



1700 BENT CREEK BOULEVARD

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MECHANICSBURG, PA 17050

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$21.95 SF/yr [Full Service]
Building Size:	56,107 SF
Available SF:	2,361 - 17,736 RSF
Lot Size:	10 Acres
Year Built:	2004
Zoning:	C2 - Community Commercial
Market:	Central Pennsylvania
Submarket:	Harrisburg

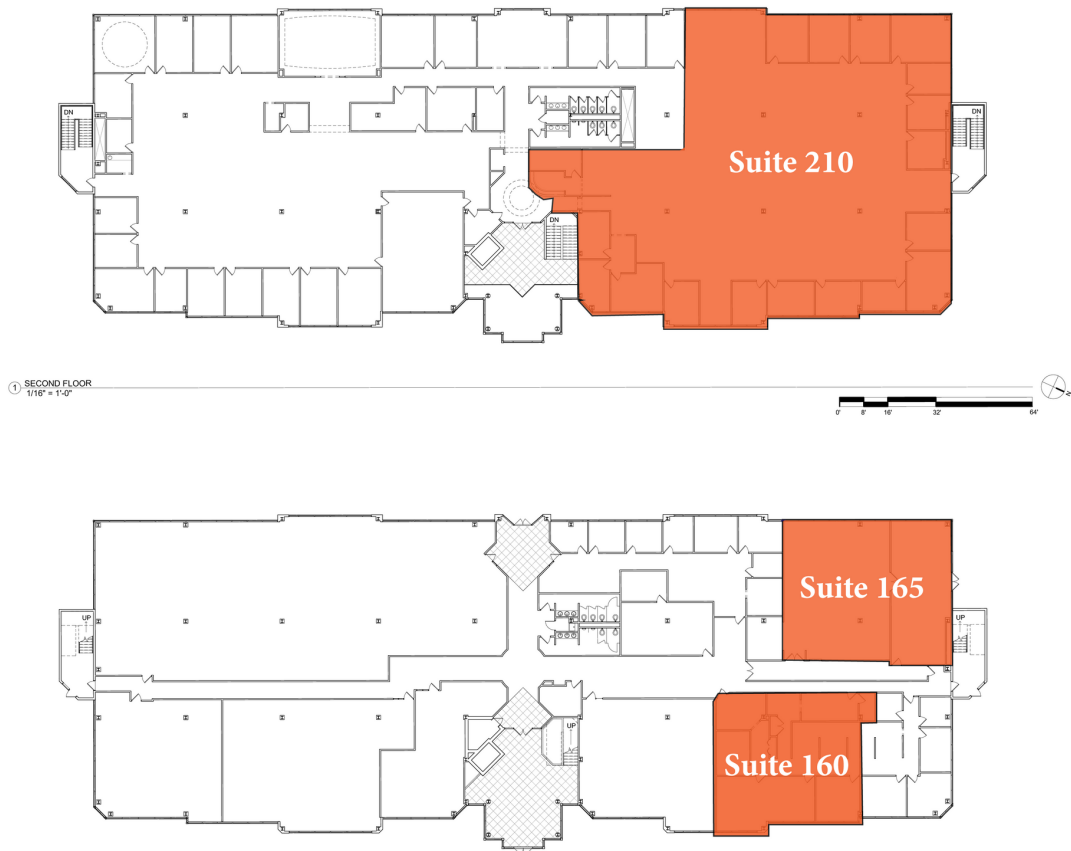
PROPERTY OVERVIEW

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

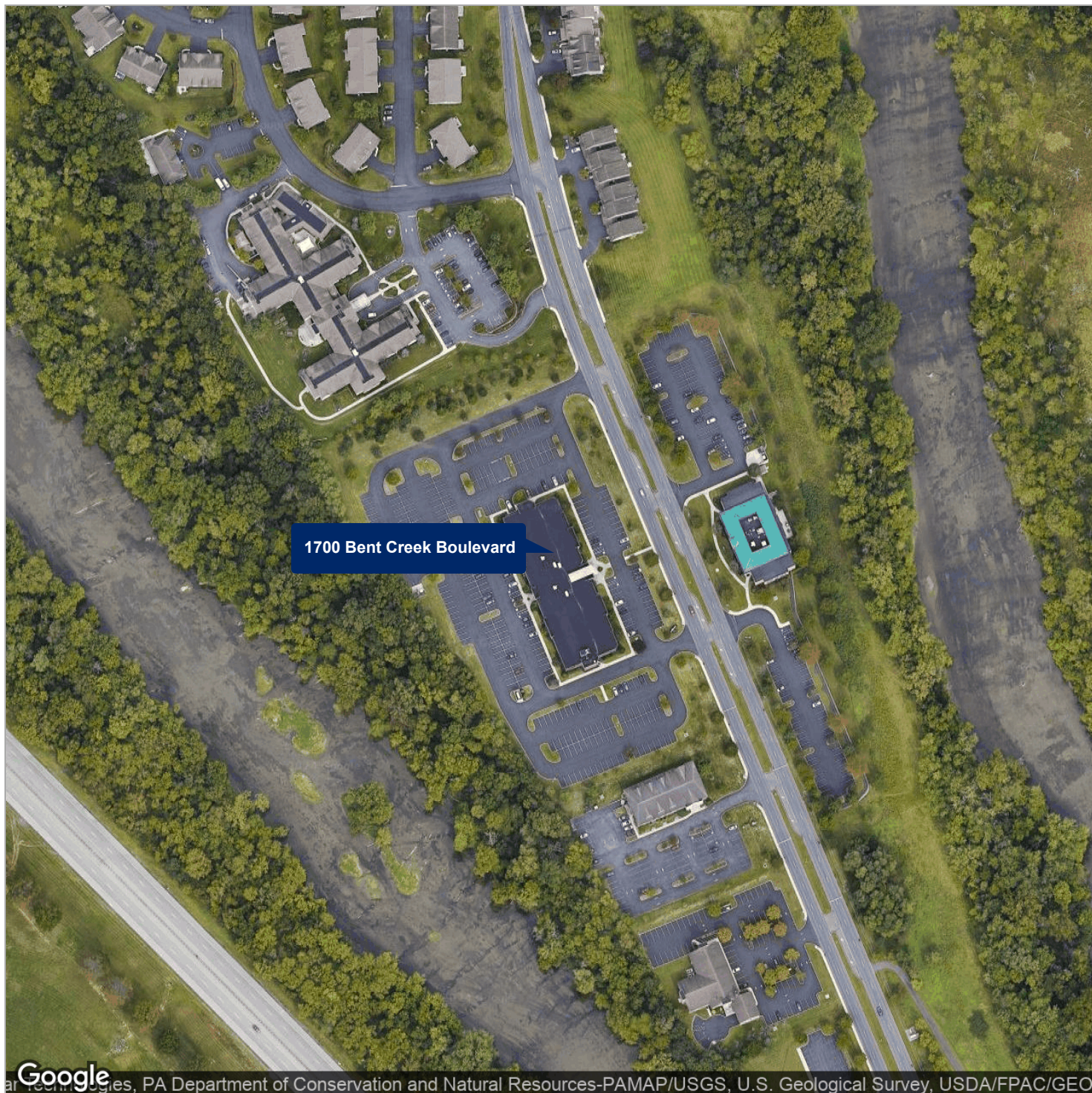
- First & Second Floor Suites
- Prestigious Bent Creek Business Park
- Close to I-81 & Carlisle Pike at Route 114
- Many Amenities - Restaurants, major & local retailers, banking
- Local management
- Sits on 10 acres
- Ample parking
- Janitorial 5 nights a week

Available Space

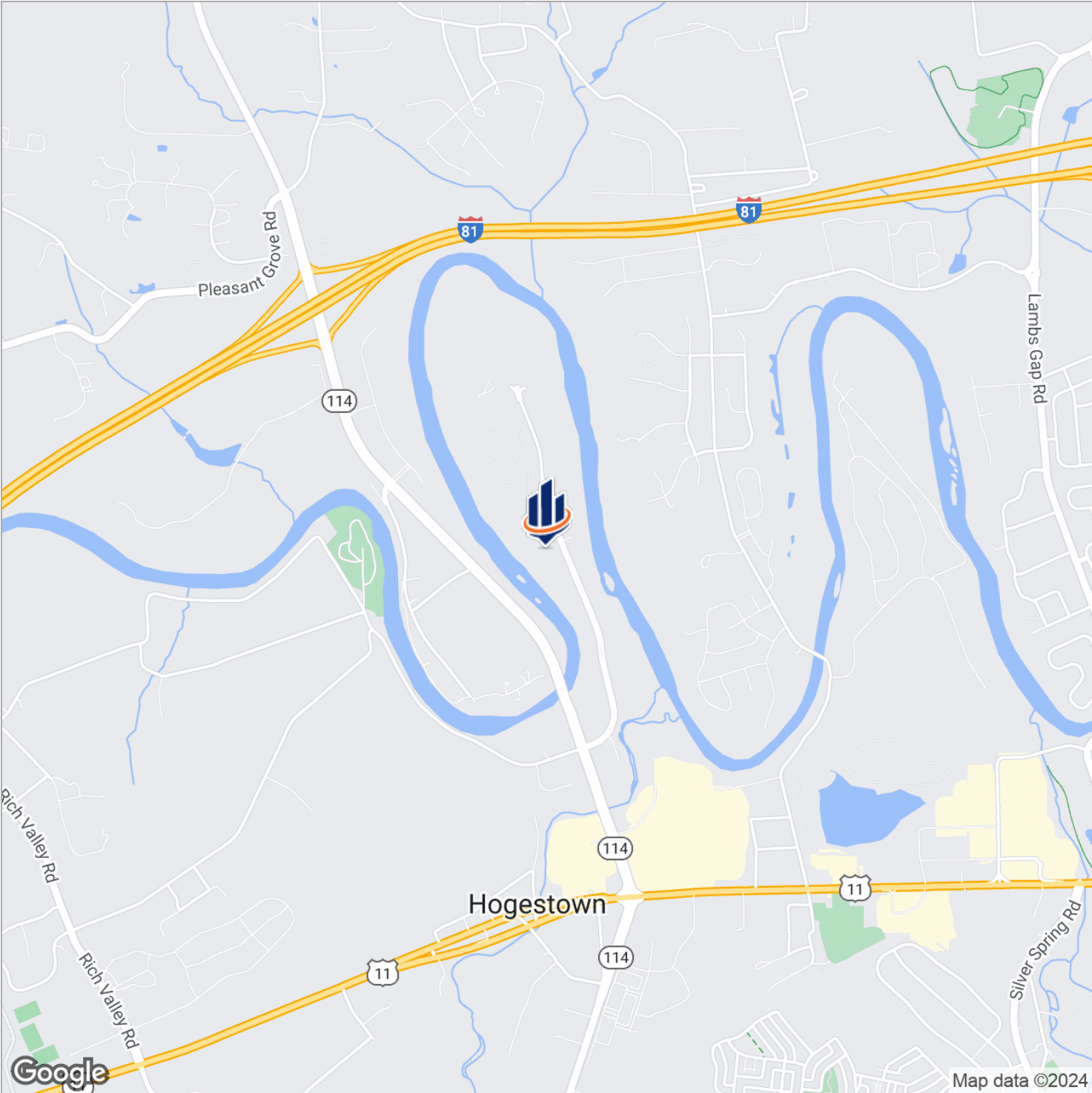


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 160	Available	2,361 SF	Full Service	\$21.95 SF/yr
Suite 165	Available	3,162 SF	Full Service	\$21.95 SF/yr
Suite 210	Available	12,213 SF	Full Service	\$21.95 SF/yr

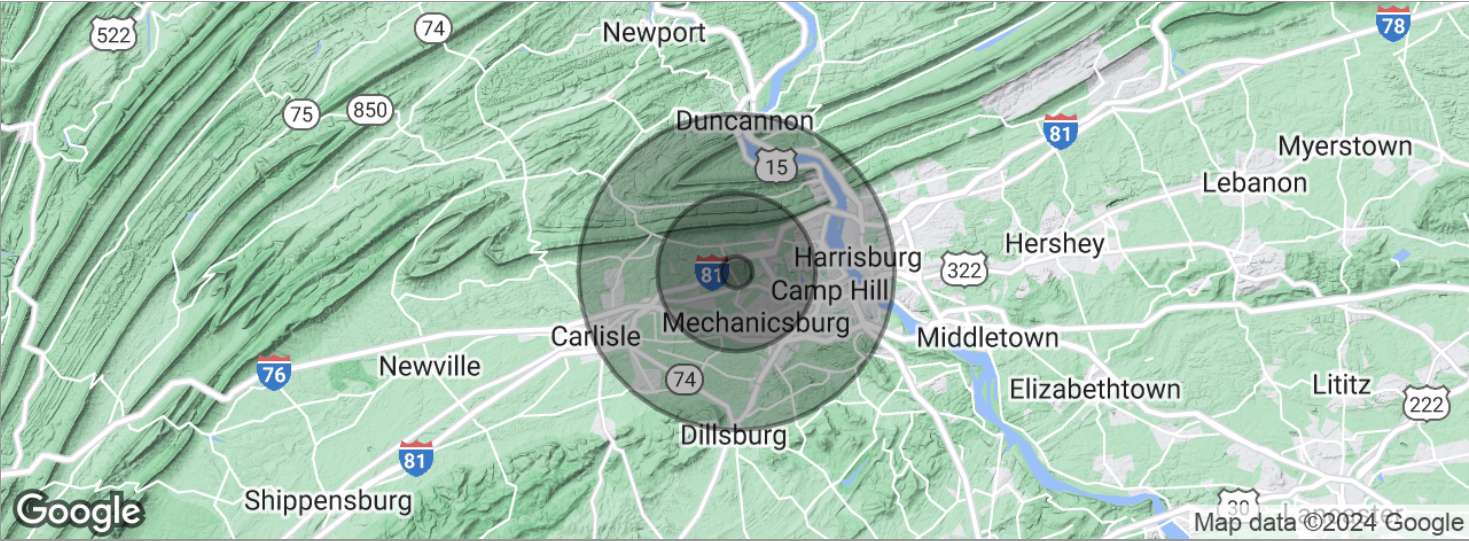
Aerial Map



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	915	60,273	222,683
Median age	43.4	41.5	40.8
Median age [Male]	43.5	40.1	39.3
Median 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