

# WERTZVILLE RITE AID

7036 WERTZVILLE RD | MECHANICSBURG, PA | 17050



± 14,584 SF / ± 2.28 ACRES AVAILABLE | FOR LEASE

## NEARBY RETAILERS

Walmart  Wegmans **GIANT** sam's club    and more!



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# 7036 WERTZVILLE ROAD

± 14,584 SF / ± 2.28 ACRES  
FOR LEASE

MECHANICSBURG, PA | 17050

## OVERVIEW

7036 Wertzville Road features a 14,584 square foot, dark Rite Aid that is available for lease. The 2.28 acre tract is strategically positioned at a signalized intersection along Wertzville Road (±13,739 VPD) and PA 114 (+/- 8,801 VPD). Wertzville Road is a major thoroughfare in Cumberland County that runs parallel with the Carlisle Pike and east and west between Enola and Wertzville. The parcel is zoned Neighborhood Commercial and is suited for a multitude of uses, including but not limited to retail, medical, office, financial and more! This is an excellent opportunity for any user looking to break into Cumberland County.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	10,265	47,451	109,946
TOTAL EMPLOYEES	4,176	18,832	43,819
AVERAGE HHI	\$174,634	\$148,786	\$121,243
TOTAL HOUSEHOLDS	3,983	18,930	46,389
TRAFFIC COUNTS: WERTZVILLE RD ± 13,739 VPD   I-81 ± 82,000 VPD			



Adam Hagerman | Cale Brusco | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# 7036 WERTZVILLE ROAD

± 14,584 SF / ± 2.28 ACRES  
FOR LEASE

MECHANICSBURG, PA | 17050

## MARKET OVERVIEW



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# 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.



## LISTING AGENTS:

### Adam Hagerman

AHagerman@bennettwilliams.com

### Cale Bruso

CBruso@bennettwilliams.com

### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

### Chad Stine

CStine@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

### EXTON OFFICE:

1 E. Uwchlan Ave.  
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

