

6035 Carlisle Pike

Mechanicsburg, PA | 17050

Available

Available
±6,510 SF



11

Carlisle Pike = ±41,000 VPD

Property Overview

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.

Nearby Retail



Brad Rohrbaugh | Chad Stine | Justin Willits
For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

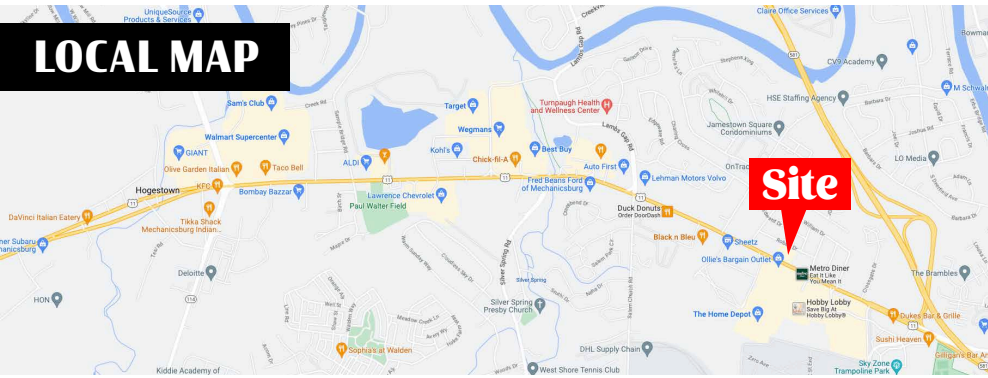


COMMERCIAL BROKERAGE. *Redefined.*

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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

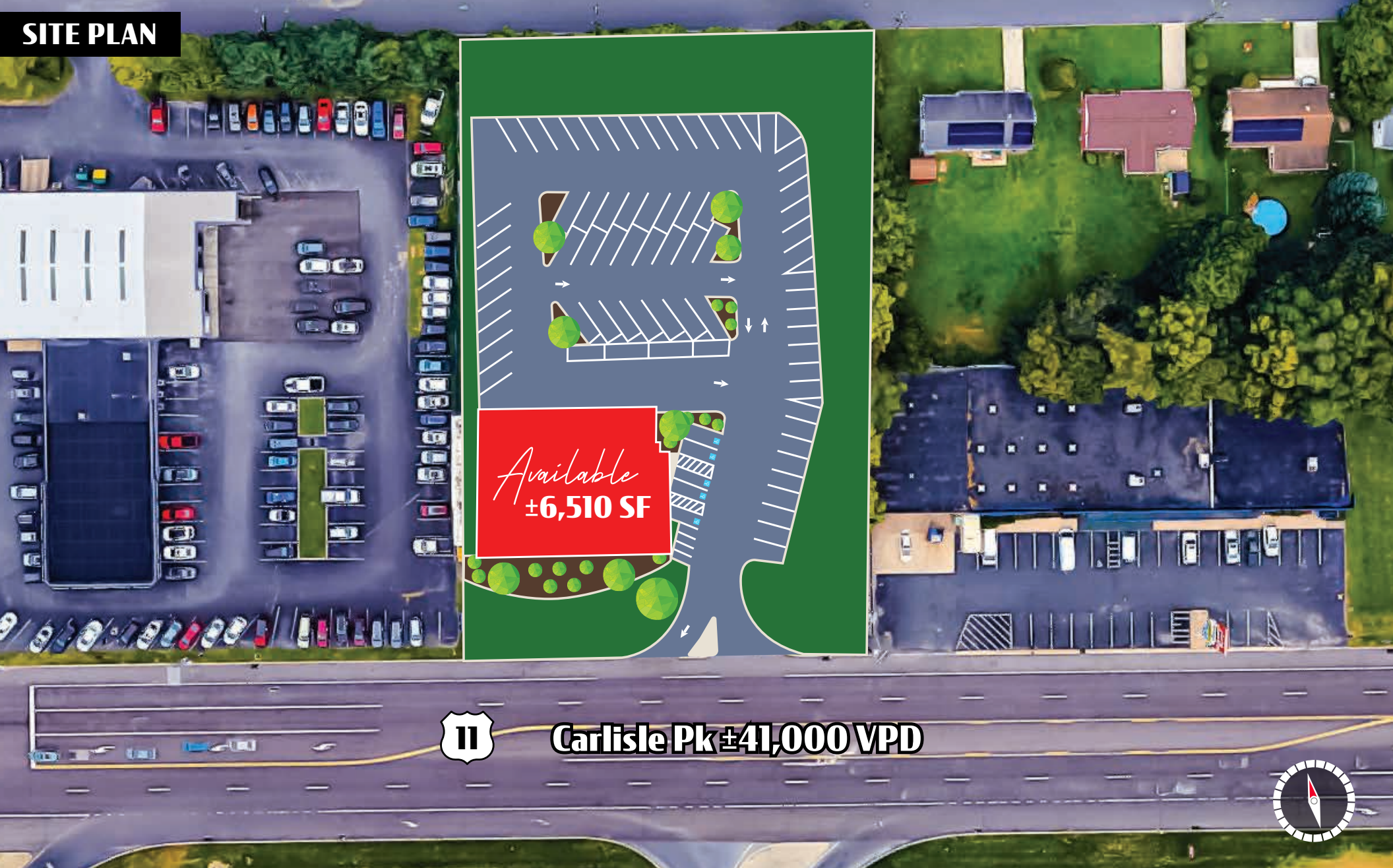


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SITE PLAN



Carlisle Pk ±41,000 VPD



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK
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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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