

# 404 E High Street

Carlisle, PA 17013

*For Lease*



## *Property Overview*

*Available*  
**±1,325 SF**

404 East High Street is a 5,381-square foot retail strip center ideally located in Carlisle, Pennsylvania, along East High Street (20,000 VPD). 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 Metro by T-mobile and CosmoProf which generate constant traffic into the center, providing any prospective tenants a good opportunity to enter into a growing market.

## *Surrounding Retailers*



**Blake Shaffer | Brad Rohrbaugh | Chad Stine**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

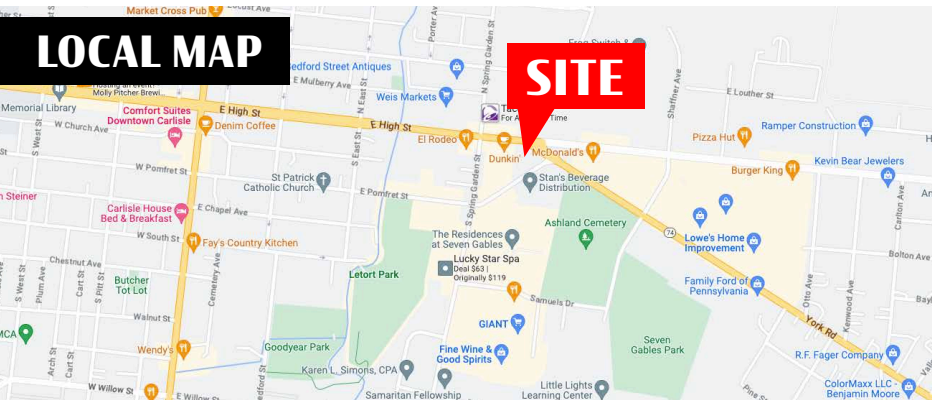
ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

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## 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.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,917	37,413	53,469
TOTAL EMPLOYEES	6,516	18,668	23,311
AVERAGE HHI	\$77,376	\$96,105	\$101,315
TOTAL HOUSEHOLDS	5,479	15,474	21,777

**TRAFFIC COUNTS: E High Street ± 20,000 VPD**

*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.

## SURROUNDING MARKET

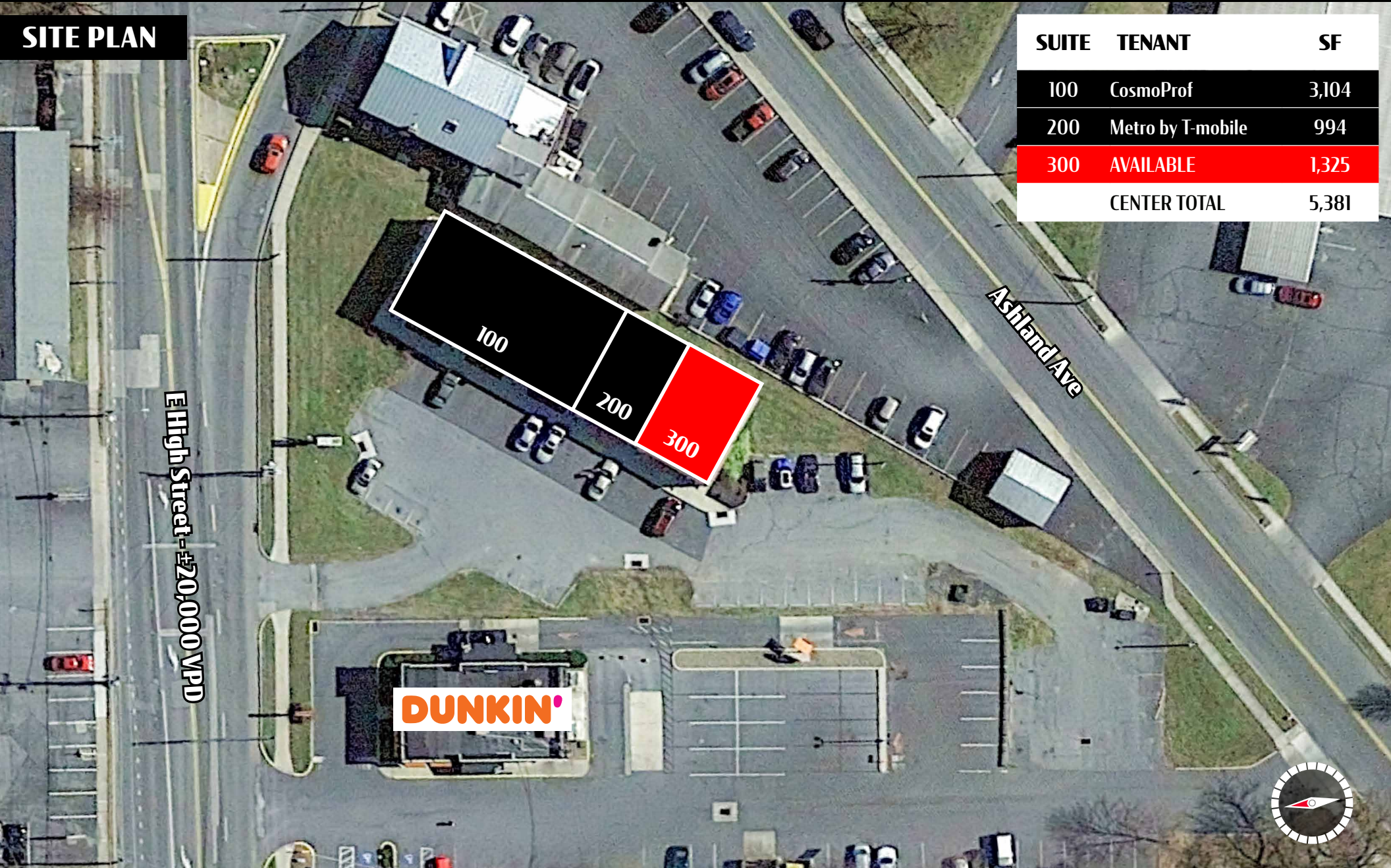


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## SITE PLAN



SUITE	TENANT	SF
100	CosmoProf	3,104
200	Metro by T-mobile	994
300	AVAILABLE	1,325
CENTER TOTAL		5,381



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## MARKET AERIAL



# 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.

## LISTING AGENTS:

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