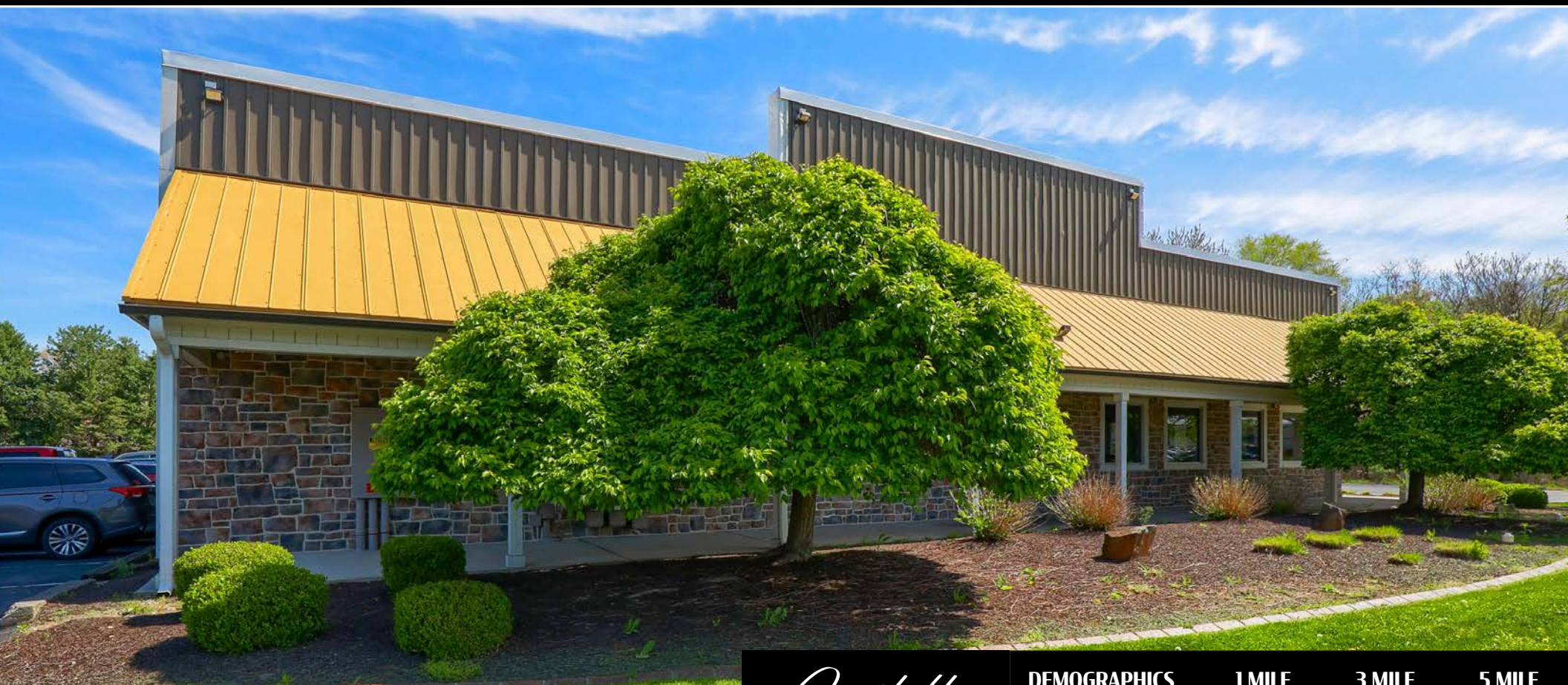


# 6035 Carlisle Pike

Mechanicsburg, PA | 17050

*For Lease*



## Property Overview

*Available*  
**±6,510 SF**

**6035 Carlisle Pike** is a 6,510 square-foot retail opportunity ideally located along the Carlisle Pike in Mechanicsburg, PA, one of the busiest shopping corridors in the Central PA market. The building sits on a parcel that is 1.38 Acres, and has tremendous visibility and frontage along the Carlisle Pike, which sees over 41,000 vehicles per day. The property has right-in / right-out access and provides a rare opportunity for national Tenants to position themselves along of the most sought-after corridors in the Central PA market.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,412	61,285	125,060
TOTAL EMPLOYEES	7,214	41,204	77,917
AVERAGE HHI	\$132,554	\$104,830	\$101,210
TOTAL HOUSEHOLDS	2,574	26,218	52,040

**TRAFFIC COUNTS: Carlisle Pike ±41,000 VPD**

**Brad Rohrbaugh | Chad Stine | Justin Willits**  
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

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK



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## SITE PLAN

Carlisle Pk ±41,000 VPD



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**MARKET AERIAL**

The aerial map displays several commercial hubs:

- SILVER SPRING COMMONS:** Includes Walmart, GameStop, Value City Furniture, Sports Clips, and others.
- SILVER SPRING SQUARE:** Features Target, Wegmans, Ulta, Old Navy, Bed Bath & Beyond, Ross, Best Buy, Petco, Mattress Firm, and others.
- CUMBERLAND MARKETPLACE:** Home to Giant Food Stores, Red Robin, and others.
- SHOPPES AT SILVER SPRING:** Contains Party City and Kumon.
- TRINDLE RUN CENTER:** Includes Starbucks, Dunkin', and Pure Barre.
- HAMPDEN COMMONS:** Houses Ollie's Bargain Outlet, HomeGoods, and Marshalls.
- GATEWAY SQUARE:** Features TJ Maxx, Wayback, and others.

A red callout labeled "Site" points to a location near Good Hope Middle School (1,092 Students) and Highway 581. Other landmarks include Naval Support Activity Mechanicsburg (806-acre complex) and various schools like Good Hope Middle School and Silver Spring Elementary.

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