

# 404 EAST HIGH STREET

Carlisle, PA | 17013

± 3,104 SF AVAILABLE | FOR LEASE



JOIN NATIONAL RETAILERS:



T-Mobile



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

For More Information:  
**Joe Spagnola**  
717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

Office Locations:  
York Office: 3528 Concord Rd. York, PA 17402  
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Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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## PROJECT





404 East High Street is a 5,381-square foot retail strip center ideally located in Carlisle, Pennsylvania, along East High Street (15,500 CPD). The property was recently redeveloped with a new façade in 2016 and gives Tenants great visibility and signage along East High Street. Co-Tenants include CBD American Shaman and Metro by Tmobile which generate constant traffic into the center, providing any prospective Tenants a good opportunity to enter into a growing market.

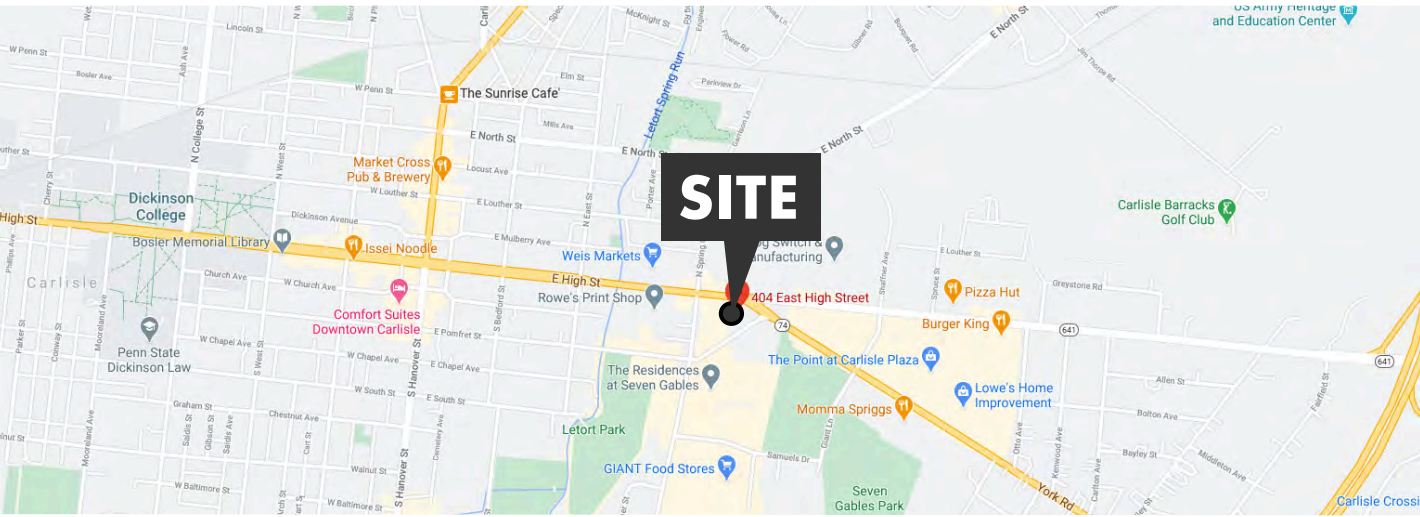
## LOCATION

404 East High Street is strategically positioned with significant frontage in one of the market’s primary retail corridors along East High Street. The center benefits from the high-volume traffic flow of East High Street and Route 74, which are the areas heaviest traveled roadways. East High Street acts as a primary thoroughfare for the Carlisle market which attracts a vast customer base. With a high concentration of traffic driven by the co-tenancy located within the center and surrounding national retailers, this center pulls from not just the immediate market point, but the surrounding towns and communities.

## TRADE AREA

404 East High Street shows a 20-minute drive time demographic of over 97,900 people with household incomes of more than \$91,751 and daytime employment demographics equally as strong with 54,750. The demographics within a 10-mile radius include 119,719 people in 48,879 homes, a labor force of 59,161 with an average household income of \$93,392. The area’s growth over the last 10 years has increased over 17.0% since 2000 with over 8,034 new homes

DEMOGRAPHICS		20 MIN DRIVE TIME	3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	97,900	35,424	50,462	66,942
	TOTAL EMPLOYEES	54,750	26,218	36,402	39,815
	AVERAGE HHI	\$91,751	\$81,235	\$88,126	\$90,257
	TOTAL HOUSEHOLDS	40,045	14,664	20,584	27,153



TRAFFIC COUNTS: **EAST HIGH STREET : 15,500 VPD**



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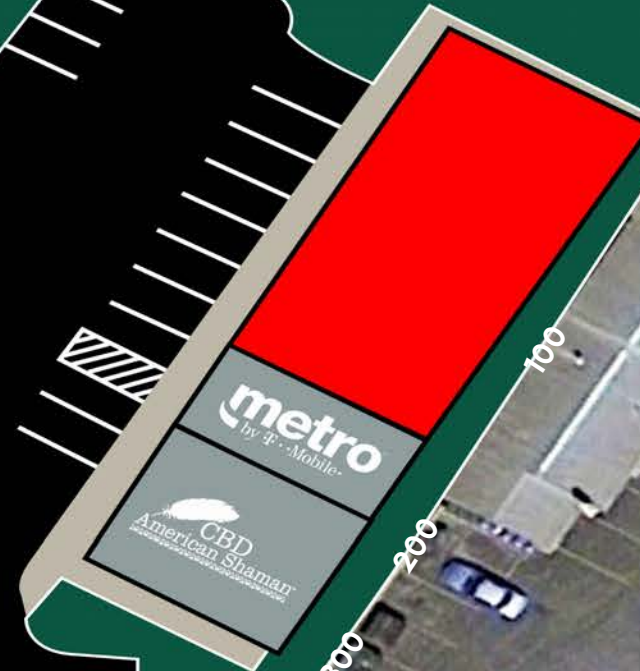


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EAST HIGH STREET 15,500 VPD

SUITE	TENANT	AREA (SQ FT)
100	AVAILABLE	3,104
200	METRO BY TMOBILE	977
300	CBD AMERICAN SHAMAN	1,300



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Carlisle Marketplace  
**GIANT** **T-Mobile**  
FINE WINE & GOOD SPIRITS holiday hair

THE POINTE CARLISLE PLAZA  
**LOWE'S** **Dunham's SPORTS**  
**NEATO BURRITO** **F&M TRUST**

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