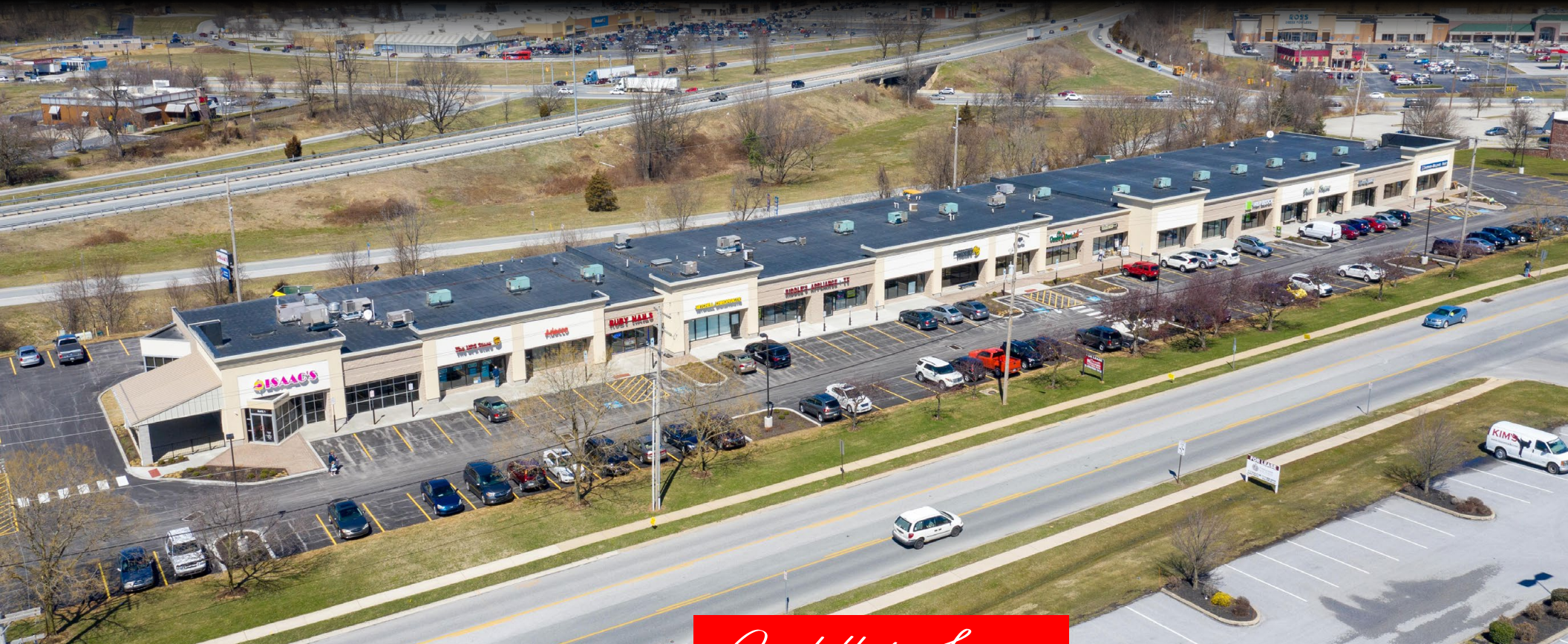


Carlise Commerce Park

2159 White Street | York, PA | 17404



Property Overview

Carlise Commerce Park, a $\pm 42,087$ square-foot retail shopping center, is ideally located near the signalized intersection of Carlise Road (Rt. 74) and White Street, in York, Pennsylvania which is one of the major thoroughfares in the West York market. The center contains a mix of national and regional retailers including Isaac's, UPS, H&R Block, Sherwin Williams, and Riddle's Appliance just to name a few. 6,244 SF former Powertrain Fitness for lease

Available for Lease
 $\pm 1,818 - 6,244$ SF

Surrounding Retailers

The UPS Store 

 **ISAAC'S**

 **H&R BLOCK**



SHERWIN WILLIAMS



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ACTIVE MEMBER OF:
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COMMERCIAL BROKERAGE. *Redefined.*

Available
±1,818 - 6,244 SF

Carlise Commerce Park

2159 White Street | York, PA | 17404

For Lease

Location

Carlise Commerce Park is strategically positioned just off of the of the market's primary retail shopping corridor, Carlise Road (Rt. 74). This center benefits from the high traffic flow of Carlise Road, easy access to Route 30 and the neighboring anchored shopping center, Delco Plaza, which is anchored by Giant Foods and Lowe's. With a trade area that extends over 10 miles, this location attracts a vast customer base.

Trade Area

Adding to the stability of the project, Carlise Commerce Park shows a 20-minute drive time demographic of over 331,232 people with household incomes of more than \$75,006 and daytime employment demographics equally as strong with 160,008. The demographics within a 10-mile radius include 262,637 people in 103,744 homes, a labor force of 139,773 with an average household income of \$74,813. The area's growth since 2000 has increased over 15.7% with over 16,315 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	77,620	144,210	197,252
TOTAL EMPLOYEES	40,130	66,051	91,903
AVERAGE HHI	\$86,819	\$95,161	\$99,667
TOTAL HOUSEHOLDS	30,195	57,015	77,558

TRAFFIC COUNTS: **Carlise Rd** - ±35,408 VPD
Lincoln Hwy - ±29,231 VPD



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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	6,244
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



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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
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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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.

