

For Lease



SHOPPES AT SILVER SPRING

±6,900 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

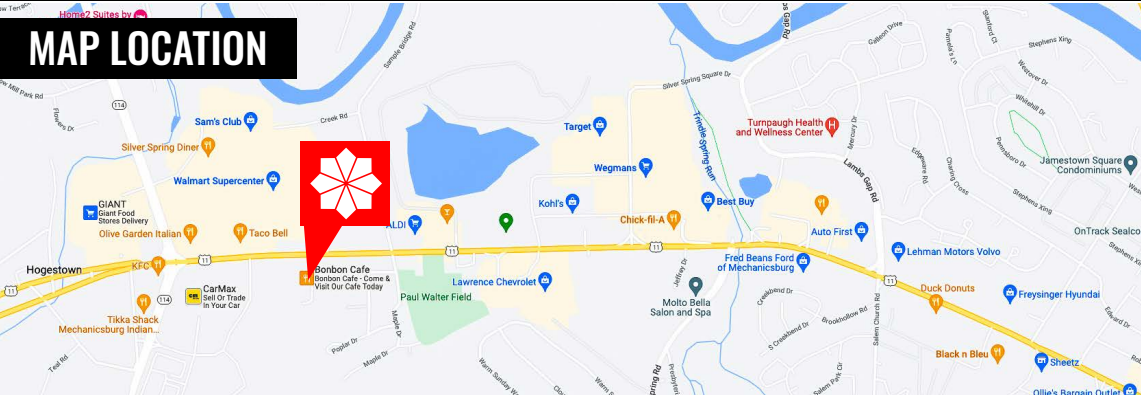


COMMERCIAL BROKERAGE. *Redefined.*



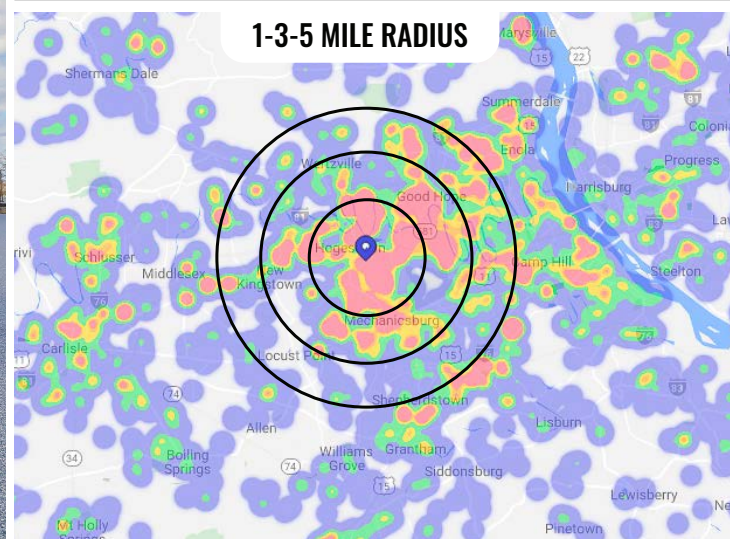
SHOPPES AT SILVER SPRING

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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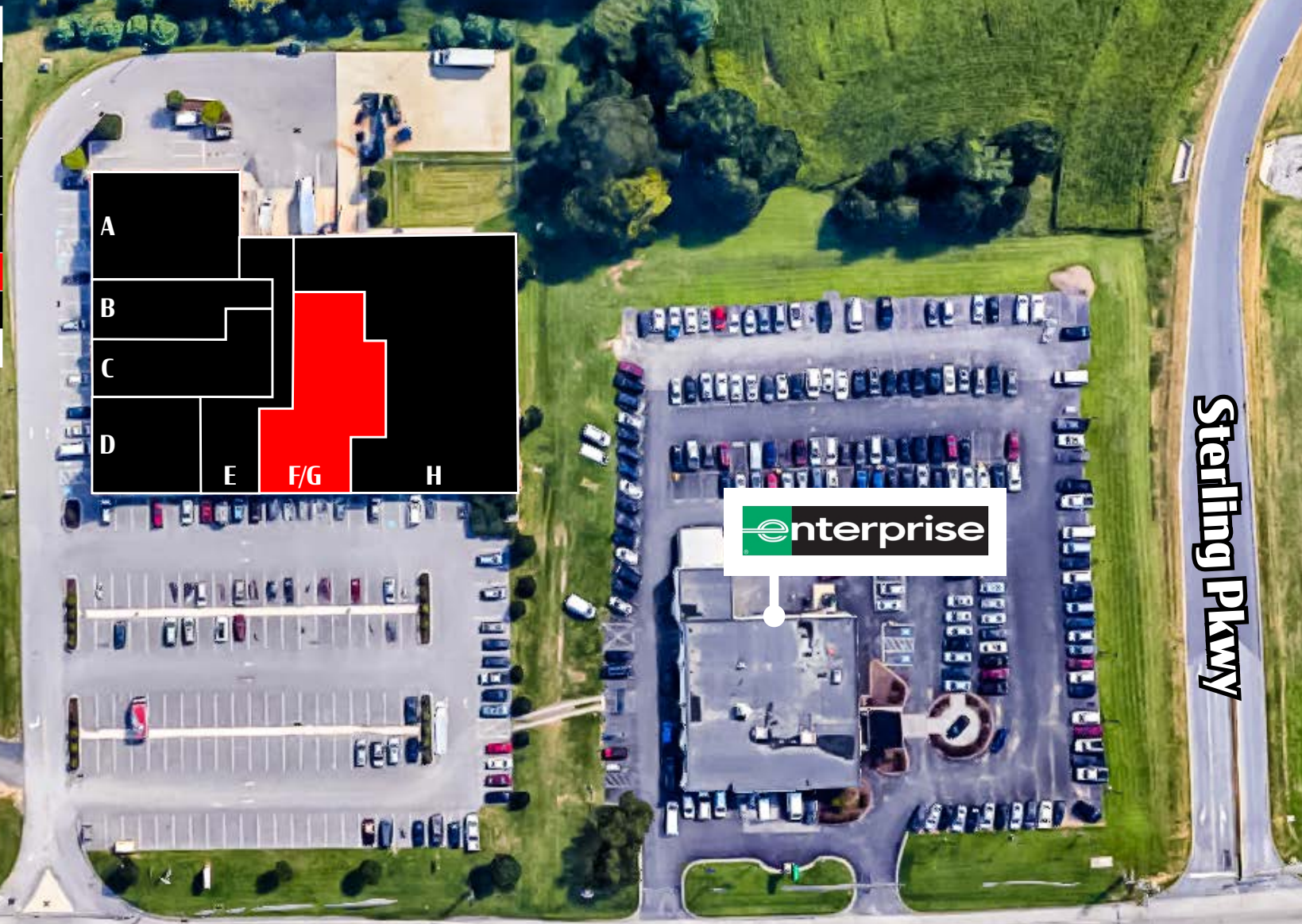
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Site Plan

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 AVAILABLE	6,900
H Party City	11,946
CENTER TOTAL	32,971



Carlisle Pike = ±36,000 VPD



Sterling Pkwy



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Retail Market Aerial



Cumberland Marketplace

GIANT **McDonald's** **Red Robin**

PINE WINE & GOOD SPIRITS GOURMET BURGERS & BEERS

Silver Spring Commons

Walmart **sam's club**

GameStop **DICKKEY'S** **SALLY**

BARBECUE PIT BEAUTY SUPPLY

Silver Spring Square

Target **Wegmans** **Panera** **Chili's**

ULTA **OLD NAVY** **BEST BUY**

MOE'S **petco** **ROSS** **Chick-fil-A**

Orangetheory **LONGHORN** **MATTRESS FIRM**

FITNESS STEAKHOUSE

Silver Creek Plaza on the Pike

KREI **Domino's** **URBAN CHORON**

WILD WINGS **Sprint** **F&M TRUST**

Beltway Towne Centre

BJS **Cane's** **Starbucks** **Pepperoni**

Habitat for Humanity **ReStore** **T Mobile**

SHOPPES AT SILVER SPRING

Party City **KUMON** **HONEST** **Sakura**

BOONON CAFE

Trindle Run Center

CHIPOTLE **Starbucks** **PIVOT** **pure barre**

Jersey Mike's **FreshPops** **theVitamin Shoppe**

SUBS

Hampden Commons

THE HOME DEPOT **Ollie's** **Ashley** **PET SMART**

CRUNCH **HOMESTORE**

5600 Carlisle Pike

Marshalls **HOBBY LOBBY**

HomeGoods **Burlington**

Gateway Square

TJ-maxx **PLATO'S CLOSET**

SKY ZONE **WAYBACK**

About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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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