

HAMPDEN CENTRE

4900 Carlisle Pike | Mechanicsburg, PA 17050

For Lease
±2,000-5,208 SF



Join



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 | Brad Rohrbaugh | Chad Stine | Gary Russell
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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COMMERCIAL BROKERAGE. *Redefined.*

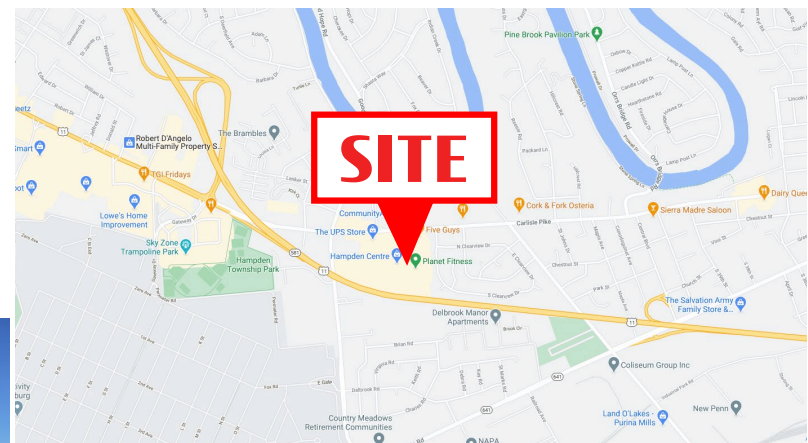
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Location

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.



| DEMOGRAPHICS | 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 |

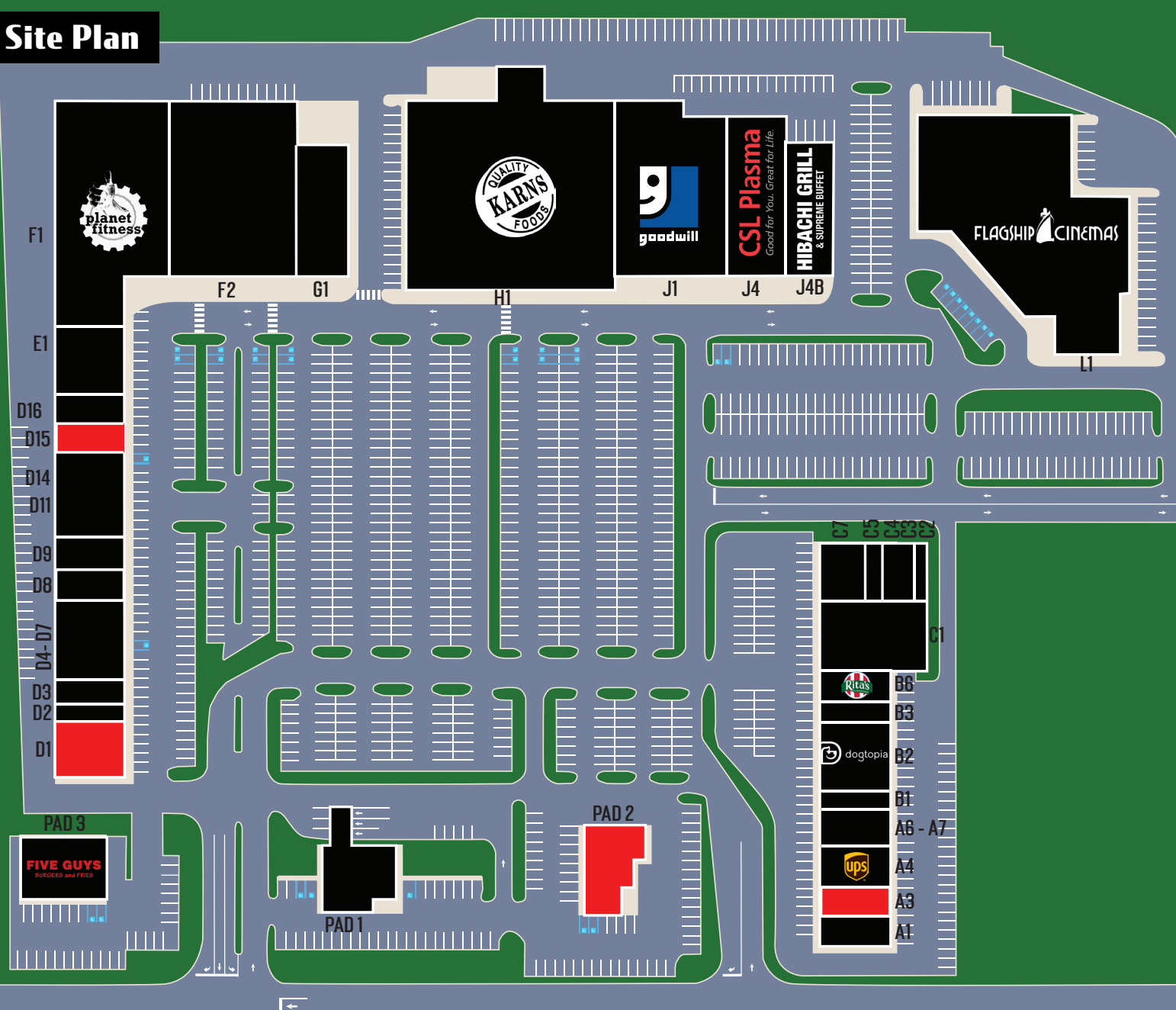
TRAFFIC COUNTS:
Carlisle Pike - ± 26,000 VPD

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Site Plan



| SPACE | TENANT | AREA (SQ FT) |
|--------------|--------------------------------|--------------|
| A1 | Hampden Opics | 2,400 |
| A3 | AVAILABLE | 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 | Mellow Mink Brewing | 3,600 |
| D11-D14 | Pike's Beverage | 5,200 |
| D15 | AVAILABLE | 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 | AVAILABLE | 5,208 |
| PAD 3 | Five Guys | 3,000 |

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Market Aerial



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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