

BELTWAY TOWNE CENTRE

5401 CARLISLE PIKE
MECHANICSBURG, PA 17050



Located Along One Of Harrisburg's Busiest Shopping Corridors.



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BELTWAY TOWNE CENTRE

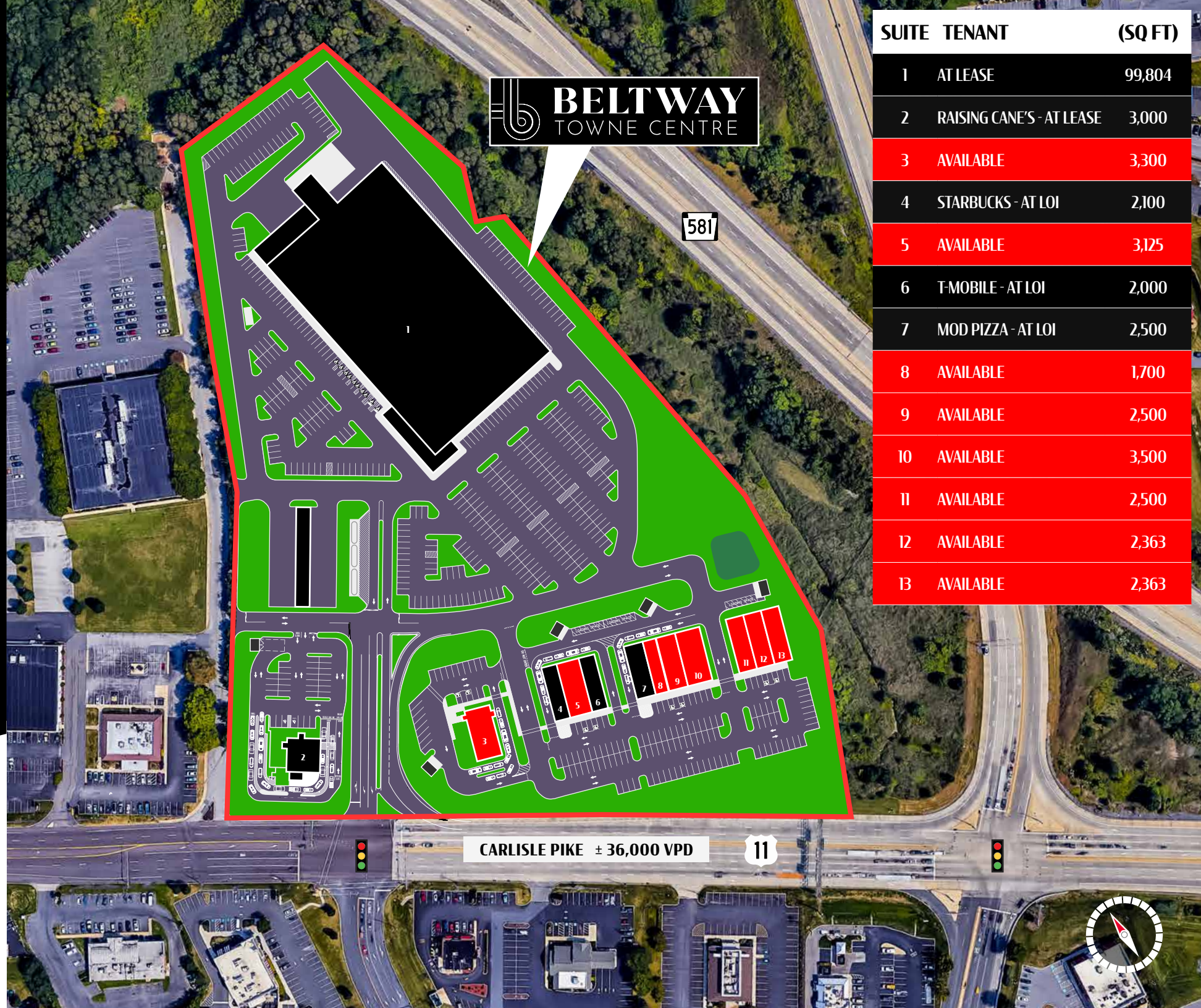
Beltway Towne Centre is a 15.44 Acre opportunity ideally located along the one of Harrisburg's busiest shopping corridors. This parcel has tremendous visibility and frontage along the Carlisle Pike, which sees over 36,000 vehicles per day. The property also has signalized access which provides consumers 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.



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.



BELTWAY
TOWNE CENTRE



CARLISLE PIKE ± 36,000 VPD

11

SUITE	TENANT	(SQ FT)
1	AT LEASE	99,804
2	RAISING CANE'S - AT LEASE	3,000
3	AVAILABLE	3,300
4	STARBUCKS - AT LOI	2,100
5	AVAILABLE	3,125
6	T-MOBILE - AT LOI	2,000
7	MOD PIZZA - AT LOI	2,500
8	AVAILABLE	1,700
9	AVAILABLE	2,500
10	AVAILABLE	3,500
11	AVAILABLE	2,500
12	AVAILABLE	2,363
13	AVAILABLE	2,363





Silver Spring Commons
Walmart AC MOORE
GameStop dressbarn
Sport Clips

Silver Spring Square
Wegmans ULTA OLD NAVY
ROSS Bed Bath & Beyond
Petco

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

581

BELTWAY
TOWNE CENTRE

Shoppes at Silver Spring
Party City Sakura KUMON

Trindle Run Center
petvalu Vitamin PIVOT
pure barre

Cumberland Marketplace
GIANT Sherwin-Williams
M&F Bank

Hampden Commons
REGENCY
PETSMART

5600 Carlisle Pike
Dorling HomeGoods
Marshall's

Gateway Square
TJ-maxx
WOLF'S PLATOS
GameStop

RETAIL MARKET AERIAL

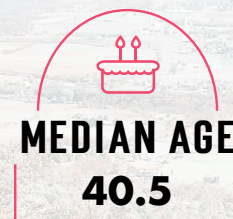
BELTWAY
TOWNE CENTRE

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.



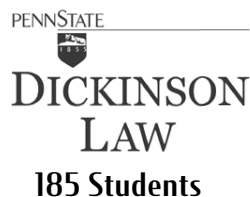
ACCOLADES & COUNTY AWARDS

- ➡ Harrisburg-Carlisle area ranked top 10 Best Places for Millennial Homebuyers. (July 2019)
- ➡ Cumberland County ranked 4th most prosperous county in PA. (March 2019)
- ➡ Mechanicsburg ranks #4 in the state for Best Places to Retire. (October 2019)
- ➡ Cumberland Among Top Counties in Pennsylvania for Mortgage Approval. (Sept 2015)
- ➡ Cumberland County Ranked #1 Best County in Pennsylvania. (Oct 2014)
- ➡ Cumberland County ranks #5 in the state for health outcomes. (April 2016)



EDUCATION & EMPLOYMENT

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



384 Students

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



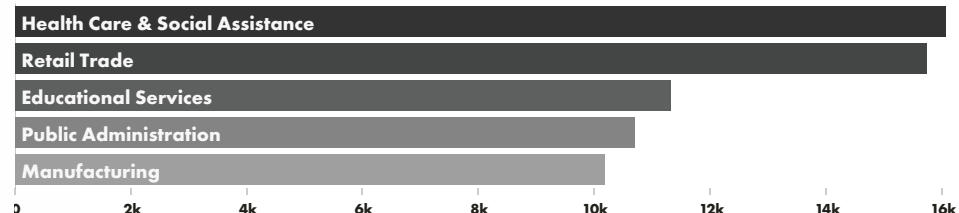
Daytime employment exceeds 78,000 employees, and there are over 4,750 businesses within a 5-mile radius of Beltway Towne Centre. The Harrisburg area is wellknown for its health-care industry, and the technological and biotechnology are also industries that continue to grow in the region.

TOP EMPLOYERS IN CUMBERLAND COUNTY

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



TOP INDUSTRIES IN CUMBERLAND COUNTY



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.

The Harrisburg Senators play at FNB Field located on City Island, also just 8.5 miles from the center, where attendance averages around 3,900 visitors per game and over 259,000 visitors for the season.



TRANSPORTATION & INFRASTRUCTURE

Cumberland County, located in South Central Pennsylvania, is at the crossroads of the Northeast Corridor. Its 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.



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



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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

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RETAIL BROKERAGE. **REDEFINED.**

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