

5528 CARLISLE PIKE

MECHANICSBURG, PA | 17050

±2,640 SF / 1.04 ACRES | FOR SALE



Site

BELTWAY COMMONS
COMING SOON



Blake Shaffer | Cale Brusio | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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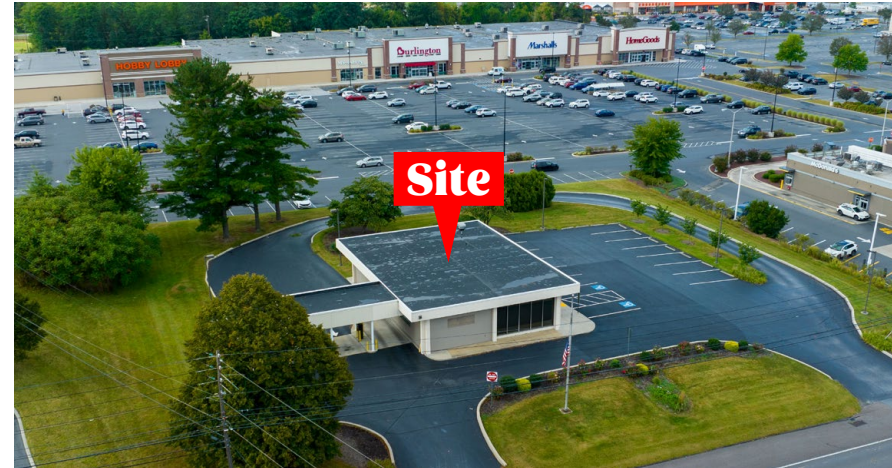
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OVERVIEW

5528 Carlisle Pike is a 2,640 square foot freestanding former bank along one of Central PA's most traveled corridors. It sits on 1.04 acres of land and is surrounded by a high density mix of retailers and national brands which include, but are not limited to Hobby Lobby, Lowe's, Home Depot, Ollie's, Ashley's Furniture, and PetSmart. Route 11, also known as Carlisle Pike, sees over 41,000 V.P.D. and is home to the only REI in Central PA. This site benefits from excellent exposure and visibility to the market, ample parking, easy access, and pylon signage. FF&E are not included in the sale.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	64,823	130,661	212,339
TOTAL EMPLOYEES	34,220	69,810	128,988
AVERAGE HHI	\$123,742	\$121,965	\$109,415
TOTAL HOUSEHOLDS	27,951	54,907	88,291

TRAFFIC COUNTS: **CARLISLE PIKE** ± 41,000 VPD



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MARKET OVERVIEW



Silver Spring Square

- Target
- Wegmans
- ROSS DRESS FOR LESS
- WELLS FARGO
- ULTA
- OLD NAVY
- BEST BUY
- LANE BRYANT
- petco
- crumbl cookies
- sweetFrog
- MATTRESS FIRM
- Moe's
- AT&T

Beltway Commons (Coming Soon)

- BI'S
- LOVESAC
- CAVA
- Casey's CHICKEN FINGERS
- Starbucks

Cumberland Market Place

- GIANT
- holiday hair
- H&R BLOCK
- FINE WINE & GOOD SPIRITS
- Starbucks
- Red Robin GOURMET BURGERS AND BEERS

Hampden Commons

- HOBBY LOBBY
- Marshalls
- Burlington
- HomeGoods
- PETSMART
- Ashley HOMESTORE
- QUICK SHIRT
- GOOD STUFF CHEAP

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.

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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OUR LOCATIONS:

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LANCASTER OFFICE:

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Lancaster, PA 17601

CONTACT US

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EXTON OFFICE:

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Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

