,394
Average Age	38.0	41.1	42.8
Average Age [Male]	40.2	40.1	41.2
Average Age [Female]	35.5	42.8	43.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,059	12,167	32,793
# of Persons per HH	2.3	2.5	2.3
Average HH Income	\$101,737	\$113,015	\$97,877
Average House Value	\$373,802	\$296,467	\$248,032

* Demographic data derived from 2020 ACS - US Census