

# Shiloh Village

2323 Carlisle Road | York, PA 17408

*For Lease*



## Property Overview

Available  
±2,020 SF

**Shiloh Village** is a 27,212 SF square foot, neighborhood shopping center conveniently located along Carlisle Road in York, PA. The project services consumers in the immediate area by offering daily needs such as food, dry cleaning, gasoline, and medical to name a few. Shiloh Village is one of the go-to centers in the market as it's located along Carlisle Road which is the main thoroughfare to highly traveled Route 30 and Route 15.

## Surrounding Retailers



**Abe Khan | Blake Shaffer | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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## *Location*

Shiloh Village is situated with ample frontage along West York's most popular roadway, Carlisle Road (21,000 VPD). The property offers four full points of access which allows for easy ingress and egress. Shiloh Village offers retailers the ability to join a center with stable co-tenancy as well as great visibility and signage.



## *Trade Area*

Adding to the stability of this opportunity, Shiloh Village shows a 20-minute drive time demographic of over 310,505 people with household income more than \$78,288 and daytime employment demographics equally as strong with 149,513. The demographics within a 10-mile radius include 246,769 people in 98,792 homes, a labor force of 133,080 with an average household income of \$77,826. The areas growth has increased over 16.9% since 2000 with over 16,734 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	54,100	121,797	171,942
TOTAL EMPLOYEES	19,943	54,902	88,437
AVERAGE HHI	\$83,132	\$74,418	\$77,897
TOTAL HOUSEHOLDS	21,990	47,056	67,209
TRAFFIC COUNTS: <b>Carlisle Rd ± 21,000 VPD</b>			



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## SITE PLAN



SUITE	TENANT	SF
1	Rutter's	4,439
2	China Wok	1,400
3	A2Z Smoke & Vape Shop	2,156
4-5	Power Train	2,717
6	AVAILABLE	2,020
7	Subway	1,413
8	Linda's Nails	1,413
9	Shiloh Family Dentistry	1,413
10	H&R Block	1,413
11	ALS Environmental	1,766
12	Hanna Cleaners	877
13	DEAL PENDING	4,434

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Carlisle Road - ±21,000 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.

## INVESTMENT ADVISORS:

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