

For Lease

6040 Carlisle Pike

3,000 – 6,000 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 ±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



Brad Rohrbaugh | Chad Stine | Cale Bruso | Justin Willits
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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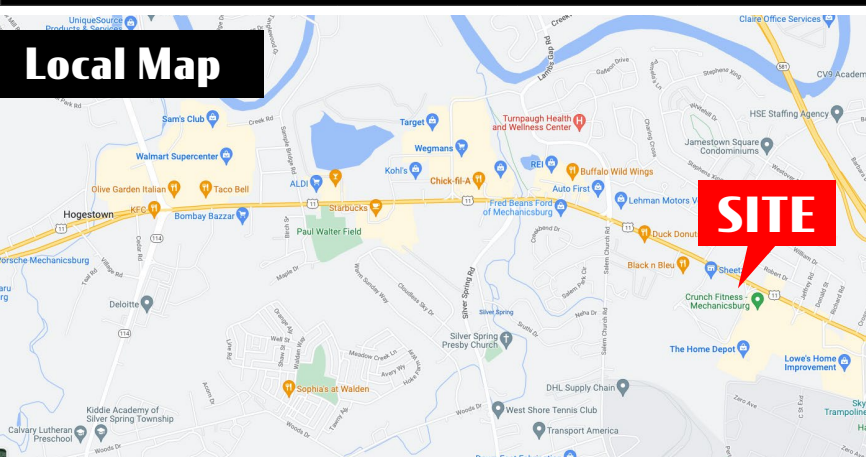
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Location

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			



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Site Plan

SPACE	TENANT	AREA (SF)
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1	AVAILABLE	3,000
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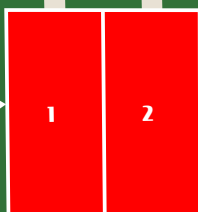
2	AVAILABLE	3,000
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3	Dave's Hot Chicken	2,600
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4	Cloud 10 Car Wash	10,500
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Carlisle Pike ±40,000 VPD



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Market Aerial



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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