

HAMPDEN CENTRE

4900 Carlisle Pike | Mechanicsburg, PA 17050

For Lease
±2,000- 4,040 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



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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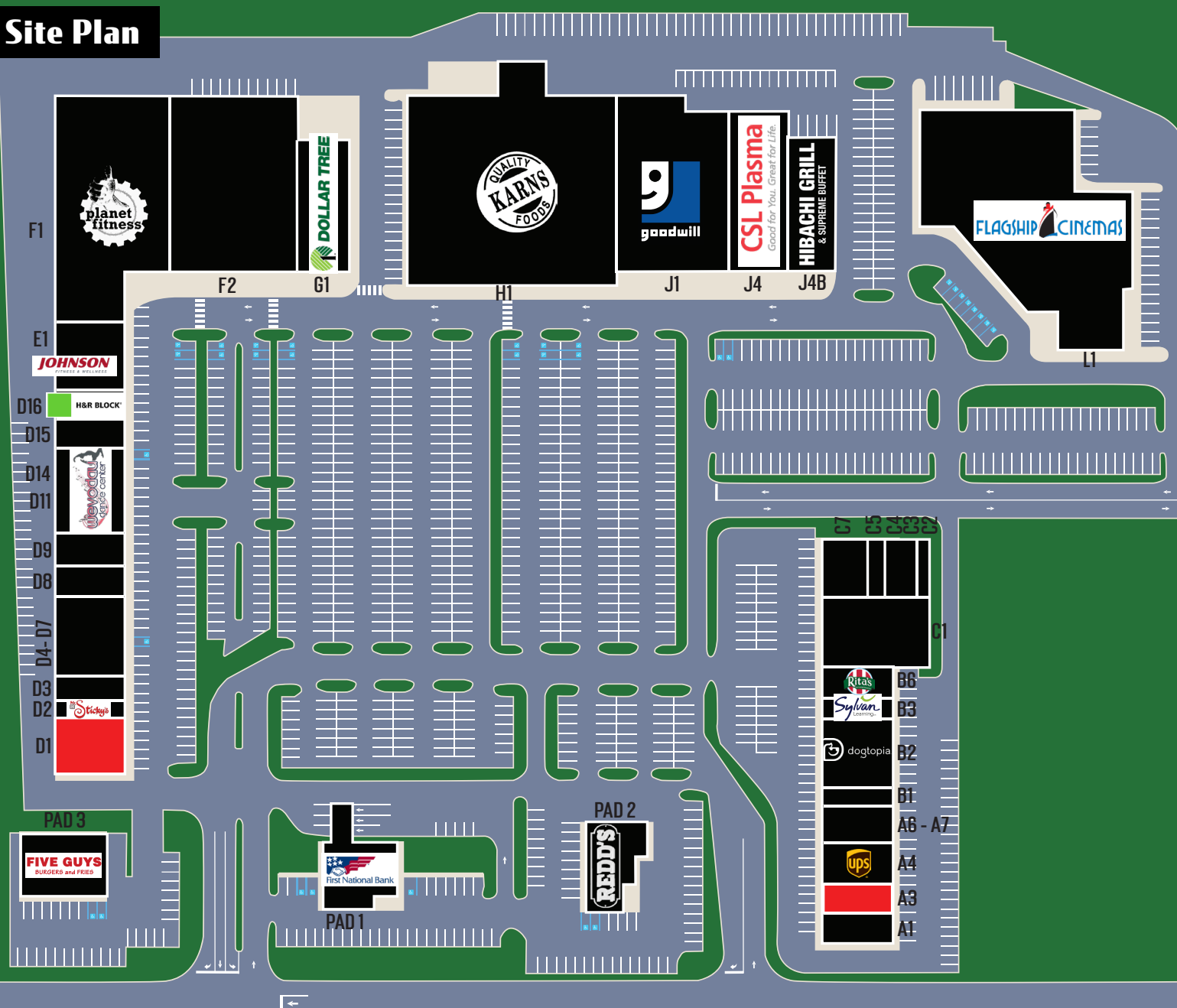
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Site Plan



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 MinkBrewing	3,600
D11-D14	Pike's Beverage	5,200
D15	EastCoast Vapor	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	Redd's Smoke House	5,208
PAD 3	Five Guys	3,000



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Market Aerial



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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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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