

930 Carlisle Road

York, PA | 17404

For Sale



Property Overview

Available
±4,807 SF

930 Carlisle Road is a pad site that is available for sale or lease. The site is nearby several national, regional, and local retailers and identified as one of the market's strongest retail hubs. There is currently 4,807 sf available. It's a former restaurant/diner with a drive-thru but would also be a great location for retail. The area has a strong mix of National tenants including Walmart, Lowes, AtHome, Hobby Lobby, Target, and Burlington, just to name a few. The site is ideally located off Route 30.



Surrounding Retailers



Abe Khan | 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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
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RETAIL BROKERS
NETWORK

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Location

Along with its great visibility, the property benefits from a demographic area that includes top manufacturers in York County such as Target, Starbucks, Harley Davidson, and Johnson Controls all with substantial distribution centers along I-83 just a few short miles away, as well as a new 220,000 square-foot hospital for Memorial Hospital, which opened in August of 2019.



LOCAL SHOPPING CENTER STATISTICS

Center Name	Annual Visits	State Ranking	Top Tenant
West Manchester Mall	4.6M	6/30	Walmart
Delco Plaza	3.6M	43/279	GIANT
Commerce Center	1.1M	128/307	weis
Two Guys Commons	1.5M	57/307	CRUNCH
Manchester Crossroads	1.5M	189/279	PETSMART

Trade Area

Adding to the stability of the project, 930 Carlisle Road shows a 20-minute drive time demographic of over 333,593 people with household incomes of more than \$74,884 and daytime employment demographics equally as strong with 161,297. The demographics within a 10-mile radius include 259,929 people in 102,667 homes, a labor force of 138,280 with an average household income of \$74,885. The area's growth since 2000 has increased over 15.8% with over 16,247 new homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,242	81,108	143,836
TOTAL EMPLOYEES	6,203	41,919	75,008
AVERAGE HHI	\$55,182	\$65,964	\$76,659
TOTAL HOUSEHOLDS	5,158	31,042	56,576

TRAFFIC COUNTS: Carlisle Road ± 25,000 VPD

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SITE PLAN



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MARKET AERIAL



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