20 Noble Blvd Carlisle, PA | 17013

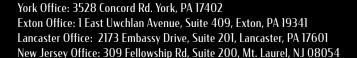




20 Noble Blvd is a 3,669 square foot pad site located off S Hanover Street in Carlisle, PA. The site is a former bank with a drive-thru and ample parking, and sits within Carlisle Commons, which is the most dominant shopping center in the market. Major retailers here include Walmart, TJ Maxx, Tractor Supply, Regal Cinemas, Panera, and Chick-Fil-La, just to name a few. Noble Blvd (11,000 V.P.D.) meets S Hanover Street (30,000 V.P.D.) at a fully signalized intersection, leading into Downtown Carlisle. There are +/- 19,200 residents that live it the borough.











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Sup-Lease

Location

20 Noble Blvd is ideally located on S Hanover Street, which is one of the main travel arteries through Carlisle, and then converts into Rt 11. The opposite direction leads to Mt. Holly Springs, which the center also services. In addition, the site has easy access to Interstate 81. Other National Retailers in close proximately include Home Depot, Staples, Applebee's, Chipotle, AT&T, and may more.

Trade area

Adding stability to the market are the demographics within a 20-minute drive time. There are 93,275 people, within 37,140 households with an average annual income of \$91,521. The 10-mile radius is even stronger with 107,513 people, within 42,893 households with an average annual income of \$91,721. The population shows projected growth through 2026. Attributing to the daily foot traffic is not only the residential population, but also to the 3,336 businesses and 41,810 employees in the area.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	35,065	54,006	67,550
TOTAL EMPLOYEES	21,375	26,600	28,322
AVERAGE HHI	\$77,070	\$86,083	\$89,352
TOTAL HOUSEHOLDS	14,384	21,632	26,905

TRAFFIC COUNTS:

Hanover Street ± 30,000 VPD | Noble Blvd ± 11,000 VPD









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