

# HAMPDEN CENTRE

4900 Carlisle Pike | Mechanicsburg, PA 17050

For Lease

±3,600 - 4,040 SF



**FIVE GUYS**  
BURGERS and FRIES



FLAGSHIP CINEMAS



**4900 Carlisle Pike** is a 243,000 square foot, grocery anchored retail shopping center ideally located along the Carlisle Pike (Rt. 11) in Mechanicsburg, Pa. This site presents a rare opportunity for any retailer to enter a very strong retail market. Along with its ideal location, this opportunity has excellent visibility to the Carlisle Pike (26,000 CPD), as well as billboard-esque pylon signage. The site also benefits from having three access points, one of which are signalized, providing customers adequate ingress/egress points. With the center's traffic generating mix of national retailers including Karns Quality Foods, Flagship Cinemas, and Planet Fitness, this opportunity is perfect for any retailer.



Blake Shaffer | Gary Russell | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
 RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Mechanicsburg, PA 17050

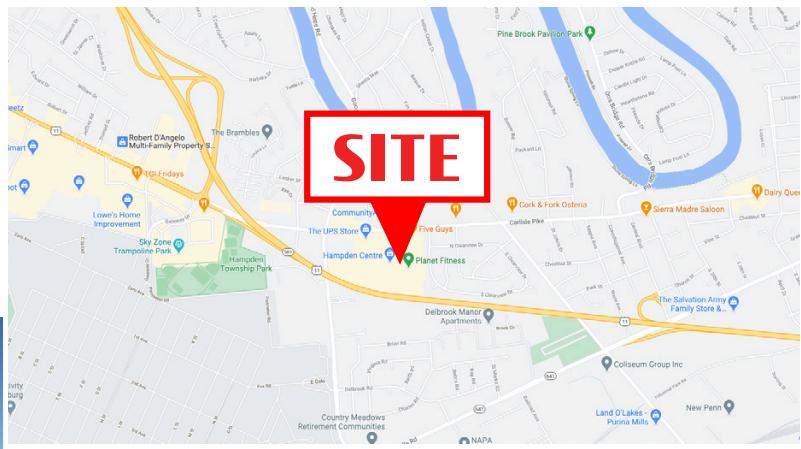
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## Location

The strategically positioned, 4900 Carlisle Pike is in the fast-growing market of Mechanicsburg, Pa. With its central location and proximity to other major roadways, including, I-76, I-81, I-83 and Route 581, this opportunity offers consumers a convenient travel route to other major markets in the area. Consumers can travel to nearby Harrisburg within 30 minutes, as well as Philadelphia, PA or Baltimore, MD within 2 hours. The Carlisle Pike corridor offers traffic generating retail including the market's only Wegmans, as well as other retailers including, Target, Wal-Mart, Lowe's, Kohl's, Bed Bath & Beyond and many more.



## Trade Area

Adding to the stability of this opportunity, 4900 Carlisle Pike shows a 20-minute drive time demographic of over 452,502 people with household income more than \$80,529 and daytime employment demographics equally as strong with 317,826. The demographics within a 10-mile radius include 314,454 people in 132,570 homes, a labor force of 233,526 with an average household income of \$78,861. The areas growth has increased over 12.8% since 2000 with over 18,879 new homes.



DEMOCRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	68,219	142,612	217,839
TOTAL EMPLOYEES	54,838	97,947	149,760
AVERAGE HHI	\$95,181	\$96,237	\$88,723
TOTAL HOUSEHOLDS	29,094	62,098	91,516

TRAFFIC COUNTS:  
Carlisle Pike - ± 26,000 VPD



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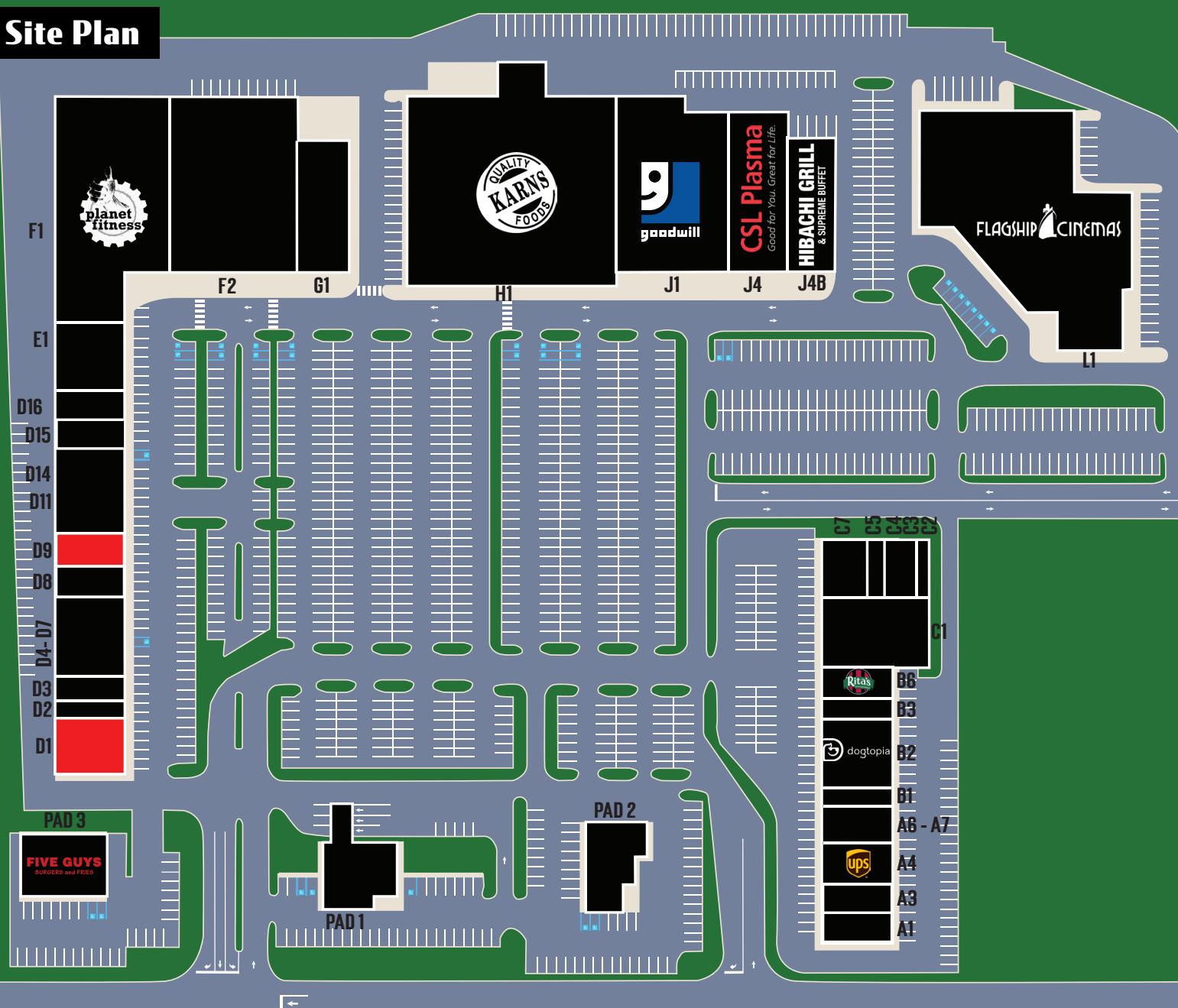
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## Site Plan



## SPACE TENANT

	SPACE	TENANT	AREA (SQ FT)
A1	Hampden Optical	2,400	
A3	Pay More	2,000	
A4	Ups Store	2,200	
A6-A7	Happy Feet Nails	3,800	
B1	Ashley Stevens Salon	1,600	
B2	Dogtopia	5,530	
B3	Sylvan	1,800	
B6	Rita's Italian Ice	1,500	
C1	Kritunga Indian Cuisine	7,200	
C2	Well Groomed Men's Barber Shop	900	
C3/C4	Soltan Hookah	2,400	
C5	Villari's Karate	1,200	
C7	Palumbo's Pizza	2,700	
D1	AVAILABLE	4,040	
D2	Mr. Sticky's	1,420	
D3	Lahori Kebab Restaurant	1,660	
D4-D7	Wevodau Dance Center	6,000	
D8	Pho 7 Spice	2,400	
D9	AVAILABLE	3,600	
D11-D14	Pike's Beverage	5,200	
D15	House of Gains	2,160	
D16	H&R Block	2,240	
E1	Johnson Fitness & Wellness	4,880	
F1	Planet Fitness	24,150	
F2	Renewal By Anderson	23,400	
G1	Dollar Tree	8,568	
H1	Karns Quality Foods	39,571	
J1	Goodwill	12,927	
J4	CSL Plasma	11,260	
J4B	Hibachi Buffet	10,313	
L1	Flagship Cinemas	32,855	
PAD 1	First National Bank	3,300	
PAD 2	Morning Fuel	5,208	
PAD 3	Five Guys	3,000	



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Market Aerial





## 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

### **STATE COLLEGE OFFICE:**

330 Innovation Park, Suite 205  
State College, PA 16803

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### **NEW JERSEY OFFICE:**

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



## LISTING AGENTS:



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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.

