

# ≡ Parkway Plaza

235 Cumberland Parkway | Mechanicsburg, PA

*For Lease*



## *Property Overview*

*Available*  
**±11,180 SF**

*Join Retailers*

**Parkway Plaza** is an 111,028 square foot retail shopping center, featuring a location at two of Pennsylvania's most important roadways, the PA Turnpike (I-76) and Route 15. The property is anchored by a highly successful Giant Stores supermarket, Central Pennsylvania's dominant grocer. The property is considered a "go-to" center by offering a variety of uses, including grocery, daycare, pharmacy, fitness, restaurant and an assortment of other customer-friendly uses.



**Blake Shaffer | Brad Rohrbaugh | Chad Stine**

For Sale/Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## *Location*

Parkway Plaza is situated along Cumberland Parkway, offering ample frontage and visibility to the Pennsylvania Turnpike (I-76; 23,000 CPD) and Route 15 (47,000 CPD). The project draws a large customer base from the surrounding industrial market which has over 60,600,000 square feet of warehouse space in Cumberland County. The center offers a signalized point of access at Cumberland Parkway and Gettysburg Pike. With the center's wide variety of uses and quick access to major Central PA roadways, the property offers a great opportunity for any retailer.

## *Trade Area*

Adding to the stability of the property, Parkway Plaza shows a 20-minute drive time demographic of over 444,627 people with household incomes of more than \$81,443 and equally strong daytime employment demographics of more than 286,500. The demographics within a 10-mile radius include 289,683 people in 121,641 homes, a labor force of 198,601 with an average household income of \$82,134. The area's housing numbers have increased by more than 17%, with 20,712 new homes since 2,000.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	45,779	101,458	164,916
TOTAL EMPLOYEES	38,322	80,889	136,132
AVERAGE HHI	\$82,917	\$94,568	\$93,177
TOTAL HOUSEHOLDS	20,055	40,536	70,036
TRAFFIC COUNTS: <b>Cumberland Pkwy</b> - ±7,000 VPD   <b>Rt 15</b> - ±47,000 VPD			



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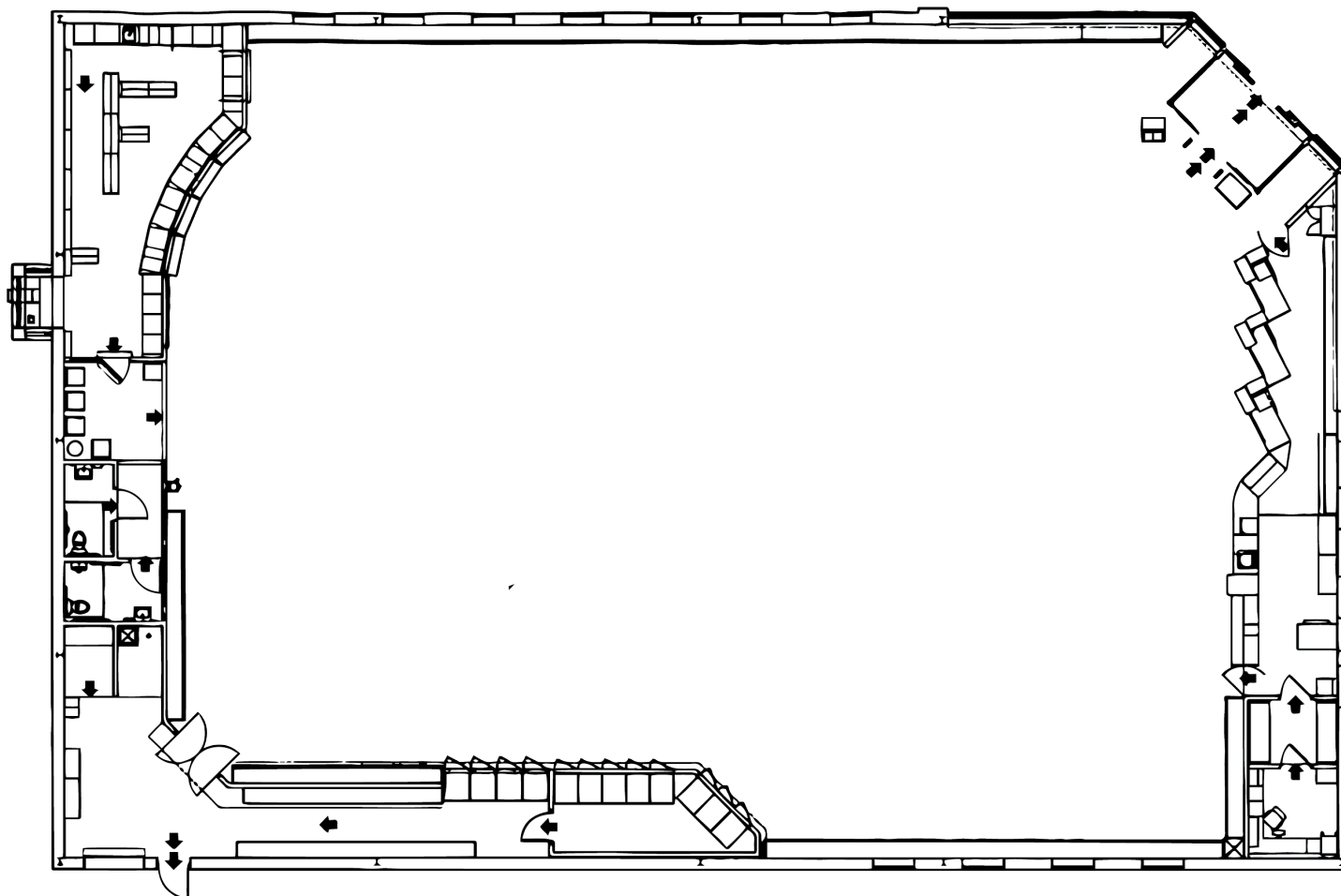
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## SPACE 11- FLOORPLAN

CUMBERLAND PKWY.

ROUTE 15



PENNSYLVANIA TURNPIKE



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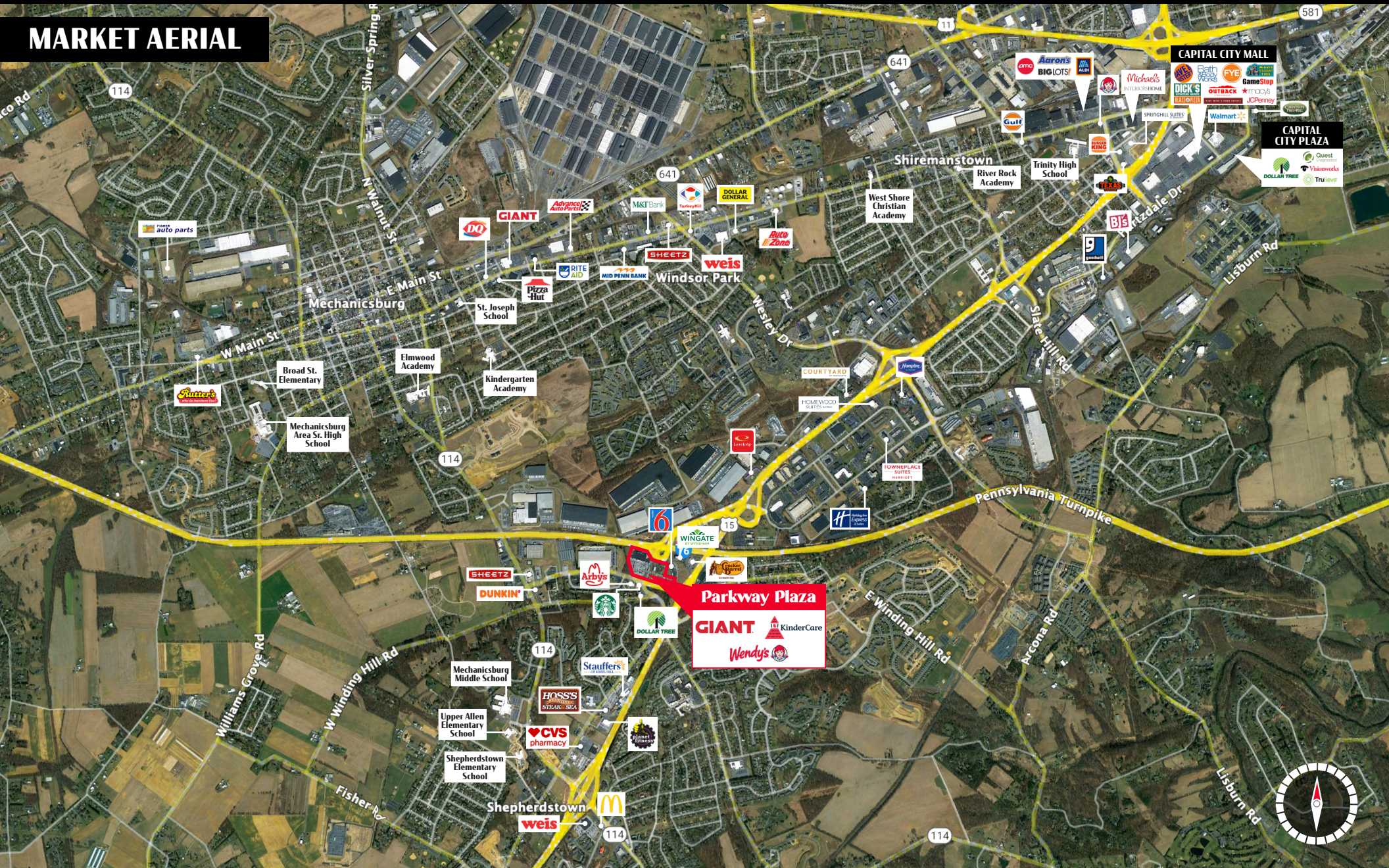


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## MARKET AERIAL



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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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