

LOCATED ALONG ONE OF HARRISBURG'S BUSIEST SHOPPING CORRIDORS.



# BELTWAY TOWNE CENTRE

±1,900-2,790 SF

±15.44 ACRE PROJECT



5401 CARLISLE PIKE | MECHANICSBURG, PA 17050

717.843.5555





# BELTWAY

## TOWNE CENTRE

### THE LOCATION YOU'VE BEEN WAITING FOR...

**FOR LEASE**  
±1,900-2,790 SF

Beltway Towne Centre is a 15.44 Acre opportunity ideally located along the one of Harrisburg's busiest shopping corridors. This parcel has tremendous visibility and frontage along the Carlisle Pike, which sees over 40,000 vehicles per day. The property also has signalized access which provides consumers ease of access. This provides a rare opportunity for national tenants to position themselves along one of the most soughtafter corridors in the Central PA market.



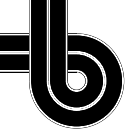
ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

**BELTWAY**  
TOWNE CENTRE

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# LOCATION OVERVIEW

Beltway Towne Centre is strategically positioned with significant frontage and signage along the area's primary retail shopping corridor, Carlisle Pike (Route 11). This site not only benefits from the high traffic flow of the Carlisle Pike and neighboring retail power center, Silver Spring Square, which is home to the area's first Wegman's. With a trade area that extends more than 10 miles, this location attracts a vast customer base. With the high concentration of traffic driven by anchor tenants located amongst the surrounding retail, the site pulls from not just the immediate area, but surrounding market points as well.





# SITE PLAN



SUITE	TENANT	SIZE
1	BJ'S	99,804 SF
2	BJ'S FUELING FACILITY	200 SF
3	RAISING CANE'S	3,615 SF
4	7-BREW	2,460 SF
5	CAVA	2,565 SF
6	LUX NAILS	1,587 SF
7	T-MOBILE	3,123 SF
8	PANDA EXPRESS	2,500 SF
9	HOTWORX	1,700 SF
10	AVAILABLE	1,900 SF
11	AVAILABLE	2,790 SF
12	HONEYGROW	2,500 SF
13	SHAKE SHACK	2,800 SF
14	STRETCH ZONE	1,616 SF
15	LUX NAILS	1,616 SF
16	CAVE COOKIES	1,616 SF



# MARKET AERIAL



Cumberland Marketplace

GIANT Red Robin McDonald's  
Arby's FINE WINE & GOOD SPIRITS holiday hair

114

SHEETZ

KFC

CARMAX

Sakura

NORTH



Silver Spring Commons  
Walmart sam's club  
GameStop VCF VALUE CITY FURNITURE  
DICKEY'S BARBECUE PIT SALLY BEAUTY

Silver Spring Square  
Target Wegmans crumbl BEST BUY  
MOE'S petco chili's LLBean  
LONGHORN MATTRESS FIRM  
OrangeTheory FITNESS ULTA Chick-fil-A

Silver Creek Plaza  
REI coop Panera F&M TRUST Domino's  
Great Clips

BELTWAY TOWNE CENTRE  
B's crave STRETCH ZONE  
T-Mobile honeygrow  
SHAKE SHACK CAVA  
Cane's

Trindle Run Center  
Starbucks COFFEE PIVOT  
pure barre JAZZercise  
THE VITAMIN SHOPPE

HARBOR FREIGHT  
LA BOY FURNITURE GALLERIES  
Ford KIA

M MEMBERS 11  
Pepp Boys SHEETZ  
CLOUD9 CAR WASH

Hampden Commons  
THE HOME DEPOT CRUNCH  
GUESS GUESS GOOD STUFF CHEAP  
PETSMART ASHLEY

5600 Carlisle Pike  
MARSHALLS  
HomeGoods Happy  
Burlington HOBBY LOBBY

Gateway Square  
TJ-maxx WAYBACK BURGERS  
SKY ZONE PLATOS CLOSET



# 6 RENDERINGS







# MARKET OVERVIEW

Carlisle Pike (Route 11) in Mechanicsburg, PA observes an average of 40,000 vehicles daily. Route 11 is the main east-west commercial route running from Camp Hill to Carlisle, PA. Mechanicsburg is located in eastern Cumberland County, part of a rich agricultural region known as the Cumberland Valley. The site is approximately 10 miles west of Harrisburg, the state's capital. Within 2 miles west of the site, Carlisle Pike intersects Interstate 81, a major north-south corridor that enters Pennsylvania from Maryland and continues through to New York state. The submarket consists of Mechanicsburg, Camp Hill, and Carlisle which is commonly known as the West Shore.

## Map Location



### Cumberland County Highway Systems

Miles of Interstate & Highway		77 Miles
Interstate 76		East / West
Interstate 83		North / South
Interstate 81		East / West
581 Connector		East / West
US 11 / 15		East / West

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	61,736	125,046	204,245
TOTAL EMPLOYEES	40,376	78,031	158,396
TOTAL HOUSEHOLDS	27,224	53,690	86,795
AVERAGE HHI	\$94,396	\$91,797	\$83,327

**\$94,396**

AVERAGE  
HOUSEHOLD  
INCOMES

**78,031**

EMPLOYEES  
WITHIN 5 MILES  
OF THE CENTER

**125,046**

POPULATION  
WITHIN 5 MILES  
OF THE CENTER

**53,690**

HOUSEHOLDS  
WITHIN 5 MILES  
OF THE CENTER



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# OVERVIEW: THE CUMBERLAND VALLEY

Cumberland Valley's (Cumberland County and the surrounding region) proximity to major east coast markets and regional seaports, and access to multiple air, rail and highway systems accelerates connections between businesses, suppliers and customers.

The County, located within the Cumberland Valley region of South Central Pennsylvania, has connections via Interstate 81, I-83, I-76 and US 11/15. Cumberland Valley is also within a two-to-three hour drive of every major city on the Northeast Corridor. The close proximity to the state capital of Harrisburg offers many nearby amenities including the transportation hubs of the Harrisburg International Airport and Amtrak.

The county consists of 33 townships and boroughs. Together these municipalities combine the best of rural landscapes with an abundance of business opportunities and a collection of outdoor recreation, military history, renowned events, and an eclectic mix of shopping and dining.

## EDUCATION

Beltway Towne Centre is located only 2.8 miles from Cumberland Valley High School, where over 2,600 students are currently enrolled. Local colleges and universities include Messiah College (8.8 miles), Central Penn College (7.2 miles), Harrisburg Area Community College (10.9 miles), U.S. Army War College (14 miles), Penn State Dickinson Law (14.3 miles), Dickinson College (14.7 miles), and Shippensburg University (37 Miles). County total enrollment for higher education is over 14,533.



3,305 Students



1,250 Students



6,989 Students

**Dickinson**

2,420 Students



384 Students



185 Students



"The Cumberland Valley thrives from the approximately 6,000 businesses that employ over 123,000 people."



## EMPLOYMENT

Daytime employment exceeds 78,000 employees, and there are over 4,750 businesses within a 5-mile radius of Beltway Towne Centre. The Harrisburg area is wellknown for its health-care industry, and the technological and biotechnology are also industries that continue to grow in the region.

### TOP EMPLOYERS

1. Federal Government
2. Amazon.com Services Inc
3. Giant Food Stores LLC
4. State Government
5. Wal-Mart Associates Inc
6. Select Employment Services Inc
7. Exel Inc
8. United Parcel Service Inc
9. Holy Spirit Hospital
10. Cumberland Valley School District

**amazon.com**

**GIANT**

**Walmart**



**PennState Health**  
Holy Spirit Hospital



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## ENTERTAINMENT & ATTRACTIONS

One of the country's most famous amusement parks, Hershey Park, is located less than 20 miles from Beltway Towne Centre. Hershey is a family theme park that features 70 different attractions, including 14 roller coasters and 16 water rides. Hershey Park draws over 3.3 million visitors every year.



There are a number of beer brewing companies in the area surrounding Mechanicsburg, including Appalachian Brewing Company, Lancaster Brewing Company, and Troegs Brewing Company. These breweries offer tours, tastings, and other events, which draw beer enthusiasts from all over.



The Hershey Bears, minor league affiliate of the Washington Capitals (NHL), play at the GIANT Center, a 10,500 seat arena that also holds a variety of other events such as concerts.

The region surrounding Beltway and Mechanicsburg is rich in history, which is highlighted by the numerous museums and historical centers spread throughout the area. Carlisle Borough hosts 10 major automotive events every year, with the largest being the spring show which draws nearly 100,000 visitors to the region. The Carlisle based events bring in \$98 million in annual revenue to the local economy in Central Pennsylvania.



Williams Grove Speedway hosts numerous races throughout the Spring and Summer seasons on its 1/2 mile banked smooth clay oval track, located just 12 miles from Beltway. The Speedway has been one of the top weekly sprint car tracks in the country, with race speeds reaching in excess of 100 mph.



## TRANSPORTATION & INFRASTRUCTURE

Cumberland County's close proximity to major east coast markets and regional seaports, access to multiple air travel and rail systems, and connections via Interstate 81, I-83, I-76 and US 11/15, make this region a growth hub and the most strategic location to connect businesses with suppliers and consumers. Within a day's drive you can reach over two-thirds of the U.S. population and in a two-to three-hour drive every major metropolitan area in the northeast including New York City, Philadelphia, Washington D.C. and Baltimore.





67 Years of Experience

63 Team Members

6 Locations



## WE'VE GROWN IN **SIZE & REPUTATION**

Since its founding in 1956, **Bennett Williams Commercial, Inc.** has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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