

5510 CARLISLE PIKE

Mechanicsburg, PA | 17050

± 2,801 SF AVAILABLE | FOR LEASE



PROJECT

5510 Carlisle Pike is a 9,100 square foot, multi-tenant retail property conveniently situated along the Carlisle Pike in Mechanicsburg, PA. The project was a former buffet that was demolished and built brand new, adding an aesthetically pleasing façade, new parking lot, and an additional point of access.. This property will feature access from the Carlisle Pike offering the 36,000 CPD quick ingress and egress.

LOCATION

5510 Carlisle Pike is situated along the markets main retail corridor, the Carlisle Pike. The Carlisle Pike acts as an incubator for Central PA retailers by being one of the starting points for new retailer expansion. SteinMart, Wayback Burgers, Wegman's, Purre Bare, and many others have made the Carlisle Pike their first home in Central Pennsylvania. The project will feature two points of access, one along the Carlisle Pike and the second along Baron Court.

TRADE AREA

Adding to the stability of this opportunity, 5510 Carlisle Pike shows a 20-minute drive time demographic of over 448,244 people with household income more than \$81,919 and daytime employment demographics equally as strong with 289,786. The demographics within a 10-mile radius include 307,6258 people in 131,164 homes, a labor force of 224,401 with an average household income of \$81,277. The areas growth has increased over 17.1% since 2000 with over 22,504 new homes.

NEARBY RETAILERS

HomeGoods®

Wegmans

BEST
BUY

TARGET®



POPULATION



3 MILES - 61,045
5 MILES - 123,632
7 MILES - 202,758

AVERAGE HH



3 MILES - \$93,751
5 MILES - \$92,211
7 MILES - \$83,454

EMPLOYEES



3 MILES - 40,240
5 MILES - 77,719
7 MILES - 156,964

HOUSEHOLDS



3 MILES - 26,944
5 MILES - 53,038
7 MILES - 86,157

TRAFFIC COUNTS: ROUTE 581: 53,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

BLAKE SHAFFER | ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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TENANT ROSTER

SPACE	TENANT	AREA (SF)
1	AVAILABLE	2,801
2	THE LASH LOUNGE	1,498
3	LA BELLA SECILIA	1,715
4	DENTAL, DENTURES & IMPLANTS	3,101



CARLISLE PIKE 36,000 VPD

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