

# 665 N. East Street

Carlisle, PA | 17013

*For Sale or Lease*



**665 North E. Street** is a 2,165 square-foot free standing retail building with a drive-thru, located in the Carlisle, PA market, along N. East Street (1,000 VPD). The site presents a unique opportunity for a user to enter into the growing Carlisle market with great visibility and access along N. East Street and Route 11 (13,000 VPD). The property is in close proximity to national retailers such as, Advance Auto Parts, Weis, AutoZone, and Taco Bell, just to name a few.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Property Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com).



COMMERCIAL BROKERAGE. *Redefined.*



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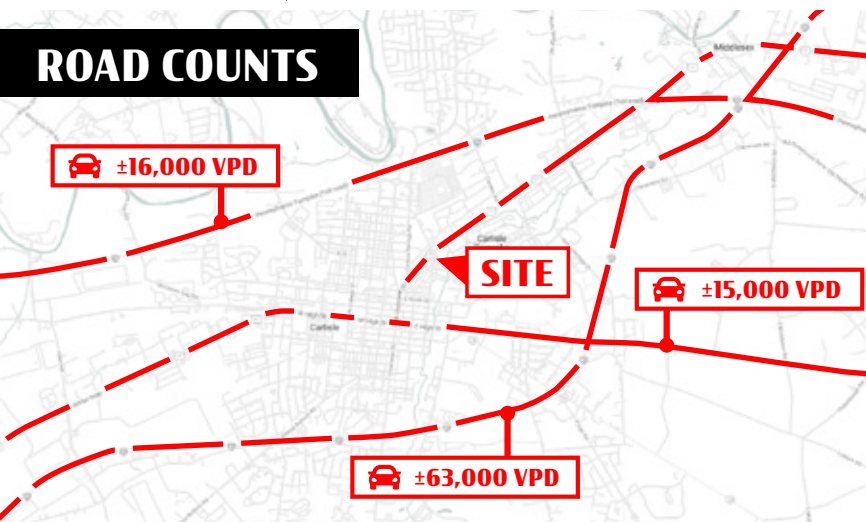
## Location

Along with its great visibility and access to Route 11 (Hanover St), the site benefits from a demographic area that extends more than 5 miles. The site benefits from the high-volume traffic flow of Route 11, which is one of the main corridors in the Carlisle market and provides access to the Pennsylvania Turnpike (23,000 VPD) and Interstate 81 (65,000 VPD).

## Trade Area

The site shows a 10-minute drive time demographic of over 46,150 people with household incomes of more than \$82,525 and daytime employment demographics equally as strong with 24,614. The demographics within a 5-mile radius include 50,505 people in 20,380 homes, a labor force of 25,783 with an average household income of \$84,057. The area's growth since 2000 has increased over 18.8% with 4,002 new homes.

## ROAD COUNTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,182	38,638	51,664
TOTAL EMPLOYEES	7,756	21,096	25,872
AVERAGE HHI	\$57,690	\$77,223	\$82,527
TOTAL HOUSEHOLDS	5,830	15,700	20,840
TRAFFIC COUNTS: N Hanover St ± 13,000 VPD			



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**SITE PLAN**

*Available*  
**±2,165 SF**

**N East Street**



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## MARKET AERIAL



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ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
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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.

## INVESTMENT ADVISORS:

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## OUR LOCATIONS:

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### CONTACT US

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