

800 BELVEDERE STREET

CARLISLE, PA • 17013

**±0.75 AC
FOR SALE/LEASE**

±75,000 VPD

±9,000 VPD



PROPERTY OVERVIEW

800 Belvedere Street is a desirable 0.75 AC lot in Carlisle right off Walnut Bottom Rd (+/- 9,000 VPD). This lot is being offered for sale/lease and is a prime location for service-related retail or office space. The parcel also offers nearby access to Interstate-81 (+/- 75,000 VPD). Along with a close major highway, some nearby retailers include Giant, Walmart, Chick-Fil-A, Tractor Supply, McDonald's, and Arby's. Carlisle Commons (5.1M VPY), Carlisle Marketplace (1.6M VPY), and Stonehenge Square (1.2M VPY) are just a few shopping centers in close range that draw attraction around the busy trade area. This creates a great opportunity for any potential user as it allows easy access and convenience to go to and from the location. Come enjoy your new 0.75 AC parcel and the endless opportunities it has to offer!



DEMOGRAPHICS



POPULATION

5 MILE- 56,462
7 MILE- 68,326
10 MILE- 99,443



EMPLOYEES

5 MILE- 23,313
7 MILE- 25,225
10 MILE- 33,276



AVERAGE HHI

5 MILE- \$106,986
7 MILE- \$108,594
10 MILE- \$110,598



HOUSEHOLDS

5 MILE- 22,799
7 MILE- 27,465
10 MILE- 40,031



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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MARKET OVERVIEW



CARLISLE MARKETPLACE

GIANT **T Mobile**

holiday hair **FINE WINE & GOOD SPIRITS**

STONEHEDGE SQUARE

GIANT Great Clips

FINE WINE & GOOD SPIRITS The UPS Store

M&T Bank **MONRO** AUTO SERVICE AND TIRE CENTERS

CARLISLE COMMONS

Walmart Supercenter **TSC TRACTOR SUPPLY CO**

T.J. Maxx **Staples**

GameStop **SUBWAY** **CHIPOTLE** MEXICAN GRILL

Panera BREAD **FIVE GUYS** BURGERS and FRIES **Chick-fil-e**

MATTRESS Warehouse **AT&T** holiday hair

SITE

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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LANCASTER OFFICE:

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Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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

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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.

