

FOR LEASE

9,246 SF
Storefront Retail Space

Building & Pylon
Signage Available



6100 Carlisle Pike
Mechanicsburg, PA 17055

VESTIAN

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

6100 Carlisle Pike

Property Overview

Pep Boys owns this properties, so there is no limit to the amount of term that can be offered. Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or plasma centers, day care for children, doggie day care, discount retail, mattresses/furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

- Highly visible from all directions
- 88 parking spaces
- Size of space can be flexible up to 10,728 SF
- Situated on 2.20 acres
- Ceiling Height- 22"

Nearby Retailers



CONTACT

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PROPERTY OVERVIEW

Address	6100 Carlisle Pike Mechanicsburg, PA 17055
Available SF	9,246 SF
Occupied SF	7,219 SF
Total Building SF	16,778 SF
Year Built	1985
Possession	Immediate
Signage	Building & Pylon Signage Available
Asking Rate	Contact Broker
Comments	• Dedicated Main Entrance • Building Height 20' • Sprinklered • HVAC throughout • Gas Service • Municipal Water/Sewer



CONTACT

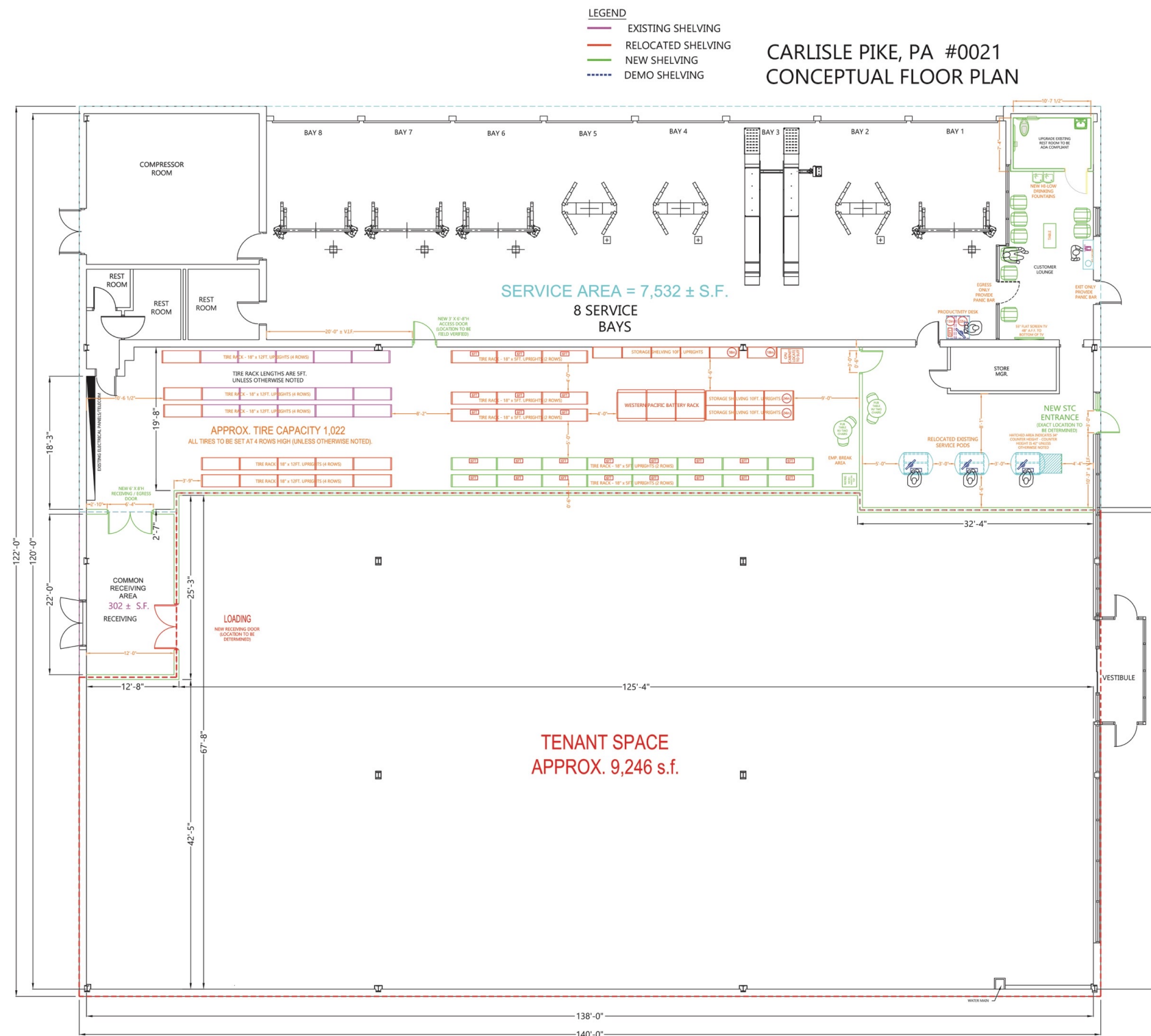
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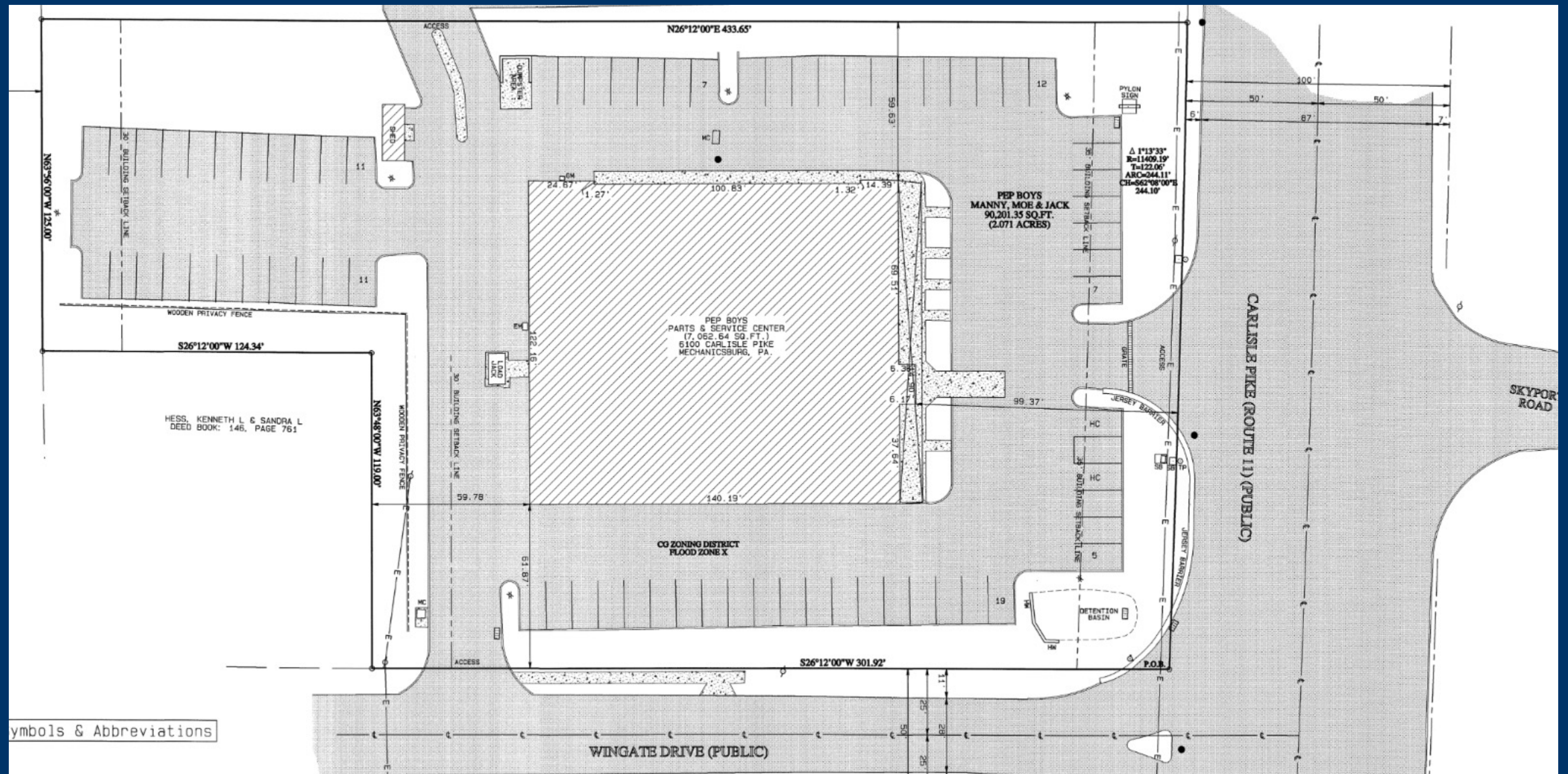
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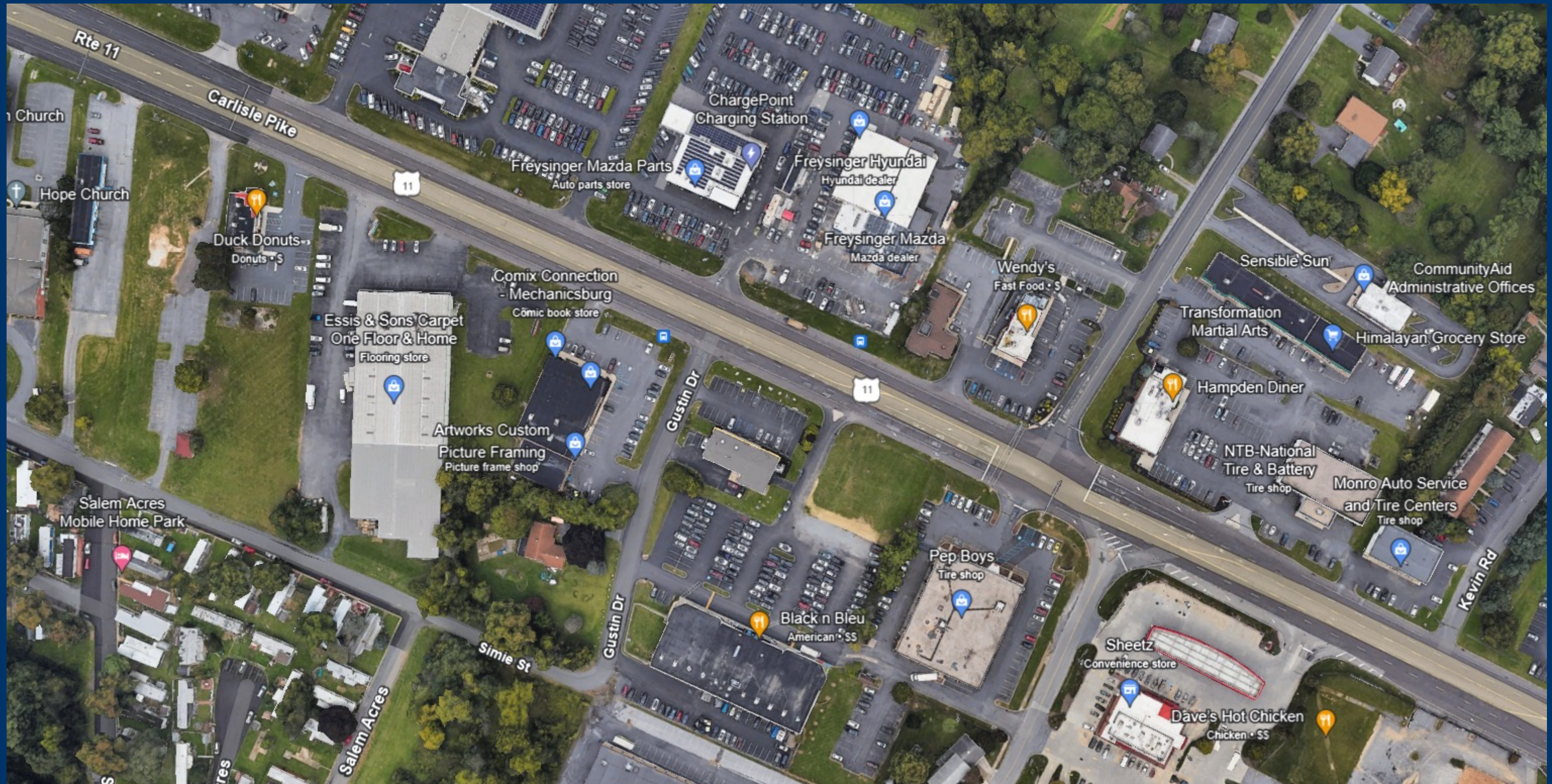
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Building & Pylon Signage Renderings



**Signage renderings provided for illustrative purposes only.
Actual design and placement may vary based on location and specific property requirements.*

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