

LEASE

1700 Bent Creek Boulevard

1700 BENT CREEK BOULEVARD

Mechanicsburg, PA 17050

PRESENTED BY:

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PA #RM419784



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.95 SF/yr (Full Service)
BUILDING SIZE:	56,107 SF
AVAILABLE SF:	2,361 - 12,213 SF
LOT SIZE:	10 Acres
YEAR BUILT:	2004
ZONING:	C2 - Community Commercial

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PROPERTY OVERVIEW

2,361 RSF to +/-17,736 RSF available for lease in one of the nicest buildings on the West Shore, prestigious Bent Creek Business Park. Second floor may be subdivided. Located among national and local retailers with quick access to Carlisle and Harrisburg.

PROPERTY HIGHLIGHTS

- First & Second Floor Suites
- Prestigious Bent Creek Business Park
- Close to I-81 & Carlisle Pike at Route 114
- Many Amenities - Restaurants, major & local retailers, banking
- Local management
- Sits on 10 acres
- Ample parking
- Janitorial 5 nights a week

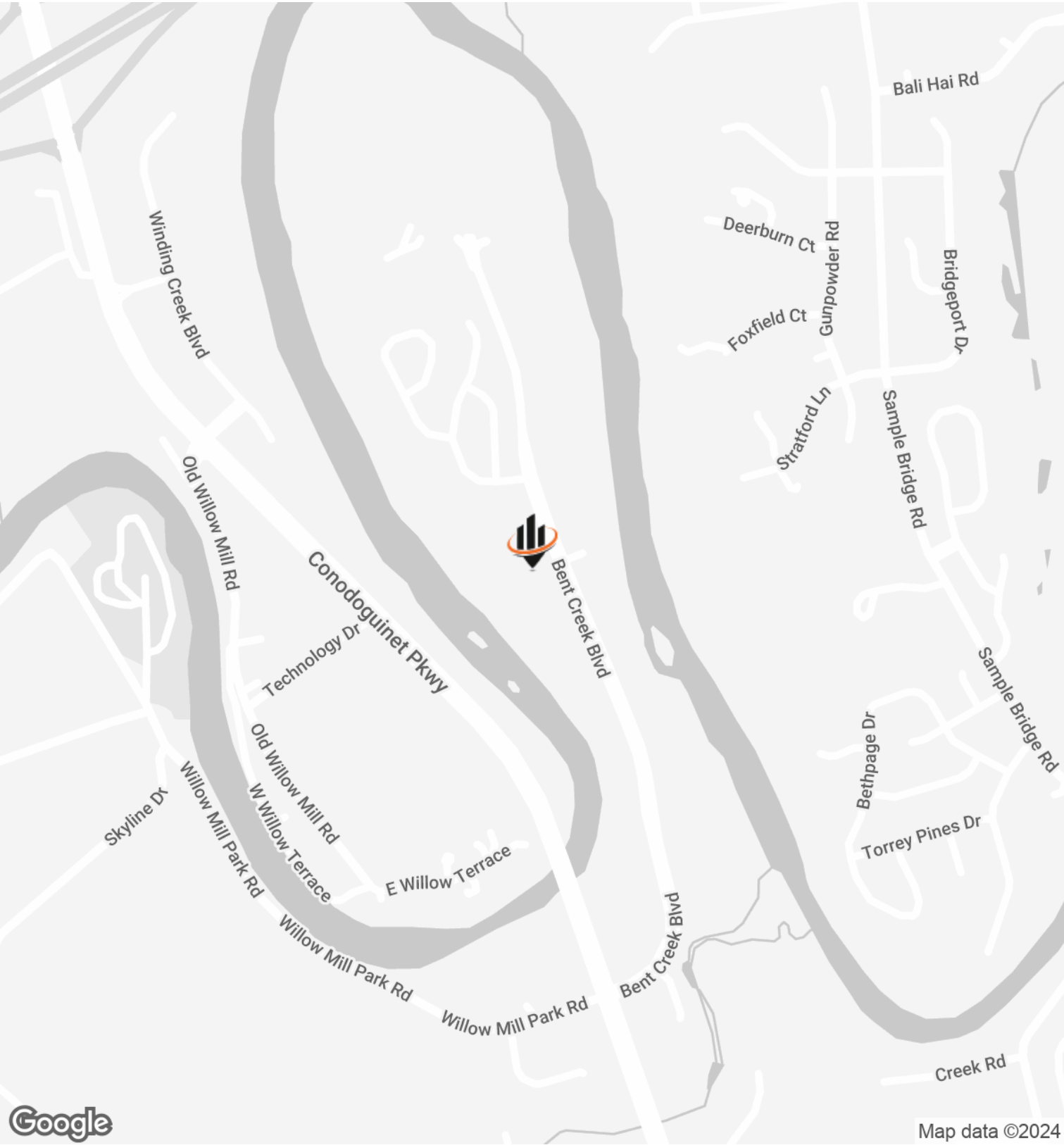
LEASE SPACES



AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 160	Available	2,361 SF	Full Service	\$21.95 SF/yr
Suite 165	Available	3,162 SF	Full Service	\$21.95 SF/yr
Suite 210	Available	12,213 SF	Full Service	\$21.95 SF/yr

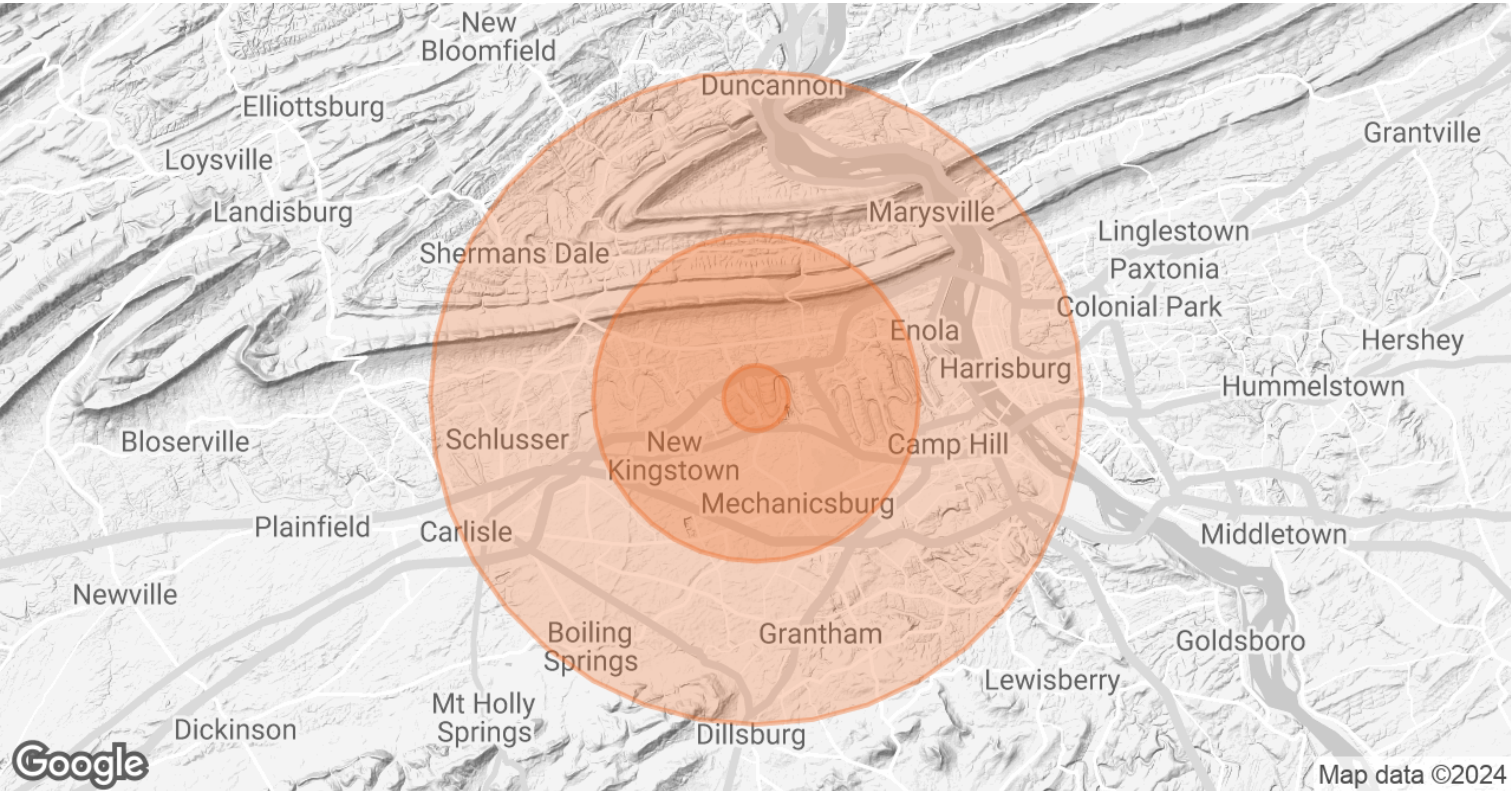
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	915	60,273	222,683
AVERAGE AGE	43.4	41.5	40.8
AVERAGE AGE (MALE)	43.5	40.1	39.3
AVERAGE AGE (FEMALE)	43.2	42.9	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	373	25,594	92,446
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$95,009	\$88,867	\$75,452
AVERAGE HOUSE VALUE		\$186,112	\$185,701

* Demographic data derived from 2020 ACS - US Census

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