

180 YORK ROAD

CARLISLE, PA • 17013

**±0.57 ACRE PARCEL
AVAILABLE**

Federated **FISHER
Auto Parts**



DOLLAR TREE

Dunham's

LOWE'S



E HIGH ST ±12,000 VPD

±11,000 VPD

FOR SALE/LEASE



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



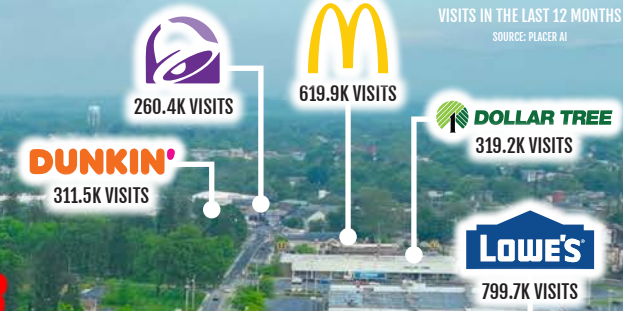
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

180 York Road is a 0.57-acre parcel of land that is for sale or lease in Carlisle and approved for a 3,200 square foot building. Located in Carlisle Borough, the zoning for this property is Neighborhood Commercial with permitted uses that include retail, office, and restaurant users, just to name a few. This site is ideally situated with frontage on York Road (Route 74) one of the market's main travel corridors. Carlisle is a market that pulls traffic in from a 10+ mile radius, generating customers from surrounding towns like Mt Holly Springs, Boiling Springs, Dillsburg, Newville, and Southern Perry County. This is a great opportunity for a business to join this growing community.

SITE

±11,000 VPD



VISITS IN THE LAST 12 MONTHS
 SOURCE: PLACER AI

DEMOGRAPHICS



POPULATION
 5 MILE- 53,545
 7 MILE- 72,505
 10 MILE- 136,129



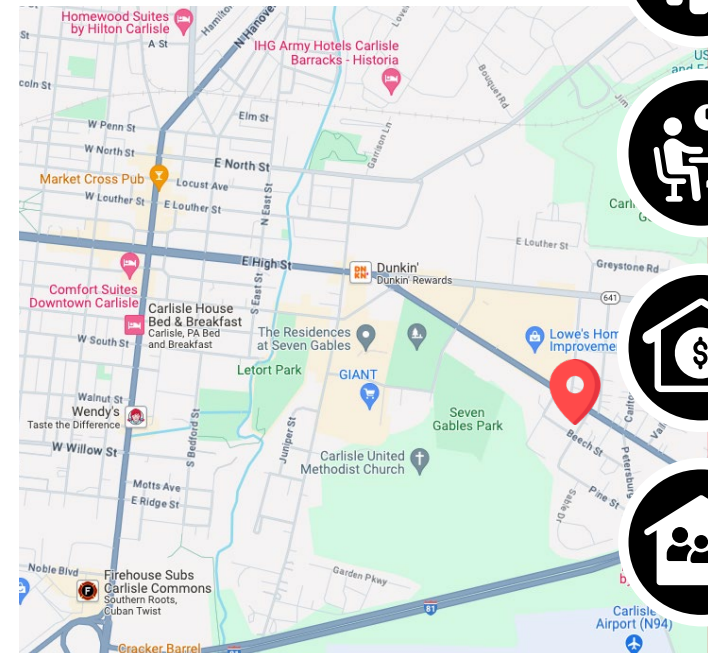
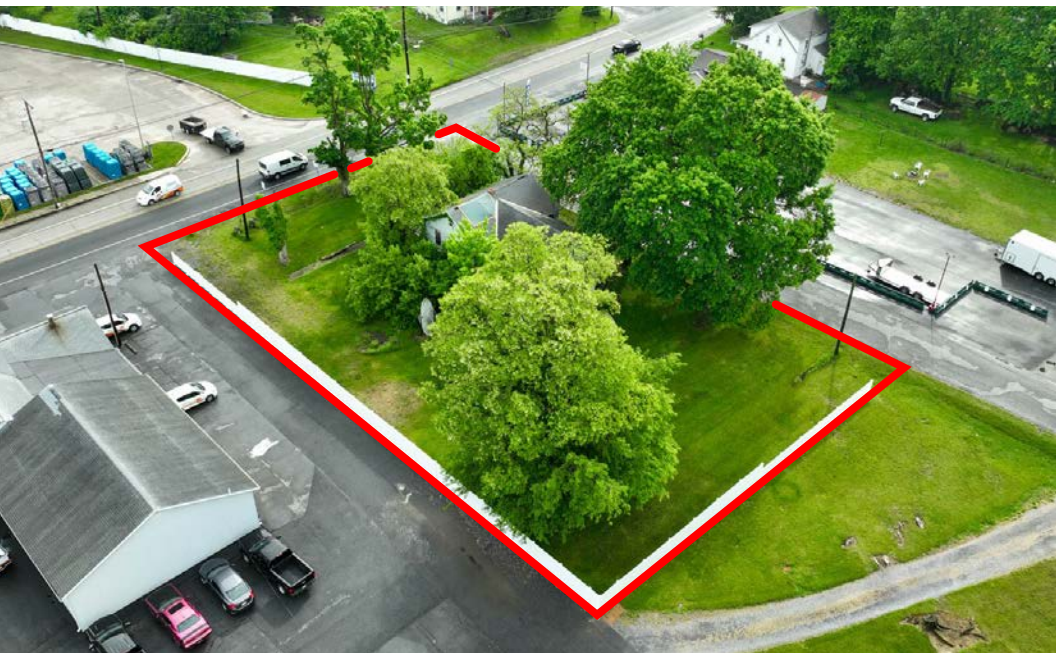
EMPLOYEES
 5 MILE- 23,673
 7 MILE- 27,406
 10 MILE- 48,530



AVERAGE HHI
 5 MILE- 106,850
 7 MILE- 112,006
 10 MILE- 117,580



HOUSEHOLDS
 5 MILE- 21,613
 7 MILE- 29,236
 10 MILE- 54,953



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 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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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.

