

For Sale/Lease

# WEST MANCHESTER PAD

±2.4 Acres

York, PA 17408



Available  
±2.4 AC

Carlisle Road  
±26,000 VPD



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



COMMERCIAL BROKERAGE. *Redefined.*

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## Property Overview

Located along one of York's greatest shopping destinations is an ideal pad site opportunity for a retailer(s) who are looking to break into the retail corridor along Carlisle Road on the Western side of York, PA. This opportunity is ideally positioned with easy access to Route 30 and Route 74, giving it the capability to service surrounding markets like Dover, Shrewsbury, Manchester, and Wrightsville. Nearby national retailers include Target, Walmart, Lowe's, Hobby Lobby, and Kohl's, just to name a few.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,440	75,856	142,078
TOTAL EMPLOYEES	4,390	41,197	66,814
AVERAGE HHI	\$66,367	\$71,171	\$76,899
TOTAL HOUSEHOLDS	2,946	29,327	55,822

**TRAFFIC COUNTS:**  
Carlisle Rd ± 26,000 VPD | Rt 30 ± 52,000 VPD

## SURROUNDING MARKET



**BW COMMERCIAL** Blake Shaffer | Brad Rohrbaugh | Chad Stine  
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ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

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### Two Guys Shopping Center

- ALDI
- CRUNCH
- Staples
- DOLLAR TREE
- TRACTOR SUPPLY CO
- Goodwill

### Manchester Crossroads

- OLD NAVY
- PET SMART
- INTERIORSHOME
- Arbys
- the Vitamin Shoppe
- Friendly's
- DUNKIN'
- BURGER KING

### MARKET AERIAL

- ROUND CLOCK DINER
- Starbucks

### UPMC Pinnacle

- MONRO

- weis

- Denny's

### West Manchester TC

- Walmart
- KOHL'S
- HOBBY LOBBY
- at home
- MOD
- REGAL
- petco
- DSW
- AT&T
- OUTBACK STEAKHOUSE
- GNC
- Sport Clips
- LOFT
- KIRKLAND'S
- DICKY'S
- tropical CAFE

- QUAKER STEAK

- Jeremy Mikes

- ROYAL FARMS

- Chick-fil-e

### Northgate Shopping Center

- GROCERY OUTLET
- in finitos
- McDonald's

### Maple Village

- MISSION BBQ
- Batteries + Bulbs Warehouse
- PIVOT PHYSICAL THERAPY
- WING STOP

### York Crossings

- Great Clips
- metroPCS
- Little Caesars

Site

### Delco Plaza

- GIANT
- LOWE'S
- TJ-maxx
- ROSS
- PRESTO!
- five BEL'W
- Panera
- Wendy's
- Bob Evans
- BB&T

### Carlisle Commerce Center

- verizon
- FC
- SUBWAY
- HAIR CUTTERY

### Carlisle Commerce Center

- weis
- planet fitness
- holiday hair
- BIG LOTS!
- PAPA JOHNS
- DOLLAR GENERAL



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# Bennett Williams

COMMERCIAL REAL ESTATE

## 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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### Brad Rohrbaugh

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### Chad Stine

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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.

