

1100 BENT CREEK BOULEVARD, MECHANICSBURG PA



PROPERTY DESCRIPTION

First floor office suite available for lease in a nice office building, located in the Bent Creek Business Park. This property offers on site storage, ample parking and on-site management. Convenient to I-81, Rt. 114 and Carlisle Pike.

PROPERTY HIGHLIGHTS

- +/-1,639 SF first floor suite
- Ample in common parking
- Many amenities - restaurant, major & local retailers, banking
- Available: April 2025

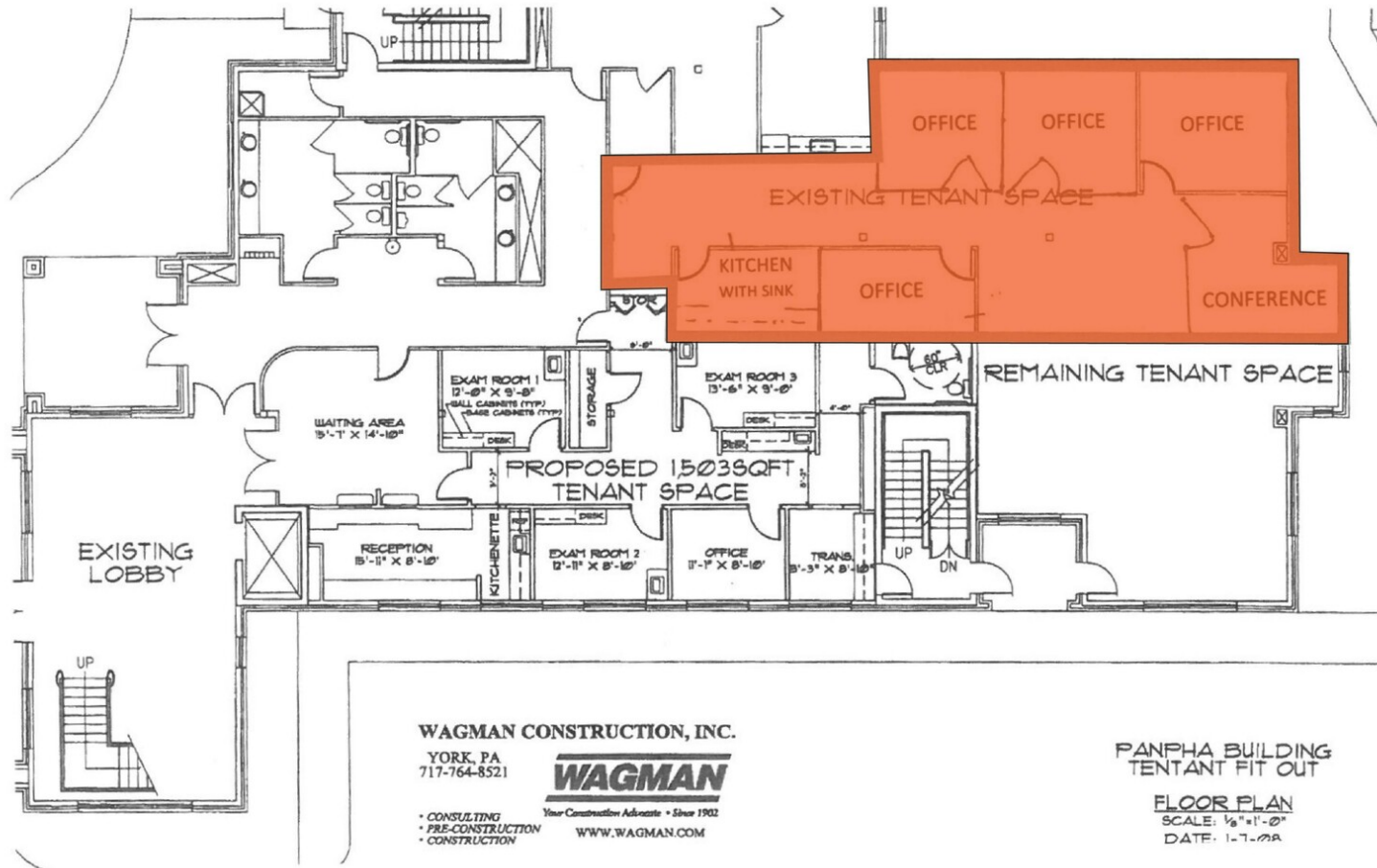
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PA #RM419784

OFFERING SUMMARY

LEASE RATE:	\$18.95 SF/yr (MG +Janitorial)
AVAILABLE SF:	1,639 SF
BUILDING SIZE:	25,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	389	26,263	93,961
TOTAL POPULATION	954	61,716	225,409
AVERAGE HH INCOME	\$94,161	\$88,621	\$75,141

FLOOR PLAN



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SVN | LATUS 2

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