

±1,600 - 29,983 SF  
SPACE AVAILABLE

# SILVER SPRING SQUARE

6416 CARLISLE PIKE | MECHANICSBURG, PA 17050

FOR LEASE



Wegmans

KOHL'S



BEST BUY

petco

ULTA  
BEAUTY

ROSS  
DRESS FOR LESS



crumbl  
cookies

OLD NAVY

PNC



Chick-fil-A

LONGHORN  
STEAKHOUSE

at&t

MOE'S  
SOUTHWEST GRILL

WELLS  
FARGO

Advance  
Auto Parts

Orangetheory

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**BW**  
COMMERCIAL

For More Information: 717.843.5555 | www.bennettwilliams.com  
Blake Shaffer | Brad Rohrbaugh | Chad Stine | Abe Khan



# ±568,977 SF POWER CENTER



## PROJECT OVERVIEW

**Silver Spring Square** is a regional power center in the Central PA market, centrally located along the Carlisle Pike (Rt. 11) that is dual anchored by Target and Wegman's. The center has historically operated at close to 100% occupancy showing the strength of its location and co-tenancy that drives customers to the center daily. The center was built in 2007 as a regional shopping center that featured Central Pennsylvania's first Wegman's. The project has an ideal tenant lineup of destination and convenience style co-tenants that include; Best Buy, Kohl's, Petco, ULTA, Old Navy, Ross, and Chick Fil A, just to name a few.



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# OVERVIEW PHOTO



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# SITE PLAN



SUITE	TENANT	AREA (SQ FT)
200	WEGMAN'S	126,240
300	LANE BRYANT	7,020
302	ULTA BEAUTY	10,004
<b>304</b>	<b>AVAILABLE</b>	<b>29,983</b>
306	ROSS DRESS FOR LESS	30,187
308A	OLD NAVY	12,295
308B	HALLMARK	5,685
310A	MATTRESS FIRM	7,320
310B	EUROPEAN WAX CENTER	1,685
312	KAY JEWELERS	2,220
314	ELEMENTS THERAPEUTIC MASSAGE	2,209
316	BEST BUY	30,000
400	PETCO	14,000
<b>401</b>	<b>AVAILABLE</b>	<b>4,500</b>
404	ASPEN DENTAL	4,360
406	FLEET FEET SPORTS	2,000
408	MOE'S SOUTHWEST GRILL	3,200
<b>410</b>	<b>AVAILABLE</b>	<b>1,600</b>
412	PAD THAI RESTAURANT	1,600
414	SWEET FROG	1,600
416	AT&T WIRELESS	2,000
418	HAIR CUTTERY	1,200
420	CRUMBL COOKIES	1,600
422	HIGHMARK	3,200
424	ORANGE THEORY	3,200
426	VISIONWORKS	3,160
500	WELLS FARGO BANK	4,023
<b>501</b>	<b>AVAILABLE</b>	<b>4,518</b>
502	CHICK-FIL-A	4,237
503	PNC BANK	3,650
504	CHILI'S GRILL & BAR	5,905
505	LONGHORN STEAKHOUSE	5,823
506	ADVANCE AUTO PARTS	6,750
<b>TOTAL</b>		<b>342,600</b>
SHADOW	TARGET (SHADOW ANCHOR)	139,377
SHADOW	KOHL'S (SHADOW ANCHOR)	87,000
<b>GRAND TOTAL</b>		<b>568,977</b>

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# AVAILABLE SPACE



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# RETAIL MARKET AERIAL

**SITE: SILVER SPRING SQUARE**

**Target** **Wegmans** **petco** **BEST BUY**  
**MATTRESS FIRM** **OLD NAVY** **ULTA**  
**LONGHORN STEAKHOUSE** **crumbl cookies** **Chick-fil-A**  
**ROSS DRESS FOR LESS** **at&t** **Red Bull** **MOE'S RESTAURANT GRILL**  
**PNC** **Advance Auto Parts**  
**LANE BRYANT** **HAIR CUTTERY**

**Silver Spring Commons**

**Walmart** **sam's club**  
**GameStop** **VCF VALUE CITY FURNITURE**  
**DICKEY'S BARBECUE PIT** **SALLY BEAUTY**

**Silver Creek Plaza**

**REI COOP** **Domino's**  
**Sprint** **F&M TRUST** **Great Clips**

**Cumberland Marketplace**

**GIANT** **Red Robin** **McDonald's**  
**Arby's** **holiday hair**

**114**

**SHEETZ** **KFC**  
**ALDI** **sleep number** **xfinity** **TESLA**  
**ALDI** **ALDI** **ALDI**

**Shoppes at Silver Spring**

**PartyCity** **Sakura**  
**Starbucks** **PIVOT PHYSICAL THERAPY**  
**pure barre** **THE VITAMIN SHOPPE**

**Trindle Run Center**

**Starbucks** **PIVOT PHYSICAL THERAPY**  
**pure barre** **THE VITAMIN SHOPPE**

**Carlisle Pike ±40,000 VPD**

**KOHL'S** **verizon** **LA BOY FURNITURE GALLERIES**  
**MATTRESS Warehouse** **HARBOR FREIGHT** **Ford**

**581**

**DUCK DONUTS** **Wendy's** **NTB MONRO**  
**Wendy's** **NTB MONRO**

**Beltway Towne Centre**

**B.J.'s** **Cane's** **Starbucks** **PAK EATERY**

**11**

**MEMBERS 11** **Peppercorn** **Sheetz** **McDonald's** **penny's**  
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**Hampden Commons**

**THE HOME DEPOT** **CRUNCH** **CLUE'S OVERLY GOOD STUFF CHEF** **PET SMART** **ASHLEY**  
**THE HOME DEPOT** **CRUNCH** **CLUE'S OVERLY GOOD STUFF CHEF** **PET SMART** **ASHLEY**

**5600 Carlisle Pike**

**MARSHALLS** **Be HomeGoods Happy** **Burlington** **HOBBY LOBBY**  
**MARSHALLS** **Be HomeGoods Happy** **Burlington** **HOBBY LOBBY**

**11**

**metro-diner** **McDonald's** **penny's** **DUNKIN'** **LOWE'S** **LOVEDRAFTS** **BURGER KING** **CARRABBA'S ITALIAN GRILL**  
**metro-diner** **McDonald's** **penny's** **DUNKIN'** **LOWE'S** **LOVEDRAFTS** **BURGER KING** **CARRABBA'S ITALIAN GRILL**

**Gateway Square**

**TJ-maxx** **WAYBACK BURGERS** **SKY ZONE** **PLATO'S CLOSET**  
**TJ-maxx** **WAYBACK BURGERS** **SKY ZONE** **PLATO'S CLOSET**

## LOCATION

Silver Spring Square is ideally located along the highly sought-after Carlisle Pike (Rt. 11) in Mechanicsburg, PA and sees over 40,000 VPD. The Carlisle Pike is a focal point for retail in the West Shore of Harrisburg and is the main east-west route traveling from Camp Hill to Carlisle, PA. The project is also within close proximity to other major highways such as Route 581 (45,000 VPD), I-81 (75,000 VPD), and I-83 (62,000 VPD). The roadway also intersects with the Pennsylvania Turnpike (I-76) which runs from Philadelphia, PA and into Ohio.

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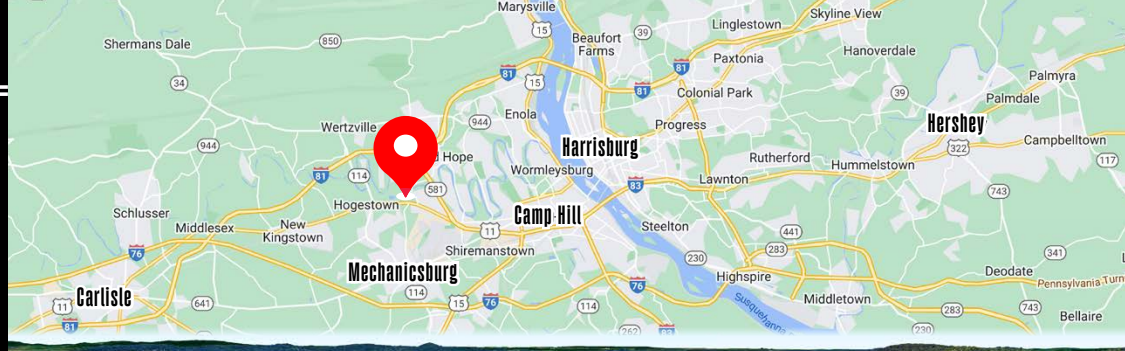
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# MARKET OVERVIEW

Carlisle Pike (Route 11) in Mechanicsburg, PA observes an average of 40,000 vehicles daily. Route 11 is the main east-west commercial route running from Camp Hill to Carlisle, PA. Mechanicsburg is located in eastern Cumberland County, part of a rich agricultural region known as the Cumberland Valley. The site is approximately 11 miles west of Harrisburg, the state's capital. Within 3 miles west of the site, Carlisle Pike intersects Interstate 81, a major north-south corridor that enters Pennsylvania from Maryland and continues through to New York state. The submarket consists of Mechanicsburg, Camp Hill, and Carlisle which is commonly known as the West Shore.



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	51,864	112,782	178,936
TOTAL EMPLOYEES	26,844	72,340	129,230
TOTAL HOUSEHOLDS	22,180	47,868	76,687
AVERAGE HHI	\$104,344	\$98,305	\$93,308

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67 Years of Experience

63 Team Members

6 Locations



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## WE'VE GROWN IN **SIZE & REPUTATION**

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.

### LEASING AGENTS:



**BLAKE SHAFFER**

[bshaffer@bennettwilliams.com](mailto:bshaffer@bennettwilliams.com)



**BRAD ROHRBAUGH**

[brohrbaugh@bennettwilliams.com](mailto:brohrbaugh@bennettwilliams.com)



**CHAD STINE**

[cstine@bennettwilliams.com](mailto:cstine@bennettwilliams.com)



**ABE KHAN**

[akhan@bennettwilliams.com](mailto:akhan@bennettwilliams.com)

### OUR OFFICE LOCATIONS:

**YORK OFFICE:**  
3528 Concord Rd.  
York, PA 17402

**LANCASTER OFFICE:**  
2173 Embassy Drive  
Lancaster, PA 17603

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

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

**NEW JERSEY OFFICE:**  
309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

**WEST CHESTER OFFICE:**  
107 E Chestnut St, Suite 1  
West Chester, PA 19380

**CONTACT US:** 717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)