

445 ALLEN ROAD

Carlisle, PA | 17015

± 1 ACRE LOT AVAILABLE FOR SALE | FOR LEASE

NEARBY

amazon

UPMC

Lindt
MASTER CHOCOLATIER
SINCE 1845

Ames

ups



PROJECT

445 Allen Road is a new construction project in Carlisle, PA. The project features Main Stay Suites & a one acre parcels for sale. This site is surrounded by a strong industrial presence, with major employers such as Amazon Fulfillment, Lindt Chocolate, UPS Hub, and UPMC Pinnacle, to name a few. The parcel can offer access from Allen Road (9,000 VPD) and Dennison Circle, allowing for multiple points of ingress/egress. With the property's position in the growing market of retail and industrial, this creates a great opportunity for any tenant looking to enter the Carlisle market.

LOCATION

445 Allen Road is well positioned in the fast growing Carlisle market. The parcel provides convenient entry from Allen Road (9,000 VPD) and Dennison Circle with quick access to I-81 (55,000 VPD), leading traffic north into Harrisburg or south towards Baltimore and D.C. I-81 intersects nearby with I-76 (23,000 VPD), a major turnpike pulling traffic west from Pittsburgh or east from Philadelphia. The nearby area drives demand from hotel and residential developments such as Fairfield Inn, Sleep Inn, Seven Gables, and Summerbridge at Rockledge, to name a few. The dense residential area hosts numerous schools and landmarks such as Dickinson College, US Army War College, and the Carlisle Fairgrounds. A trade area that extends over 7 miles combined with high-volume traffic from major roadways and dense retail, industrial, and residential areas allows the site to pull from immediate and surrounding market points.

TRADE AREA

Adding to the stability of the project, 445 Allen Road shows a 20-minute drive time demographic of over 62,489 people with household incomes more than \$81,623 and daytime employment demographics equally as strong with 51,449. The demographics within a 10-mile radius include 84,628 people in 34,516 homes, a labor force of 69,472 with an average household income of \$81,307. The median home value is \$206,606 with a 45.1% homeownership rate and a retail expenditure of \$998.28 million. The areas growth since 2000 has increased 15.4% with over 3,951 homes.

POPULATION



3 MILES - 20,109
5 MILES - 46,600
7 MILES - 62,491

AVERAGE HHI



3 MILES - \$79,864
5 MILES - \$82,141
7 MILES - \$83,307

EMPLOYEES



3 MILES - 17,168
5 MILES - 38,502
7 MILES - 51,392

HOUSEHOLDS



3 MILES - 8,452
5 MILES - 19,329
7 MILES - 25,561

TRAFFIC COUNTS: ALLEN ROAD: 9,000 VPD I81: 57,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

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717-843-5555
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Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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