

FOR **SALE**
OR **LEASE**

447 ALLEN ROAD

±1AC

CARLISLE, PA | 17015



AVAILABLE
±1AC

Next to: **MainStay Suites.**



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

447 ALLEN ROAD

CARLISLE, PA | 17015

±1 AC
AVAILABLE

FOR **SALE**
OR **LEASE**

Property Overview

447 Allen Road is a new construction project for lease in Carlisle, PA. The project features three retail buildings with paved parking and signage. The 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 (10,000 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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,700	49,298	65,785
TOTAL EMPLOYEES	15,267	23,161	26,665
AVERAGE HHI	\$86,842	\$89,481	\$90,081
TOTAL HOUSEHOLDS	8,928	20,003	26,399

TRAFFIC COUNTS: I-81 - ±62,633 VPD



447 ALLEN ROAD

CARLISLE, PA | 17015

±1 AC
AVAILABLE

FOR **SALE**
OR **LEASE**

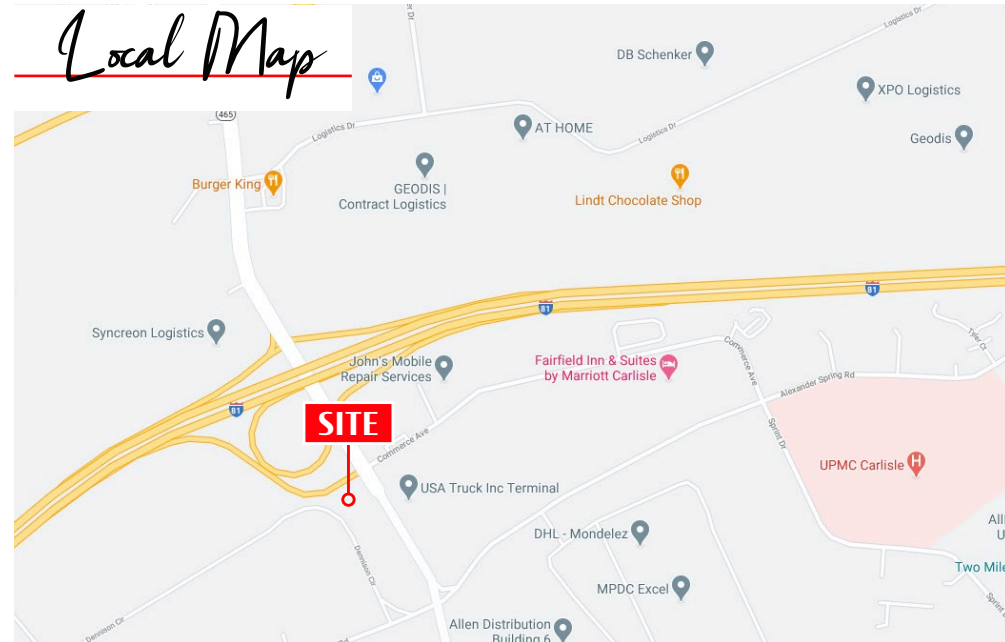
Location

447 Allen Road is well positioned in the fast growing Carlisle market. The parcel provides convenient entry from Allen Road (10,000 VPD) and Dennison Circle with quick access to I-81 (62,633 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, 447 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.

Local Map



Region Map



Abe Khan | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

447 ALLEN ROAD

CARLISLE, PA | 17015

±1 AC
AVAILABLE

FOR **SALE**
OR **LEASE**



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

447 ALLEN ROAD

CARLISLE, PA | 17015

±1 AC
AVAILABLE

FOR **SALE**
OR **LEASE**



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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.

LISTING AGENT(S):

Abe Khan
AKhan@bennettwilliams.com

Brad Rohrbaugh
BRohrbaugh@bennettwilliams.com

Chad Stine
CStine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:
3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:
150 Farmington Lane, Suite 201
Lancaster, PA 17601

CONTACT US
717.843.5555 | www.bennettwilliams.com

EXTON OFFICE:
1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

WILLIAMSPORT OFFICE:
1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:
107 E Chestnut St, Suite 107
West Chester, PA 19380

