

*For Lease*

# 6040 Carlisle Pike

1,875 SF

Mechanicsburg, PA 17050



## *Property Overview*

**6040 Carlisle Pike** offers an excellent opportunity to be a part of a brand-new retail development on one of Mechanicsburg's busiest shopping corridors in Cumberland County. 6040 Carlisle Pike features a brand-new Cloud 10 Car Wash, Dave's Hot Chicken, and 6,000 square feet retail strip. This development has tremendous visibility and frontage along Carlisle Pike (Route 11), which sees over  $\pm 40,000$  vehicles per day. This provides a rare opportunity for national tenants to position themselves along one of the most sought-after corridors in the Central PA market. The project benefits from the high traffic flow of Carlisle Pike and the neighboring retail power center, Silver Spring Square, which is home to the area's first Wegman's. Other surrounding retailers include Walmart, REI, Chick Fil A, Home Depot, Lowes, Target and more!

## *Conceptual Rendering*



**Cale Bruso | Justin Willits | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## Location

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.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,412	61,285	125,060
TOTAL EMPLOYEES	7,214	41,204	77,917
AVERAGE HHI	\$132,554	\$104,830	\$101,210
TOTAL HOUSEHOLDS	2,574	26,218	52,040

**TRAFFIC COUNTS: Carlisle Pike (Rt 11) ± 40,000 VPD**

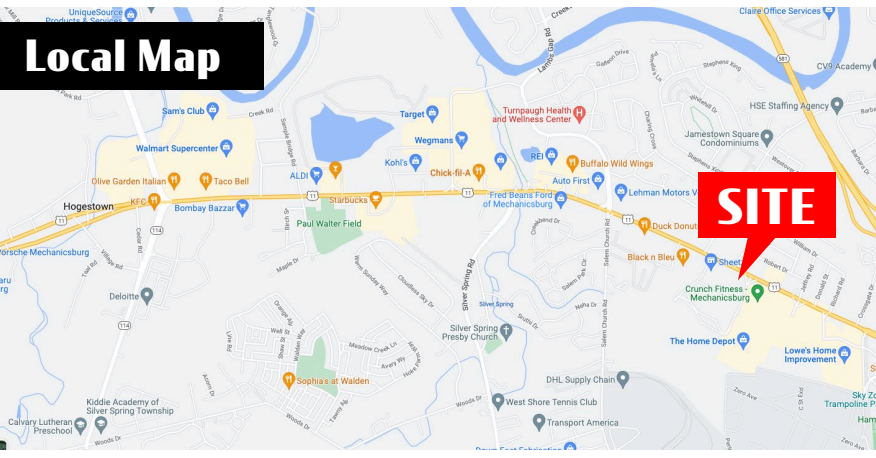
## Nearby Retailers



**Hampden Commons**

Marshalls    PETSMART    OLLIE'S  
 HomeGoods    Stein Mart    HOBBY LOBBY  
 Ashley HOMESTORE    McDonald's    THE HOME DEPOT    metro

*Available*  
1,875 SF



## Local Map

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## Site Plan

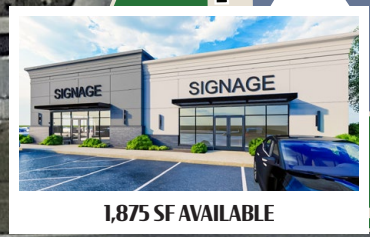
Carlisle Pike



Carlisle Pike ±40,000 VPD



SPACE	TENANT	AREA (SF)
1	Cloud 10 Car Wash	10,500
2	Dave's Hot Chicken	2,600
3	Club Pilates	2,320
4	AVAILABLE	1,875
5	Cold Stone Creamery	1,640



1,875 SF AVAILABLE



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## Market Aerial

**Cumberland Marketplace**  
**GIANT** **McDonald's** **Red Robin**  
FINE WINE & GOOD SPIRITS

**Silver Spring Commons**  
**Walmart** **sam's club**  
**GameStop** **DICKEY'S** **SALLY BEAUTY**

**Silver Spring Square**  
**Target** **Wegmans** **Panera BREAD** **Chick-fil-A**  
**ULTA** **OLD NAVY** **BEST BUY**  
**MOE'S** **petco** **ROSS** **Chick-fil-A**  
**Orangetheory FITNESS** **LONGHORN STEAKHOUSE** **MATTRESS FIRM**

**Silver Creek Plaza on the Pike**  
**REI** **Urban Churn**  
**WINDY WINGS** **Sprint** **F&M TRUST**

**Arby's** **Olive Garden** **TACO BELL** **SUPER SHOES**  
**KFC**

**Trindle Run Center**  
**CHIPOTLE** **Starbucks** **PIVOT PHYSICAL THERAPY**  
**pure barre** **theVitamin Shoppe**  
**Jockey Mates** **Freshiala**

**LABOY**  
**sleep number** **xfinity** **HARBOR FREIGHT TOOLS**  
Quality Tools at Remarkably Low Prices

**Holiday Inn Express** **VOLVO** **GMC** **HYUNDAI**  
**KIA** **Wendy's** **Pop-Tops** **SHEETZ**

**Beltway Towne Centre**  
**Bj's** **Cane's** **Starbucks** **ReStore** **T-Mobile**

**SITE**  
**Cloudto**

**Hampden Commons**  
**THE HOME DEPOT** **OLLIE'S** **Ashley HOMESTORE**  
**CRACKER BARREL** **PETSMART**

**5600 Carlisle Pike**  
**Marshalls** **HOBBY LOBBY**  
**HomeGoods** **Burlington**

**Gateway Square**  
**SKY ZONE** **TJ-maxx**  
**WAYBACK** **PLATO'S CLOSET**

**metro** **McDonald's** **Denny's** **DUNKIN'** **BURGER KING** **LOWE'S**

# 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:

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West Chester, PA 19380

### NEW JERSEY OFFICE:

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## LISTING AGENTS:



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## CONTACT US

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REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



# 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

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.

