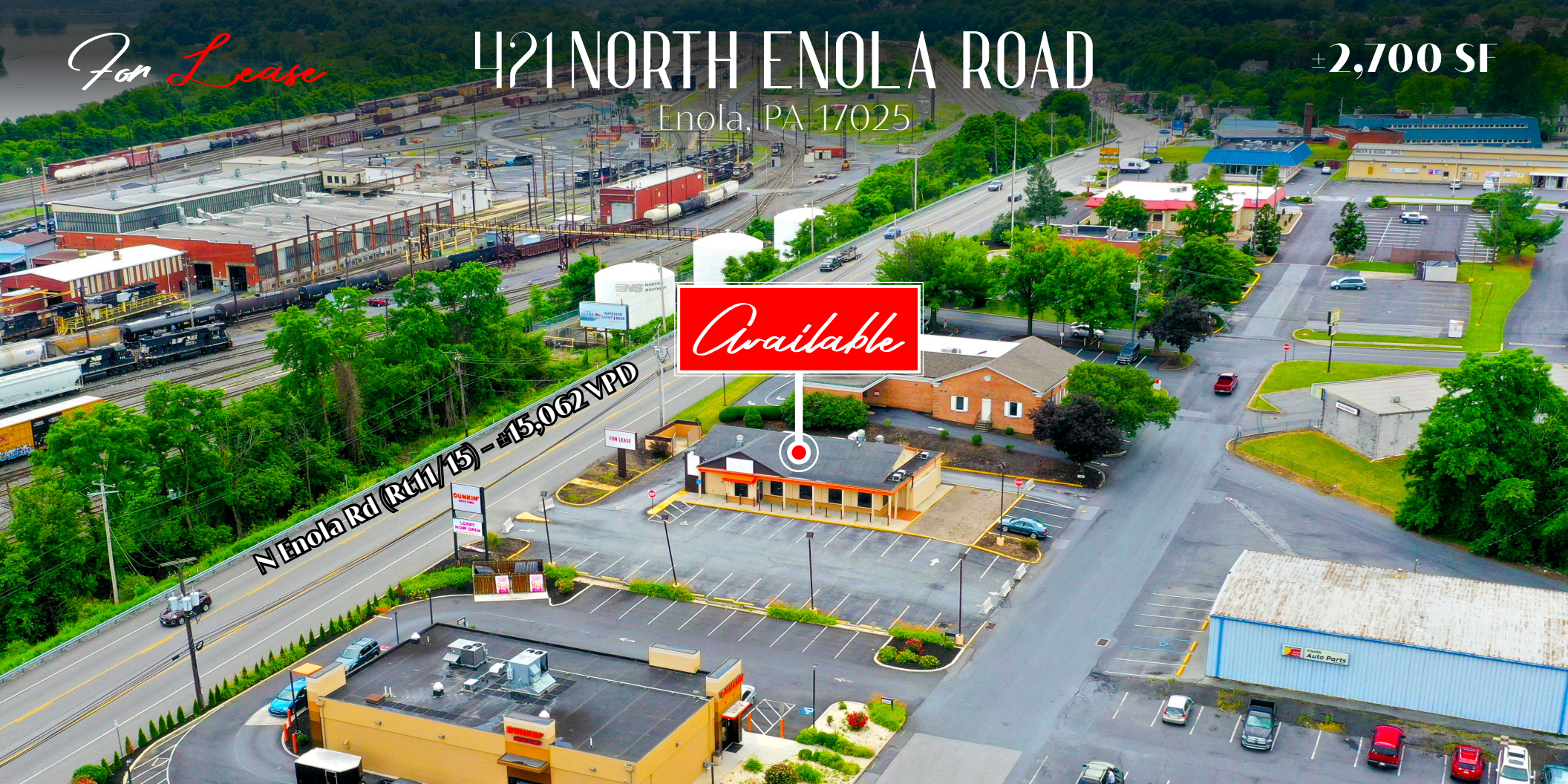


For Lease

421 NORTH ENOLA ROAD

Enola, PA 17025

±2,700 SF



Abe Khan | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

421 NORTH ENOLA ROAD

Enola, PA 17025

For Lease

Property Overview

421 North Enola Road is a 2,700 square foot free standing retail building with a drive-thru, located in Enola, PA along Route 11/15 (±15,062 VPD). The building is well maintained with pylon signage and plenty of parking around the site. This location presents a great opportunity for any retailer or quick service restaurant to enter a popular corridor with great access and visibility from the main thoroughfare. The property is located near large retailers such as Rite Aid, McDonalds, and PennDOT, generating a mix of traffic from the market.

Location

421 North Enola Road is strategically placed along Route 11/15 (±15,062 VPD), which is within minutes of I-81 (±80,285 VPD). The major interstate pulls traffic from surrounding markets, such as Carlisle and Harrisburg, allowing this location to tap into a large population mix. The properties strategic location offers ample exposure and convenience to travelers heading North towards the Selinsgrove and Williamsport markets, or South in Camp Hill and Mechanicsburg.

Trade Area

The Cumberland County trade area is one of the strongest trade areas in the Central PA region, with leading employers that include Rite Aid Corporation, Highmark Blue Shield, Giant Food Stores and Holy Spirit Hospital. Adding to the stability of the project, Summerdale Plaza shows a 20-minute drive time demographic of over 422,270 people with household income more than \$79,804 and daytime employment demographics equally as strong with 287,821. The demographics within a 10-mile radius include 328,272 people in 139,855 homes, a labor force of 249,001 with an average household income of \$79,695. The areas growth has increased over 16.0% since 2000 with over 19,813 new homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,153	49,769	148,235
TOTAL EMPLOYEES	1,177	27,199	117,601
AVERAGE HHI	\$64,270	\$72,870	\$71,802
TOTAL HOUSEHOLDS	2,704	21,433	62,549

TRAFFIC COUNTS: N Enola Rd (Rt 11/15) - ±15,062 VPD



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

421 NORTH ENOLA ROAD

Enola, PA 17025

For Lease

SITE AERIAL

N Enola Rd (Rt11/15) - #15,062 VPD

DRIVE THRU

SIGN

Available
±2,700 SF



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421 NORTH ENOLA ROAD

Enola, PA 17025

For Lease

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.

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