

For Lease



# SHOPPES AT SILVER SPRING

±11,946 SF

6499 Carlisle Pike | Mechanicsburg, PA 17050



**Shoppes At Silver Spring** is a 32,971 square foot neighborhood shopping center located at 6499 Carlisle Pike, in Mechanicsburg, PA 17050. There is currently ±11,946 square feet available for lease with frontage on the Carlisle Pike. The center has direct access from both the East and Westbound lanes of one the busiest roadways in Mechanicsburg. The site also benefits from a high flow of traffic and neighboring retailers like Walmart, Sam's Club, Target, and Wegmans, just to name a few.



**Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*





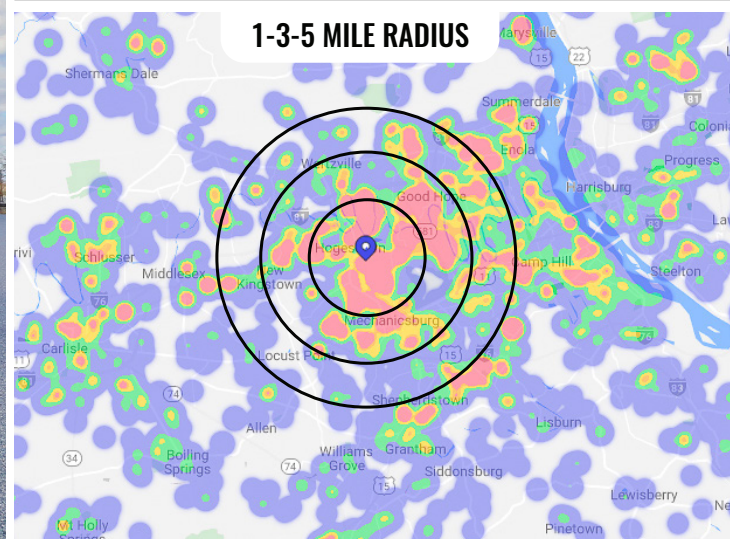
# SHOPPES AT SILVER SPRING

## Property Location Overview



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,014	42,117	92,947
TOTAL EMPLOYEES	2,784	22,578	53,470
AVERAGE HHI	\$140,385	\$106,375	\$102,038
TOTAL HOUSEHOLDS	1,536	17,242	39,331

**TRAFFIC COUNTS: Carlisle Pike ± 36,000 VPD**



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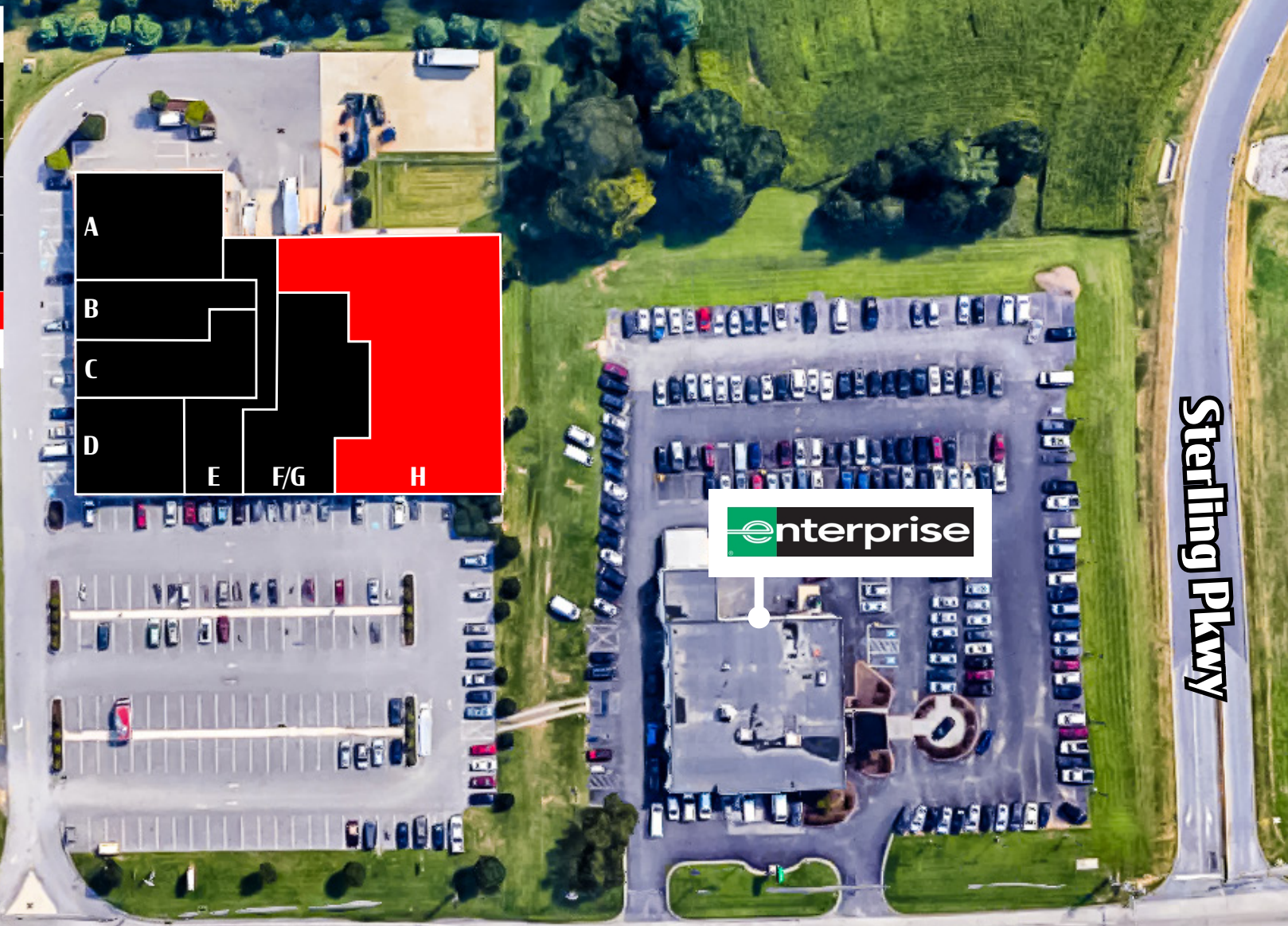


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SUITE	TENANT	SF
A	Honest Indian Vegetarian	4,530
B	Kumon	2,000
C	Bonbon Cafe	3,150
D	Sakura Sushi	2,975
E	Peace Nails	1,470
F/G	Bombay Bazaar	6,900
<b>H</b>	<b>AVAILABLE</b>	<b>11,946</b>
<b>CENTER TOTAL</b>		<b>32,971</b>



## Carlisle Pike = ±36,000 VPD



## Sterling Pkwy



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# SHOPPES AT SILVER SPRING

Retail Market Aerial



**SHOPPES AT SILVER SPRING**

**KUMON**

**HONEST**

**Sakura**

**Trindle Run Center**

CHIPOTLE  
Starbucks  
PIVOT  
PHYSICAL THERAPY  
pure barre  
Jersey Mike's  
FreshPops  
theVitamin Shoppe

**Hampden Commons**

THE HOME DEPOT  
CRUNCH  
OLLIE'S  
GOOD STUFF GIEP  
Ashley  
HOMESTORE  
PET SMART

**5600 Carlisle Pike**

Marshall's  
HomeGoods  
HOBBY LOBBY  
Burlington

**Gateway Square**

SKY ZONE  
WAYBACK  
TJ-MAXX  
PLATO'S  
CLOSET

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**Cumberland Marketplace**

**GIANT**  
McDonald's  
Red Robin  
PINE WINE & GOOD SPIRITS  
GOURMET BURGERS AND BEERS

**Silver Spring Commons**

Walmart  
sam's club  
GameStop  
BICKLEY'S  
SALLY BEAUTY

**Silver Spring Square**

Target  
Wegmans  
Panera  
BREAD  
ULTA  
OLD NAVY  
BEST BUY  
petco  
ROSS  
DRESS FOR LESS  
Chick-fil-Steak  
MATTRESS FIRM  
OrangeTheory  
LONGHORN STEAKHOUSE

**Silver Creek Plaza on the Pike**

KREI  
Domino's  
URBAN CHORON  
Sprint  
F&M TRUST

**Beltway Towne Centre**

BJS  
Cane's  
Starbucks  
ReStore  
T Mobile

**Hampden Commons**

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# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057



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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.

