

202 E HIGH STREET

CARLISLE, PA • 17013

±16,000 VPD

±5,849 SF /
±0.52 ACRES
FOR LEASE

**AVAILABLE FOR LEASE/REDEVELOPMENT
OR GROUND LEASE**



Blake Shaffer | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

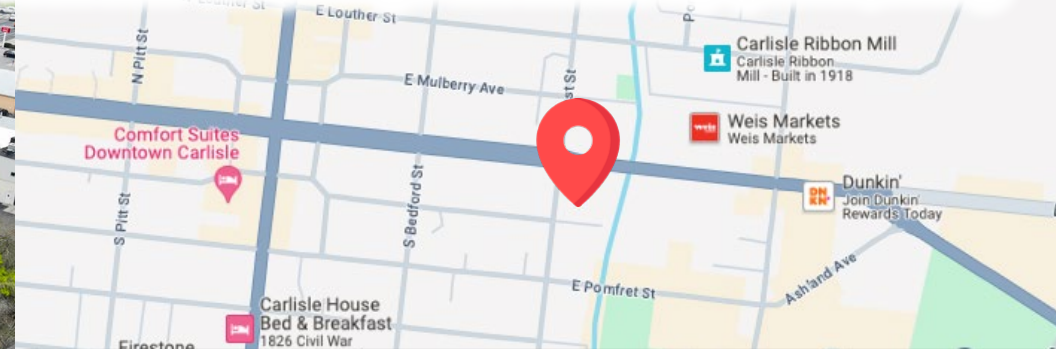


COMMERCIAL BROKERAGE. *Redefined.*



PROPERTY OVERVIEW

202 E High Street is a redevelopment opportunity for lease or ground lease in the heart of historical Carlisle, Pennsylvania. Ideally located on the corner of S East Street and E High Street, one of the market's main travel corridors, not only are you in walking distance from downtown and Dickinson College, but the site is also central to the rest of the market. This is a rare opportunity for retail, office, and restaurant users to join this growing, sustainable marketplace. Other nearby retailers include Lowe's, Giant Grocery, McDonald's, Dunkin Donuts, Fine Wine and Spirits, Walmart, and TJ Maxx, just to name a few. Cumberland County, home to Carlisle, has been named one of PA's fastest growing counties from 2020-2024, seeing a 4.3% increase in population, adding to the stability of the area.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	37,379	53,259	69,931
EMPLOYMENT	19,381	23,260	26,939
AVERAGE HHI	103,059	107,240	112,476
HOUSEHOLDS	15,088	21,502	28,128

PROPOSED REDEVELOPMENT



S EAST STREET

E HIGH STREET ±16,000 VPD



Blake Shaffer | Tyler Gettel | Brad Rohrbaugh | Chad Stine
 For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

MARKET OVERVIEW



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

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Tyler Gettel

TGettel@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

