

# Carlise Commerce Park

2159 White Street | York, PA | 17404



## Property Overview

Carlise Commerce Park is a 42,087 SF shopping center located on White St near the signalized intersection of Carlisle Rd/Rte 74. The center has a mix of regional and national tenants and is conveniently located in the West York area. Currently there is a 6,352 SF former crossfit center and 1,818 SF former dental office for lease. The 6,352 SF space would be ideal for retail sales or a fitness tenant. The former dental office has 4 exam rooms, nice reception area, lab area, lunch room, and two bathrooms.

## Surrounding Retailers





Available  
±1,818 - 6,352 SF

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For Lease

## Location

The center is located on White St a few hundred yards from the main intersection of Carlisle Rd. White St has a significant amount of traffic due to the local residents that use it to get out to Carlisle Rd and Rte 30. There is a significant amount of retail shopping in the immediate area. Weis Markets, Planet Fitness, Big Lots, Dollar General, Red Wing Shoes, and Altitude Trampoline Park are directly across the street. Giant, Lowe's, TJ Maxx, Sierra, Ross Dress For Less, Panera Bread, and Five Below are across Carlisle Rd. The center is conveniently located near the population and main shopping area in West York. It's a great location for retail, fitness, medical and professional office.

## Trade Area

The area has very strong demographics and traffic. The population of York County is approximately 460,000 people. Within 7 miles of the shopping center there are 197,252 people with an average household income of \$99,667. There are approximately 35,000 cars per day at the intersection of White St and Carlisle Rd.



**POPULATION**  
3 MILE- 77,620  
5 MILE- 144,210  
7 MILE- 197,252



**EMPLOYEES**  
3 MILE- 40,130  
5 MILE- 66,051  
7 MILE- 91,903



**AVG HHI**  
3 MILE- \$86,819  
5 MILE- \$95,161  
7 MILE- \$99,667



**HOUSEHOLDS**  
3 MILE- 30,195  
5 MILE- 57,015  
7 MILE- 77,558



Blake Gross | Abe Khan

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COMMERCIAL BROKERAGE. *Redefined.*



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±1,818 - 6,352 SF

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For Lease

±1,818 SF SPACE



±6,352 SF SPACE



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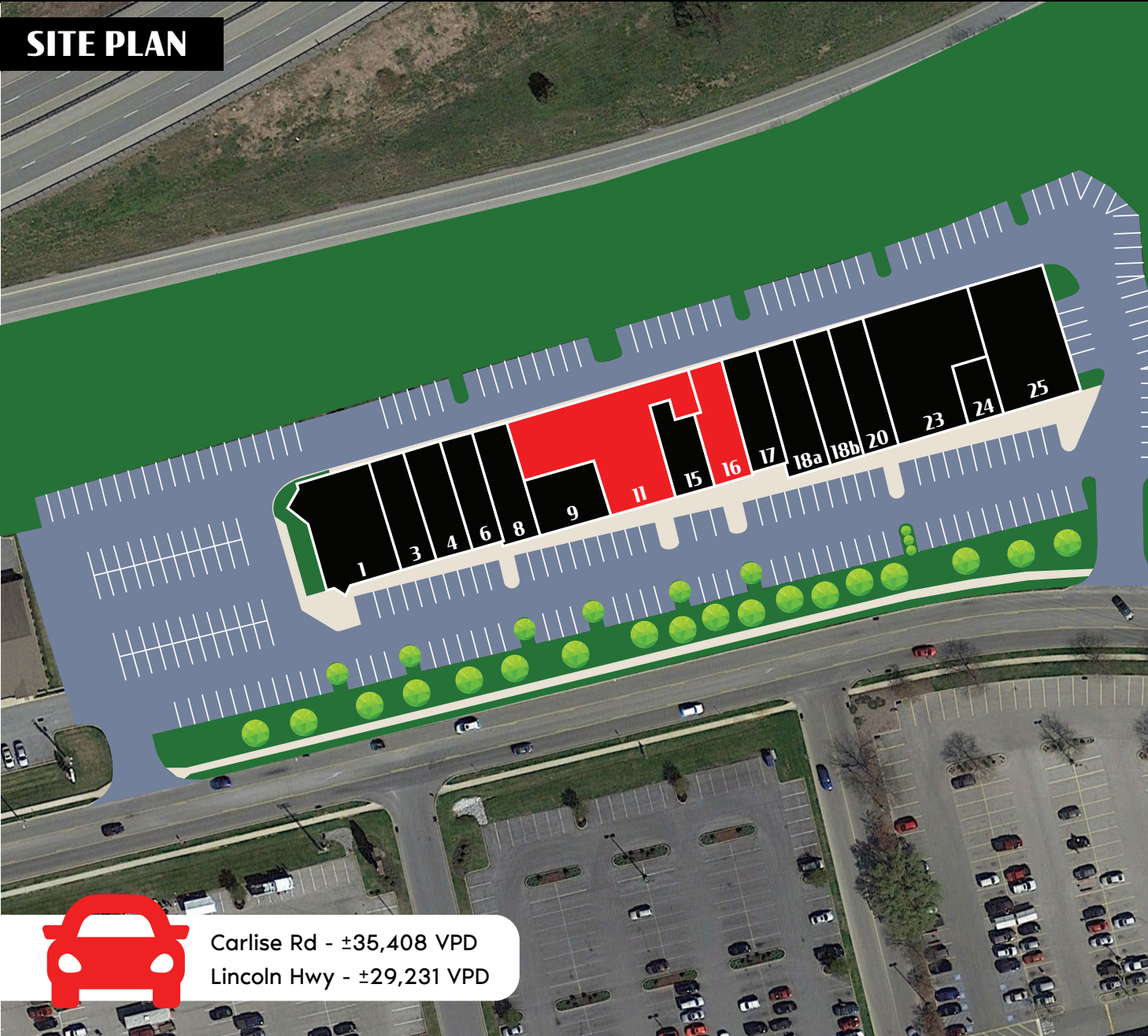
Available  
±1,818 - 6,352 SF

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## SITE PLAN



TENANT		AREA (SF)
SPACE	TENANT	AREA (SQ FT)
1	Isaac's	3,715
3	The UPS Store	1,875
4	Adecco	1,865
6	Nail Salon	1,655
8	Mitchell Chiropractic	1,900
9	Riddles Appliance	1,800
11	AVAILABLE	6,352
15	Boost Mobile	1,470
16	AVAILABLE	1,818
17	Color me tan	1,900
18a	Powerhouse Dance	2,250
18b	Powerhouse Dance	2,190
20	H&R Block	2,165
23	Finders Keepers	5,505
24	Edward Jones	1,000
25	Sherwin Williams	4,675



Carlise Rd - ±35,408 VPD  
Lincoln Hwy - ±29,231 VPD



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## MARKET AERIAL



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ACTIVE MEMBER OF:

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Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

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Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

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## CONTACT US

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## About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

