

# 103 CARLISLE STREET

Gettysburg, PA | 17325

± 23,000 SF AVAILABLE | FOR LEASE



## PROJECT

Unique and new to the market redevelopment project in center city Gettysburg right between Lincoln Square and Gettysburg College. The project will consist of a multi-story apartment building with first floor retail or office space of 23,000 SF. Site is perfect for restaurants, bar/brewery, service oriented retail, gift shops, or professional office space.

## LOCATION

103 Carlisle Street is strategically placed in one of the markets primary corridors along Carlisle Street (14,000 VPD), one of the main thoroughfares to downtown Gettysburg. The building benefits from the high traffic flow of Carlisle Street and the nearby Gettysburg College, which has nearly 2,600 students. With the property's strong location in downtown Gettysburg and trade area extending more than 5 miles, the site is attracting a vast customer base from multiple market points.

## TRADE AREA

The site has a 10-mile demographic of over 60,306 people with household incomes of more than \$81,261 and daytime employment demographics equally as strong with 24,461. The demographics within a 20-minute drive time includes 146,833 people in 58,885 homes, a labor force of 64,792 with an average household income of \$78,837. The areas growth has increased over 15.5% since 2000 with over 3,702 new homes.



POPULATION		3 MILES - 15,201	EMPLOYEES		3 MILES - 13,313
		5 MILES - 21,846			5 MILES - 18,931
		7 MILES - 31,618			5 MILES - 27,027
AVERAGE HH		3 MILES - \$75,647	HOUSEHOLDS		3 MILES - 5,734
		5 MILES - \$78,693			5 MILES - 8,386
		7 MILES - \$80,404			7 MILES - 12,337

**TRAFFIC COUNTS:** CARLISLE STREET: 12,000 VPD



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

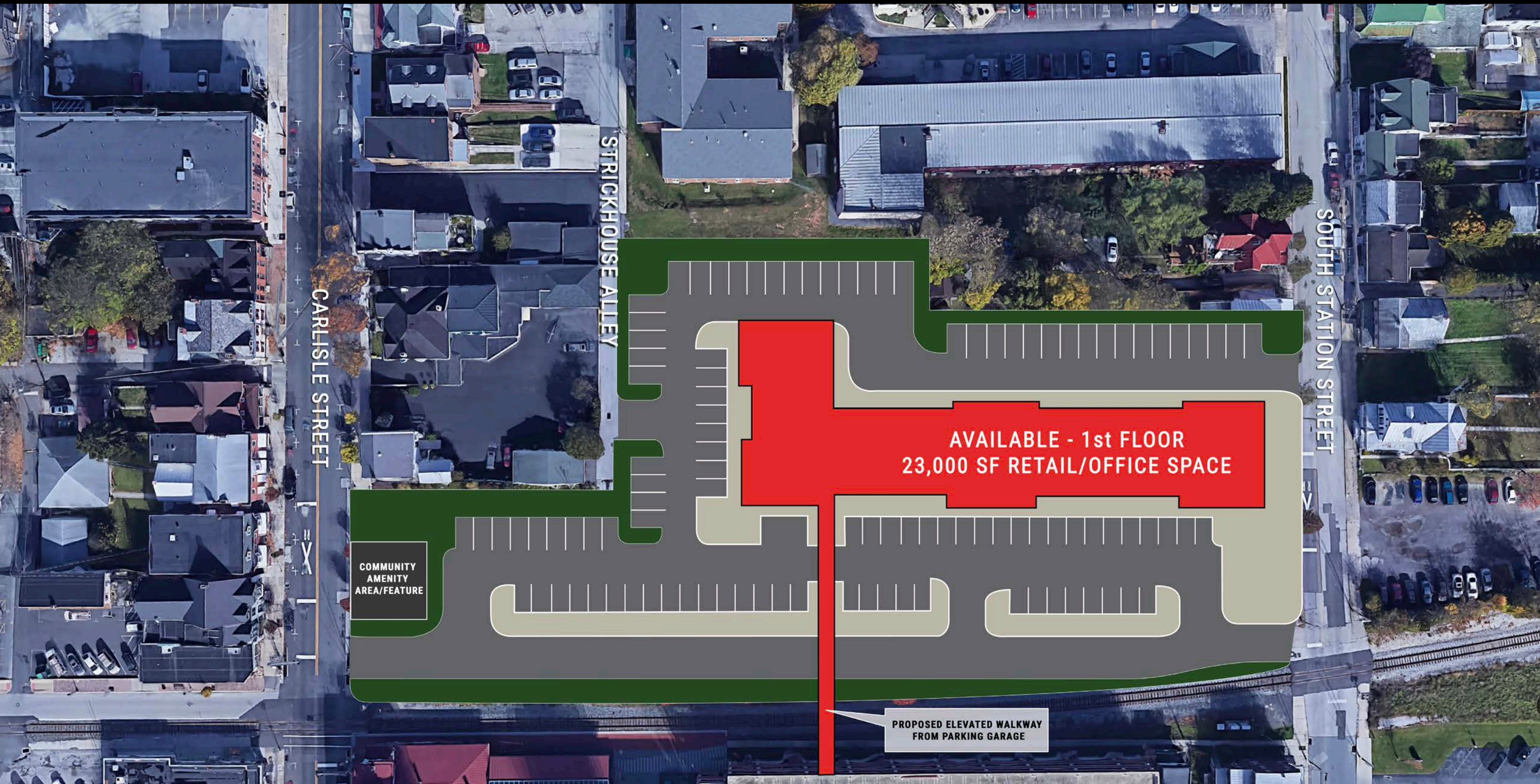
ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
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## TOURISM - ADAMS COUNTY & GETTYSBURG IMPACT

Millions of people from around the world visit Gettysburg and Adams County each year for its rich Civil War history, breathtaking countryside, outdoor recreation, family fun and the dozens of national events taking place in all corners of the region. In 2016, 16.8% of visitors to Gettysburg reported a total annual income ranging from \$75,000-\$99,999.


Visitors spent an average of \$540.45 on their trip and an average of 1.32 days in Adams County. One of the largest recreational draws in Adams County, Gettysburg Military Park saw over 1.2 million visitors annually in 2016.



**3.78 MILLION+**  
VISITORS TO ADAMS COUNTY



**7,707+**  
TOURISM INDUSTRY JOBS



**\$686 MILLION**  
SPENT ON TOURISM VISITS

Lodging

\$91.4 million

Food and Beverage


\$139.7 million

Shopping


\$127.7 million

Recreation

\$159.6 million



**58.2%**  
REPEAT VISITATION RATE  
11% Have been over 20 times



**65.0%**  
VISITORS SPEND THE NIGHT  
Average stay of 1.32 Nights



## COUNTY & REGIONAL EDUCATION

INSTITUTION	ENROLLMENT	MILES FROM CENTER
GETTYSBURG COLLEGE	2,645	4.0
MOUNT ST. MARY'S UNIVERSITY	2,112	12.4
DICKINSON COLLEGE	2,414	32.0
JOHNS HOPKINS UNIVERSITY	20,977	54.8
FRANKLIN & MARSHALL COLLEGE	2,335	55.2

## ADAMS COUNTY EMPLOYMENT

The most common employment sectors for those who live in Adams County, PA, are Manufacturing, Healthcare & Social Assistance, and Retail trade. The highest paying industries in Adams County, PA, by median earnings, are Management of Companies & Enterprises; Utilities; and Professional, Scientific, Tech Services.

TOTAL EMPLOYMENT BY INDUSTRY		
1	Manufacturing	18.6%
2	Healthcare & Social Assistance	13.4%
3	Retail Trade	11.2%
4	Educational Services	9.3%
5	Accommodation & Food Service	6.9%
6	Construction	6.8%
7	Public Admin	5.2%
8	Other services	4.8%
9	Transportation & Warehousing	3.8%
10	Professional / Scientific / Tech	3.8%

TOP EMPLOYERS IN ADAMS COUNTY	
1	Knouse Foods Cooperative Inc
2	Gettysburg College
3	Hain Pure Protein Corporation
4	The Gettysburg Hospital
5	Federal Government
6	The Brethren Home Community
7	PCA Corrugated and Display LLC
8	Adams County
9	WellSpan Medical Group
10	Aerotek Inc



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## ADAMS COUNTY FACTS

Adams County has a total area of 522 square miles.

Known as the largest producer of apples in the Commonwealth, fourth largest producer of apples in the country. Adams County carries the nickname of Apple Capital USA. 20,000 of its acres are dedicated to production of all kinds of fruit.

The Battle of Gettysburg, one of the largest battles during the American Civil War, was fought between 1–3 July, 1863 across the fields and heights south of the town of Gettysburg located in Adams County.



## ENTERTAINMENT & ATTRACTIONS



Gettysburg National Military Park

The INN at HERR RIDGE



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