

6035 CARLISLE PIKE

MECHANICSBURG, PA | 17050



Nearby Retail



conceptual rendering

±1,600-6,977 SF
FOR LEASE

PROPERTY OVERVIEW

6035 Carlisle Pike is a ±1,600-6,977 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 37,000 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	3 MILE	5 MILE	7 MILE
POPULATION	66,834	134,423	218,207
EMPLOYEES	33,948	71,664	125,986
AVERAGE HHI	\$132,097	\$130,699	\$116,054
HOUSEHOLDS	27,576	54,894	88,950

TRAFFIC COUNTS: Carlisle Pike (±37,000 VPD)



SITE PLAN



Carlisle Pike: ±37,000 VPD

MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

