

±0.94 AC  
AVAILABLE

# 147-151 GETTYSBURG PIKE

Mechanicsburg, PA 17055

For Lease



## Property Overview

147 Gettysburg Pike is a proposed development site in Mechanicsburg, PA, with 0.94-acres on the corner of Gettysburg Pike and S Market Street. The site is already approved for a C-Store. It would also be a great opportunity for a restaurant, retail, or medical use to join this growing market.

Nearby Retailers:

weis



GIANT

BLAKE SHAFFER | ASHLEE LEHMAN  
BRAD ROHRBAUGH | CHAD STINE  
717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd, York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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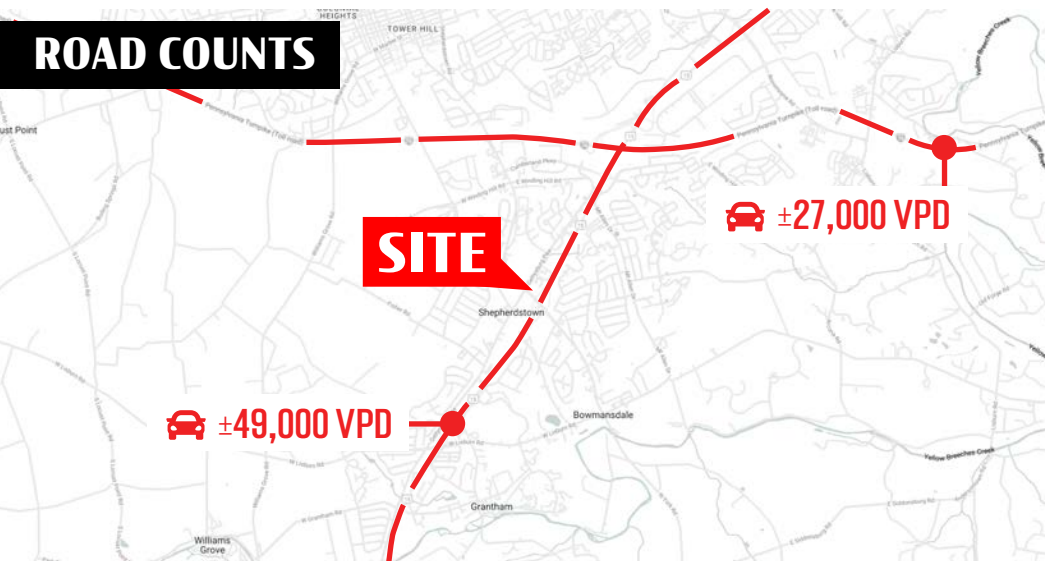
## Trade Area

147 Gettysburg Pike is strategically located at a signalized intersection, with excellent frontage on both corridors and the site benefits from their high traffic volumes. In addition, the site has easy access to Route 15 and Interstate 76. With high concentration of traffic generated by National Retailers like CVS, Weis, McDonald's, and Planet Fitness, this opportunity pulls from not just only the immediate trade area, but the surrounding markets, as well.

## Location

Adding stability to the market is the 10-mile radius demographics showing 285,640 people within 114,739 households, with an average income of \$90,538. A daytime population of 266,661 people, is not only due to the residential population, but also points of destination in the area like Penn State Health and the National Retailers. There are roughly 11,183 businesses with 172,817 employees.

## ROAD COUNTS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	42,816	85,534	151,990
TOTAL EMPLOYEES	23,913	51,794	83,615
AVERAGE HHI	\$92,139	\$97,902	\$103,046
TOTAL HOUSEHOLDS	16,878	33,647	61,057

TRAFFIC COUNTS: Market St - ±17,000 VPD | Rt 15 - 49,000 VPD



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## SITE PLAN



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## MARKET AERIAL



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