

HAMPDEN

commons

5950 Carlisle Pike | Mechanicsburg, PA 17050

Available **For Lease**
±2,000 SF



Property Overview

Hampden Commons is a 278,733 SF retail center ideally located along 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 (37,000 CPD), as well as billboard-esque pylon signage. The site also benefits from having three access points, two of which are signalized, providing customers adequate ingress/egress points. With the center's traffic generating mix of national retailers including Home Depot and PetSmart, this opportunity is perfect for any big box retailer.

BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

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NETWORK

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LOCATION

The strategically positioned, Hampden Commons 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.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	61,076	125,298	200,317
EMPLOYEES	40,071	77,351	138,182
AVG HHI	\$99,494	\$98,772	\$90,478
HOUSEHOLDS	26,539	52,733	83,954

TRAFFIC COUNTS
 Carlisle Pike (US 11) - ±37,000 VPD | US 15 - ±34,000 VPD



TRADE AREA

Adding to the stability of this opportunity, Hampden Commons shows a 20-minute drive time demographic of over 430,491 people with household income more than \$79,231 and daytime employment demographics equally as strong with 299,872. The demographics within a 10-mile radius include 303,772 people in 127,186 homes, a labor force of 233,577 with an average household income of \$78,982. The areas growth has increased over 12.8% since 2000 with over 18,879 new homes.

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SITE PLAN

SUITE	TENANT	SF
1	Ollie's	40,000
2	Crunch Fitness	19,863
2A	AVAILABLE	2,000
3	Pet Smart	26,115
4	Ashley Home Store	54,959
5	Home Depot	131,057
6	McDonald's	
7	Home Goods	
8	Marshalls	
9	Burlington	
10	Hobby Lobby	
11	Metro Diner	



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MARKET AERIAL



Silver Spring Commons
 Walmart, sam's club, GameStop, Sport Clips, Value City Furniture, Office Concepts

Silver Spring Square
 Target, Wegmans, ULTA, Old Navy, Bed Bath & Beyond, Ross, Best Buy, Petco, Chick-fil-A, PNC Bank, Matross Fiber, Langhman

PROPOSED
 sleep number, MOD, SUPERCUTS

Shoppes at Silver Spring
 Party City, Sakura, Kumon

Trindle Run Center
 Starbucks, PIVOT Physical Therapy, Pure Barre, Vitamin Shoppe, Jimmy John's

HAMPDEN commons
 THE HOME DEPOT, QUIK'S OUTLET, Ashley HOMESTORE, PETSMART

5600 Carlisle Pike
 HomeGoods, HOBBY LOBBY, Marshalls, mtrb

Gateway Square
 TJ-maxx, GROCERY OUTLET, PLATOS, GameStop, WAYBACKS

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