

# 6035 CARLISLE PIKE

MECHANICSBURG, PA | 17050

AVAILABLE  
±6,510 SF

## Nearby Retail

Marshalls

OLLIE'S  
GOOD STUFF CHEAP



Ashley  
HOMESTORE

HOBBY  
LOBBY

Burlington



HomeGoods

PET SMART

TJ-maxx

±6,510 SF AVAILABLE  
**FOR SALE/LEASE**



JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# 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 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.



## GATEWAY SQUARE



## HAMPDEN COMMONS



**AVAILABLE  
±6,510 SF**



**Carlisle Pike: ±37,000 VPD**

### 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)**



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# SITE PLAN



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## 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

## LISTING AGENTS:



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## CONTACT US

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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.

