

340 Allen Road

Carlisle, PA | 17013

FOR LEASE

± 0.68 Acres



PROPERTY OVERVIEW

340 Allen Road is a 0.68 acre, commercially zoned vacant piece of land located in Carlisle, PA. The site sits within a mile of Carlisle Commons, 387,383 square foot Walmart anchored power center with tenants such as T.J Maxx, Regal Cinema, and Tractor Supply, to name a few. The parcel offers access from Logistics Drive and visibility along Allen Road (19,120 VPD). The proposed site plan offers paved parking on either side of the property as well as a drive-thru, which is perfect for any quick service style restaurant looking to enter the strong Carlisle market.

NEARBY RETAILERS:



Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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TRADE AREA

Adding to the stability of the project, 340 Allen Road shows a 20-minute drive time demographic of over 63,493 people with household incomes more than \$81,236 and daytime employment demographics equally as strong with 52,245. The demographics within a 10-mile radius include 85,039 people in 34,696 homes, a labor force of 69,778 with an average household income of \$81,087. The areas growth since 2000 has increased 15.0% with over 5,220 homes. The household expenditure within a 10-mile radius is \$2.11 Billion.

LOCATION

The North Hanover Mall is strategically positioned with frontage along one of the market's primary retail corridors in Hanover. The center benefits from the high-volume traffic of Carlisle Street, which is one of the areas heaviest traveled roadways. Carlisle Street acts as the area's focal point for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer base.



POPULATION

3 MILE- 20,109
5 MILE- 46,600
7 MILE- 62,491



EMPLOYEES

3 MILE- 17,168
5 MILE- 38,502
7 MILE- 51,392



AVERAGE HHI

3 MILE- \$79,864
5 MILE- \$82,141
7 MILE- \$83,307



HOUSEHOLDS

3 MILE- 8,452
5 MILE- 19,329
7 MILE- 25,561



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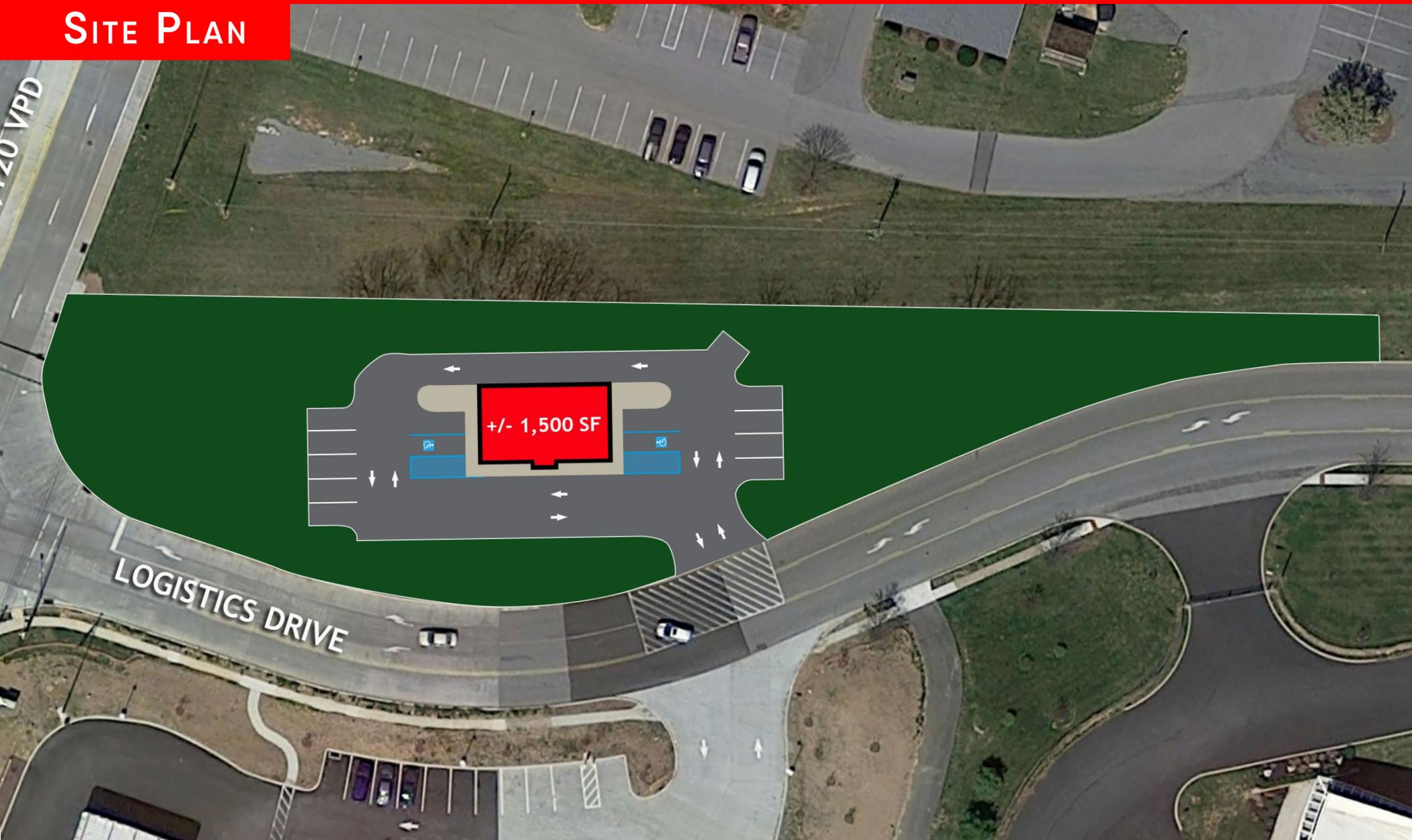
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SITE PLAN



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MARKET AERIAL



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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.

