

± 1,533 SF

Trindle Run Center

FOR LEASE

6455 Carlisle Pike | Mechanicsburg, PA 17050



Overview

Trindle Run Center, a 21,891-square foot retail shopping center is ideally located along the Carlisle Pike in Mechanicsburg, Pa., one of Harrisburg's busiest shopping corridors. This new construction retail center includes a dominant mix of national retailers including Starbucks, Chipotle, Jersey Mike's, and The Vitamin Shoppe. With its traffic generating lineup of destination style retailers, this project is perfect for any type of user.



Blake Shaffer | Ashlee Lehman | Joe Spagnola | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

Trindle Run Center is strategically positioned with significant frontage and signage along the areas primary retail shopping corridor, Carlisle Pike. This center not only benefits from the high traffic flow of the Carlisle Pike and neighboring retail power center, Silver Springs Square which, is home to the areas only Wegmans. With a trade area that extends more than 10 miles, this location attracts a vast customer base. With the high concentration of traffic driven by anchor tenants located amongst the surrounding retail, the center pulls from not just the mediate area but surrounding market points as well.

Trade Area

Adding to the stability of the project, Trindle Run shows a 20-minute drive time demographic of over 424,412 people with household incomes of more than \$79,834 and daytime employment demographics equally as strong with 289,795. The demographics within a 10-mile radius include 299,853 people in 124,796 homes, a labor force of 209,733 with an average household income of \$79,362. The area's growth since 2000 has increased over 14.7% with over 18,379 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	43,657	93,510	165,107
TOTAL EMPLOYEES	22,991	56,966	101,950
AVERAGE HHI	\$107,199	\$105,063	\$96,036
TOTAL HOUSEHOLDS	18,290	39,683	68,711

TRAFFIC COUNTS: **Carlisle Pike** - ±34,000 VPD



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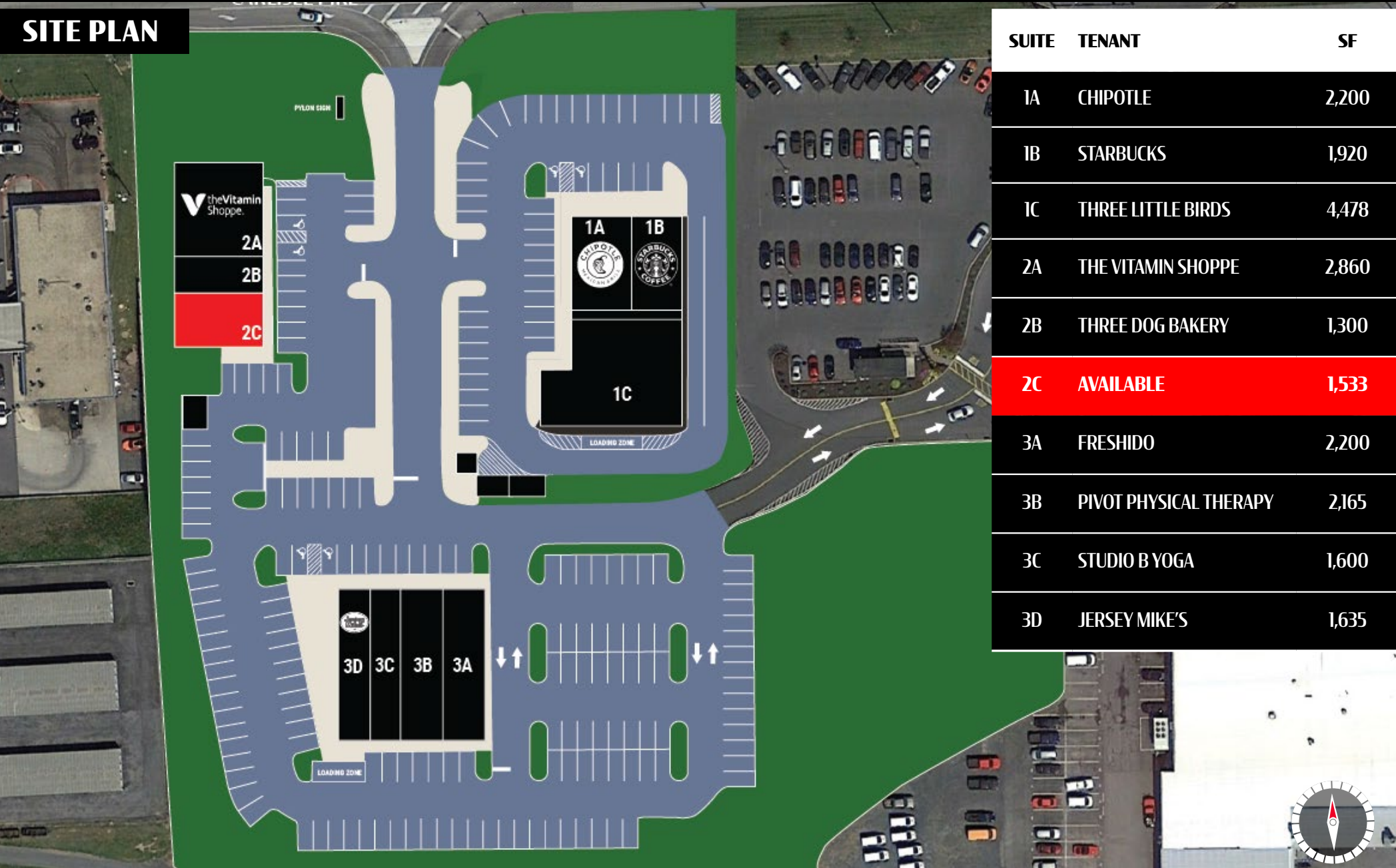
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SITE PLAN



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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.

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