



Class A Medical / Office Suites
FOR LEASE

21 Waterford Drive, Mechanicsburg, PA 17050

21 WATERFORD DRIVE · MECHANICSBURG, PA 17050

CLASS A MEDICAL | OFFICE SUITES

FOR LEASE



OFFERING SUMMARY

Available SF for Lease	4,250 SF or (1,500 SF & 2,750 SF)
Lease Rate	Negotiable
Lease Type	Gross/Full Service
Zoning	CO-Commercial Office
Municipality	Silver Spring Township
County	Cumberland Country

PROPERTY OVERVIEW

Landmark is pleased to present a beautiful medical office suite available for lease in Mechanicsburg's Class "A", Waterford Building. The suite was set up previously for a physical therapy practice with upscale finishes. The building is strategically placed in a corridor of up-and-coming medical offices and businesses.

The building is visible from Carlisle Pike and located just west of the Cumberland Valley Educational Campus, along Route 11 (Carlisle Pike), with great access to I-81 via the Middlesex and Route 114 Mechanicsburg interchanges. The area is surrounded by many newly built residential communities and in the vicinity of Cumberland Valley High School campuses (rated one of the best in Pennsylvania. Source www.niche.com)

PROPERTY HIGHLIGHTS

- Available suite can be demised into two smaller suites; 1,500 SF & 2,750 SF
(See floor plan on page 4.)
- Landlord will build to suit
- Large signage opportunity, visible from the Carlisle Pike
- Close to major medical campuses, UPMC and Penn State Health

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

BO MANGAM
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PROPERTY DETAILS

Number of Buildings	1
Building Size	26,140 SF
Lot Size	3.36 Ac
Building Class	A
Tenancy	Multi
Number of Floors	2
Restrooms	2 per floor
Parking	On-Site; 128 Spaces
Year Built	2012

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat
Power	120/208 volt, 3-phase, 800 amps
HVAC	Gas
Sprinklers	Automatic Wet-type
Signage	Building + Monument

MARKET DETAILS

Cross Streets	Carlisle Pike (Rte 11) & Waterford Dr
Traffic Count at Intersection	8,557 ADT
Municipality	Silver Spring Township
County	Cumberland County
Zoning	(C-O) Commercial Office

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ADDITIONAL PHOTOS



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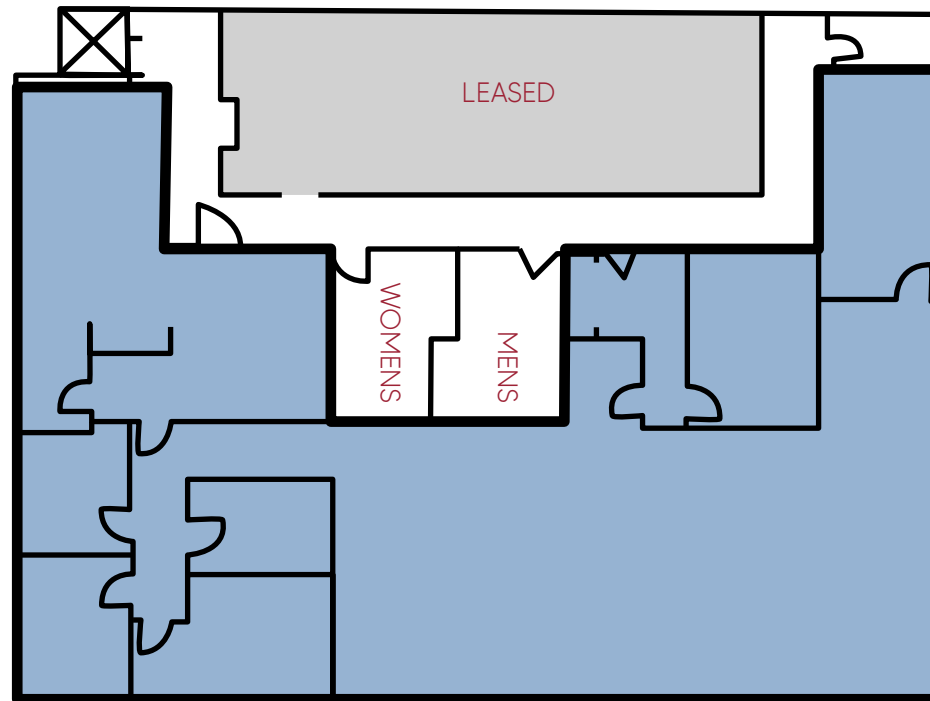


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LEASE AVAILABILITY



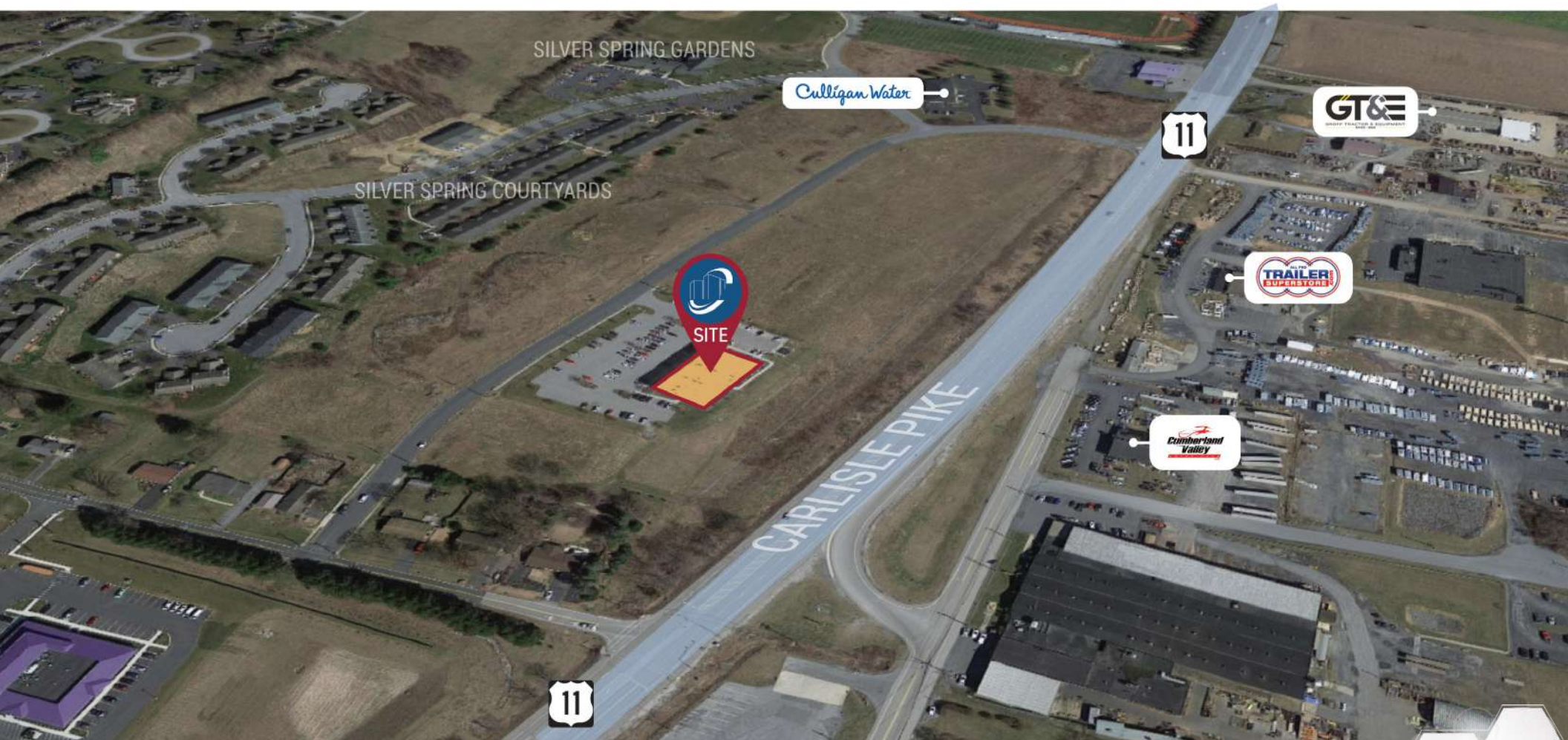
SUITE	SUITE SIZE	LEASE RATE	LEASE TYPE	NOTES
212	4,250 SF	\$19 per SF/yr	Full Gross	Space was previously outfitted for a Physical Therapy practice, but allows for the possibility to demise. Suite sizes would be approximately $\pm$ 1,500 SF and $\pm$ 2,750 SF

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LOCATION



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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	2,260
3 MILE	17,568
5 MILE	52,420

HOUSEHOLDS

1 MILE	931
3 MILE	7,041
5 MILE	20,764

AVERAGE HOUSEHOLD INCOME

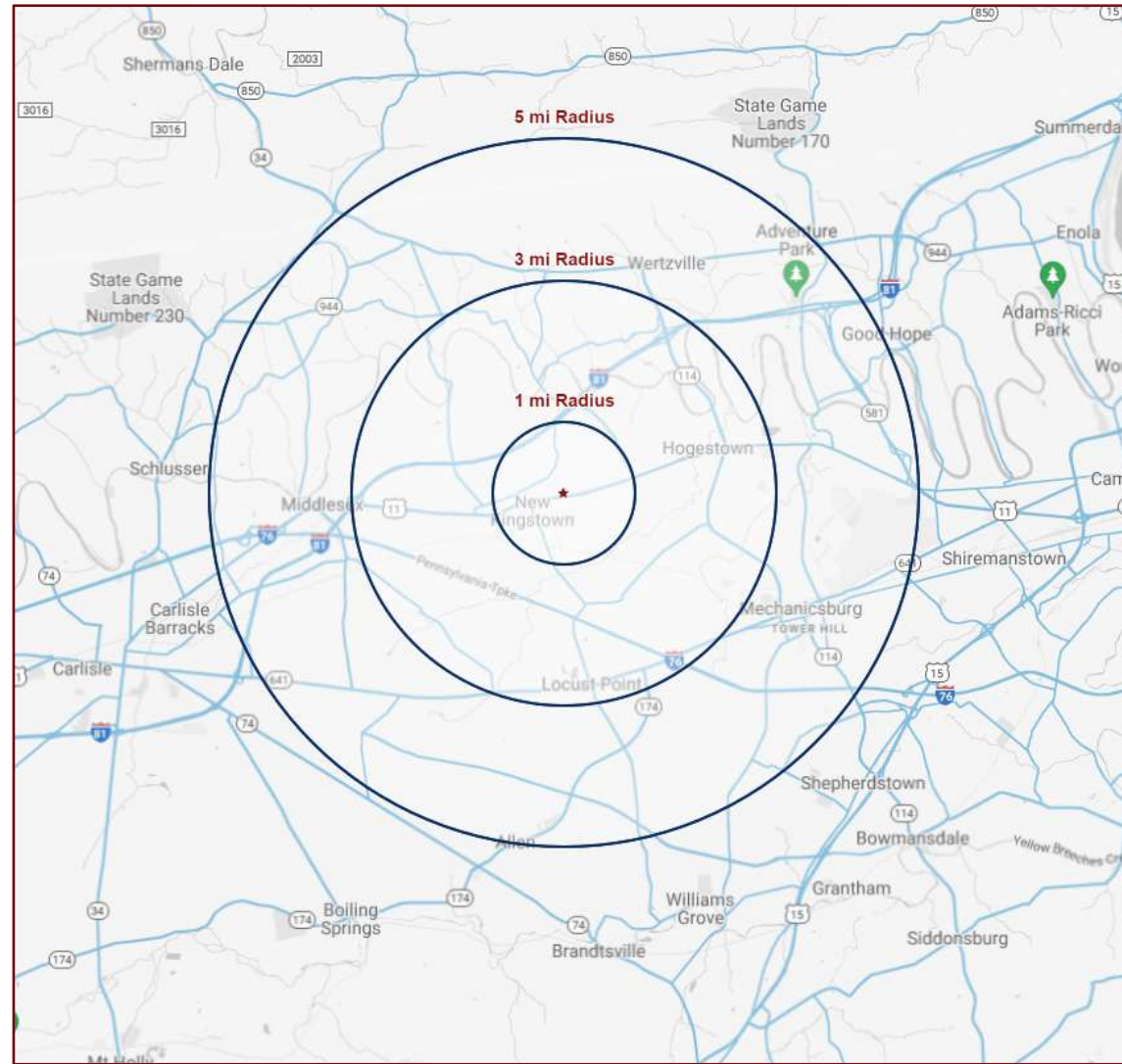
1 MILE	\$172,864
3 MILE	\$138,234
5 MILE	\$135,307

TOTAL BUSINESSES

1 MILE	71
3 MILE	609
5 MILE	1,908

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,256
3 MILE	9,025
5 MILE	24,620



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AREA OVERVIEW

MECHANICSBURG, Pennsylvania, is a dynamic area that encompasses multiple municipalities within the 17050 and 17055 zip codes, deriving its name from the central Borough of Mechanicsburg. It offers diverse business and residential opportunities, from historic neighborhoods to modern developments, creating a unique blend of the old and the new. Mechanicsburg's name dates to the 19th century when skilled mechanics who repaired and crafted wagons settled here.

As a transportation hub, Mechanicsburg has a rich history, connecting through rail and major roadways, including Interstates 76, 81, 83, and US Routes 11 & 15. This strategic location ensures easy access to major East Coast metropolitan areas within a two-hour drive. The area is well-served by several school districts, including the Cumberland Valley, Mechanicsburg, and West Shore School Districts, along with various educational options. In sum, Mechanicsburg provides a unique blend of historical charm, modern development, and exceptional connectivity, making it an attractive place to live and work.



MECHANICSBURG DEMOGRAPHICS



POPULATION

9,953



HOUSEHOLDS

4,394



AVG HH INCOME

\$89,113



MEDIAN AGE

38.6



BUSINESSES

3,554



EMPLOYEES

3,167

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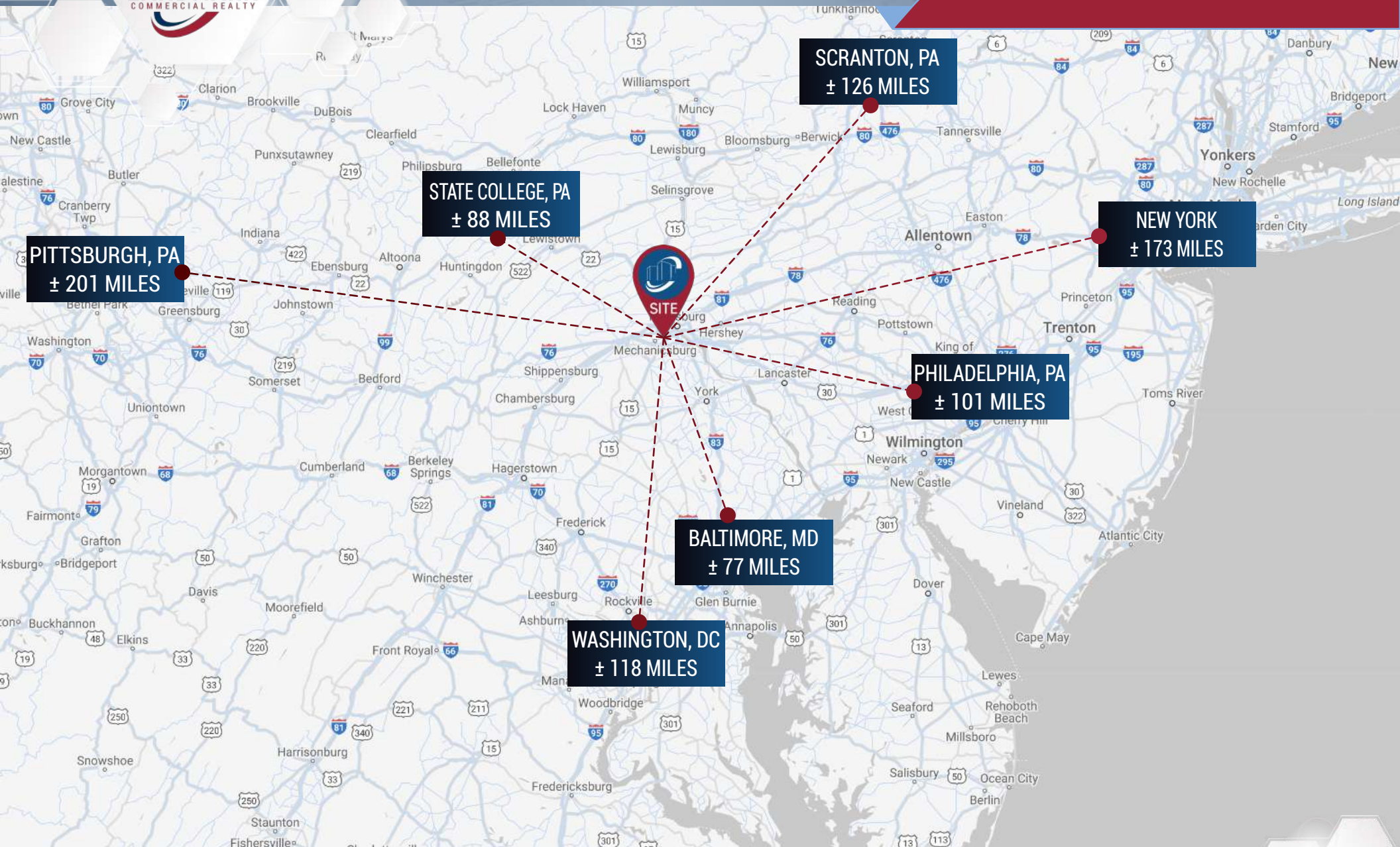
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