

# 4415 CARLISLE PIKE

Camp Hill, PA | 17011

± 2,100 SF AVAILABLE | FOR LEASE



NEARBY

*Wegmans*  TARGET  Walmart **KOHL'S**  **LOWE'S** **BED BATH & BEYOND**

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## PROPERTY OVERVIEW

4415 Carlisle Pike is a detached building ideally located along the Carlisle Pike (Rt. 11) in Camp Hill, Pa. This site presents a rare opportunity for any retailer to enter a very strong retail market. Along with its ideal location, this opportunity has excellent visibility to the Carlisle Pike (25,000 CPD). The site also benefits from having three access points, one of which are signalized, providing customers adequate ingress/egress points. With the areas traffic generating mix of national, regional, and local retailers including Karns Quality Foods, Flagship Cinemas, Planet Fitness, and many more, this opportunity is perfect for any retailer.

## LOCATION

The strategically positioned, 4415 Carlisle Pike is in the fast-growing market of Camp Hill and Mechanicsburg, Pa. With its central location and proximity to other major roadways, including, I-76, I-81, I-83 and Route 581, this opportunity offers consumers a convenient travel route to other major markets in the area. Consumers can travel to nearby Harrisburg within 30 minutes, as well as Philadelphia, PA or Baltimore, MD within 2 hours. The Carlisle Pike corridor offers traffic generating retail including the market's only Wegmans, as well as other retailers including, Target, Wal-Mart, Lowe's, Kohl's, Bed Bath&Beyond and many more.

## TRADE AREA

Adding to the stability of this opportunity, 4900 Carlisle Pike shows a 20-minute drive time demographic of over 452,502 people with household income more than \$80,529 and daytime employment demographics equally as strong with 317,826. The demographics within a 10-mile radius include 314,454 people in 132,570 homes, a labor force of 233,526 with an average household income of \$78,861. The areas growth has increased over 12.8% since 2000 with over 18,879 new homes.



### POPULATION

244,584



### EMPLOYEES

171,343



### HH INCOME

\$85,787



### HOUSEHOLDS

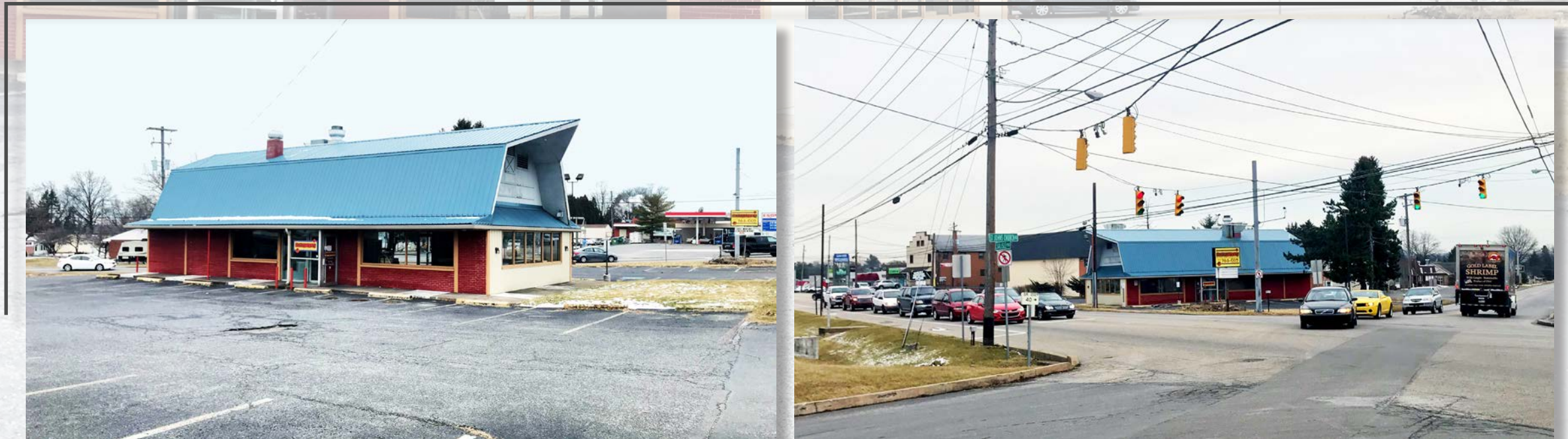
104,038



### TRAFFIC COUNTS

CARLISLE PIKE -  
10,032 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS



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