

# 20 Noble Blvd

Carlisle, PA | 17013

*Sub-Lease*



## Property Overview

**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 in the borough.

*Available*  
**±3,669 SF**

## Surrounding Retailers



**Walmart**

**TJ-maxx**



**Brad Rohrbaugh | Chad Stine**  
**Justin Willits | Gary Russell**  
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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## *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 proximity 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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## SITE PLAN



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MARKET AERIAL



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