

Belvedere Professional Center | Carlisle, PA 17013

± 862 - 3,698 SF Medical Office Space Available

Available For Lease

Property Overview

850 Walnut Bottom Road, also known as Belvedere Professional Center, is a Medical Office building for lease located in Carlisle, Cumberland County, PA. The site offers ample parking, pylon signage, and great visibility and exposure to the market. Current tenants include Beltone Hearing Aids, Cumberland Valley Chiropractic, Pinnacle Health, and OSPT, just to name a few.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 31,726 | 54,128 | 65,534 |
| TOTAL EMPLOYEES | 21,027 | 25,465 | 28,132 |
| AVERAGE HHI | \$78,206 | \$87,745 | \$88,791 |
| TOTAL HOUSEHOLDS | 13,067 | 21,771 | 26,180 |

TRAFFIC COUNTS:

Walnut Bottom Rd - ±11,000 VPD | I-81 - ±80,000 VPD

Nearby: UPMC planet fitness GIANT ORRSTOWN BANK



ASHLEE LEHMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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NETWORK

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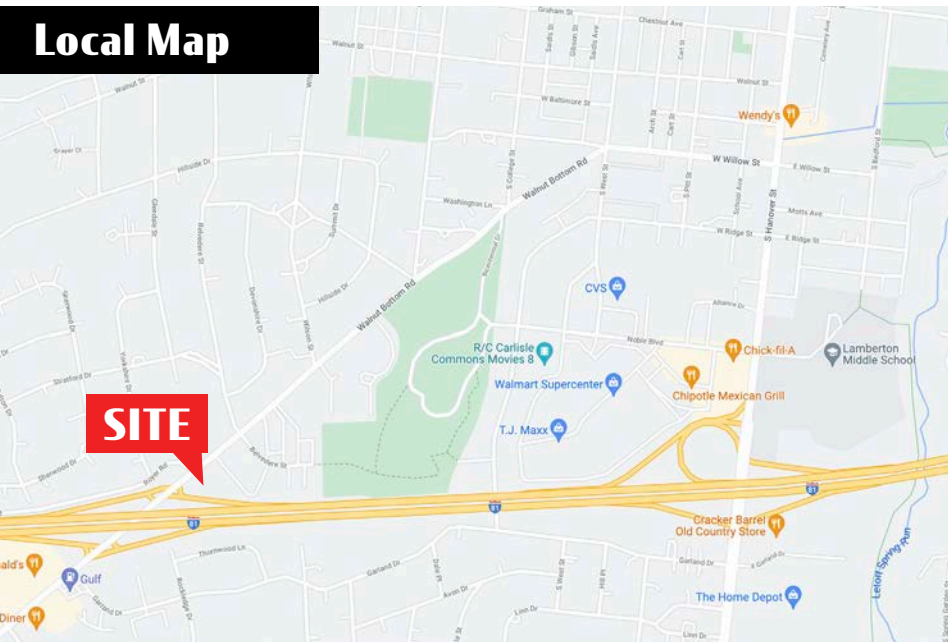
Location

Belvedere Professional Center is ideally situated at the corner of the Interstate 81 ramp, making it easily accessible to surrounding areas like Mechanicsburg, Camp Hill, Shippensburg, and everything in between. Less than a mile down the street you will find the UPMC Hospital of Carlise (165 Beds), along with the office and medical district of Carlise. National Tenants that you will find on the same stretch include Plant Fitness, Giant, Verizon, Fine Wine and Spirits, and many more.

Trade Area

Within a 10 miles radius, you will find 93,367 people. There are 38,609 households with an average household income of \$88,903, which is \$15,000 higher than the National average. Adding to the stability of the market isn't just the residential population, but also the 2,910 businesses and 35,748 employees.

Local Map



Walnut Bottom Rd

±11,000 VPD

80,000 VPD

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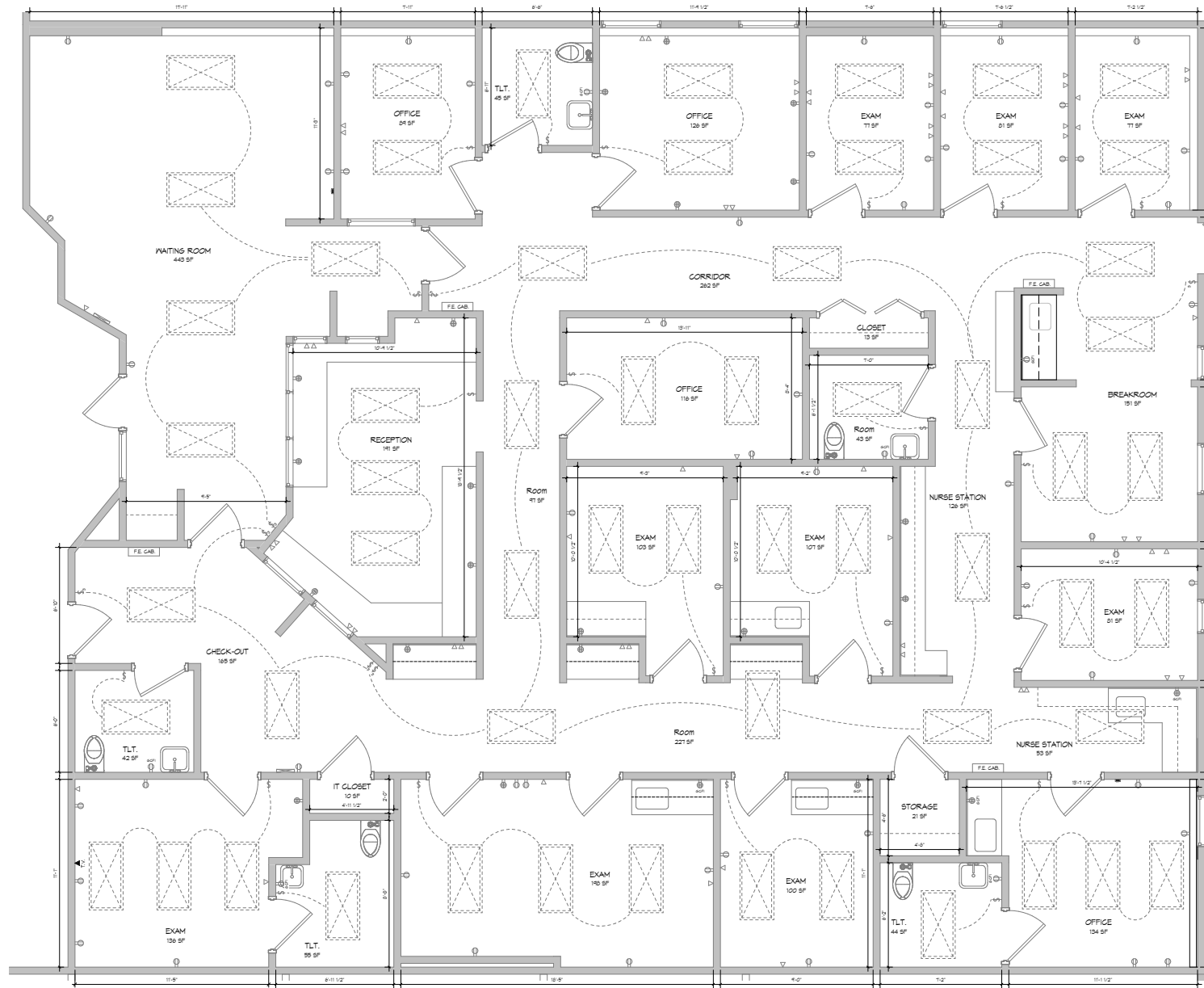
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SUITE 102



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SUITE 105



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MARKET AERIAL



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